House Research Simulation Report: Property Tax

Simulation #12A3 **Date 1/10/2012**

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DESCRIPTION

BASELINE: Final Pay 2011

ALTERNATIVE: Proposed Pay 2012: Truth-in-Taxation levies incl new refs

This report compares proposed property taxes payable in 2012 to property taxes payable in 2011, including any levies approved by referendum at the November, 2011 elections. The payable 2011 portion of the simulation is final data as reported by the counties to the Dept. of Revenue. The payable 2012 market value data is actual data supplied by the counties. The payable 2012 levies are the proposed levies filed by each local taxing jurisdiction for truth-in-taxation purposes. The state general levy is based on the final levy amount rather than the preliminary rates, so for commercial-industrial and seasonal-recreational properties liable for the state general levy the taxes will be a little lower than what is reflected on truth-in-taxation (TnT) statements.

KEY POINTS

- **Statewide, property taxes would increase by $413 million, or 5.2%,** if all local taxing jurisdictions were to adopt their proposed levies. Approximately $53 million of the $413 million increase would be borne by new construction - property appearing on the tax rolls for the first time in 2012. The overall tax increases would be 8.7% in Greater Minnesota and 3.1% in the Metro area.

- **On a statewide average basis, property tax increases on existing properties vary** from 2.4% (on residential homesteads) to 14.6% (on public utility property). Increases on the largest property types are 4.9% on residential non-homestead property, 8% on regular apartments, 4.2% on commercial-industrial property, 11.4% on agricultural property, 11% on low-income apartments, and 4.8% on seasonal-recreational property.

The simulations are estimates only. House Research strives to make property tax simulations accurate, but simulations are only approximations of reality. Generally the results are most accurate on a statewide level, and tend to be less accurate as the jurisdiction under scrutiny gets smaller.

BASELINE: **Final Pay 2011**

- **Property values** (taxable market values) are actual values reported by county assessors on the abstracts of assessment. (Note that property value in JOBZ zones is not included in the figures shown.)

- **Local government levies** are levies reported by county auditors on the abstracts of tax lists.

- **Property tax credits** are as reported by county auditors on the abstracts of tax lists.

ALTERNATIVE: Proposed Pay 2012: Truth-in-Taxation levies incl new refs

- **Market values** are actual values reported by county assessors on the abstracts of assessment, including market value excluded from taxation under the new homestead market value exclusion. (Note that property value in JOBZ zones is not included in the figures shown, nor is value excluded under the disabled veterans exclusion.)

- **Local government levies** are the levies that were submitted by local taxing jurisdictions to the Dept. of Revenue in compliance with the Truth-in-taxation law, augmented with referendum levies approved at elections in November and December.

- The **state levy** is based on the actual state levy amount rather than the preliminary rates.

- **Fiscal disparities** net tax capacities were taken from the abstracts of assessment. Distribution levies were provided by the Dept. of Revenue based on information provided by the administrative auditors of the metro and iron range programs.

- **Tax increment financing (TIF) net tax capacities** were taken from the abstracts of assessment (note that sometimes the final TIF net tax capacities will differ from the ones reported on the abstracts of assessment).

- **Property tax credits** are determined within the simulation model.

SIMULATION PARAMETERS

	Baseline	Alternative
Residential homestead:		
<$500,000	1.0%	1.0%*
>$500,000	1.25	1.25
Residential non-homestead:		
Single unit:		
<$500,000	1.0	1.0
>$500,000	1.25	1.25
2-3 unit and undeveloped land	1.25	1.25
Apartments:		
Regular	1.25	1.25
Low-income	0.75	0.75
Commercial-industrial-public utility:		
<$150,000	1.5	1.5
>$150,000	2.0	2.0
Electric generation machinery	2.0	2.0
Seasonal recreational commercial:		
Homestead resorts (1c):		
<$600,000	0.5	0.5
$600,000- $2,300,000	1.0	1.0
>$2,300,000	1.25	1.25
Nonhomestead resorts (4c):		
<$500,000	1.0	1.0
>$500,000	1.25	1.25
Seasonal recreational residential:		
<$500,000	1.0	1.0
>$500,000	1.25	1.25
Disabled homestead <$50,000	0.45	0.45
Agricultural land & buildings:		
Homestead:		
<$1,140,000	0.5	0.5
$1,140,000 - $1,210,000	1.0	0.5
>$1,210,000	1.0	1.0
Non-homestead:		
Agricultural and rural vacant	1.0	1.0
Managed forest land	0.65	0.65

* After subtraction of homestead market value exclusion amount.

House Research Department

Aitkin County | **Aitkin city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	55,239	54,805	-434	-0.8	310	359	49	15.6	0.56	0.65
Res Non-Hm: exis	14,535	14,789	254	1.7	158	181	23	14.8	1.09	1.23
Apartments: exis	11,338	11,332	-6	-0.1	148	167	19	13.0	1.30	1.47
Low-inc Apts: ex	1,898	1,903	5	0.3	15	17	2	13.3	0.79	0.89
Seasnl Rec: exis	92	91	-1	-0.9	1	1	0	11.9	1.11	1.25
Com/Ind: Lo: exi	18,561	18,181	-380	-2.0	449	483	35	7.8	2.42	2.66
Com/Ind Hi: exis	19,527	18,829	-699	-3.6	626	665	39	6.1	3.21	3.53
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	139	148	9	6.3	4	5	1	16.9	3.21	3.53
Ag HGA: Exist	59	0	-59	-100.0	0	0	0	-100.0	0.29	0.00
Ag Hmstd Land	70	0	-70	-100.0	0	0	0	-100.0	0.09	0.00
Ag Non-Hmstd	352	404	52	14.8	4	5	1	30.2	1.01	1.14
Misc props	586	562	-23	-4.0	10	11	1	8.7	1.72	1.95
ResHmstd: NewCon	0	153	153	0.0	0	1	1	0.0	0.00	0.65
All other NewCon	0	12	12	0.0	0	0	0	0.0	0.00	1.23
Total	122,396	121,209	-1,187	-1.0	1,725	1,895	170	9.9	1.41	1.56

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	1,542	1,394	-148	-9.6
(-) TIF Tax Capacity	197	149	-48	-24.5
(-) FD Contrib Tax Cap	155	211	56	36.5
(=) Taxable Tax Capacity	1,190	1,034	-156	-13.1
FD Distrib Tax Cap	89	105	17	18.6

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	34.64	40.19	0.00	0.00
City/Town	63.22	71.14	0.00	0.00
School District	2.82	2.89	4.27	4.37
Special District	0.16	0.17	0.00	0.00
Total	100.83	114.40	4.27	4.37

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	74,300	73,700	-0.8	208	248	40	19.3	0.28	0.34
Res Hmstd:Avg Val	111,400	110,500	-0.8	609	710	101	16.6	0.55	0.64
Res Hmstd: Hi Val	148,500	147,300	-0.8	1,032	1,185	153	14.8	0.7	0.80
Res Hmstd: Ex-Hi Val	222,700	221,000	-0.8	1,879	2,136	257	13.7	0.84	0.97
Apartment	300,000	299,800	-0.1	3,910	4,418	508	13.0	1.30	1.47
Comm/Ind: Lo Val	150,000	144,600	-3.6	3,625	3,844	219	6.0	2.42	2.66
Comm/Ind: Med Val	300,000	289,300	-3.6	8,438	8,906	468	5.5	2.81	3.08
Comm/Ind: Hi Val	1,000,000	964,200	-3.6	30,895	32,732	1,837	5.9	3.09	3.39

Aitkin County | **Hill City city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	13,365	13,456	91	0.7	163	167	4	2.4	1.22	1.24
Res Non-Hm: exis	3,587	3,378	-208	-5.8	55	57	2	4.1	1.53	1.69
Apartments: exis	780	865	85	10.9	15	18	4	24.6	1.86	2.09
Low-inc Apts: ex	333	272	-61	-18.3	4	3	0	-8.3	1.12	1.26
Seasnl Rec: exis	8,416	8,223	-193	-2.3	131	144	13	9.6	1.56	1.75
Com/Ind: Lo: exi	2,530	2,457	-74	-2.9	75	80	5	7.2	2.96	3.27
Com/Ind Hi: exis	898	1,414	516	57.5	35	61	26	73.9	3.93	4.34
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	84	109	25	29.4	3	5	1	43.0	3.93	4.34
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Non-Hmstd	266	266	0	0.0	4	4	0	12.5	1.46	1.64
Misc props	90	89	0	-0.5	2	2	0	11.8	2.22	2.50
ResHmstd: NewCon	0	10	10	0.0	0	0	0	0.0	0.00	1.24
All other NewCon	0	276	276	0.0	0	5	5	0.0	0.00	1.98
Total	30,348	30,814	467	1.5	487	548	61	12.6	1.60	1.78

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	328	303	-25	-7.7
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	328	303	-25	-7.7
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	33.01	38.43	0.00	0.00
City/Town	74.43	104.10	0.00	0.00
School District	38.10	21.11	3.94	4.19
Special District	0.16	0.17	0.00	0.00
Total	145.70	163.82	3.94	4.19

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	55,400	55,800	0.7	607	572	-36	-5.9	1.1	1.02
Res Hmstd:Avg Val	83,000	83,600	0.7	944	918	-27	-2.8	1.14	1.1
Res Hmstd: Hi Val	110,700	111,500	0.7	1,384	1,428	44	3.2	1.25	1.28
Res Hmstd: Ex-Hi Val	166,000	167,100	0.7	2,261	2,444	183	8.1	1.36	1.46
Apartment	300,000	332,800	10.9	5,582	6,954	1,372	24.6	1.86	2.09
Seas Rec: Lo Val	50,000	48,900	-2.2	766	841	75	9.8	1.53	1.72
Seas Rec: Hi Val	150,000	146,600	-2.3	2,383	2,610	227	9.5	1.59	1.78
Comm/Ind: Lo Val	150,000	236,200	57.5	4,436	8,640	4,204	94.8	2.96	3.66
Comm/Ind: Med Val	300,000	472,400	57.5	10,331	18,893	8,562	82.9	3.44	4
Comm/Ind: Hi Val	1,000,000	1,574,700	57.5	37,841	66,739	28,898	76.4	3.78	4.24

Aitkin County | **McGrath city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	1,178	1,240	61	5.2	11	11	1	9.0	0.90	0.93
Res Non-Hm: exis	557	595	38	6.9	8	9	2	23.6	1.35	1.56
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	8	7	-1	-6.3	0	0	0	8.7	1.39	1.61
Com/Ind: Lo: exi	33	47	14	42.9	1	1	1	60.8	2.74	3.08
Com/Ind Hi: exis	11	0	-11	-100.0	0	0	0	-100.0	3.64	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	24	23	-1	-2.8	1	1	0	9.6	3.64	4.10
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	5	5	0	0.0	0	0	0	30.2	0.36	0.46
Ag Non-Hmstd	75	75	0	0.0	1	1	0	16.4	1.31	1.53
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	28	28	0.0	0	0	0	0.0	0.00	0.93
All other NewCon	0	42	42	0.0	0	1	1	0.0	0.00	1.56
Total	1,890	2,061	172	9.1	21	25	4	19.0	1.13	1.23

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	19	16	-3	-15.9
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	19	16	-3	-15.9
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg) Base	Net Tax Cap (Pctg) Alter	Ref Mkt Val Base	Ref Mkt Val Alter
County	34.64	40.20	0.00	0.00
City/Town	84.27	100.26	0.00	0.00
School District	12.09	12.06	3.58	2.20
Special District	0.16	0.17	0.00	0.00
Total	131.16	152.68	3.58	2.20

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	28,100	29,600	5.3	266	278	11	4.3	0.95	0.94
Res Hmstd:Avg Val	42,100	44,300	5.2	399	416	17	4.2	0.95	0.94
Res Hmstd: Hi Val	56,100	59,000	5.2	532	553	22	4.1	0.95	0.94
Res Hmstd: Ex-Hi Val	84,200	88,600	5.2	838	925	88	10.4	1	1.04
Comm/Ind: Lo Val	150,000	0	#####	4,104	0	-4,104	#####	2.74	#####
Comm/Ind: Med Val	300,000	0	#####	9,557	0	-9,557	#####	3.19	#####
Comm/Ind: Hi Val	1,000,000	0	#####	35,007	0	-35,007	#####	3.50	#####

Aitkin County | **McGregor city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	5,608	5,628	20	0.3	55	58	3	5.2	0.98	1.02
Res Non-Hm: exis	2,527	2,509	-18	-0.7	35	39	5	13.1	1.37	1.56
Apartments: exis	0	1,033	1,033	0.0	0	20	20	0.0	0.00	1.89
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	80	80	0	0.0	1	1	0	14.9	1.38	1.58
Com/Ind: Lo: exi	6,331	6,084	-247	-3.9	172	184	13	7.3	2.71	3.03
Com/Ind Hi: exis	4,219	3,185	-1,034	-24.5	152	128	-24	-15.5	3.60	4.03
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	82	76	-6	-7.0	3	3	0	4.0	3.60	4.03
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	37	37	0	0.0	0	0	0	28.3	0.35	0.45
Ag Non-Hmstd	220	220	-1	-0.2	3	3	0	15.0	1.30	1.49
Misc props	557	544	-13	-2.3	11	12	1	11.6	1.89	2.16
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	1	1	0.0	0	0	0	0.0	0.00	1.56
Total	19,660	19,395	-265	-1.3	431	449	18	4.2	2.19	2.31

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	273	244	-29	-10.6
(-) TIF Tax Capacity	20	13	-7	-36.1
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	253	231	-22	-8.6
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	32.59	37.95	0.00	0.00
City/Town	86.99	101.68	0.00	0.00
School District	9.83	9.58	3.59	2.20
Special District	0.16	0.17	0.00	0.00
Total	129.57	149.38	3.59	2.20

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	49,900	50,100	0.4	465	460	-5	-1.0	0.93	0.92
Res Hmstd:Avg Val	74,800	75,100	0.4	697	690	-7	-1.0	0.93	0.92
Res Hmstd: Hi Val	99,700	100,000	0.3	1,045	1,094	49	4.7	1.05	1.09
Res Hmstd: Ex-Hi Val	149,500	150,000	0.3	1,753	1,919	166	9.5	1.17	1.28
Comm/Ind: Lo Val	150,000	113,200	-24.5	4,068	3,429	-639	-15.7	2.71	3.03
Comm/Ind: Med Val	300,000	226,500	-24.5	9,474	7,629	-1,845	-19.5	3.16	3.37
Comm/Ind: Hi Val	1,000,000	754,900	-24.5	34,702	28,934	-5,769	-16.6	3.47	3.83

Aitkin County | **Palisade city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	4,797	4,391	-406	-8.5	20	22	2	7.7	0.42	0.49
Res Non-Hm: exis	1,310	1,635	324	24.7	14	21	8	55.6	1.03	1.29
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	291	299	8	2.7	3	4	1	27.0	1.07	1.32
Com/Ind: Lo: exi	656	602	-54	-8.2	16	16	1	5.1	2.38	2.73
Com/Ind Hi: exis	37	32	-5	-12.5	1	1	0	0.2	3.17	3.63
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	30	28	-2	-6.9	1	1	0	6.6	3.17	3.63
Ag HGA: Exist	313	413	100	32.0	2	3	2	94.1	0.55	0.80
Ag Hmstd Land	165	234	69	41.6	0	1	0	210.1	0.14	0.30
Ag Non-Hmstd	107	42	-65	-60.6	1	1	-1	-50.8	0.98	1.23
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	56	56	0.0	0	0	0	0.0	0.00	0.49
All other NewCon	0	1	1	0.0	0	0	0	0.0	0.00	1.32
Total	7,706	7,733	27	0.4	57	70	13	22.0	0.74	0.90

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	80	65	-15	-18.4
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	3	3	0	9.4
(=) Taxable Tax Capacity	78	63	-15	-19.3
FD Distrib Tax Cap	7	10	3	39.9

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	34.60	40.14	0.00	0.00
City/Town	60.85	79.83	0.00	0.00
School District	2.79	2.84	4.27	4.37
Special District	0.16	0.17	0.00	0.00
Total	98.39	122.99	4.27	4.37

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	50,000	45,800	-8.4	135	154	19	14.2	0.27	0.34
Res Hmstd:Avg Val	74,900	68,600	-8.4	202	246	45	22.1	0.27	0.36
Res Hmstd: Hi Val	99,900	91,500	-8.4	453	519	65	14.4	0.45	0.57
Res Hmstd: Ex-Hi Val	149,900	137,200	-8.5	1,012	1,151	140	13.8	0.67	0.84
Comm/Ind: Lo Val	150,000	131,300	-12.5	3,577	3,585	7	0.2	2.38	2.73
Comm/Ind: Med Val	300,000	262,500	-12.5	8,326	8,174	-152	-1.8	2.78	3.11
Comm/Ind: Hi Val	1,000,000	875,000	-12.5	30,486	30,380	-106	-0.3	3.05	3.47

Aitkin County | **Tamarack city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	1,240	1,425	186	15.0	9	13	4	47.7	0.70	0.90
Res Non-Hm: exis	659	598	-61	-9.2	7	8	1	10.2	1.08	1.31
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	194	192	-2	-1.2	2	3	0	20.8	1.12	1.37
Com/Ind: Lo: exi	724	730	6	0.8	17	20	3	17.4	2.34	2.72
Com/Ind Hi: exis	179	202	23	13.1	6	7	2	32.0	3.10	3.62
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	34	43	9	26.6	1	2	1	47.8	3.10	3.62
Ag HGA: Exist	479	364	-116	-24.1	4	3	-1	-13.3	0.81	0.92
Ag Hmstd Land	930	782	-148	-16.0	3	4	0	12.4	0.37	0.49
Ag Non-Hmstd	22	132	109	487.9	0	2	1	624.7	1.05	1.29
Misc props	139	123	-16	-11.3	3	3	0	6.3	1.86	2.23
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	4,600	4,590	-10	-0.2	52	64	12	23.4	1.12	1.39

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	48	43	-5	-9.5
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	48	43	-5	-9.5
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	34.64	40.19	0.00	0.00
City/Town	57.69	76.47	0.00	0.00
School District	12.10	12.06	3.59	2.20
Special District	0.16	0.17	0.00	0.00
Total	104.58	128.90	3.59	2.20

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	37,600	43,200	14.9	256	344	87	34.1	0.68	0.8
Res Hmstd:Avg Val	56,300	64,700	14.9	384	515	131	34.1	0.68	0.8
Res Hmstd: Hi Val	75,100	86,300	14.9	512	752	240	46.8	0.68	0.87
Res Hmstd: Ex-Hi Val	112,700	129,600	15.0	948	1,369	421	44.4	0.84	1.06
Comm/Ind: Lo Val	150,000	169,700	13.1	3,506	4,797	1,291	36.8	2.34	2.83
Comm/Ind: Med Val	300,000	339,300	13.1	8,162	10,940	2,779	34.0	2.72	3.22
Comm/Ind: Hi Val	1,000,000	1,131,100	13.1	29,890	39,621	9,731	32.6	2.99	3.50

Anoka County | **Anoka city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	691,141	642,124	-49,017	-7.1	8,669	8,171	-498	-5.7	1.25	1.27
Res Non-Hm: exis	83,909	78,954	-4,955	-5.9	1,214	1,186	-28	-2.3	1.45	1.50
Apartments: exis	131,611	126,814	-4,796	-3.6	2,188	2,194	6	0.3	1.66	1.73
Low-inc Apts: ex	23,500	23,075	-425	-1.8	243	249	5	2.2	1.04	1.08
Seasnl Rec: exis	256	240	-16	-6.1	4	4	0	-2.3	1.66	1.73
Com/Ind: Lo: exi	45,470	44,655	-815	-1.8	1,262	1,307	45	3.5	2.78	2.93
Com/Ind Hi: exis	245,527	231,583	-13,944	-5.7	8,880	8,833	-47	-0.5	3.62	3.81
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	2,842	3,011	169	5.9	103	115	12	11.7	3.62	3.81
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Non-Hmstd	22	23	2	7.8	0	0	0	12.2	1.13	1.17
Misc props	1,777	1,752	-25	-1.4	37	38	1	3.0	2.09	2.18
ResHmstd: NewCon	0	1,878	1,878	0.0	0	24	24	0.0	0.00	1.27
All other NewCon	0	3,079	3,079	0.0	0	57	57	0.0	0.00	1.85
Total	1,226,054	1,157,189	-68,865	-5.6	22,601	22,178	-423	-1.9	1.84	1.92

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	15,301	13,557	-1,744	-11.4
(-) TIF Tax Capacity	2,662	2,517	-145	-5.4
(-) FD Contrib Tax Cap	2,254	1,983	-271	-12.0
(=) Taxable Tax Capacity	10,385	9,057	-1,328	-12.8
FD Distrib Tax Cap	3,578	3,199	-379	-10.6

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	40.29	41.53	0.00	0.00
City/Town	42.84	49.94	0.00	0.00
School District	23.96	22.06	25.30	26.45
Special District	5.65	3.74	0.00	0.00
Total	112.75	117.26	25.30	26.45

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	115,200	107,000	-7.1	1,322	1,214	-108	-8.1	1.15	1.13
Res Hmstd:Avg Val	172,700	160,500	-7.1	2,167	2,039	-128	-5.9	1.25	1.27
Res Hmstd: Hi Val	230,200	213,900	-7.1	3,013	2,863	-150	-5.0	1.31	1.34
Res Hmstd: Ex-Hi Val	345,300	320,800	-7.1	4,705	4,512	-193	-4.1	1.36	1.41
Apartment	300,000	289,100	-3.6	4,987	5,002	15	0.3	1.66	1.73
Comm/Ind: Lo Val	150,000	141,500	-5.7	4,164	4,141	-22	-0.5	2.78	2.93
Comm/Ind: Med Val	300,000	283,000	-5.7	9,589	9,463	-126	-1.3	3.2	3.34
Comm/Ind: Hi Val	1,000,000	943,200	-5.7	34,908	34,645	-263	-0.8	3.49	3.67

Anoka County | **Bethel city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	19,634	18,762	-872	-4.4	249	248	-2	-0.6	1.27	1.32
Res Non-Hm: exis	3,199	3,073	-126	-3.9	48	50	3	5.3	1.49	1.63
Apartments: exis	70	67	-2	-3.3	1	1	0	7.3	1.79	1.99
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	1,639	1,586	-53	-3.2	46	49	3	5.4	2.83	3.08
Com/Ind Hi: exis	2,401	2,385	-17	-0.7	90	97	8	8.4	3.73	4.07
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,570	1,594	24	1.5	59	65	6	10.8	3.73	4.07
Ag HGA: Exist	264	251	-13	-4.9	3	4	0	3.7	1.29	1.40
Ag Hmstd Land	125	131	6	5.1	0	1	0	28.5	0.38	0.46
Ag Non-Hmstd	1	123	122	######	0	2	2	######	1.35	1.52
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	181	181	0.0	0	2	2	0.0	0.00	1.32
All other NewCon	0	50	50	0.0	0	2	2	0.0	0.00	3.36
Total	28,903	28,205	-698	-2.4	497	520	24	4.7	1.72	1.84

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	337	294	-44	-12.9
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	45	41	-4	-8.9
(=) Taxable Tax Capacity	292	253	-40	-13.5
FD Distrib Tax Cap	128	99	-30	-23.1

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	40.29	41.53	0.00	0.00
City/Town	61.77	74.20	0.00	0.00
School District	28.79	32.53	10.29	8.87
Special District	4.47	3.96	0.00	0.00
Total	135.32	152.21	10.29	8.87

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	87,900	84,000	-4.4	987	901	-85	-8.6	1.12	1.07
Res Hmstd:Avg Val	131,800	125,900	-4.5	1,665	1,634	-32	-1.9	1.26	1.3
Res Hmstd: Hi Val	175,700	167,900	-4.4	2,344	2,368	24	1.0	1.33	1.41
Res Hmstd: Ex-Hi Val	263,500	251,800	-4.4	3,702	3,834	133	3.6	1.40	1.52
Apartment	300,000	290,000	-3.3	5,383	5,775	392	7.3	1.79	1.99
Comm/Ind: Lo Val	150,000	149,000	-0.7	4,240	4,587	347	8.2	2.83	3.08
Comm/Ind: Med Val	300,000	297,900	-0.7	9,841	10,644	803	8.2	3.28	3.57
Comm/Ind: Hi Val	1,000,000	993,100	-0.7	35,982	38,972	2,990	8.3	3.6	3.92

Anoka County | **Andover city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	2,118,115	2,016,094	-102,021	-4.8	26,255	25,715	-541	-2.1	1.24	1.28
Res Non-Hm: exis	164,599	140,725	-23,874	-14.5	2,250	1,989	-262	-11.6	1.37	1.41
Apartments: exis	15,479	14,757	-722	-4.7	245	242	-3	-1.2	1.58	1.64
Low-inc Apts: ex	149	139	-10	-6.7	1	1	0	-3.2	0.99	1.03
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	15,790	15,358	-432	-2.7	431	441	10	2.3	2.73	2.87
Com/Ind Hi: exis	99,639	94,652	-4,987	-5.0	3,540	3,537	-3	-0.1	3.55	3.74
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	33,282	33,494	212	0.6	1,178	1,249	70	6.0	3.54	3.73
Ag HGA: Exist	6,245	5,717	-528	-8.5	76	71	-5	-6.2	1.21	1.24
Ag Hmstd Land	9,305	9,524	219	2.4	54	57	3	6.0	0.58	0.60
Ag Non-Hmstd	10,187	9,971	-216	-2.1	109	111	2	1.9	1.07	1.12
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	21,089	21,089	0.0	0	269	269	0.0	0.00	1.28
All other NewCon	0	4,682	4,682	0.0	0	87	87	0.0	0.00	1.86
Total	2,472,790	2,366,203	-106,588	-4.3	34,140	33,768	-372	-1.1	1.38	1.43

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	26,226	23,478	-2,748	-10.5
(-) TIF Tax Capacity	2,028	1,872	-156	-7.7
(-) FD Contrib Tax Cap	1,230	1,091	-138	-11.3
(=) Taxable Tax Capacity	22,968	20,515	-2,454	-10.7
FD Distrib Tax Cap	5,154	4,650	-504	-9.8

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	40.29	41.53	0.00	0.00
City/Town	38.45	43.30	0.57	0.78
School District	24.30	22.78	24.34	25.33
Special District	3.26	2.63	0.00	0.00
Total	106.30	110.23	24.91	26.11

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	153,900	146,500	-4.8	1,785	1,732	-53	-3.0	1.16	1.18
Res Hmstd:Avg Val	230,800	219,700	-4.8	2,864	2,803	-61	-2.1	1.24	1.28
Res Hmstd: Hi Val	307,600	292,800	-4.8	3,941	3,872	-68	-1.7	1.28	1.32
Res Hmstd: Ex-Hi Val	461,500	439,300	-4.8	6,055	5,990	-66	-1.1	1.31	1.36
Apartment	300,000	286,000	-4.7	4,734	4,688	-46	-1.0	1.58	1.64
Comm/Ind: Lo Val	150,000	142,500	-5.0	4,084	4,084	0	0.0	2.72	2.87
Comm/Ind: Med Val	300,000	285,000	-5.0	9,406	9,340	-65	-0.7	3.14	3.28
Comm/Ind: Hi Val	1,000,000	950,000	-5.0	34,238	34,173	-65	-0.2	3.42	3.6

Anoka County | **Centerville city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	267,401	254,022	-13,379	-5.0	4,256	4,200	-56	-1.3	1.59	1.65
Res Non-Hm: exis	27,883	25,512	-2,371	-8.5	503	491	-13	-2.5	1.81	1.92
Apartments: exis	673	632	-41	-6.1	14	14	0	0.2	2.04	2.18
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	7,198	7,024	-173	-2.4	217	228	10	4.8	3.02	3.24
Com/Ind Hi: exis	18,438	17,079	-1,359	-7.4	732	726	-6	-0.8	3.97	4.25
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	2,121	2,140	19	0.9	84	91	7	8.0	3.97	4.25
Ag HGA: Exist	123	113	-9	-7.6	2	2	0	-10.7	1.46	1.41
Ag Hmstd Land	287	329	42	14.8	2	2	0	18.8	0.67	0.69
Ag Non-Hmstd	271	298	27	10.0	4	5	1	15.1	1.50	1.57
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	710	710	0.0	0	12	12	0.0	0.00	1.65
All other NewCon	0	214	214	0.0	0	7	7	0.0	0.00	3.41
Total	324,393	308,073	-16,319	-5.0	5,814	5,777	-37	-0.6	1.79	1.88

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	3,517	3,122	-395	-11.2
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	217	205	-12	-5.4
(=) Taxable Tax Capacity	3,300	2,917	-383	-11.6
FD Distrib Tax Cap	615	552	-63	-10.3

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	40.29	41.53	0.00	0.00
City/Town	58.63	66.69	0.00	0.00
School District	43.70	40.97	16.33	21.17
Special District	7.62	7.97	0.00	0.00
Total	150.24	157.16	16.33	21.17

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	149,900	142,400	-5.0	2,259	2,156	-104	-4.6	1.51	1.51
Res Hmstd:Avg Val	224,700	213,500	-5.0	3,573	3,524	-49	-1.4	1.59	1.65
Res Hmstd: Hi Val	299,500	284,500	-5.0	4,886	4,891	5	0.1	1.63	1.72
Res Hmstd: Ex-Hi Val	449,400	426,900	-5.0	7,485	7,613	127	1.7	1.67	1.78
Apartment	300,000	281,800	-6.1	6,124	6,133	9	0.1	2.04	2.18
Comm/Ind: Lo Val	150,000	138,900	-7.4	4,528	4,501	-26	-0.6	3.02	3.24
Comm/Ind: Med Val	300,000	277,900	-7.4	10,483	10,298	-185	-1.8	3.49	3.71
Comm/Ind: Hi Val	1,000,000	926,300	-7.4	38,273	37,858	-415	-1.1	3.83	4.09

Anoka County | **Columbia Heights city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	840,142	793,323	-46,819	-5.6	10,649	10,461	-188	-1.8	1.27	1.32
Res Non-Hm: exis	143,490	139,088	-4,402	-3.1	2,177	2,286	109	5.0	1.52	1.64
Apartments: exis	70,904	67,540	-3,365	-4.7	1,230	1,273	42	3.4	1.74	1.88
Low-inc Apts: ex	9,981	9,705	-276	-2.8	106	112	6	5.5	1.07	1.16
Seasnl Rec: exis	113	110	-3	-2.4	2	2	0	5.9	1.74	1.88
Com/Ind: Lo: exi	25,618	25,040	-578	-2.3	718	756	38	5.3	2.80	3.02
Com/Ind Hi: exis	86,939	82,241	-4,698	-5.4	3,200	3,262	62	1.9	3.68	3.97
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	5,098	5,234	136	2.7	188	208	20	10.6	3.68	3.97
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Misc props	357	342	-14	-4.1	8	9	0	4.2	2.33	2.53
ResHmstd: NewCon	0	5,841	5,841	0.0	0	77	77	0.0	0.00	1.32
All other NewCon	0	1,500	1,500	0.0	0	35	35	0.0	0.00	2.36
Total	1,182,641	1,129,963	-52,679	-4.5	18,278	18,481	203	1.1	1.55	1.64

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	13,130	11,241	-1,889	-14.4
(-) TIF Tax Capacity	569	523	-46	-8.1
(-) FD Contrib Tax Cap	796	711	-85	-10.7
(=) Taxable Tax Capacity	11,765	10,008	-1,757	-14.9
FD Distrib Tax Cap	3,812	4,059	248	6.5

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	37.58	38.73	0.00	0.00
City/Town	61.70	66.23	0.00	0.00
School District	18.61	24.06	16.59	17.85
Special District	7.67	7.42	0.00	0.00
Total	125.55	136.44	16.59	17.85

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	102,300	96,600	-5.6	1,174	1,101	-73	-6.2	1.15	1.14
Res Hmstd:Avg Val	153,300	144,800	-5.5	1,945	1,904	-41	-2.1	1.27	1.31
Res Hmstd: Hi Val	204,400	193,000	-5.6	2,717	2,707	-10	-0.4	1.33	1.40
Res Hmstd: Ex-Hi Val	306,600	289,500	-5.6	4,262	4,314	52	1.2	1.39	1.49
Apartment	300,000	285,800	-4.7	5,206	5,385	179	3.4	1.74	1.88
Comm/Ind: Lo Val	150,000	141,900	-5.4	4,203	4,284	81	1.9	2.80	3.02
Comm/Ind: Med Val	300,000	283,800	-5.4	9,724	9,836	112	1.2	3.24	3.47
Comm/Ind: Hi Val	1,000,000	946,000	-5.4	35,489	36,101	612	1.7	3.55	3.82

Anoka County | **Circle Pines city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	313,687	292,289	-21,397	-6.8	4,586	4,512	-74	-1.6	1.46	1.54
Res Non-Hm: exis	24,299	25,557	1,258	5.2	384	444	61	15.8	1.58	1.74
Apartments: exis	11,828	11,654	-174	-1.5	228	247	18	8.1	1.93	2.12
Low-inc Apts: ex	3,180	3,011	-170	-5.3	38	39	2	4.2	1.18	1.30
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	2,246	2,236	-10	-0.5	66	72	5	8.3	2.95	3.20
Com/Ind Hi: exis	13,779	13,153	-626	-4.5	534	553	19	3.6	3.87	4.20
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,554	1,543	-12	-0.7	60	65	5	7.7	3.86	4.19
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	193	193	0.0	0	3	3	0.0	0.00	1.54
All other NewCon	0	29	29	0.0	0	1	1	0.0	0.00	2.60
Total	370,574	349,664	-20,910	-5.6	5,895	5,935	40	0.7	1.59	1.70

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	3,891	3,308	-584	-15.0
(-) TIF Tax Capacity	560	506	-54	-9.6
(-) FD Contrib Tax Cap	134	126	-8	-5.8
(=) Taxable Tax Capacity	3,198	2,676	-522	-16.3
FD Distrib Tax Cap	973	798	-175	-18.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	40.29	41.53	0.00	0.00
City/Town	51.51	63.90	0.00	0.00
School District	43.70	40.97	16.33	21.17
Special District	5.84	6.05	0.00	0.00
Total	141.34	152.45	16.33	21.17

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	121,900	113,600	-6.8	1,659	1,560	-99	-6.0	1.36	1.37
Res Hmstd:Avg Val	182,800	170,300	-6.8	2,674	2,623	-52	-1.9	1.46	1.54
Res Hmstd: Hi Val	243,700	227,100	-6.8	3,689	3,687	-2	-0.1	1.51	1.62
Res Hmstd: Ex-Hi Val	365,600	340,700	-6.8	5,721	5,815	94	1.6	1.56	1.71
Apartment	300,000	295,600	-1.5	5,790	6,259	469	8.1	1.93	2.12
Comm/Ind: Lo Val	150,000	143,200	-4.5	4,418	4,589	171	3.9	2.95	3.20
Comm/Ind: Med Val	300,000	286,400	-4.5	10,226	10,539	313	3.1	3.41	3.68
Comm/Ind: Hi Val	1,000,000	954,500	-4.6	37,333	38,614	1,281	3.4	3.73	4.05

Anoka County | **Nowthen city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	325,493	319,216	-6,277	-1.9	3,619	3,858	239	6.6	1.11	1.21
Res Non-Hm: exis	33,562	31,778	-1,785	-5.3	414	427	13	3.1	1.23	1.34
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	6,388	6,198	-189	-3.0	168	176	9	5.1	2.63	2.85
Com/Ind Hi: exis	10,876	9,263	-1,613	-14.8	379	350	-29	-7.7	3.49	3.78
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	6,217	6,352	135	2.2	212	235	23	10.6	3.41	3.69
Ag HGA: Exist	27,427	24,761	-2,666	-9.7	302	296	-6	-2.1	1.10	1.20
Ag Hmstd Land	20,781	21,387	606	2.9	78	94	16	20.7	0.37	0.44
Ag Non-Hmstd	11,884	14,691	2,807	23.6	124	168	44	35.9	1.04	1.14
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	3,242	3,242	0.0	0	39	39	0.0	0.00	1.21
All other NewCon	0	413	413	0.0	0	5	5	0.0	0.00	1.17
Total	442,628	437,302	-5,326	-1.2	5,296	5,648	352	6.7	1.20	1.29

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	4,545	4,272	-273	-6.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	174	170	-4	-2.5
(=) Taxable Tax Capacity	4,371	4,102	-269	-6.2
FD Distrib Tax Cap	554	540	-15	-2.7

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	40.29	41.53	0.00	0.00
City/Town	22.16	30.43	0.00	0.00
School District	33.44	35.22	16.94	16.70
Special District	4.47	3.96	0.00	0.00
Total	100.35	111.13	16.94	16.70

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	174,400	171,000	-1.9	1,830	1,943	113	6.2	1.05	1.14
Res Hmstd:Avg Val	261,400	256,400	-1.9	2,929	3,120	191	6.5	1.12	1.22
Res Hmstd: Hi Val	348,500	341,800	-1.9	4,029	4,297	268	6.7	1.16	1.26
Res Hmstd: Ex-Hi Val	522,900	512,800	-1.9	6,191	6,591	400	6.5	1.18	1.29
Comm/Ind: Lo Val	150,000	127,800	-14.8	3,871	3,572	-299	-7.7	2.58	2.8
Comm/Ind: Med Val	300,000	255,500	-14.8	8,948	8,065	-883	-9.9	2.98	3.16
Comm/Ind: Hi Val	1,000,000	851,700	-14.8	32,640	29,952	-2,688	-8.2	3.26	3.52

Anoka County | **Fridley city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	1,212,444	1,165,795	-46,648	-3.8	15,639	14,917	-721	-4.6	1.29	1.28
Res Non-Hm: exis	121,283	124,942	3,659	3.0	1,787	1,872	85	4.8	1.47	1.50
Apartments: exis	167,606	157,599	-10,007	-6.0	2,895	2,774	-121	-4.2	1.73	1.76
Low-inc Apts: ex	14,965	14,342	-623	-4.2	169	159	-9	-5.5	1.13	1.11
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	53,096	51,708	-1,388	-2.6	1,479	1,511	32	2.1	2.79	2.92
Com/Ind Hi: exis	750,166	718,037	-32,129	-4.3	27,032	27,312	280	1.0	3.60	3.80
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	23,656	23,940	283	1.2	860	913	53	6.2	3.64	3.81
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Misc props	14,068	13,930	-138	-1.0	238	249	11	4.6	1.69	1.79
ResHmstd: NewCon	0	4,817	4,817	0.0	0	62	62	0.0	0.00	1.28
All other NewCon	0	11,544	11,544	0.0	0	411	411	0.0	0.00	3.56
Total	2,357,284	2,286,653	-70,631	-3.0	50,099	50,180	81	0.2	2.13	2.19

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	32,049	29,593	-2,455	-7.7
(-) TIF Tax Capacity	1,724	1,652	-72	-4.2
(-) FD Contrib Tax Cap	6,212	5,629	-583	-9.4
(=) Taxable Tax Capacity	24,112	22,312	-1,800	-7.5
FD Distrib Tax Cap	4,229	4,261	32	0.7

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	40.29	41.53	0.00	0.00
City/Town	36.62	39.47	1.34	1.40
School District	33.65	33.45	20.15	19.54
Special District	8.31	8.24	0.00	0.00
Total	118.87	122.69	21.48	20.94

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	115,400	111,000	-3.8	1,351	1,260	-91	-6.7	1.17	1.14
Res Hmstd:Avg Val	173,100	166,400	-3.9	2,213	2,117	-96	-4.3	1.28	1.27
Res Hmstd: Hi Val	230,700	221,800	-3.9	3,073	2,974	-99	-3.2	1.33	1.34
Res Hmstd: Ex-Hi Val	346,200	332,900	-3.8	4,798	4,692	-106	-2.2	1.39	1.41
Apartment	300,000	282,100	-6.0	5,102	4,917	-185	-3.6	1.70	1.74
Comm/Ind: Lo Val	150,000	143,600	-4.3	4,185	4,192	7	0.2	2.79	2.92
Comm/Ind: Med Val	300,000	287,200	-4.3	9,658	9,623	-35	-0.4	3.22	3.35
Comm/Ind: Hi Val	1,000,000	957,200	-4.3	35,199	35,234	34	0.1	3.52	3.68

Anoka County | **Lexington city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	77,837	70,961	-6,876	-8.8	1,192	1,124	-69	-5.7	1.53	1.58
Res Non-Hm: exis	16,769	14,028	-2,741	-16.3	308	283	-25	-8.1	1.84	2.02
Apartments: exis	5,394	5,081	-313	-5.8	109	112	3	2.6	2.03	2.21
Low-inc Apts: ex	1,468	1,384	-85	-5.8	18	19	1	3.1	1.24	1.36
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	4,727	4,669	-58	-1.2	142	153	10	7.3	3.01	3.27
Com/Ind Hi: exis	15,082	14,495	-587	-3.9	597	622	25	4.1	3.96	4.29
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	733	732	-1	-0.2	29	31	2	8.1	3.96	4.29
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	265	265	0.0	0	4	4	0.0	0.00	1.58
All other NewCon	0	109	109	0.0	0	4	4	0.0	0.00	3.73
Total	122,010	111,722	-10,287	-8.4	2,396	2,352	-44	-1.9	1.96	2.11

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	1,432	1,222	-210	-14.7
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	157	146	-11	-7.1
(=) Taxable Tax Capacity	1,274	1,075	-199	-15.6
FD Distrib Tax Cap	438	440	2	0.4

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	40.29	41.53	0.00	0.00
City/Town	57.33	69.15	0.00	0.00
School District	43.70	40.97	16.33	21.17
Special District	7.62	7.97	0.00	0.00
Total	148.94	159.62	16.33	21.17

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	119,100	108,600	-8.8	1,703	1,525	-178	-10.5	1.43	1.40
Res Hmstd:Avg Val	178,500	162,700	-8.9	2,738	2,581	-158	-5.8	1.53	1.59
Res Hmstd: Hi Val	238,000	217,000	-8.8	3,775	3,640	-135	-3.6	1.59	1.68
Res Hmstd: Ex-Hi Val	357,000	325,500	-8.8	5,849	5,758	-91	-1.6	1.64	1.77
Apartment	300,000	282,600	-5.8	6,075	6,237	162	2.7	2.03	2.21
Comm/Ind: Lo Val	150,000	144,200	-3.9	4,516	4,715	199	4.4	3.01	3.27
Comm/Ind: Med Val	300,000	288,300	-3.9	10,455	10,836	382	3.7	3.48	3.76
Comm/Ind: Hi Val	1,000,000	961,100	-3.9	38,171	39,694	1,523	4.0	3.82	4.13

Anoka County | **Coon Rapids city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	3,036,118	2,902,967	-133,151	-4.4	36,880	35,700	-1,180	-3.2	1.21	1.23
Res Non-Hm: exis	302,068	294,438	-7,630	-2.5	4,125	4,139	14	0.3	1.37	1.41
Apartments: exis	221,121	214,276	-6,845	-3.1	3,585	3,574	-11	-0.3	1.62	1.67
Low-inc Apts: ex	51,345	48,483	-2,862	-5.6	519	505	-14	-2.8	1.01	1.04
Seasnl Rec: exis	648	615	-33	-5.2	8	8	0	-2.2	1.24	1.28
Com/Ind: Lo: exi	66,085	65,660	-425	-0.6	1,817	1,900	83	4.5	2.75	2.89
Com/Ind Hi: exis	808,574	749,782	-58,792	-7.3	28,964	28,264	-700	-2.4	3.58	3.77
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	56,202	55,940	-261	-0.5	2,011	2,107	95	4.7	3.58	3.77
Ag HGA: Exist	280	273	-7	-2.3	3	3	0	1.0	1.24	1.28
Ag Hmstd Land	501	503	3	0.6	2	2	0	3.6	0.47	0.48
Ag Non-Hmstd	219	219	0	0.0	2	2	0	2.5	1.09	1.12
Misc props	6,360	6,670	311	4.9	103	113	10	9.7	1.62	1.70
ResHmstd: NewCon	0	6,943	6,943	0.0	0	85	85	0.0	0.00	1.23
All other NewCon	0	5,310	5,310	0.0	0	145	145	0.0	0.00	2.74
Total	4,549,521	4,352,082	-197,439	-4.3	78,020	76,549	-1,472	-1.9	1.71	1.76

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	54,937	48,335	-6,602	-12.0
(-) TIF Tax Capacity	1,292	1,215	-77	-6.0
(-) FD Contrib Tax Cap	7,505	6,856	-648	-8.6
(=) Taxable Tax Capacity	46,140	40,264	-5,877	-12.7
FD Distrib Tax Cap	11,736	10,953	-783	-6.7

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	40.29	41.53	0.00	0.00
City/Town	38.99	42.70	0.00	0.00
School District	23.96	22.06	25.30	26.45
Special District	6.22	6.01	0.00	0.00
Total	109.47	112.30	25.30	26.45

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	111,700	106,800	-4.4	1,233	1,172	-62	-5.0	1.10	1.1
Res Hmstd:Avg Val	167,400	160,100	-4.4	2,034	1,965	-69	-3.4	1.22	1.23
Res Hmstd: Hi Val	223,200	213,400	-4.4	2,837	2,758	-78	-2.8	1.27	1.29
Res Hmstd: Ex-Hi Val	334,800	320,100	-4.4	4,441	4,346	-94	-2.1	1.33	1.36
Apartment	300,000	290,700	-3.1	4,864	4,849	-15	-0.3	1.62	1.67
Comm/Ind: Lo Val	150,000	139,100	-7.3	4,125	4,025	-100	-2.4	2.75	2.89
Comm/Ind: Med Val	300,000	278,200	-7.3	9,498	9,173	-325	-3.4	3.17	3.3
Comm/Ind: Hi Val	1,000,000	927,300	-7.3	34,572	33,641	-931	-2.7	3.46	3.63

Anoka County | **Ramsey city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	1,480,415	1,418,698	-61,718	-4.2	18,915	18,537	-378	-2.0	1.28	1.31
Res Non-Hm: exis	163,507	153,545	-9,962	-6.1	2,312	2,244	-68	-3.0	1.41	1.46
Apartments: exis	6,480	6,250	-230	-3.6	106	105	0	-0.2	1.63	1.69
Low-inc Apts: ex	3,239	3,193	-46	-1.4	33	34	1	2.0	1.02	1.05
Seasnl Rec: exis	3,663	3,661	-2	-0.1	63	65	3	4.2	1.71	1.78
Com/Ind: Lo: exi	37,157	36,305	-852	-2.3	1,028	1,061	33	3.2	2.77	2.92
Com/Ind Hi: exis	260,372	240,179	-20,193	-7.8	9,371	9,132	-239	-2.6	3.60	3.80
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	18,679	18,032	-648	-3.5	675	689	14	2.1	3.61	3.82
Ag HGA: Exist	6,665	6,425	-240	-3.6	88	88	-1	-0.8	1.33	1.36
Ag Hmstd Land	6,174	5,241	-932	-15.1	29	24	-5	-16.8	0.47	0.46
Ag Non-Hmstd	4,794	5,250	456	9.5	55	63	8	14.4	1.16	1.21
Misc props	2,210	2,210	0	0.0	36	37	1	3.4	1.63	1.69
ResHmstd: NewCon	0	16,469	16,469	0.0	0	215	215	0.0	0.00	1.31
All other NewCon	0	3,784	3,784	0.0	0	82	82	0.0	0.00	2.16
Total	1,993,357	1,919,243	-74,114	-3.7	32,711	32,376	-335	-1.0	1.64	1.69

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	22,994	20,627	-2,367	-10.3
(-) TIF Tax Capacity	3,465	2,458	-1,007	-29.1
(-) FD Contrib Tax Cap	2,599	2,403	-196	-7.5
(=) Taxable Tax Capacity	16,931	15,767	-1,164	-6.9
FD Distrib Tax Cap	3,705	3,663	-42	-1.1

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	40.29	41.53	0.00	0.00
City/Town	39.74	44.32	0.00	0.00
School District	26.41	24.87	24.48	25.49
Special District	6.23	5.89	0.00	0.00
Total	112.66	116.61	24.48	25.49

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	136,200	130,500	-4.2	1,618	1,557	-61	-3.8	1.19	1.19
Res Hmstd:Avg Val	204,200	195,700	-4.2	2,612	2,552	-60	-2.3	1.28	1.30
Res Hmstd: Hi Val	272,200	260,900	-4.2	3,606	3,547	-59	-1.6	1.32	1.36
Res Hmstd: Ex-Hi Val	408,400	391,400	-4.2	5,596	5,538	-58	-1.0	1.37	1.41
Apartment	300,000	289,300	-3.6	4,959	4,954	-5	-0.1	1.65	1.71
Comm/Ind: Lo Val	150,000	138,400	-7.7	4,160	4,055	-104	-2.5	2.77	2.93
Comm/Ind: Med Val	300,000	276,700	-7.8	9,583	9,237	-346	-3.6	3.19	3.34
Comm/Ind: Hi Val	1,000,000	922,400	-7.8	34,894	33,914	-980	-2.8	3.49	3.68

Anoka County | **Lino Lakes city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	1,460,507	1,400,135	-60,372	-4.1	19,914	19,445	-469	-2.4	1.36	1.39
Res Non-Hm: exis	110,074	97,683	-12,391	-11.3	1,634	1,483	-151	-9.2	1.48	1.52
Apartments: exis	514	4,078	3,564	693.8	8	62	54	666.9	1.59	1.53
Low-inc Apts: ex	8,919	8,273	-647	-7.2	89	85	-3	-3.8	0.99	1.03
Seasnl Rec: exis	87	86	-1	-1.7	1	1	0	3.8	1.53	1.62
Com/Ind: Lo: exi	22,495	21,689	-806	-3.6	618	627	9	1.4	2.75	2.89
Com/Ind Hi: exis	145,231	132,828	-12,403	-8.5	5,210	5,014	-195	-3.8	3.59	3.77
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	14,985	15,376	392	2.6	544	586	42	7.8	3.63	3.81
Ag HGA: Exist	8,700	8,753	53	0.6	108	110	2	2.0	1.24	1.26
Ag Hmstd Land	7,913	8,514	600	7.6	36	40	4	11.6	0.45	0.47
Ag Non-Hmstd	20,266	21,053	787	3.9	228	247	19	8.2	1.13	1.17
Misc props	5,046	4,973	-73	-1.4	96	97	1	1.0	1.90	1.95
ResHmstd: NewCon	0	5,937	5,937	0.0	0	82	82	0.0	0.00	1.39
All other NewCon	0	2,566	2,566	0.0	0	37	37	0.0	0.00	1.43
Total	1,804,735	1,731,943	-72,792	-4.0	28,486	27,918	-568	-2.0	1.58	1.61

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	19,801	18,045	-1,756	-8.9
(-) TIF Tax Capacity	252	280	28	11.3
(-) FD Contrib Tax Cap	1,576	1,247	-329	-20.9
(=) Taxable Tax Capacity	17,973	16,518	-1,455	-8.1
FD Distrib Tax Cap	2,932	2,763	-170	-5.8

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	40.29	41.53	0.00	0.00
City/Town	42.00	42.78	0.00	0.00
School District	35.65	34.68	17.01	20.49
Special District	5.81	6.02	0.00	0.00
Total	123.75	125.00	17.01	20.49

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	170,100	163,100	-4.1	2,175	2,091	-84	-3.9	1.28	1.28
Res Hmstd:Avg Val	255,000	244,500	-4.1	3,447	3,367	-80	-2.3	1.35	1.38
Res Hmstd: Hi Val	339,900	325,800	-4.1	4,718	4,641	-77	-1.6	1.39	1.42
Res Hmstd: Ex-Hi Val	510,000	488,900	-4.1	7,210	7,113	-97	-1.3	1.41	1.45
Apartment	300,000	2,381,400	693.8	5,151	42,088	36,937	717.1	1.72	1.77
Comm/Ind: Lo Val	150,000	137,200	-8.5	4,194	4,038	-157	-3.7	2.8	2.94
Comm/Ind: Med Val	300,000	274,400	-8.5	9,701	9,211	-491	-5.1	3.23	3.36
Comm/Ind: Hi Val	1,000,000	914,600	-8.5	35,402	33,894	-1,507	-4.3	3.54	3.71

Anoka County | **East Bethel city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	724,432	693,851	-30,581	-4.2	8,719	8,430	-289	-3.3	1.20	1.21
Res Non-Hm: exis	73,365	69,947	-3,418	-4.7	994	975	-18	-1.9	1.35	1.39
Apartments: exis	280	255	-25	-8.9	4	4	0	-6.0	1.60	1.66
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	11,165	11,047	-118	-1.1	144	148	4	3.0	1.29	1.34
Com/Ind: Lo: exi	17,452	17,097	-356	-2.0	472	485	14	2.9	2.70	2.84
Com/Ind Hi: exis	29,253	27,695	-1,557	-5.3	1,043	1,039	-4	-0.4	3.56	3.75
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	8,936	9,023	87	1.0	318	338	20	6.2	3.56	3.74
Ag HGA: Exist	10,356	10,069	-287	-2.8	122	120	-3	-2.2	1.18	1.19
Ag Hmstd Land	11,757	12,087	330	2.8	58	63	4	7.6	0.49	0.52
Ag Non-Hmstd	8,291	8,472	182	2.2	97	101	4	3.8	1.17	1.19
Misc props	7,154	5,403	-1,750	-24.5	115	89	-25	-22.1	1.60	1.66
ResHmstd: NewCon	0	1,061	1,061	0.0	0	13	13	0.0	0.00	1.21
All other NewCon	0	512	512	0.0	0	11	11	0.0	0.00	2.23
Total	902,440	866,520	-35,920	-4.0	12,086	11,816	-270	-2.2	1.34	1.36

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	9,500	8,420	-1,080	-11.4
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	460	402	-58	-12.5
(=) Taxable Tax Capacity	9,041	8,018	-1,023	-11.3
FD Distrib Tax Cap	2,037	1,834	-203	-10.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	40.29	41.53	0.00	0.00
City/Town	43.84	43.89	1.66	1.76
School District	26.84	30.43	11.02	9.84
Special District	5.86	6.00	0.00	0.00
Total	116.83	121.84	12.68	11.59

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	136,800	131,000	-4.2	1,522	1,438	-85	-5.6	1.11	1.1
Res Hmstd:Avg Val	205,100	196,400	-4.2	2,469	2,382	-86	-3.5	1.20	1.21
Res Hmstd: Hi Val	273,400	261,900	-4.2	3,415	3,328	-86	-2.5	1.25	1.27
Res Hmstd: Ex-Hi Val	410,200	392,900	-4.2	5,309	5,220	-90	-1.7	1.29	1.33
Apartment	300,000	273,200	-8.9	4,762	4,478	-284	-6.0	1.59	1.64
Comm/Ind: Lo Val	150,000	142,000	-5.3	4,044	4,022	-22	-0.5	2.7	2.83
Comm/Ind: Med Val	300,000	284,000	-5.3	9,372	9,257	-115	-1.2	3.12	3.26
Comm/Ind: Hi Val	1,000,000	946,800	-5.3	34,237	34,030	-207	-0.6	3.42	3.59

Anoka County | **Hilltop city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	2,345	2,200	-145	-6.2	36	33	-3	-8.1	1.54	1.51
Res Non-Hm: exis	871	911	40	4.6	17	20	3	15.3	1.98	2.18
Apartments: exis	4,048	3,914	-134	-3.3	90	97	7	7.3	2.23	2.47
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	1,240	1,238	-1	-0.1	39	43	4	9.4	3.17	3.48
Com/Ind Hi: exis	8,605	8,261	-344	-4.0	359	378	19	5.2	4.18	4.58
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	214	218	3	1.6	9	10	1	11.3	4.18	4.58
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Misc props	5,891	5,888	-3	-0.1	131	146	14	10.9	2.23	2.47
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	23,214	22,630	-584	-2.5	683	727	44	6.4	2.94	3.21

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	352	337	-16	-4.4
(-) TIF Tax Capacity	30	0	-30	-100.0
(-) FD Contrib Tax Cap	73	67	-6	-8.2
(=) Taxable Tax Capacity	249	270	20	8.2
FD Distrib Tax Cap	333	287	-46	-13.8

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	40.24	41.48	0.00	0.00
City/Town	98.53	110.55	0.00	0.00
School District	18.54	24.00	16.59	17.85
Special District	7.69	7.51	0.00	0.00
Total	165.00	183.55	16.59	17.85

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	60,200	56,500	-6.1	852	723	-129	-15.2	1.42	1.28
Res Hmstd:Avg Val	90,200	84,600	-6.2	1,347	1,160	-187	-13.9	1.49	1.37
Res Hmstd: Hi Val	120,200	112,800	-6.2	1,919	1,775	-144	-7.5	1.6	1.57
Res Hmstd: Ex-Hi Val	180,400	169,300	-6.2	3,066	3,006	-60	-2.0	1.7	1.78
Apartment	300,000	290,100	-3.3	6,685	7,174	488	7.3	2.23	2.47
Comm/Ind: Lo Val	150,000	144,000	-4.0	4,761	5,007	246	5.2	3.17	3.48
Comm/Ind: Med Val	300,000	288,000	-4.0	11,026	11,532	506	4.6	3.68	4.00
Comm/Ind: Hi Val	1,000,000	960,100	-4.0	40,264	42,293	2,029	5.0	4.03	4.41

Anoka County | **St. Francis city (part)**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	323,888	316,833	-7,054	-2.2	3,824	3,901	78	2.0	1.18	1.23
Res Non-Hm: exis	45,229	45,080	-150	-0.3	617	655	38	6.1	1.36	1.45
Apartments: exis	5,861	5,381	-479	-8.2	94	93	-1	-1.4	1.61	1.73
Low-inc Apts: ex	5,617	5,803	186	3.3	55	61	6	10.6	0.98	1.05
Seasnl Rec: exis	937	926	-11	-1.1	14	15	1	6.7	1.53	1.65
Com/Ind: Lo: exi	8,071	7,824	-248	-3.1	218	226	8	3.8	2.70	2.89
Com/Ind Hi: exis	28,212	26,537	-1,676	-5.9	1,006	1,015	9	0.9	3.57	3.83
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	6,685	6,735	50	0.7	238	258	19	8.1	3.57	3.83
Ag HGA: Exist	5,326	5,006	-320	-6.0	63	61	-2	-2.5	1.18	1.23
Ag Hmstd Land	6,146	6,481	336	5.5	29	34	5	17.3	0.47	0.52
Ag Non-Hmstd	16,049	15,549	-500	-3.1	194	203	9	4.7	1.21	1.31
Misc props	8,126	8,500	374	4.6	131	149	19	14.2	1.61	1.76
ResHmstd: NewCon	0	1,766	1,766	0.0	0	22	22	0.0	0.00	1.23
All other NewCon	0	935	935	0.0	0	14	14	0.0	0.00	1.47
Total	460,147	453,356	-6,791	-1.5	6,484	6,709	225	3.5	1.41	1.48

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	5,002	4,492	-511	-10.2
(-) TIF Tax Capacity	13	13	0	-1.5
(-) FD Contrib Tax Cap	341	323	-18	-5.2
(=) Taxable Tax Capacity	4,648	4,156	-493	-10.6
FD Distrib Tax Cap	1,531	1,383	-148	-9.7

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	40.29	41.53	0.00	0.00
City/Town	47.13	53.34	0.00	0.00
School District	28.80	32.54	10.29	8.87
Special District	4.47	3.96	0.00	0.00
Total	120.68	131.36	10.29	8.87

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	113,300	110,800	-2.2	1,214	1,196	-18	-1.5	1.07	1.08
Res Hmstd:Avg Val	169,800	166,100	-2.2	2,004	2,036	32	1.6	1.18	1.23
Res Hmstd: Hi Val	226,400	221,500	-2.2	2,797	2,879	82	2.9	1.24	1.3
Res Hmstd: Ex-Hi Val	339,700	332,300	-2.2	4,383	4,564	181	4.1	1.29	1.37
Apartment	300,000	275,500	-8.2	4,834	4,768	-66	-1.4	1.61	1.73
Comm/Ind: Lo Val	150,000	141,100	-5.9	4,050	4,080	30	0.7	2.7	2.89
Comm/Ind: Med Val	300,000	282,200	-5.9	9,397	9,395	-3	0.0	3.13	3.33
Comm/Ind: Hi Val	1,000,000	940,600	-5.9	34,355	34,583	228	0.7	3.44	3.68

Anoka County | **Ham Lake city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	1,181,080	1,123,411	-57,669	-4.9	13,503	12,937	-566	-4.2	1.14	1.15
Res Non-Hm: exis	117,226	104,852	-12,374	-10.6	1,471	1,323	-148	-10.1	1.25	1.26
Apartments: exis	7,285	7,010	-275	-3.8	105	102	-3	-3.2	1.44	1.45
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	8,821	7,978	-843	-9.6	116	106	-10	-8.7	1.32	1.33
Com/Ind: Lo: exi	35,188	35,107	-81	-0.2	925	964	39	4.2	2.63	2.75
Com/Ind Hi: exis	100,923	94,592	-6,330	-6.3	3,459	3,384	-75	-2.2	3.43	3.58
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	16,304	16,600	297	1.8	555	590	35	6.4	3.40	3.55
Ag HGA: Exist	11,870	11,169	-702	-5.9	132	125	-6	-4.8	1.11	1.12
Ag Hmstd Land	13,993	14,381	388	2.8	61	62	1	1.5	0.44	0.43
Ag Non-Hmstd	6,634	8,273	1,639	24.7	62	78	15	24.0	0.94	0.94
Misc props	6,425	6,425	0	0.0	93	93	1	0.6	1.44	1.45
ResHmstd: NewCon	0	7,078	7,078	0.0	0	82	82	0.0	0.00	1.15
All other NewCon	0	1,614	1,614	0.0	0	28	28	0.0	0.00	1.72
Total	1,505,748	1,438,490	-67,259	-4.5	20,482	19,873	-609	-3.0	1.36	1.38

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	16,503	15,070	-1,433	-8.7
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	1,241	1,150	-90	-7.3
(=) Taxable Tax Capacity	15,262	13,920	-1,343	-8.8
FD Distrib Tax Cap	1,967	1,996	29	1.5

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	40.29	41.53	0.00	0.00
City/Town	25.76	26.67	0.00	0.00
School District	23.41	21.83	24.64	25.72
Special District	5.33	4.83	0.00	0.00
Total	94.79	94.86	24.64	25.72

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	175,800	167,200	-4.9	1,885	1,806	-80	-4.2	1.07	1.08
Res Hmstd:Avg Val	263,500	250,600	-4.9	3,012	2,883	-129	-4.3	1.14	1.15
Res Hmstd: Hi Val	351,300	334,100	-4.9	4,139	3,961	-179	-4.3	1.18	1.19
Res Hmstd: Ex-Hi Val	527,000	501,300	-4.9	6,358	6,048	-310	-4.9	1.21	1.21
Apartment	300,000	288,700	-3.8	4,294	4,166	-128	-3.0	1.43	1.44
Comm/Ind: Lo Val	150,000	140,600	-6.3	3,937	3,855	-82	-2.1	2.62	2.74
Comm/Ind: Med Val	300,000	281,200	-6.3	9,063	8,796	-267	-2.9	3.02	3.13
Comm/Ind: Hi Val	1,000,000	937,300	-6.3	32,983	32,217	-766	-2.3	3.3	3.44

Anoka County | **Oak Grove city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	593,989	551,704	-42,285	-7.1	6,739	6,285	-455	-6.7	1.13	1.14
Res Non-Hm: exis	74,610	61,189	-13,421	-18.0	950	793	-157	-16.5	1.27	1.30
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	6,733	6,041	-691	-10.3	89	83	-6	-6.8	1.33	1.38
Com/Ind: Lo: exi	5,099	5,107	8	0.2	133	140	7	5.3	2.61	2.74
Com/Ind Hi: exis	15,343	14,768	-575	-3.7	529	536	8	1.4	3.45	3.63
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	8,353	8,398	45	0.5	288	305	17	5.9	3.45	3.63
Ag HGA: Exist	10,527	10,205	-322	-3.1	118	114	-4	-3.1	1.12	1.12
Ag Hmstd Land	13,163	13,084	-80	-0.6	64	66	2	3.8	0.48	0.51
Ag Non-Hmstd	12,151	10,038	-2,113	-17.4	133	113	-21	-15.5	1.10	1.12
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	6,328	6,328	0.0	0	72	72	0.0	0.00	1.14
All other NewCon	0	1,146	1,146	0.0	0	15	15	0.0	0.00	1.27
Total	739,967	688,009	-51,959	-7.0	9,043	8,522	-521	-5.8	1.22	1.24

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	7,655	6,664	-991	-12.9
(-) TIF Tax Capacity	9	7	-2	-19.5
(-) FD Contrib Tax Cap	238	231	-7	-2.8
(=) Taxable Tax Capacity	7,408	6,426	-982	-13.3
FD Distrib Tax Cap	1,261	1,077	-184	-14.6

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	40.29	41.53	0.00	0.00
City/Town	36.31	35.97	0.00	0.00
School District	28.71	32.36	10.54	9.15
Special District	4.47	3.96	0.00	0.00
Total	109.78	113.81	10.54	9.15

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	156,800	145,600	-7.1	1,655	1,516	-140	-8.4	1.06	1.04
Res Hmstd:Avg Val	235,100	218,400	-7.1	2,668	2,485	-183	-6.8	1.13	1.14
Res Hmstd: Hi Val	313,300	291,000	-7.1	3,679	3,452	-227	-6.2	1.17	1.19
Res Hmstd: Ex-Hi Val	470,100	436,600	-7.1	5,656	5,368	-288	-5.1	1.20	1.23
Comm/Ind: Lo Val	150,000	144,400	-3.7	3,917	3,965	48	1.2	2.61	2.75
Comm/Ind: Med Val	300,000	288,800	-3.7	9,087	9,158	72	0.8	3.03	3.17
Comm/Ind: Hi Val	1,000,000	962,500	-3.8	33,213	33,619	406	1.2	3.32	3.49

Anoka County | **Columbus city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	326,784	322,417	-4,367	-1.3	3,618	3,857	239	6.6	1.11	1.20
Res Non-Hm: exis	36,057	35,249	-808	-2.2	456	481	25	5.5	1.26	1.36
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	3,228	2,698	-530	-16.4	38	35	-3	-9.0	1.18	1.28
Com/Ind: Lo: exi	11,941	10,929	-1,012	-8.5	308	311	3	1.0	2.58	2.84
Com/Ind Hi: exis	81,840	53,890	-27,950	-34.2	2,771	2,016	-755	-27.3	3.39	3.74
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	5,397	5,548	151	2.8	183	208	25	13.6	3.39	3.74
Ag HGA: Exist	11,062	8,877	-2,185	-19.7	121	103	-18	-15.2	1.10	1.16
Ag Hmstd Land	8,126	7,957	-169	-2.1	31	33	3	8.6	0.38	0.42
Ag Non-Hmstd	10,911	10,602	-308	-2.8	110	117	7	6.3	1.01	1.10
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	523	523	0.0	0	6	6	0.0	0.00	1.20
All other NewCon	0	602	602	0.0	0	9	9	0.0	0.00	1.46
Total	495,345	459,292	-36,053	-7.3	7,635	7,174	-461	-6.0	1.54	1.56

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	5,887	5,041	-846	-14.4
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	798	759	-39	-4.9
(=) Taxable Tax Capacity	5,089	4,282	-807	-15.9
FD Distrib Tax Cap	465	400	-64	-13.8

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	40.29	41.53	0.00	0.00
City/Town	37.97	43.15	0.00	0.00
School District	15.67	18.60	15.37	15.55
Special District	7.09	7.20	0.00	0.00
Total	101.02	110.48	15.37	15.55

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	168,600	166,300	-1.4	1,742	1,850	108	6.2	1.03	1.11
Res Hmstd:Avg Val	252,700	249,300	-1.3	2,796	2,978	182	6.5	1.11	1.19
Res Hmstd: Hi Val	336,900	332,400	-1.3	3,852	4,108	256	6.7	1.14	1.24
Res Hmstd: Ex-Hi Val	505,500	498,700	-1.3	5,897	6,285	388	6.6	1.17	1.26
Comm/Ind: Lo Val	150,000	98,800	-34.1	3,866	2,810	-1,057	-27.3	2.58	2.84
Comm/Ind: Med Val	300,000	197,500	-34.2	8,945	6,043	-2,902	-32.4	2.98	3.06
Comm/Ind: Hi Val	1,000,000	658,500	-34.2	32,644	23,285	-9,359	-28.7	3.26	3.54

Anoka County | **Blaine city (part)**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	3,413,025	3,309,994	-103,031	-3.0	41,451	40,775	-676	-1.6	1.21	1.23
Res Non-Hm: exis	440,100	395,264	-44,836	-10.2	6,182	5,612	-569	-9.2	1.40	1.42
Apartments: exis	81,335	79,026	-2,308	-2.8	1,279	1,268	-11	-0.9	1.57	1.60
Low-inc Apts: ex	19,904	18,453	-1,451	-7.3	194	183	-11	-5.7	0.97	0.99
Seasnl Rec: exis	430	430	0	0.0	7	8	0	2.5	1.72	1.77
Com/Ind: Lo: exi	96,022	95,022	-1,000	-1.0	2,606	2,715	110	4.2	2.71	2.86
Com/Ind Hi: exis	945,460	878,373	-67,087	-7.1	33,783	33,021	-762	-2.3	3.57	3.76
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	42,527	42,552	24	0.1	1,512	1,587	76	5.0	3.55	3.73
Ag HGA: Exist	1,926	1,863	-63	-3.3	23	22	-1	-3.3	1.19	1.19
Ag Hmstd Land	2,011	1,839	-171	-8.5	8	7	-1	-13.4	0.40	0.38
Ag Non-Hmstd	18,503	16,298	-2,205	-11.9	211	188	-23	-10.9	1.14	1.15
Misc props	82,100	82,125	25	0.0	1,377	1,416	39	2.8	1.68	1.72
ResHmstd: NewCon	0	56,491	56,491	0.0	0	696	696	0.0	0.00	1.23
All other NewCon	0	24,359	24,359	0.0	0	576	576	0.0	0.00	2.37
Total	5,143,343	5,002,090	-141,253	-2.7	88,631	88,074	-557	-0.6	1.72	1.76

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	62,619	57,233	-5,386	-8.6
(-) TIF Tax Capacity	1,950	1,806	-144	-7.4
(-) FD Contrib Tax Cap	9,154	8,106	-1,048	-11.4
(=) Taxable Tax Capacity	51,515	47,321	-4,195	-8.1
FD Distrib Tax Cap	8,899	8,281	-618	-6.9

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	40.29	41.53	0.00	0.00
City/Town	32.75	33.48	0.63	0.64
School District	30.23	30.01	20.10	22.07
Special District	6.82	6.64	0.00	0.00
Total	110.09	111.65	20.73	22.71

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	136,000	131,900	-3.0	1,529	1,489	-40	-2.6	1.12	1.13
Res Hmstd:Avg Val	204,000	197,800	-3.0	2,480	2,441	-39	-1.6	1.22	1.23
Res Hmstd: Hi Val	271,900	263,700	-3.0	3,429	3,392	-37	-1.1	1.26	1.29
Res Hmstd: Ex-Hi Val	407,900	395,600	-3.0	5,331	5,297	-34	-0.6	1.31	1.34
Apartment	300,000	291,500	-2.8	4,750	4,730	-20	-0.4	1.58	1.62
Comm/Ind: Lo Val	150,000	139,400	-7.1	4,074	3,976	-97	-2.4	2.72	2.85
Comm/Ind: Med Val	300,000	278,700	-7.1	9,401	9,076	-326	-3.5	3.13	3.26
Comm/Ind: Hi Val	1,000,000	929,000	-7.1	34,264	33,315	-949	-2.8	3.43	3.59

Anoka County | **Spring Lake Park city (p**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	294,433	287,817	-6,616	-2.2	4,075	4,164	89	2.2	1.38	1.45
Res Non-Hm: exis	29,320	28,050	-1,270	-4.3	453	471	18	4.1	1.54	1.68
Apartments: exis	30,115	28,912	-1,203	-4.0	561	586	25	4.4	1.86	2.03
Low-inc Apts: ex	9,056	8,903	-153	-1.7	103	111	7	7.0	1.14	1.24
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	22,063	21,724	-339	-1.5	638	680	42	6.6	2.89	3.13
Com/Ind Hi: exis	79,578	74,226	-5,352	-6.7	3,025	3,054	29	1.0	3.80	4.11
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	2,409	2,433	24	1.0	92	100	9	9.3	3.80	4.11
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Misc props	3,350	3,175	-174	-5.2	62	64	2	3.1	1.86	2.03
ResHmstd: NewCon	0	364	364	0.0	0	5	5	0.0	0.00	1.45
All other NewCon	0	746	746	0.0	0	27	27	0.0	0.00	3.62
Total	470,323	456,350	-13,973	-3.0	9,009	9,262	253	2.8	1.92	2.03

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	5,695	5,099	-596	-10.5
(-) TIF Tax Capacity	121	118	-3	-2.6
(-) FD Contrib Tax Cap	859	705	-154	-17.9
(=) Taxable Tax Capacity	4,715	4,277	-439	-9.3
FD Distrib Tax Cap	1,345	1,042	-302	-22.5

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	40.29	41.53	0.00	0.00
City/Town	54.46	62.60	0.00	0.00
School District	33.93	36.08	15.34	17.27
Special District	8.18	8.20	0.00	0.00
Total	136.86	148.41	15.34	17.27

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	109,500	107,000	-2.3	1,393	1,363	-30	-2.1	1.27	1.27
Res Hmstd:Avg Val	164,100	160,400	-2.3	2,273	2,319	46	2.0	1.39	1.45
Res Hmstd: Hi Val	218,800	213,900	-2.2	3,155	3,277	122	3.9	1.44	1.53
Res Hmstd: Ex-Hi Val	328,200	320,800	-2.3	4,918	5,191	273	5.5	1.5	1.62
Apartment	300,000	288,000	-4.0	5,592	5,840	248	4.4	1.86	2.03
Comm/Ind: Lo Val	150,000	139,900	-6.7	4,334	4,377	43	1.0	2.89	3.13
Comm/Ind: Med Val	300,000	279,800	-6.7	10,037	10,034	-3	0.0	3.35	3.59
Comm/Ind: Hi Val	1,000,000	932,700	-6.7	36,648	36,897	249	0.7	3.66	3.96

Becker County | **Audubon city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	12,401	12,965	564	4.5	159	168	9	5.6	1.28	1.29
Res Non-Hm: exis	2,229	2,303	74	3.3	39	43	5	11.9	1.73	1.88
Apartments: exis	349	344	-5	-1.4	7	7	0	7.1	1.91	2.08
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	72	74	2	3.1	1	1	0	11.9	1.49	1.62
Com/Ind: Lo: exi	2,815	2,816	1	0.0	84	91	6	7.7	3.00	3.23
Com/Ind Hi: exis	1,852	1,881	29	1.6	73	80	7	9.3	3.95	4.25
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	514	604	89	17.4	20	26	5	26.4	3.93	4.23
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Non-Hmstd	35	35	0	0.0	0	1	0	8.5	1.42	1.54
Misc props	197	197	0	0.1	4	4	0	8.7	1.91	2.08
ResHmstd: NewCon	0	93	93	0.0	0	1	1	0.0	0.00	1.29
All other NewCon	0	33	33	0.0	0	1	1	0.0	0.00	2.43
Total	20,463	21,344	880	4.3	387	422	35	9.1	1.89	1.98

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	245	223	-23	-9.2
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	245	223	-23	-9.2
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	39.92	41.49	0.00	0.00
City/Town	81.51	89.85	0.00	0.00
School District	17.67	17.64	14.18	15.60
Special District	2.56	4.73	0.00	0.00
Total	141.67	153.71	14.18	15.60

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	66,700	69,700	4.5	773	752	-21	-2.7	1.16	1.08
Res Hmstd:Avg Val	100,000	104,500	4.5	1,276	1,341	65	5.1	1.28	1.28
Res Hmstd: Hi Val	133,300	139,400	4.6	1,825	1,981	155	8.5	1.37	1.42
Res Hmstd: Ex-Hi Val	200,000	209,100	4.6	2,925	3,257	332	11.4	1.46	1.56
Apartment	300,000	295,800	-1.4	5,738	6,145	407	7.1	1.91	2.08
Comm/Ind: Lo Val	150,000	152,300	1.5	4,499	4,940	441	9.8	3	3.24
Comm/Ind: Med Val	300,000	304,700	1.6	10,427	11,421	994	9.5	3.48	3.75
Comm/Ind: Hi Val	1,000,000	1,015,500	1.6	38,090	41,647	3,557	9.3	3.81	4.10

Becker County | **Callaway city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	3,243	2,962	-281	-8.7	23	24	1	4.6	0.70	0.80
Res Non-Hm: exis	603	645	41	6.9	7	8	1	20.9	1.10	1.25
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	829	793	-36	-4.3	19	20	1	6.0	2.29	2.54
Com/Ind Hi: exis	1,355	1,414	58	4.3	40	47	6	15.9	2.99	3.32
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	156	200	44	28.1	5	7	2	42.6	2.97	3.30
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	424	566	141	33.3	3	6	2	62.2	0.81	0.99
Ag Non-Hmstd	24	23	-1	-5.0	0	0	0	9.1	0.96	1.10
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	10	10	0.0	0	0	0	0.0	0.00	0.80
All other NewCon	0	8	8	0.0	0	0	0	0.0	0.00	2.54
Total	6,635	6,620	-15	-0.2	97	112	14	14.8	1.47	1.69

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	85	75	-10	-12.2
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	85	75	-10	-12.2
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	39.83	41.38	0.00	0.00
City/Town	43.57	53.13	0.00	0.00
School District	9.61	10.55	12.58	12.68
Special District	2.56	4.73	0.00	0.00
Total	95.56	109.79	12.58	12.68

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	43,300	39,500	-8.8	295	310	15	5.2	0.68	0.79
Res Hmstd:Avg Val	64,900	59,300	-8.6	442	466	24	5.3	0.68	0.79
Res Hmstd: Hi Val	86,400	78,900	-8.7	640	635	-4	-0.7	0.74	0.81
Res Hmstd: Ex-Hi Val	129,700	118,500	-8.6	1,147	1,159	13	1.1	0.88	0.98
Comm/Ind: Lo Val	150,000	156,500	4.3	3,438	4,028	590	17.2	2.29	2.57
Comm/Ind: Med Val	300,000	312,900	4.3	7,958	9,259	1,301	16.4	2.65	2.96
Comm/Ind: Hi Val	1,000,000	1,043,200	4.3	29,054	33,687	4,633	15.9	2.91	3.23

Becker County | **Detroit Lakes city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	420,445	403,294	-17,151	-4.1	3,730	3,862	132	3.5	0.89	0.96
Res Non-Hm: exis	78,343	78,289	-55	-0.1	829	883	54	6.5	1.06	1.13
Apartments: exis	27,892	28,293	401	1.4	339	368	29	8.4	1.22	1.30
Low-inc Apts: ex	13,330	12,387	-943	-7.1	100	99	-1	-0.8	0.75	0.80
Seasnl Rec: exis	141,557	133,990	-7,567	-5.3	1,510	1,537	27	1.8	1.07	1.15
Com/Ind: Lo: exi	51,350	50,025	-1,325	-2.6	1,113	1,151	38	3.5	2.17	2.30
Com/Ind Hi: exis	124,017	125,484	1,468	1.2	3,531	3,797	266	7.5	2.85	3.03
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,425	1,554	128	9.0	40	47	7	16.9	2.81	3.01
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	64	59	-5	-7.2	0	0	0	10.4	0.44	0.52
Ag Non-Hmstd	2,294	2,414	120	5.2	20	23	3	13.2	0.87	0.94
Misc props	1,937	1,938	1	0.1	24	25	1	3.7	1.26	1.30
ResHmstd: NewCon	0	3,809	3,809	0.0	0	36	36	0.0	0.00	0.96
All other NewCon	0	8,888	8,888	0.0	0	169	169	0.0	0.00	1.91
Total	862,654	850,423	-12,230	-1.4	11,236	11,997	761	6.8	1.30	1.41

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	10,312	9,729	-583	-5.7
(-) TIF Tax Capacity	701	594	-107	-15.3
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	9,611	9,136	-476	-4.9
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	39.08	40.61	0.00	0.00
City/Town	35.52	39.80	0.00	0.00
School District	9.73	10.68	12.58	12.68
Special District	2.95	2.79	0.00	0.00
Total	87.28	93.88	12.58	12.68

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	120,700	115,800	-4.1	941	982	41	4.3	0.78	0.85
Res Hmstd:Avg Val	180,900	173,500	-4.1	1,597	1,646	49	3.1	0.88	0.95
Res Hmstd: Hi Val	241,200	231,400	-4.1	2,253	2,312	58	2.6	0.93	1
Res Hmstd: Ex-Hi Val	361,800	347,000	-4.1	3,566	3,641	75	2.1	0.99	1.05
Apartment	300,000	304,300	1.4	3,650	3,957	307	8.4	1.22	1.30
Seas Rec: Lo Val	50,000	47,300	-5.4	474	483	9	1.9	0.95	1.02
Seas Rec: Hi Val	150,000	142,000	-5.3	1,507	1,532	25	1.7	1.00	1.08
Comm/Ind: Lo Val	150,000	151,800	1.2	3,251	3,507	256	7.9	2.17	2.31
Comm/Ind: Med Val	300,000	303,600	1.2	7,523	8,101	578	7.7	2.51	2.67
Comm/Ind: Hi Val	1,000,000	1,011,800	1.2	27,459	29,536	2,077	7.6	2.75	2.92

Becker County | **Frazee city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	29,758	30,475	717	2.4	335	392	56	16.8	1.13	1.29
Res Non-Hm: exis	5,800	5,441	-359	-6.2	85	93	8	9.9	1.46	1.71
Apartments: exis	1,812	1,823	11	0.6	30	36	6	18.4	1.67	1.96
Low-inc Apts: ex	475	466	-10	-2.0	5	6	1	14.7	1.04	1.22
Seasnl Rec: exis	623	705	82	13.2	8	10	3	35.3	1.23	1.47
Com/Ind: Lo: exi	3,660	3,719	60	1.6	98	114	16	16.3	2.69	3.07
Com/Ind Hi: exis	2,154	2,214	59	2.8	75	89	13	17.9	3.49	4.01
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	910	817	-93	-10.2	32	32	1	3.0	3.47	3.97
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Non-Hmstd	27	28	0	1.5	0	0	0	22.4	1.13	1.36
Misc props	710	710	-1	-0.1	12	14	2	17.5	1.68	1.98
ResHmstd: NewCon	0	703	703	0.0	0	9	9	0.0	0.00	1.29
All other NewCon	0	341	341	0.0	0	8	8	0.0	0.00	2.46
Total	45,929	47,442	1,512	3.3	680	804	124	18.2	1.48	1.69

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	516	456	-60	-11.7
(-) TIF Tax Capacity	48	47	-1	-2.9
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	468	409	-59	-12.6
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	39.92	41.49	0.00	0.00
City/Town	57.77	76.80	0.00	0.00
School District	14.96	17.54	25.71	26.00
Special District	0.39	0.56	0.00	0.00
Total	113.04	136.39	25.71	26.00

Tax Burdens on Hypothetical Properties	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	65,300	66,900	2.5	645	721	77	11.9	0.99	1.08
Res Hmstd:Avg Val	97,900	100,300	2.5	1,074	1,244	170	15.8	1.1	1.24
Res Hmstd: Hi Val	130,500	133,600	2.4	1,556	1,826	270	17.3	1.19	1.37
Res Hmstd: Ex-Hi Val	195,800	200,500	2.4	2,521	2,994	474	18.8	1.29	1.49
Apartment	300,000	301,900	0.6	5,010	5,932	922	18.4	1.67	1.96
Comm/Ind: Lo Val	150,000	154,100	2.7	4,028	4,773	745	18.5	2.69	3.1
Comm/Ind: Med Val	300,000	308,300	2.8	9,270	10,957	1,687	18.2	3.09	3.55
Comm/Ind: Hi Val	1,000,000	1,027,500	2.8	33,731	39,797	6,066	18.0	3.37	3.87

Becker County | **Lake Park city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	20,236	19,782	-454	-2.2	159	175	17	10.4	0.78	0.89
Res Non-Hm: exis	3,082	3,913	831	27.0	33	46	13	39.4	1.06	1.17
Apartments: exis	759	757	-2	-0.2	10	10	1	8.4	1.26	1.37
Low-inc Apts: ex	436	430	-6	-1.4	3	4	0	7.1	0.78	0.85
Seasnl Rec: exis	105	0	-105	-100.0	1	0	-1	-100.0	1.00	0.00
Com/Ind: Lo: exi	3,055	3,010	-45	-1.5	68	72	4	5.7	2.22	2.38
Com/Ind Hi: exis	2,479	2,359	-120	-4.9	71	72	1	2.0	2.86	3.06
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	62	62	1	0.9	2	2	0	8.3	2.50	2.69
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	395	411	17	4.2	3	3	0	4.0	0.75	0.75
Ag Non-Hmstd	144	140	-4	-2.6	1	1	0	5.7	0.90	0.97
Misc props	410	421	11	2.8	6	6	1	13.1	1.36	1.49
ResHmstd: NewCon	0	101	101	0.0	0	1	1	0.0	0.00	0.89
All other NewCon	0	145	145	0.0	0	4	4	0.0	0.00	2.41
Total	31,162	31,532	370	1.2	355	396	40	11.3	1.14	1.25

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	354	309	-46	-12.8
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	354	309	-46	-12.8
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	39.92	40.55	0.00	0.00
City/Town	29.41	35.43	0.00	0.00
School District	17.67	16.45	14.18	15.60
Special District	2.56	4.73	0.00	0.00
Total	89.56	97.16	14.18	15.60

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	66,800	65,300	-2.2	426	483	57	13.3	0.64	0.74
Res Hmstd:Avg Val	100,200	98,000	-2.2	757	829	72	9.5	0.76	0.85
Res Hmstd: Hi Val	133,500	130,500	-2.2	1,133	1,224	91	8.0	0.85	0.94
Res Hmstd: Ex-Hi Val	200,400	195,900	-2.2	1,887	2,019	131	7.0	0.94	1.03
Apartment	300,000	299,400	-0.2	3,784	4,103	319	8.4	1.26	1.37
Comm/Ind: Lo Val	150,000	142,700	-4.9	3,327	3,396	70	2.1	2.22	2.38
Comm/Ind: Med Val	300,000	285,400	-4.9	7,691	7,797	105	1.4	2.56	2.73
Comm/Ind: Hi Val	1,000,000	951,400	-4.9	28,060	28,586	526	1.9	2.81	3.00

Becker County | **Ogema city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	2,556	2,504	-52	-2.0	21	22	1	5.4	0.82	0.88
Res Non-Hm: exis	778	673	-105	-13.5	10	10	0	0.4	1.34	1.56
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	630	628	-2	-0.3	16	18	2	11.1	2.50	2.79
Com/Ind Hi: exis	324	396	72	22.1	11	15	4	36.2	3.32	3.70
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	161	166	5	3.0	5	6	1	14.9	3.32	3.70
Ag HGA: Exist	173	162	-12	-6.6	1	1	0	-3.1	0.83	0.86
Ag Hmstd Land	278	343	65	23.2	1	2	1	97.8	0.37	0.59
Ag Non-Hmstd	149	184	35	23.6	2	2	1	41.6	1.15	1.32
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	12	12	0.0	0	0	0	0.0	0.00	0.88
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	5,049	5,067	18	0.3	67	77	9	13.9	1.33	1.52

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	58	49	-9	-15.5
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	58	49	-9	-15.5
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	38.79	40.15	0.00	0.00
City/Town	48.16	66.19	0.00	0.00
School District	20.81	17.83	4.56	4.76
Special District	7.17	7.50	0.00	0.00
Total	114.93	131.67	4.56	4.76

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	37,100	36,300	-2.2	295	304	9	3.1	0.79	0.84
Res Hmstd:Avg Val	55,600	54,500	-2.0	442	457	15	3.3	0.79	0.84
Res Hmstd: Hi Val	74,100	72,600	-2.0	589	608	19	3.2	0.79	0.84
Res Hmstd: Ex-Hi Val	111,100	108,800	-2.1	1,055	1,123	68	6.4	0.95	1.03
Comm/Ind: Lo Val	150,000	183,200	22.1	3,753	5,414	1,660	44.2	2.50	2.96
Comm/Ind: Med Val	300,000	366,400	22.1	8,735	12,198	3,464	39.7	2.91	3.33
Comm/Ind: Hi Val	1,000,000	1,221,400	22.1	31,981	43,862	11,881	37.1	3.2	3.59

Becker County | **Wolf Lake city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	796	876	79	10.0	8	9	1	12.9	0.97	1.00
Res Non-Hm: exis	516	357	-159	-30.8	8	6	-2	-22.8	1.46	1.63
Apartments: exis	104	107	3	2.9	2	2	0	12.7	1.78	1.94
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	126	118	-8	-6.0	2	2	0	3.8	1.46	1.61
Com/Ind: Lo: exi	285	285	0	0.0	8	9	1	8.4	2.85	3.09
Com/Ind Hi: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	20	20	0	-2.0	1	1	0	6.4	3.78	4.11
Ag HGA: Exist	82	77	-5	-6.6	1	1	0	-16.0	1.07	0.96
Ag Hmstd Land	43	41	-2	-5.1	0	0	0	12.5	0.39	0.46
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	11	11	0.0	0	0	0	0.0	0.00	2.86
Total	1,973	1,892	-81	-4.1	29	29	1	1.8	1.46	1.56

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	21	17	-4	-20.7
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	21	17	-4	-20.7
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	39.93	41.50	0.00	0.00
City/Town	67.00	84.48	0.00	0.00
School District	28.45	24.94	8.43	7.01
Special District	0.39	0.56	0.00	0.00
Total	135.77	151.48	8.43	7.01

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	44,300	48,700	9.9	462	477	15	3.3	1.04	0.98
Res Hmstd:Avg Val	66,400	73,000	9.9	692	715	23	3.3	1.04	0.98
Res Hmstd: Hi Val	88,400	97,200	10.0	982	1,109	127	12.9	1.11	1.14
Res Hmstd: Ex-Hi Val	132,700	145,900	9.9	1,661	1,947	287	17.3	1.25	1.33
Apartment	300,000	308,800	2.9	5,344	6,064	719	13.5	1.78	1.96
Seas Rec: Lo Val	50,000	47,000	-6.0	717	751	34	4.7	1.43	1.6
Seas Rec: Hi Val	150,000	141,100	-5.9	2,234	2,334	100	4.5	1.49	1.65

Beltrami County | **Bemidji city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	294,877	276,465	-18,412	-6.2	3,228	3,082	-145	-4.5	1.09	1.11
Res Non-Hm: exis	90,743	91,577	834	0.9	1,229	1,310	82	6.6	1.35	1.43
Apartments: exis	58,097	59,608	1,511	2.6	920	999	79	8.6	1.58	1.68
Low-inc Apts: ex	12,139	12,139	0	0.0	118	124	7	5.7	0.97	1.02
Seasnl Rec: exis	3,301	4,030	729	22.1	43	56	13	30.6	1.30	1.39
Com/Ind: Lo: exi	60,335	59,263	-1,073	-1.8	1,573	1,632	59	3.7	2.61	2.75
Com/Ind Hi: exis	170,625	172,532	1,907	1.1	5,859	6,262	404	6.9	3.43	3.63
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	10,667	11,634	968	9.1	364	420	56	15.4	3.41	3.61
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	74	74	0	0.0	0	0	0	15.2	0.58	0.67
Ag Non-Hmstd	148	148	0	0.0	2	1	0	-26.2	1.17	0.86
Misc props	4,477	4,496	19	0.4	75	79	5	6.4	1.67	1.77
ResHmstd: NewCon	0	951	951	0.0	0	11	11	0.0	0.00	1.11
All other NewCon	0	5,973	5,973	0.0	0	196	196	0.0	0.00	3.28
Total	705,483	698,890	-6,593	-0.9	13,410	14,174	764	5.7	1.90	2.03

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	9,336	8,794	-542	-5.8
(-) TIF Tax Capacity	367	351	-16	-4.3
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	8,969	8,443	-526	-5.9
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	51.60	55.46	0.00	0.00
City/Town	42.36	45.89	0.00	0.00
School District	20.83	21.32	12.70	12.39
Special District	1.75	1.53	0.00	0.00
Total	116.54	124.20	12.70	12.39

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	81,000	75,900	-6.3	747	660	-88	-11.7	0.92	0.87
Res Hmstd:Avg Val	121,400	113,800	-6.3	1,306	1,219	-87	-6.6	1.08	1.07
Res Hmstd: Hi Val	161,900	151,800	-6.2	1,866	1,781	-85	-4.5	1.15	1.17
Res Hmstd: Ex-Hi Val	242,900	227,700	-6.3	2,985	2,902	-83	-2.8	1.23	1.27
Apartment	300,000	307,800	2.6	4,751	5,160	409	8.6	1.58	1.68
Comm/Ind: Lo Val	150,000	151,700	1.1	3,911	4,192	281	7.2	2.61	2.76
Comm/Ind: Med Val	300,000	303,400	1.1	9,063	9,699	637	7.0	3.02	3.2
Comm/Ind: Hi Val	1,000,000	1,011,200	1.1	33,103	35,395	2,292	6.9	3.31	3.50

Beltrami County | **Blackduck city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	12,881	12,936	54	0.4	161	159	-3	-1.6	1.25	1.23
Res Non-Hm: exis	2,612	2,712	100	3.8	43	51	8	18.1	1.64	1.87
Apartments: exis	668	659	-9	-1.3	13	15	2	12.5	1.96	2.24
Low-inc Apts: ex	2,825	2,825	0	0.0	33	38	5	13.6	1.19	1.35
Seasnl Rec: exis	102	102	0	0.0	2	2	0	13.6	1.72	1.96
Com/Ind: Lo: exi	3,962	4,195	233	5.9	122	144	23	18.5	3.08	3.44
Com/Ind Hi: exis	2,762	2,529	-233	-8.5	113	116	3	2.7	4.08	4.58
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	491	475	-16	-3.2	20	22	2	8.6	4.08	4.58
Ag HGA: Exist	244	235	-9	-3.6	3	2	0	-12.5	1.06	0.96
Ag Hmstd Land	300	300	0	-0.1	2	2	0	22.5	0.59	0.72
Ag Non-Hmstd	162	162	0	0.0	2	3	0	15.4	1.52	1.76
Misc props	216	254	38	17.5	5	7	2	37.3	2.22	2.59
ResHmstd: NewCon	0	33	33	0.0	0	0	0	0.0	0.00	1.23
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	27,223	27,416	192	0.7	519	560	42	8.0	1.91	2.04

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	319	277	-42	-13.0
(-) TIF Tax Capacity	19	19	0	-0.7
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	300	258	-41	-13.8
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	51.54	55.39	0.00	0.00
City/Town	68.69	83.56	0.00	0.00
School District	21.41	25.28	5.74	3.73
Special District	10.72	11.64	0.00	0.00
Total	152.36	175.87	5.74	3.73

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	48,800	49,000	0.4	576	535	-41	-7.1	1.18	1.09
Res Hmstd:Avg Val	73,200	73,500	0.4	864	803	-62	-7.1	1.18	1.09
Res Hmstd: Hi Val	97,600	98,000	0.4	1,259	1,260	2	0.1	1.29	1.29
Res Hmstd: Ex-Hi Val	146,400	147,000	0.4	2,074	2,218	144	6.9	1.42	1.51
Apartment	300,000	296,100	-1.3	5,886	6,620	734	12.5	1.96	2.24
Comm/Ind: Lo Val	150,000	137,300	-8.5	4,613	4,726	113	2.4	3.08	3.44
Comm/Ind: Med Val	300,000	274,600	-8.5	10,735	10,866	131	1.2	3.58	3.96
Comm/Ind: Hi Val	1,000,000	915,500	-8.5	39,304	40,200	896	2.3	3.93	4.39

Beltrami County | **Funkley city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	194	199	6	3.0	1	2	0	8.4	0.72	0.76
Res Non-Hm: exis	84	87	3	3.7	1	1	0	11.0	1.19	1.27
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	60	60	0	-0.2	1	1	0	10.1	1.09	1.20
Com/Ind: Lo: exi	46	49	3	6.0	1	1	0	13.9	2.31	2.48
Com/Ind Hi: exis	1	1	0	0.0	0	0	0	7.7	3.06	3.30
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1	1	0	-4.2	0	0	0	3.2	3.06	3.30
Ag HGA: Exist	50	49	-1	-2.0	0	0	0	3.6	0.67	0.71
Ag Hmstd Land	137	137	0	0.0	1	1	0	4.4	0.40	0.42
Ag Non-Hmstd	227	227	0	0.0	2	3	0	10.4	1.01	1.12
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	6	6	0.0	0	0	0	0.0	0.00	1.27
Total	801	818	17	2.1	7	8	1	10.9	0.92	1.00

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	8	7	-1	-9.4
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	8	7	-1	-9.4
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	53.03	57.00	0.00	0.00
City/Town	14.34	15.83	0.00	0.00
School District	23.17	27.33	5.74	3.73
Special District	10.72	11.64	0.00	0.00
Total	101.26	111.78	5.74	3.73

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	25,800	26,600	3.1	173	188	15	9.0	0.67	0.71
Res Hmstd:Avg Val	38,700	39,900	3.1	259	282	23	9.0	0.67	0.71
Res Hmstd: Hi Val	51,600	53,100	2.9	346	376	30	8.7	0.67	0.71
Res Hmstd: Ex-Hi Val	77,400	79,700	3.0	525	585	59	11.3	0.68	0.73
Seas Rec: Lo Val	50,000	49,900	-0.2	544	599	55	10.1	1.09	1.20
Seas Rec: Hi Val	150,000	149,800	-0.1	1,717	1,890	173	10.1	1.14	1.26
Comm/Ind: Lo Val	150,000	150,000	0.0	3,463	3,721	258	7.5	2.31	2.48
Comm/Ind: Med Val	300,000	300,000	0.0	8,052	8,664	612	7.6	2.68	2.89
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	29,466	31,731	2,265	7.7	2.95	3.17

Beltrami County | **Kelliher city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	4,671	4,524	-147	-3.1	52	50	-2	-4.1	1.11	1.10
Res Non-Hm: exis	1,291	1,338	47	3.6	21	24	3	13.9	1.62	1.78
Apartments: exis	143	143	0	0.0	3	3	0	11.6	1.80	2.01
Low-inc Apts: ex	443	443	0	0.0	5	5	1	11.7	1.09	1.22
Seasnl Rec: exis	81	73	-7	-8.9	1	1	0	1.1	1.46	1.62
Com/Ind: Lo: exi	888	862	-26	-2.9	26	27	2	6.6	2.88	3.16
Com/Ind Hi: exis	73	73	0	0.0	3	3	0	9.7	3.82	4.19
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	315	313	-1	-0.4	12	13	1	9.2	3.82	4.19
Ag HGA: Exist	943	917	-26	-2.8	12	12	1	4.7	1.25	1.35
Ag Hmstd Land	610	613	3	0.5	3	3	1	20.3	0.44	0.53
Ag Non-Hmstd	117	117	0	0.0	2	2	0	11.1	1.38	1.54
Misc props	10	10	0	0.0	0	0	0	11.6	1.80	2.01
ResHmstd: NewCon	0	41	41	0.0	0	0	0	0.0	0.00	1.10
All other NewCon	0	146	146	0.0	0	3	3	0.0	0.00	1.78
Total	9,585	9,614	29	0.3	138	147	9	6.5	1.44	1.53

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	102	85	-17	-16.5
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	102	85	-17	-16.5
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	53.01	56.98	0.00	0.00
City/Town	42.64	51.09	0.00	0.00
School District	32.01	34.03	7.20	8.83
Special District	10.72	11.64	0.00	0.00
Total	138.38	153.74	7.20	8.83

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	41,000	39,700	-3.2	433	401	-32	-7.3	1.06	1.01
Res Hmstd:Avg Val	61,500	59,600	-3.1	649	602	-47	-7.2	1.06	1.01
Res Hmstd: Hi Val	81,900	79,300	-3.2	894	826	-67	-7.5	1.09	1.04
Res Hmstd: Ex-Hi Val	122,900	119,000	-3.2	1,527	1,527	-1	0.0	1.24	1.28
Apartment	300,000	300,000	0.0	5,405	6,030	625	11.6	1.80	2.01
Comm/Ind: Lo Val	150,000	150,000	0.0	4,320	4,742	421	9.8	2.88	3.16
Comm/Ind: Med Val	300,000	300,000	0.0	10,045	11,020	975	9.7	3.35	3.67
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	36,759	40,317	3,558	9.7	3.68	4.03

Beltrami County | **Solway city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	2,065	2,051	-14	-0.7	19	20	1	3.7	0.93	0.97
Res Non-Hm: exis	219	218	-1	-0.4	3	3	0	9.4	1.43	1.57
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	331	330	-1	-0.3	9	9	1	8.1	2.58	2.80
Com/Ind Hi: exis	136	169	33	24.6	5	6	2	35.4	3.39	3.69
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	73	75	2	3.3	2	3	0	12.2	3.39	3.69
Ag HGA: Exist	137	136	-1	-0.7	1	1	0	2.2	0.86	0.89
Ag Hmstd Land	296	292	-4	-1.4	1	1	0	14.1	0.38	0.45
Ag Non-Hmstd	138	138	0	0.0	2	2	0	11.0	1.14	1.27
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	3,394	3,409	15	0.4	42	46	4	9.6	1.23	1.34

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	36	30	-6	-17.6
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	36	30	-6	-17.6
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	53.00	56.97	0.00	0.00
City/Town	38.94	47.25	0.00	0.00
School District	20.75	21.24	12.70	12.39
Special District	1.75	1.53	0.00	0.00
Total	114.44	126.99	12.70	12.39

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	51,000	50,700	-0.6	444	449	5	1.1	0.87	0.89
Res Hmstd:Avg Val	76,500	76,000	-0.7	669	673	4	0.6	0.87	0.89
Res Hmstd: Hi Val	101,900	101,200	-0.7	1,015	1,053	38	3.8	1	1.04
Res Hmstd: Ex-Hi Val	152,900	151,900	-0.7	1,709	1,818	109	6.4	1.12	1.2
Comm/Ind: Lo Val	150,000	187,000	24.7	3,864	5,557	1,693	43.8	2.58	2.97
Comm/Ind: Med Val	300,000	373,900	24.6	8,953	12,446	3,493	39.0	2.98	3.33
Comm/Ind: Hi Val	1,000,000	1,246,500	24.7	32,700	44,610	11,910	36.4	3.27	3.58

Beltrami County | **Tenstrike city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	7,710	7,784	75	1.0	66	74	8	11.6	0.86	0.95
Res Non-Hm: exis	983	1,179	196	19.9	11	14	3	29.5	1.07	1.16
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	5,140	4,286	-854	-16.6	56	51	-5	-8.7	1.09	1.19
Com/Ind: Lo: exi	352	368	16	4.4	8	9	1	12.1	2.24	2.41
Com/Ind Hi: exis	189	187	-2	-1.0	6	6	0	6.5	2.97	3.20
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	182	182	0	-0.1	5	6	0	7.6	2.97	3.20
Ag HGA: Exist	572	568	-4	-0.8	4	4	0	7.9	0.72	0.78
Ag Hmstd Land	919	891	-28	-3.0	3	3	0	10.9	0.33	0.37
Ag Non-Hmstd	935	977	42	4.5	9	10	1	15.4	0.97	1.07
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	46	46	0.0	0	0	0	0.0	0.00	0.95
All other NewCon	0	49	49	0.0	0	1	1	0.0	0.00	1.16
Total	16,981	16,516	-466	-2.7	168	179	11	6.4	0.99	1.08

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	171	154	-17	-10.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	171	154	-17	-10.0
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	53.00	56.96	0.00	0.00
City/Town	15.80	17.56	0.00	0.00
School District	23.17	27.32	5.74	3.73
Special District	4.92	5.09	0.00	0.00
Total	96.88	106.94	5.74	3.73

Tax Burdens on Hypothetical Properties	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	80,300	81,100	1.0	524	577	53	10.2	0.65	0.71
Res Hmstd:Avg Val	120,500	121,700	1.0	973	1,066	93	9.6	0.81	0.88
Res Hmstd: Hi Val	160,600	162,200	1.0	1,420	1,553	133	9.3	0.88	0.96
Res Hmstd: Ex-Hi Val	240,900	243,200	1.0	2,316	2,527	211	9.1	0.96	1.04
Seas Rec: Lo Val	50,000	41,700	-16.6	522	480	-42	-8.0	1.04	1.15
Seas Rec: Hi Val	150,000	125,100	-16.6	1,651	1,502	-149	-9.0	1.10	1.20
Comm/Ind: Lo Val	150,000	148,500	-1.0	3,365	3,576	211	6.3	2.24	2.41
Comm/Ind: Med Val	300,000	297,000	-1.0	7,822	8,313	491	6.3	2.61	2.8
Comm/Ind: Hi Val	1,000,000	989,900	-1.0	28,624	30,474	1,851	6.5	2.86	3.08

Beltrami County | **Turtle River city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	3,937	4,092	156	4.0	37	41	4	10.0	0.94	1.00
Res Non-Hm: exis	1,031	866	-165	-16.0	12	11	-1	-10.6	1.16	1.23
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	551	550	-1	-0.1	6	6	0	6.6	1.10	1.18
Com/Ind: Lo: exi	590	584	-5	-0.9	14	14	1	4.5	2.32	2.45
Com/Ind Hi: exis	34	31	-2	-6.8	1	1	0	-1.7	3.06	3.23
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	550	546	-5	-0.9	17	18	1	4.6	3.06	3.23
Ag HGA: Exist	238	235	-3	-1.2	2	2	0	4.7	0.78	0.83
Ag Hmstd Land	170	170	0	0.0	0	0	0	16.3	0.19	0.22
Ag Non-Hmstd	431	429	-2	-0.4	4	4	0	6.1	0.98	1.04
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	10	10	0.0	0	0	0	0.0	0.00	1.00
All other NewCon	0	4	4	0.0	0	0	0	0.0	0.00	2.49
Total	7,531	7,519	-12	-0.2	93	98	5	5.2	1.24	1.30

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	84	76	-7	-8.6
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	84	76	-7	-8.6
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	53.00	56.96	0.00	0.00
City/Town	22.15	24.22	0.00	0.00
School District	20.75	21.24	12.69	12.39
Special District	1.75	1.53	0.00	0.00
Total	97.64	103.95	12.69	12.39

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	93,800	97,500	3.9	747	838	91	12.2	0.8	0.86
Res Hmstd:Avg Val	140,600	146,200	4.0	1,306	1,451	145	11.1	0.93	0.99
Res Hmstd: Hi Val	187,400	194,800	3.9	1,864	2,061	197	10.6	0.99	1.06
Res Hmstd: Ex-Hi Val	281,200	292,300	3.9	2,983	3,287	304	10.2	1.06	1.12
Seas Rec: Lo Val	50,000	49,900	-0.2	526	560	34	6.4	1.05	1.12
Seas Rec: Hi Val	150,000	149,800	-0.1	1,663	1,772	110	6.6	1.11	1.18
Comm/Ind: Lo Val	150,000	139,700	-6.9	3,486	3,422	-64	-1.8	2.32	2.45
Comm/Ind: Med Val	300,000	279,500	-6.8	8,071	7,851	-219	-2.7	2.69	2.81
Comm/Ind: Hi Val	1,000,000	931,600	-6.8	29,466	28,883	-583	-2.0	2.95	3.10

Beltrami County | **Wilton city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	6,301	6,267	-35	-0.5	46	50	4	8.9	0.73	0.80
Res Non-Hm: exis	1,158	1,156	-3	-0.2	12	13	1	7.2	1.05	1.13
Apartments: exis	196	195	-1	-0.7	2	2	0	3.9	1.17	1.22
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	176	175	0	-0.2	2	2	0	5.6	0.94	1.00
Com/Ind: Lo: exi	692	709	16	2.3	15	16	1	7.1	2.11	2.20
Com/Ind Hi: exis	425	563	139	32.7	12	16	5	39.0	2.77	2.90
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	461	1,029	568	123.3	13	30	17	134.0	2.77	2.90
Ag HGA: Exist	266	264	-2	-0.7	2	2	0	12.0	0.63	0.71
Ag Hmstd Land	240	240	0	0.0	0	0	0	19.0	0.12	0.14
Ag Non-Hmstd	493	486	-7	-1.4	4	4	0	4.0	0.83	0.88
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	467	467	0.0	0	6	6	0.0	0.00	1.22
Total	10,409	11,551	1,142	11.0	107	141	34	31.7	1.03	1.22

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	117	122	5	3.9
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	117	122	5	3.9
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	52.98	56.94	0.00	0.00
City/Town	7.60	7.88	0.00	0.00
School District	20.75	21.24	12.70	12.39
Special District	1.75	1.53	0.00	0.00
Total	83.08	87.58	12.70	12.39

Tax Burdens on Hypothetical Properties	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	68,900	68,500	-0.6	384	445	61	15.8	0.56	0.65
Res Hmstd:Avg Val	103,300	102,700	-0.6	710	782	72	10.1	0.69	0.76
Res Hmstd: Hi Val	137,700	136,900	-0.6	1,070	1,150	80	7.5	0.78	0.84
Res Hmstd: Ex-Hi Val	206,600	205,500	-0.5	1,792	1,890	98	5.5	0.87	0.92
Apartment	300,000	298,000	-0.7	3,496	3,632	135	3.9	1.17	1.22
Comm/Ind: Lo Val	150,000	199,000	32.7	3,158	4,726	1,568	49.6	2.11	2.38
Comm/Ind: Med Val	300,000	398,100	32.7	7,306	10,496	3,190	43.7	2.44	2.64
Comm/Ind: Hi Val	1,000,000	1,326,800	32.7	26,662	37,408	10,746	40.3	2.67	2.82

Benton County | **Foley city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	69,626	67,691	-1,935	-2.8	1,123	1,111	-12	-1.0	1.61	1.64
Res Non-Hm: exis	7,760	8,574	814	10.5	153	190	37	24.5	1.97	2.22
Apartments: exis	7,978	7,974	-5	-0.1	184	211	27	14.6	2.30	2.64
Low-inc Apts: ex	3,013	3,013	0	0.0	42	48	6	14.6	1.40	1.60
Seasnl Rec: exis	291	359	68	23.2	7	9	3	41.3	2.30	2.64
Com/Ind: Lo: exi	9,554	9,297	-257	-2.7	333	364	32	9.6	3.48	3.92
Com/Ind Hi: exis	9,826	9,661	-165	-1.7	453	502	49	10.7	4.61	5.20
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,777	1,915	138	7.8	81	99	17	21.4	4.59	5.17
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	0	312	312	0.0	0	3	3	0.0	0.00	0.94
Ag Non-Hmstd	1,425	1,226	-198	-13.9	25	25	0	-1.2	1.78	2.04
Misc props	698	699	2	0.2	17	19	2	14.8	2.39	2.74
ResHmstd: NewCon	0	448	448	0.0	0	7	7	0.0	0.00	1.64
All other NewCon	0	26	26	0.0	0	1	1	0.0	0.00	4.12
Total	111,948	111,195	-753	-0.7	2,418	2,591	173	7.2	2.16	2.33

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	1,301	1,128	-174	-13.3
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	1,301	1,128	-174	-13.3
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	67.09	73.43	0.00	0.00
City/Town	65.58	78.45	0.00	0.00
School District	45.10	52.24	8.26	9.12
Special District	0.00	0.00	0.00	0.00
Total	177.77	204.12	8.26	9.12

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	71,400	69,400	-2.8	1,043	913	-129	-12.4	1.46	1.32
Res Hmstd:Avg Val	107,100	104,100	-2.8	1,716	1,651	-65	-3.8	1.60	1.59
Res Hmstd: Hi Val	142,800	138,800	-2.8	2,413	2,455	42	1.7	1.69	1.77
Res Hmstd: Ex-Hi Val	214,200	208,200	-2.8	3,805	4,062	257	6.7	1.78	1.95
Apartment	300,000	299,800	-0.1	6,914	7,923	1,008	14.6	2.30	2.64
Comm/Ind: Lo Val	150,000	147,500	-1.7	5,223	5,782	559	10.7	3.48	3.92
Comm/Ind: Med Val	300,000	295,000	-1.7	12,145	13,414	1,269	10.4	4.05	4.55
Comm/Ind: Hi Val	1,000,000	983,300	-1.7	44,448	49,177	4,729	10.6	4.44	5.00

Benton County | **Gilman city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	10,213	9,671	-542	-5.3	119	124	5	4.0	1.17	1.28
Res Non-Hm: exis	770	1,071	300	38.9	10	17	6	58.3	1.36	1.55
Apartments: exis	95	57	-39	-40.4	2	1	-1	-31.9	1.67	1.90
Low-inc Apts: ex	58	97	39	66.0	1	1	1	89.6	1.01	1.16
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	949	952	4	0.4	26	29	3	12.1	2.72	3.03
Com/Ind Hi: exis	127	128	1	0.6	5	5	1	12.4	3.59	4.01
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	41	42	1	3.6	1	2	0	15.7	3.59	4.01
Ag HGA: Exist	291	287	-4	-1.4	4	4	0	11.6	1.31	1.48
Ag Hmstd Land	214	230	16	7.4	1	2	0	26.7	0.65	0.77
Ag Non-Hmstd	223	214	-10	-4.3	3	3	0	9.6	1.27	1.45
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	17	17	0.0	0	0	0	0.0	0.00	1.28
All other NewCon	0	94	94	0.0	0	1	1	0.0	0.00	1.55
Total	12,983	12,861	-122	-0.9	172	189	18	10.2	1.32	1.47

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	135	117	-18	-13.6
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	135	117	-18	-13.6
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	67.12	73.46	0.00	0.00
City/Town	14.48	19.34	0.00	0.00
School District	45.12	52.27	8.26	9.12
Special District	0.00	0.00	0.00	0.00
Total	126.72	145.07	8.26	9.12

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	94,600	89,600	-5.3	990	958	-31	-3.2	1.05	1.07
Res Hmstd:Avg Val	141,800	134,300	-5.3	1,669	1,706	37	2.2	1.18	1.27
Res Hmstd: Hi Val	189,100	179,100	-5.3	2,350	2,455	105	4.5	1.24	1.37
Res Hmstd: Ex-Hi Val	283,700	268,600	-5.3	3,712	3,952	240	6.5	1.31	1.47
Apartment	300,000	178,800	-40.4	5,000	3,405	-1,595	-31.9	1.67	1.90
Comm/Ind: Lo Val	150,000	150,900	0.6	4,074	4,587	513	12.6	2.72	3.04
Comm/Ind: Med Val	300,000	301,900	0.6	9,465	10,650	1,185	12.5	3.15	3.53
Comm/Ind: Hi Val	1,000,000	1,006,300	0.6	34,621	38,931	4,310	12.4	3.46	3.87

Benton County | **Rice city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	64,748	64,551	-197	-0.3	750	799	49	6.6	1.16	1.24
Res Non-Hm: exis	7,596	7,855	259	3.4	115	133	18	16.0	1.51	1.70
Apartments: exis	712	712	0	0.0	12	14	2	12.9	1.69	1.90
Low-inc Apts: ex	249	249	0	0.0	3	3	0	12.8	1.02	1.15
Seasnl Rec: exis	41	41	0	0.0	1	1	0	12.8	1.41	1.59
Com/Ind: Lo: exi	7,792	7,443	-349	-4.5	215	227	12	5.7	2.75	3.05
Com/Ind Hi: exis	13,053	13,523	470	3.6	478	549	70	14.7	3.67	4.06
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	880	971	92	10.4	32	39	7	22.3	3.67	4.06
Ag HGA: Exist	1,082	1,068	-14	-1.3	13	14	1	7.3	1.18	1.28
Ag Hmstd Land	4,486	4,099	-388	-8.6	47	48	1	2.5	1.05	1.17
Ag Non-Hmstd	2,925	2,706	-219	-7.5	39	41	2	4.5	1.33	1.51
Misc props	67	65	-2	-3.1	2	2	0	8.9	2.31	2.59
ResHmstd: NewCon	0	1,077	1,077	0.0	0	13	13	0.0	0.00	1.24
All other NewCon	0	592	592	0.0	0	20	20	0.0	0.00	3.37
Total	103,631	104,952	1,322	1.3	1,705	1,902	197	11.5	1.65	1.81

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	1,216	1,110	-106	-8.7
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	1,216	1,110	-106	-8.7
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	67.11	73.45	0.00	0.00
City/Town	29.68	37.91	0.00	0.00
School District	36.67	39.43	1.96	2.01
Special District	0.00	0.00	0.00	0.00
Total	133.46	150.78	1.96	2.01

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	86,200	85,900	-0.3	872	868	-5	-0.6	1.01	1.01
Res Hmstd:Avg Val	129,200	128,800	-0.3	1,493	1,581	88	5.9	1.16	1.23
Res Hmstd: Hi Val	172,300	171,800	-0.3	2,116	2,297	181	8.5	1.23	1.34
Res Hmstd: Ex-Hi Val	258,500	257,700	-0.3	3,361	3,726	365	10.9	1.30	1.45
Apartment	300,000	300,000	0.0	5,063	5,715	651	12.9	1.69	1.90
Comm/Ind: Lo Val	150,000	155,400	3.6	4,131	4,792	661	16.0	2.75	3.08
Comm/Ind: Med Val	300,000	310,800	3.6	9,629	11,098	1,469	15.3	3.21	3.57
Comm/Ind: Hi Val	1,000,000	1,036,000	3.6	35,287	40,527	5,241	14.9	3.53	3.91

Benton County | **Ronneby city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Res Non-Hm: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind Hi: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	0	0	0	#####	0	0	0	#####	!####	!####

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	0	0	0	#####
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	0	0	0	#####
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	#####	#Num!	#####	#####
City/Town	#####	#Num!	#####	#####
School District	#####	#Num!	#####	#####
Special District	#####	#Num!	#####	#####
Total	#Num!	#Num!	#####	#####

Benton County | **Sauk Rapids city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	479,154	472,869	-6,285	-1.3	6,750	6,822	72	1.1	1.41	1.44
Res Non-Hm: exis	45,926	46,523	597	1.3	784	863	79	10.1	1.71	1.86
Apartments: exis	55,582	55,278	-304	-0.5	1,092	1,188	96	8.8	1.96	2.15
Low-inc Apts: ex	9,931	9,815	-116	-1.2	117	127	10	8.1	1.18	1.29
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	27,420	27,481	61	0.2	846	918	72	8.5	3.09	3.34
Com/Ind Hi: exis	79,237	80,659	1,422	1.8	3,255	3,588	333	10.2	4.11	4.45
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	5,893	6,134	241	4.1	242	273	31	12.7	4.11	4.45
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	0	43	43	0.0	0	0	0	0.0	0.00	0.55
Ag Non-Hmstd	2,951	1,230	-1,722	-58.3	46	21	-25	-54.4	1.56	1.70
Misc props	2,030	2,035	6	0.3	50	55	5	9.7	2.47	2.70
ResHmstd: NewCon	0	1,297	1,297	0.0	0	19	19	0.0	0.00	1.44
All other NewCon	0	1,460	1,460	0.0	0	34	34	0.0	0.00	2.31
Total	708,124	704,823	-3,301	-0.5	13,181	13,907	726	5.5	1.86	1.97

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	8,225	7,435	-790	-9.6
(-) TIF Tax Capacity	856	787	-69	-8.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	7,369	6,648	-722	-9.8
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	67.10	73.44	0.00	0.00
City/Town	50.43	55.90	0.00	0.00
School District	36.65	39.41	1.96	2.01
Special District	1.37	1.55	0.00	0.00
Total	155.56	170.30	1.96	2.01

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	97,000	95,700	-1.3	1,243	1,161	-81	-6.5	1.28	1.21
Res Hmstd:Avg Val	145,400	143,500	-1.3	2,049	2,058	10	0.5	1.41	1.43
Res Hmstd: Hi Val	193,800	191,300	-1.3	2,855	2,955	101	3.5	1.47	1.54
Res Hmstd: Ex-Hi Val	290,800	287,000	-1.3	4,470	4,751	281	6.3	1.54	1.66
Apartment	300,000	298,400	-0.5	5,892	6,412	520	8.8	1.96	2.15
Comm/Ind: Lo Val	150,000	152,700	1.8	4,628	5,132	504	10.9	3.09	3.36
Comm/Ind: Med Val	300,000	305,400	1.8	10,789	11,925	1,136	10.5	3.6	3.90
Comm/Ind: Hi Val	1,000,000	1,017,900	1.8	39,541	43,620	4,079	10.3	3.95	4.29

Benton County | **Royalton city (part)**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Res Non-Hm: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind Hi: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	0	292	292	0.0	0	4	4	0.0	0.00	1.50
Ag Non-Hmstd	316	0	-316	-100.0	4	0	-4	-100.0	1.30	0.00
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	316	292	-24	-7.5	4	4	0	6.5	1.30	1.50

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	3	3	0	-7.5
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	3	3	0	-7.5
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	67.09	73.42	#####	#####
City/Town	33.63	44.10	#####	#####
School District	29.27	32.22	#####	#####
Special District	0.00	0.00	#####	#####
Total	129.99	149.74	#####	#####

Benton County | **Sartell city (part)**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	47,755	48,230	474	1.0	604	637	33	5.5	1.26	1.32
Res Non-Hm: exis	5,100	4,438	-662	-13.0	76	73	-3	-3.9	1.50	1.65
Apartments: exis	17,802	17,802	0	0.0	314	341	26	8.4	1.77	1.91
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	2,764	2,588	-176	-6.4	79	80	1	1.1	2.85	3.08
Com/Ind Hi: exis	38,742	39,009	267	0.7	1,468	1,603	135	9.2	3.79	4.11
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,854	1,907	53	2.9	70	79	8	12.0	3.78	4.12
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Non-Hmstd	1,121	1,121	0	0.0	16	17	1	8.4	1.40	1.51
Misc props	1,623	1,625	2	0.1	29	31	2	8.5	1.77	1.91
ResHmstd: NewCon	0	168	168	0.0	0	2	2	0.0	0.00	1.32
All other NewCon	0	1,156	1,156	0.0	0	42	42	0.0	0.00	3.67
Total	116,760	118,043	1,283	1.1	2,655	2,904	249	9.4	2.27	2.46

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	1,638	1,588	-49	-3.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	1,638	1,588	-49	-3.0
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	67.06	73.40	0.00	0.00
City/Town	33.84	36.27	0.00	0.00
School District	35.99	38.39	4.24	6.83
Special District	1.37	1.55	0.00	0.00
Total	138.26	149.61	4.24	6.83

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	99,200	100,200	1.0	1,130	1,145	15	1.3	1.14	1.14
Res Hmstd:Avg Val	148,800	150,300	1.0	1,882	1,997	115	6.1	1.26	1.33
Res Hmstd: Hi Val	198,300	200,300	1.0	2,632	2,846	214	8.1	1.33	1.42
Res Hmstd: Ex-Hi Val	297,500	300,500	1.0	4,135	4,549	414	10.0	1.39	1.51
Apartment	300,000	300,000	0.0	5,312	5,815	504	9.5	1.77	1.94
Comm/Ind: Lo Val	150,000	151,000	0.7	4,273	4,660	386	9.0	2.85	3.09
Comm/Ind: Med Val	300,000	302,100	0.7	9,950	10,829	879	8.8	3.32	3.58
Comm/Ind: Hi Val	1,000,000	1,006,900	0.7	36,439	39,605	3,165	8.7	3.64	3.93

Benton County | **St. Cloud city (part)**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	121,967	109,758	-12,209	-10.0	1,583	1,442	-141	-8.9	1.30	1.31
Res Non-Hm: exis	30,310	30,088	-222	-0.7	517	551	34	6.5	1.71	1.83
Apartments: exis	68,535	66,324	-2,211	-3.2	1,235	1,291	56	4.5	1.80	1.95
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	23,481	23,436	-45	-0.2	677	724	47	6.9	2.88	3.09
Com/Ind Hi: exis	79,691	79,025	-666	-0.8	3,013	3,201	187	6.2	3.78	4.05
Publ U: Elec Gen	3,143	3,085	-58	-1.8	98	103	5	5.6	3.11	3.34
Publ U: Other	6,972	7,230	258	3.7	272	302	30	11.0	3.91	4.18
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Non-Hmstd	291	291	0	0.0	4	4	0	7.9	1.29	1.39
Misc props	3,057	3,055	-2	-0.1	59	64	5	8.0	1.94	2.09
ResHmstd: NewCon	0	125	125	0.0	0	2	2	0.0	0.00	1.31
All other NewCon	0	180	180	0.0	0	7	7	0.0	0.00	3.75
Total	337,447	322,598	-14,849	-4.4	7,459	7,691	232	3.1	2.21	2.38

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	4,606	4,221	-385	-8.4
(-) TIF Tax Capacity	117	112	-5	-4.3
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	4,489	4,109	-380	-8.5
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	67.15	73.50	0.00	0.00
City/Town	41.38	42.72	7.15	7.18
School District	21.62	23.42	10.12	11.59
Special District	2.02	3.11	0.00	0.00
Total	132.17	142.75	17.27	18.78

Tax Burdens on Hypothetical Properties	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	88,600	79,700	-10.0	1,031	858	-173	-16.8	1.16	1.08
Res Hmstd:Avg Val	132,900	119,600	-10.0	1,733	1,554	-179	-10.4	1.30	1.3
Res Hmstd: Hi Val	177,100	159,400	-10.0	2,434	2,248	-186	-7.6	1.37	1.41
Res Hmstd: Ex-Hi Val	265,700	239,100	-10.0	3,837	3,638	-200	-5.2	1.44	1.52
Apartment	300,000	290,300	-3.2	5,475	5,725	250	4.6	1.82	1.97
Comm/Ind: Lo Val	150,000	148,700	-0.9	4,332	4,603	272	6.3	2.89	3.1
Comm/Ind: Med Val	300,000	297,500	-0.8	10,021	10,639	618	6.2	3.34	3.58
Comm/Ind: Hi Val	1,000,000	991,600	-0.8	36,570	38,854	2,284	6.2	3.66	3.92

Big Stone County

Barry city

Tax Burdens by Property Class

	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	147	145	-2	-1.5	1	1	0	-0.6	0.91	0.92
Res Non-Hm: exis	27	29	1	5.2	0	0	0	9.5	1.39	1.45
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	7	7	0	-1.4	0	0	0	7.7	1.08	1.18
Com/Ind: Lo: exi	21	14	-8	-35.4	1	0	0	-32.2	2.54	2.67
Com/Ind Hi: exis	516	498	-18	-3.5	17	17	0	1.9	3.29	3.48
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	79	82	3	4.1	3	3	0	9.9	3.29	3.48
Ag HGA: Exist	37	34	-3	-8.7	0	0	0	-7.9	0.91	0.92
Ag Hmstd Land	560	564	4	0.8	5	6	1	10.4	0.98	1.08
Ag Non-Hmstd	19	18	-2	-8.7	0	0	0	-0.2	1.00	1.10
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	59	59	0.0	0	1	1	0.0	0.00	1.07
Total	1,414	1,448	35	2.5	28	30	2	5.8	1.98	2.04

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	20	20	-1	-2.8
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	20	20	-1	-2.8
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	49.44	57.14	0.00	0.00
City/Town	42.23	43.44	0.00	0.00
School District	5.92	6.35	30.42	25.79
Special District	2.90	2.87	0.00	0.00
Total	100.48	109.80	30.42	25.79

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	19,600	19,300	-1.5	178	177	-1	-0.7	0.91	0.92
Res Hmstd:Avg Val	29,400	29,000	-1.4	267	266	-1	-0.5	0.91	0.92
Res Hmstd: Hi Val	39,100	38,500	-1.5	355	353	-3	-0.7	0.91	0.92
Res Hmstd: Ex-Hi Val	58,700	57,800	-1.5	534	530	-4	-0.7	0.91	0.92
Comm/Ind: Lo Val	150,000	144,700	-3.5	3,816	3,866	50	1.3	2.54	2.67
Comm/Ind: Med Val	300,000	289,500	-3.5	8,752	8,857	105	1.2	2.92	3.06
Comm/Ind: Hi Val	1,000,000	964,900	-3.5	31,786	32,334	549	1.7	3.18	3.35

Big Stone County | **Beardsley city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	3,399	3,375	-23	-0.7	33	32	-1	-4.2	0.98	0.95
Res Non-Hm: exis	524	577	53	10.2	7	8	1	10.9	1.38	1.39
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	88	88	0	0.0	1	1	0	0.6	1.03	1.03
Seasnl Rec: exis	48	30	-17	-36.1	1	0	0	-32.7	1.14	1.20
Com/Ind: Lo: exi	554	276	-278	-50.2	15	7	-7	-48.9	2.64	2.71
Com/Ind Hi: exis	578	886	308	53.4	20	31	11	58.2	3.41	3.52
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	177	237	60	33.8	6	8	2	38.0	3.41	3.52
Ag HGA: Exist	57	56	-1	-1.6	1	1	0	-5.8	0.97	0.93
Ag Hmstd Land	177	177	0	0.0	1	2	0	23.9	0.72	0.89
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	6	6	0.0	0	0	0	0.0	0.00	0.95
All other NewCon	0	779	779	0.0	0	24	24	0.0	0.00	3.11
Total	5,601	6,488	886	15.8	84	115	30	36.0	1.51	1.77

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	66	70	4	5.9
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	66	70	4	5.9
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	43.65	51.67	0.00	0.00
City/Town	58.36	55.11	0.00	0.00
School District	1.75	2.42	30.42	25.79
Special District	2.90	2.87	0.00	0.00
Total	106.66	112.07	30.42	25.79

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	26,400	26,200	-0.8	256	244	-13	-4.9	0.97	0.93
Res Hmstd:Avg Val	39,500	39,200	-0.8	383	365	-19	-4.9	0.97	0.93
Res Hmstd: Hi Val	52,700	52,300	-0.8	512	487	-25	-4.9	0.97	0.93
Res Hmstd: Ex-Hi Val	79,000	78,500	-0.6	782	744	-38	-4.8	0.99	0.95
Comm/Ind: Lo Val	150,000	230,100	53.4	3,955	6,879	2,924	73.9	2.64	2.99
Comm/Ind: Med Val	300,000	460,200	53.4	9,076	14,982	5,906	65.1	3.03	3.26
Comm/Ind: Hi Val	1,000,000	1,534,000	53.4	32,975	52,796	19,822	60.1	3.3	3.44

Big Stone County

Clinton city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	6,359	6,105	-254	-4.0	51	57	5	10.1	0.81	0.93
Res Non-Hm: exis	1,128	1,174	46	4.0	14	16	2	16.4	1.22	1.37
Apartments: exis	300	299	-1	-0.3	4	5	1	12.9	1.43	1.62
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	635	629	-6	-0.9	15	17	2	10.3	2.39	2.66
Com/Ind Hi: exis	440	455	15	3.5	14	16	2	16.1	3.08	3.46
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	239	248	9	3.7	7	9	1	16.4	3.08	3.46
Ag HGA: Exist	124	128	3	2.8	1	1	0	18.7	0.84	0.96
Ag Hmstd Land	735	734	0	0.0	3	4	1	23.8	0.39	0.48
Ag Non-Hmstd	105	110	5	4.7	1	1	0	26.7	0.90	1.09
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	58	58	0.0	0	1	1	0.0	0.00	0.93
All other NewCon	0	8	8	0.0	0	0	0	0.0	0.00	0.61
Total	10,065	9,948	-117	-1.2	110	125	15	13.3	1.10	1.26

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	108	83	-25	-23.2
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	108	83	-25	-23.2
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	41.13	46.22	0.00	0.00
City/Town	45.95	59.84	0.00	0.00
School District	0.04	0.00	30.42	25.79
Special District	2.90	2.87	0.00	0.00
Total	90.01	108.92	30.42	25.79

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	27,900	26,800	-3.9	224	244	20	8.8	0.80	0.91
Res Hmstd:Avg Val	41,800	40,100	-4.1	336	365	29	8.7	0.80	0.91
Res Hmstd: Hi Val	55,800	53,600	-3.9	449	489	40	8.8	0.80	0.91
Res Hmstd: Ex-Hi Val	83,700	80,400	-3.9	711	756	45	6.4	0.85	0.94
Apartment	300,000	299,000	-0.3	4,288	4,842	554	12.9	1.43	1.62
Comm/Ind: Lo Val	150,000	155,200	3.5	3,580	4,167	587	16.4	2.39	2.69
Comm/Ind: Med Val	300,000	310,400	3.5	8,202	9,535	1,333	16.3	2.73	3.07
Comm/Ind: Hi Val	1,000,000	1,034,600	3.5	29,769	34,582	4,813	16.2	2.98	3.34

Big Stone County | **Correll city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	562	548	-14	-2.5	8	8	0	-1.5	1.38	1.40
Res Non-Hm: exis	96	110	15	15.3	2	2	0	27.9	1.86	2.07
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	67	67	0	-0.6	1	1	0	15.5	1.51	1.75
Com/Ind: Lo: exi	74	71	-3	-4.2	2	3	0	6.3	3.22	3.57
Com/Ind Hi: exis	62	73	12	18.8	3	3	1	32.6	4.18	4.66
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	77	82	5	6.5	3	4	1	18.8	4.18	4.66
Ag HGA: Exist	17	17	0	0.0	0	0	0	-4.8	1.37	1.31
Ag Hmstd Land	208	213	5	2.3	1	2	0	22.3	0.62	0.74
Ag Non-Hmstd	62	63	0	0.6	1	1	0	17.4	1.43	1.67
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	12	12	0.0	0	0	0	0.0	0.00	1.40
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	1,225	1,255	30	2.5	21	24	3	12.9	1.73	1.90

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	13	11	-1	-11.1
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	13	11	-1	-11.1
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	49.48	57.19	0.00	0.00
City/Town	83.16	97.25	0.00	0.00
School District	7.45	9.42	34.05	30.47
Special District	2.90	2.87	0.00	0.00
Total	142.98	166.73	34.05	30.47

Tax Burdens on Hypothetical Properties	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	23,400	22,800	-2.6	321	298	-23	-7.2	1.37	1.31
Res Hmstd:Avg Val	35,100	34,200	-2.6	481	446	-35	-7.2	1.37	1.31
Res Hmstd: Hi Val	46,900	45,700	-2.6	643	596	-46	-7.2	1.37	1.31
Res Hmstd: Ex-Hi Val	70,300	68,500	-2.6	963	894	-69	-7.2	1.37	1.31
Seas Rec: Lo Val	50,000	49,700	-0.6	753	870	117	15.5	1.51	1.75
Seas Rec: Hi Val	150,000	149,100	-0.6	2,343	2,700	357	15.2	1.56	1.81
Comm/Ind: Lo Val	150,000	178,200	18.8	4,827	6,673	1,846	38.3	3.22	3.74
Comm/Ind: Med Val	300,000	356,300	18.8	11,092	14,975	3,884	35.0	3.7	4.20
Comm/Ind: Hi Val	1,000,000	1,187,700	18.8	40,329	53,731	13,402	33.2	4.03	4.52

Big Stone County | **Graceville city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	11,430	12,327	897	7.9	177	189	13	7.2	1.55	1.54
Res Non-Hm: exis	1,909	1,724	-185	-9.7	36	37	1	2.0	1.89	2.14
Apartments: exis	248	248	0	0.0	6	6	1	13.3	2.27	2.57
Low-inc Apts: ex	129	129	0	0.0	2	2	0	12.4	1.41	1.58
Seasnl Rec: exis	42	43	1	1.2	1	1	0	18.7	1.65	1.93
Com/Ind: Lo: exi	1,382	1,400	19	1.3	47	53	6	13.4	3.39	3.80
Com/Ind Hi: exis	427	431	4	1.0	19	21	3	13.7	4.42	4.98
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	461	480	18	3.9	20	24	3	17.0	4.42	4.98
Ag HGA: Exist	558	576	17	3.1	9	10	1	9.1	1.70	1.80
Ag Hmstd Land	67	69	1	1.7	1	1	0	19.8	0.76	0.89
Ag Non-Hmstd	187	149	-37	-19.9	3	3	0	-5.7	1.57	1.85
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	63	63	0.0	0	1	1	0.0	0.00	1.54
All other NewCon	0	38	38	0.0	0	1	1	0.0	0.00	2.11
Total	16,841	17,677	836	5.0	320	349	29	9.2	1.90	1.98

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	184	154	-30	-16.5
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	184	154	-30	-16.5
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	44.94	51.79	0.00	0.00
City/Town	######	122.79	0.00	0.00
School District	3.20	3.10	30.42	25.79
Special District	6.39	7.15	0.00	0.00
Total	157.04	184.83	30.42	25.79

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	40,100	43,200	7.7	591	590	-1	-0.1	1.47	1.37
Res Hmstd:Avg Val	60,200	64,900	7.8	888	887	-1	-0.1	1.47	1.37
Res Hmstd: Hi Val	80,200	86,500	7.9	1,203	1,277	74	6.2	1.50	1.48
Res Hmstd: Ex-Hi Val	120,300	129,700	7.8	1,991	2,259	268	13.5	1.66	1.74
Apartment	300,000	300,000	0.0	6,801	7,705	903	13.3	2.27	2.57
Comm/Ind: Lo Val	150,000	151,500	1.0	5,088	5,770	682	13.4	3.39	3.81
Comm/Ind: Med Val	300,000	302,900	1.0	11,721	13,305	1,584	13.5	3.91	4.39
Comm/Ind: Hi Val	1,000,000	1,009,800	1.0	42,672	48,486	5,814	13.6	4.27	4.80

Big Stone County | **Johnson city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	473	482	9	1.8	5	5	0	0.1	1.11	1.09
Res Non-Hm: exis	29	18	-12	-40.2	0	0	0	-33.7	1.54	1.71
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	2	2	0	0.0	0	0	0	14.2	1.27	1.45
Com/Ind: Lo: exi	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind Hi: exis	99	118	19	19.6	4	5	1	30.9	3.67	4.02
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	56	58	2	4.3	2	2	0	14.1	3.67	4.02
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Non-Hmstd	359	358	0	-0.1	4	5	1	14.4	1.20	1.37
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	1,017	1,035	18	1.8	16	18	2	12.0	1.54	1.70

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	12	10	-1	-12.8
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	12	10	-1	-12.8
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	48.44	56.00	0.00	0.00
City/Town	59.70	68.45	0.00	0.00
School District	5.08	5.39	30.42	25.78
Special District	6.39	7.15	0.00	0.00
Total	119.61	137.00	30.42	25.78

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	24,300	24,700	1.6	267	267	-1	-0.2	1.10	1.08
Res Hmstd:Avg Val	36,400	37,100	1.9	400	401	0	0.0	1.10	1.08
Res Hmstd: Hi Val	48,500	49,400	1.9	534	533	0	0.0	1.10	1.08
Res Hmstd: Ex-Hi Val	72,800	74,100	1.8	801	800	-1	-0.1	1.10	1.08
Comm/Ind: Lo Val	150,000	179,400	19.6	4,246	5,801	1,555	36.6	2.83	3.23
Comm/Ind: Med Val	300,000	358,800	19.6	9,756	13,013	3,257	33.4	3.25	3.63
Comm/Ind: Hi Val	1,000,000	1,195,900	19.6	35,467	46,665	11,198	31.6	3.55	3.90

Big Stone County

Odessa city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	1,922	1,913	-9	-0.5	25	25	0	-0.1	1.30	1.31
Res Non-Hm: exis	228	243	15	6.6	4	5	1	20.7	1.83	2.08
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	60	46	-13	-22.3	1	1	0	-10.5	1.47	1.70
Com/Ind: Lo: exi	305	325	20	6.6	9	11	2	19.3	3.11	3.48
Com/Ind Hi: exis	58	69	11	18.9	2	3	1	33.2	4.06	4.55
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	100	105	5	5.1	4	5	1	17.8	4.06	4.55
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	11	11	0	0.0	0	0	0	15.5	1.40	1.62
Ag Non-Hmstd	405	433	28	6.9	6	7	1	23.5	1.40	1.62
Misc props	16	0	-16	-100.0	0	0	0	-100.0	2.67	0.00
ResHmstd: NewCon	0	2	2	0.0	0	0	0	0.0	0.00	1.31
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	3,104	3,147	43	1.4	52	57	5	9.6	1.68	1.82

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	34	28	-7	-18.9
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	34	28	-7	-18.9
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	42.46	48.54	0.00	0.00
City/Town	66.72	89.45	0.00	0.00
School District	27.73	20.65	28.43	29.50
Special District	2.90	2.87	0.00	0.00
Total	139.81	161.51	28.43	29.50

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	24,600	24,500	-0.4	315	310	-6	-1.8	1.28	1.26
Res Hmstd:Avg Val	37,000	36,800	-0.5	474	465	-9	-2.0	1.28	1.26
Res Hmstd: Hi Val	49,300	49,100	-0.4	632	621	-12	-1.8	1.28	1.26
Res Hmstd: Ex-Hi Val	73,900	73,600	-0.4	948	930	-17	-1.8	1.28	1.26
Comm/Ind: Lo Val	150,000	178,300	18.9	4,671	6,514	1,843	39.4	3.11	3.65
Comm/Ind: Med Val	300,000	356,600	18.9	10,757	14,622	3,865	35.9	3.59	4.10
Comm/Ind: Hi Val	1,000,000	1,188,600	18.9	39,156	52,457	13,301	34.0	3.92	4.41

Big Stone County | **Ortonville city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	52,527	51,076	-1,451	-2.8	747	726	-21	-2.8	1.42	1.42
Res Non-Hm: exis	8,125	7,990	-134	-1.7	143	155	12	8.4	1.76	1.94
Apartments: exis	850	838	-12	-1.5	18	19	2	9.0	2.08	2.31
Low-inc Apts: ex	80	81	0	0.5	1	1	0	11.0	1.29	1.43
Seasnl Rec: exis	4,160	3,848	-312	-7.5	65	67	2	3.0	1.55	1.73
Com/Ind: Lo: exi	7,727	7,471	-256	-3.3	245	260	14	5.8	3.18	3.47
Com/Ind Hi: exis	1,772	2,005	233	13.1	73	91	18	23.9	4.14	4.53
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,140	1,171	32	2.8	46	52	6	12.6	4.03	4.41
Ag HGA: Exist	245	216	-29	-11.7	4	3	0	-9.5	1.46	1.49
Ag Hmstd Land	670	615	-55	-8.2	7	8	1	12.4	1.10	1.35
Ag Non-Hmstd	877	1,062	185	21.1	13	17	4	35.4	1.44	1.61
Misc props	215	214	-1	-0.3	5	5	1	10.3	2.31	2.56
ResHmstd: NewCon	0	201	201	0.0	0	3	3	0.0	0.00	1.42
All other NewCon	0	85	85	0.0	0	3	3	0.0	0.00	3.13
Total	78,387	76,873	-1,514	-1.9	1,367	1,410	43	3.1	1.74	1.83

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	853	687	-165	-19.4
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	853	687	-165	-19.4
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	41.09	46.86	0.00	0.00
City/Town	72.86	91.29	0.00	0.00
School District	27.10	19.82	28.43	29.50
Special District	2.90	2.87	0.00	0.00
Total	143.94	160.84	28.43	29.50

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	52,300	50,900	-2.7	692	641	-51	-7.4	1.32	1.26
Res Hmstd:Avg Val	78,400	76,200	-2.8	1,050	962	-88	-8.4	1.34	1.26
Res Hmstd: Hi Val	104,500	101,600	-2.8	1,523	1,482	-41	-2.7	1.46	1.46
Res Hmstd: Ex-Hi Val	156,800	152,500	-2.7	2,472	2,524	53	2.1	1.58	1.66
Apartment	300,000	295,600	-1.5	6,251	6,815	564	9.0	2.08	2.31
Seas Rec: Lo Val	50,000	46,300	-7.4	758	783	25	3.3	1.52	1.69
Seas Rec: Hi Val	150,000	138,800	-7.5	2,357	2,425	68	2.9	1.57	1.75
Comm/Ind: Lo Val	150,000	169,700	13.1	4,764	6,105	1,341	28.1	3.18	3.6
Comm/Ind: Med Val	300,000	339,400	13.1	10,974	13,799	2,825	25.7	3.66	4.07
Comm/Ind: Hi Val	1,000,000	1,131,400	13.1	39,953	49,709	9,756	24.4	4	4.39

Blue Earth County | **Amboy city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	18,890	16,756	-2,134	-11.3	242	243	1	0.5	1.28	1.45
Res Non-Hm: exis	1,746	1,993	247	14.1	27	39	12	43.3	1.55	1.94
Apartments: exis	782	782	0	0.0	15	18	4	26.4	1.87	2.37
Low-inc Apts: ex	227	227	0	0.0	3	3	1	25.6	1.16	1.46
Seasnl Rec: exis	25	23	-2	-6.1	0	1	0	18.6	1.87	2.37
Com/Ind: Lo: exi	2,589	2,543	-46	-1.8	76	90	15	19.2	2.93	3.56
Com/Ind Hi: exis	173	159	-14	-8.2	7	7	1	11.9	3.82	4.66
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	414	468	54	13.1	16	22	6	37.8	3.82	4.66
Ag HGA: Exist	144	0	-144	-100.0	2	0	-2	-100.0	1.38	0.00
Ag Hmstd Land	249	229	-20	-8.2	3	3	0	14.9	1.09	1.37
Ag Non-Hmstd	29	51	22	77.5	0	1	0	131.2	1.30	1.69
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	63	63	0.0	0	1	1	0.0	0.00	1.45
All other NewCon	0	20	20	0.0	0	1	1	0.0	0.00	3.44
Total	25,269	23,314	-1,954	-7.7	390	429	39	10.1	1.54	1.84

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	272	205	-67	-24.7
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	272	205	-67	-24.7
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	41.70	44.20	0.00	0.00
City/Town	79.44	117.26	0.00	0.00
School District	8.79	7.77	24.52	24.71
Special District	0.19	0.21	0.00	0.00
Total	130.12	169.44	24.52	24.71

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	65,300	57,900	-11.3	749	732	-17	-2.3	1.15	1.26
Res Hmstd:Avg Val	97,900	86,800	-11.3	1,230	1,187	-43	-3.5	1.26	1.37
Res Hmstd: Hi Val	130,500	115,800	-11.3	1,763	1,794	31	1.7	1.35	1.55
Res Hmstd: Ex-Hi Val	195,800	173,700	-11.3	2,832	3,006	175	6.2	1.45	1.73
Apartment	300,000	300,000	0.0	5,615	7,095	1,481	26.4	1.87	2.37
Comm/Ind: Lo Val	150,000	137,800	-8.1	4,394	4,899	505	11.5	2.93	3.56
Comm/Ind: Med Val	300,000	275,500	-8.2	10,130	11,179	1,049	10.4	3.38	4.06
Comm/Ind: Hi Val	1,000,000	918,400	-8.2	36,899	41,127	4,228	11.5	3.69	4.48

Blue Earth County | **Eagle Lake city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	102,828	103,062	234	0.2	1,050	1,159	109	10.4	1.02	1.12
Res Non-Hm: exis	14,799	13,962	-837	-5.7	173	179	6	3.7	1.17	1.28
Apartments: exis	10,611	10,577	-34	-0.3	149	164	15	10.1	1.40	1.55
Low-inc Apts: ex	616	616	0	0.0	5	6	1	10.2	0.86	0.95
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	3,054	2,742	-312	-10.2	73	71	-2	-2.3	2.39	2.60
Com/Ind Hi: exis	1,944	2,462	518	26.7	61	84	23	38.1	3.13	3.41
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	881	900	19	2.2	28	31	3	11.4	3.13	3.41
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	99	79	-20	-20.0	0	0	0	-10.4	0.50	0.56
Ag Non-Hmstd	2,050	1,351	-699	-34.1	21	15	-5	-26.2	1.00	1.12
Misc props	792	792	0	0.0	11	12	1	10.5	1.40	1.55
ResHmstd: NewCon	0	981	981	0.0	0	11	11	0.0	0.00	1.12
All other NewCon	0	1,042	1,042	0.0	0	25	25	0.0	0.00	2.44
Total	137,672	138,566	894	0.6	1,570	1,758	188	12.0	1.14	1.27

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	1,449	1,332	-117	-8.0
(-) TIF Tax Capacity	100	100	0	-0.4
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	1,349	1,232	-116	-8.6
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	43.22	46.23	0.00	0.00
City/Town	37.74	44.73	0.00	0.00
School District	19.05	20.96	14.98	14.76
Special District	0.19	0.21	0.00	0.00
Total	100.20	112.13	14.98	14.76

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	112,800	113,100	0.3	1,028	1,132	103	10.0	0.91	1.00
Res Hmstd:Avg Val	169,100	169,500	0.2	1,728	1,904	177	10.2	1.02	1.12
Res Hmstd: Hi Val	225,400	225,900	0.2	2,427	2,677	250	10.3	1.08	1.18
Res Hmstd: Ex-Hi Val	338,300	339,100	0.2	3,829	4,228	399	10.4	1.13	1.25
Apartment	300,000	299,100	-0.3	4,207	4,634	427	10.1	1.40	1.55
Comm/Ind: Lo Val	150,000	190,000	26.7	3,578	5,259	1,681	47.0	2.39	2.77
Comm/Ind: Med Val	300,000	380,000	26.7	8,274	11,743	3,469	41.9	2.76	3.09
Comm/Ind: Hi Val	1,000,000	1,266,700	26.7	30,188	42,002	11,814	39.1	3.02	3.32

Blue Earth County | **Good Thunder city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	21,100	20,039	-1,062	-5.0	313	319	6	1.9	1.48	1.59
Res Non-Hm: exis	1,564	1,705	141	9.0	27	35	8	28.9	1.72	2.04
Apartments: exis	207	207	0	0.0	4	5	1	18.8	2.09	2.49
Low-inc Apts: ex	473	473	0	0.0	6	7	1	18.3	1.29	1.53
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	1,649	1,628	-21	-1.3	53	60	8	14.4	3.20	3.70
Com/Ind Hi: exis	92	91	-1	-0.9	4	4	1	15.1	4.18	4.85
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	337	348	11	3.2	14	17	3	19.9	4.18	4.85
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	457	501	43	9.5	3	4	1	35.7	0.69	0.85
Ag Non-Hmstd	562	614	53	9.4	8	11	3	32.5	1.48	1.79
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	89	89	0.0	0	1	1	0.0	0.00	1.59
All other NewCon	0	69	69	0.0	0	1	1	0.0	0.00	2.04
Total	26,442	25,765	-677	-2.6	432	466	33	7.7	1.63	1.81

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	274	217	-57	-20.9
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	274	217	-57	-20.9
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	40.73	43.08	0.00	0.00
City/Town	99.37	129.52	0.00	0.00
School District	7.57	6.36	24.52	24.71
Special District	0.19	0.21	0.00	0.00
Total	147.87	179.17	24.52	24.71

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	71,800	68,200	-5.0	951	902	-49	-5.1	1.32	1.32
Res Hmstd:Avg Val	107,700	102,300	-5.0	1,581	1,583	2	0.1	1.47	1.55
Res Hmstd: Hi Val	143,500	136,300	-5.0	2,231	2,331	101	4.5	1.55	1.71
Res Hmstd: Ex-Hi Val	215,300	204,500	-5.0	3,533	3,832	299	8.5	1.64	1.87
Apartment	300,000	300,000	0.0	6,281	7,460	1,179	18.8	2.09	2.49
Comm/Ind: Lo Val	150,000	148,700	-0.9	4,794	5,504	710	14.8	3.2	3.70
Comm/Ind: Med Val	300,000	297,400	-0.9	11,062	12,705	1,642	14.8	3.69	4.27
Comm/Ind: Hi Val	1,000,000	991,300	-0.9	40,317	46,378	6,061	15.0	4.03	4.68

Blue Earth County | **Lake Crystal city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	105,082	103,609	-1,474	-1.4	1,432	1,519	87	6.1	1.36	1.47
Res Non-Hm: exis	11,740	12,777	1,037	8.8	183	226	44	24.1	1.55	1.77
Apartments: exis	8,827	8,781	-46	-0.5	167	191	23	14.0	1.89	2.17
Low-inc Apts: ex	2,318	2,318	0	0.0	27	31	4	14.0	1.16	1.32
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	6,463	6,227	-236	-3.6	192	208	16	8.4	2.97	3.34
Com/Ind Hi: exis	4,930	5,235	305	6.2	193	231	38	19.8	3.91	4.41
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	625	790	165	26.4	24	35	10	42.6	3.91	4.41
Ag HGA: Exist	303	300	-2	-0.7	4	5	0	7.6	1.39	1.51
Ag Hmstd Land	700	769	69	9.9	6	7	2	30.7	0.79	0.94
Ag Non-Hmstd	481	458	-24	-4.9	7	7	1	11.4	1.39	1.62
Misc props	1,249	994	-256	-20.5	25	22	-4	-14.5	2.03	2.18
ResHmstd: NewCon	0	387	387	0.0	0	6	6	0.0	0.00	1.47
All other NewCon	0	548	548	0.0	0	19	19	0.0	0.00	3.48
Total	142,719	143,192	474	0.3	2,260	2,507	247	10.9	1.58	1.75

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	1,532	1,351	-181	-11.8
(-) TIF Tax Capacity	202	184	-18	-9.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	1,330	1,167	-163	-12.3
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	43.10	46.09	0.00	0.00
City/Town	72.70	92.02	0.00	0.00
School District	22.67	24.13	16.13	14.08
Special District	0.19	0.21	0.00	0.00
Total	138.66	162.45	16.13	14.08

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	88,700	87,500	-1.4	1,080	1,068	-13	-1.2	1.22	1.22
Res Hmstd:Avg Val	133,000	131,100	-1.4	1,806	1,901	95	5.3	1.36	1.45
Res Hmstd: Hi Val	177,300	174,800	-1.4	2,532	2,736	205	8.1	1.43	1.57
Res Hmstd: Ex-Hi Val	266,000	262,300	-1.4	3,985	4,409	424	10.7	1.5	1.68
Apartment	300,000	298,400	-0.5	5,684	6,480	796	14.0	1.89	2.17
Comm/Ind: Lo Val	150,000	159,300	6.2	4,461	5,427	966	21.7	2.97	3.41
Comm/Ind: Med Val	300,000	318,500	6.2	10,327	12,451	2,123	20.6	3.44	3.91
Comm/Ind: Hi Val	1,000,000	1,061,800	6.2	37,706	45,246	7,540	20.0	3.77	4.26

Blue Earth County | **Madison Lake city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	55,100	53,916	-1,185	-2.1	660	692	32	4.9	1.20	1.28
Res Non-Hm: exis	12,124	10,588	-1,537	-12.7	159	152	-7	-4.4	1.31	1.44
Apartments: exis	927	891	-37	-4.0	15	15	1	5.1	1.58	1.73
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	2,362	2,461	99	4.2	24	28	5	19.8	1.00	1.15
Com/Ind: Lo: exi	3,116	3,167	51	1.6	81	89	8	10.0	2.60	2.81
Com/Ind Hi: exis	1,727	1,999	272	15.7	59	74	15	25.4	3.42	3.70
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	571	596	25	4.4	20	22	3	13.2	3.42	3.70
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	87	87	0	0.0	1	1	0	12.2	0.57	0.64
Ag Non-Hmstd	1,614	1,601	-13	-0.8	18	20	2	9.7	1.14	1.27
Misc props	247	247	0	0.0	4	4	0	9.4	1.58	1.73
ResHmstd: NewCon	0	793	793	0.0	0	10	10	0.0	0.00	1.28
All other NewCon	0	889	889	0.0	0	16	16	0.0	0.00	1.85
Total	77,876	77,234	-641	-0.8	1,039	1,125	85	8.2	1.33	1.46

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	817	758	-59	-7.2
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	816	758	-59	-7.2
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	43.03	46.03	0.00	0.00
City/Town	52.26	59.45	0.00	0.00
School District	19.02	20.93	14.98	14.76
Special District	0.19	0.21	0.00	0.00
Total	114.50	126.61	14.98	14.76

Tax Burdens on Hypothetical Properties	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	129,000	126,200	-2.2	1,414	1,456	42	3.0	1.1	1.15
Res Hmstd:Avg Val	193,300	189,100	-2.2	2,304	2,417	113	4.9	1.19	1.28
Res Hmstd: Hi Val	257,700	252,200	-2.1	3,196	3,381	185	5.8	1.24	1.34
Res Hmstd: Ex-Hi Val	386,700	378,400	-2.1	4,983	5,309	327	6.6	1.29	1.40
Apartment	300,000	288,100	-4.0	4,743	4,985	242	5.1	1.58	1.73
Comm/Ind: Lo Val	150,000	173,600	15.7	3,900	5,094	1,194	30.6	2.6	2.93
Comm/Ind: Med Val	300,000	347,200	15.7	9,024	11,521	2,497	27.7	3.01	3.32
Comm/Ind: Hi Val	1,000,000	1,157,200	15.7	32,940	41,509	8,569	26.0	3.29	3.59

Blue Earth County | **Mankato city (part)**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	1,190,723	1,177,260	-13,463	-1.1	12,085	12,931	846	7.0	1.01	1.10
Res Non-Hm: exis	228,456	240,339	11,883	5.2	2,760	3,142	383	13.9	1.21	1.31
Apartments: exis	237,560	237,492	-69	0.0	3,348	3,634	286	8.5	1.41	1.53
Low-inc Apts: ex	31,482	29,835	-1,647	-5.2	273	281	7	2.6	0.87	0.94
Seasnl Rec: exis	318	318	0	0.0	4	5	0	8.6	1.41	1.53
Com/Ind: Lo: exi	112,110	110,850	-1,260	-1.1	2,684	2,853	169	6.3	2.39	2.57
Com/Ind Hi: exis	706,357	675,223	-31,134	-4.4	22,192	22,836	644	2.9	3.14	3.38
Publ U: Elec Gen	12,816	12,974	157	1.2	277	306	29	10.3	2.17	2.36
Publ U: Other	39,657	39,894	236	0.6	1,242	1,348	105	8.5	3.13	3.38
Ag HGA: Exist	1,008	1,002	-5	-0.5	11	12	1	7.6	1.14	1.23
Ag Hmstd Land	504	357	-147	-29.2	2	2	-1	-28.5	0.49	0.50
Ag Non-Hmstd	23,804	22,657	-1,147	-4.8	240	251	11	4.5	1.01	1.11
Misc props	8,493	8,211	-281	-3.3	125	131	6	5.1	1.47	1.60
ResHmstd: NewCon	0	12,382	12,382	0.0	0	136	136	0.0	0.00	1.10
All other NewCon	0	20,611	20,611	0.0	0	382	382	0.0	0.00	1.85
Total	2,593,289	2,589,404	-3,885	-0.1	45,245	48,250	3,005	6.6	1.74	1.86

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	34,734	32,780	-1,954	-5.6
(-) TIF Tax Capacity	854	806	-48	-5.6
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	33,880	31,973	-1,907	-5.6
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	41.97	44.89	0.00	0.00
City/Town	39.57	44.56	0.00	0.00
School District	19.03	20.94	14.98	14.76
Special District	0.19	0.21	0.00	0.00
Total	100.76	110.60	14.98	14.76

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	106,400	105,200	-1.1	955	1,012	57	5.9	0.9	0.96
Res Hmstd:Avg Val	159,500	157,700	-1.1	1,617	1,722	105	6.5	1.01	1.09
Res Hmstd: Hi Val	212,600	210,200	-1.1	2,280	2,433	153	6.7	1.07	1.16
Res Hmstd: Ex-Hi Val	319,000	315,400	-1.1	3,607	3,856	249	6.9	1.13	1.22
Apartment	300,000	299,900	0.0	4,228	4,589	361	8.5	1.41	1.53
Comm/Ind: Lo Val	150,000	143,400	-4.4	3,591	3,690	100	2.8	2.39	2.57
Comm/Ind: Med Val	300,000	286,800	-4.4	8,303	8,487	183	2.2	2.77	2.96
Comm/Ind: Hi Val	1,000,000	955,900	-4.4	30,296	31,116	820	2.7	3.03	3.26

Blue Earth County | **Mapleton city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	55,660	50,467	-5,193	-9.3	678	668	-10	-1.5	1.22	1.32
Res Non-Hm: exis	6,571	6,526	-44	-0.7	95	110	15	15.6	1.45	1.69
Apartments: exis	2,423	2,456	33	1.4	42	50	8	18.6	1.74	2.04
Low-inc Apts: ex	473	473	0	0.0	5	6	1	16.5	1.08	1.26
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	5,379	5,359	-20	-0.4	149	170	20	13.6	2.78	3.17
Com/Ind Hi: exis	2,685	2,568	-117	-4.3	97	106	9	9.4	3.62	4.14
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	878	890	12	1.4	32	37	5	15.9	3.62	4.14
Ag HGA: Exist	423	377	-45	-10.7	6	6	0	0.4	1.36	1.53
Ag Hmstd Land	917	632	-285	-31.1	6	5	-1	-12.7	0.65	0.83
Ag Non-Hmstd	928	1,258	330	35.5	11	18	7	62.1	1.20	1.44
Misc props	88	88	0	0.0	2	2	0	17.0	1.74	2.04
ResHmstd: NewCon	0	124	124	0.0	0	2	2	0.0	0.00	1.32
All other NewCon	0	68	68	0.0	0	1	1	0.0	0.00	1.69
Total	76,425	71,287	-5,139	-6.7	1,124	1,181	57	5.1	1.47	1.66

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	828	650	-178	-21.4
(-) TIF Tax Capacity	10	10	0	-0.1
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	818	641	-178	-21.7
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	41.62	44.17	0.00	0.00
City/Town	69.64	91.65	0.00	0.00
School District	8.52	7.53	24.52	24.71
Special District	0.19	0.21	0.00	0.00
Total	119.97	143.56	24.52	24.71

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	76,500	69,400	-9.3	802	769	-33	-4.1	1.05	1.11
Res Hmstd:Avg Val	114,800	104,100	-9.3	1,390	1,352	-38	-2.7	1.21	1.3
Res Hmstd: Hi Val	153,000	138,700	-9.3	1,976	1,978	2	0.1	1.29	1.43
Res Hmstd: Ex-Hi Val	229,500	208,100	-9.3	3,150	3,236	86	2.7	1.37	1.55
Apartment	300,000	304,100	1.4	5,234	6,208	974	18.6	1.74	2.04
Comm/Ind: Lo Val	150,000	143,500	-4.3	4,166	4,545	379	9.1	2.78	3.17
Comm/Ind: Med Val	300,000	287,000	-4.3	9,598	10,423	826	8.6	3.2	3.63
Comm/Ind: Hi Val	1,000,000	956,600	-4.3	34,947	38,149	3,202	9.2	3.49	3.99

Blue Earth County | **St. Clair city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	34,117	32,333	-1,784	-5.2	492	492	0	-0.1	1.44	1.52
Res Non-Hm: exis	1,690	1,847	157	9.3	28	35	7	23.6	1.68	1.90
Apartments: exis	505	358	-148	-29.2	10	8	-2	-19.5	1.99	2.26
Low-inc Apts: ex	293	293	0	0.0	4	4	0	13.4	1.22	1.38
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	1,278	1,290	13	1.0	39	45	5	12.7	3.09	3.45
Com/Ind Hi: exis	236	225	-11	-4.8	10	10	1	6.4	4.07	4.55
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	337	349	13	3.8	14	16	2	16.0	4.07	4.55
Ag HGA: Exist	223	231	8	3.6	3	4	1	15.4	1.55	1.72
Ag Hmstd Land	207	225	18	8.8	1	2	0	27.0	0.70	0.81
Ag Non-Hmstd	868	909	41	4.7	13	15	3	20.0	1.47	1.69
Misc props	49	49	0	0.0	1	1	0	13.7	1.99	2.26
ResHmstd: NewCon	0	72	72	0.0	0	1	1	0.0	0.00	1.52
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	39,802	38,181	-1,621	-4.1	616	633	17	2.8	1.55	1.66

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	410	332	-78	-19.1
(-) TIF Tax Capacity	98	83	-16	-15.9
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	312	249	-63	-20.1
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	43.27	46.29	0.00	0.00
City/Town	67.80	87.65	0.00	0.00
School District	35.84	34.37	15.20	15.60
Special District	0.19	0.21	0.00	0.00
Total	147.10	168.52	15.20	15.60

Tax Burdens on Hypothetical Properties	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	91,000	86,200	-5.3	1,186	1,090	-96	-8.1	1.30	1.26
Res Hmstd:Avg Val	136,500	129,400	-5.2	1,966	1,951	-15	-0.7	1.44	1.51
Res Hmstd: Hi Val	181,900	172,400	-5.2	2,744	2,808	65	2.4	1.51	1.63
Res Hmstd: Ex-Hi Val	272,900	258,600	-5.2	4,302	4,526	224	5.2	1.58	1.75
Apartment	300,000	212,400	-29.2	5,972	4,806	-1,167	-19.5	1.99	2.26
Comm/Ind: Lo Val	150,000	142,800	-4.8	4,636	4,927	291	6.3	3.09	3.45
Comm/Ind: Med Val	300,000	285,600	-4.8	10,742	11,344	601	5.6	3.58	3.97
Comm/Ind: Hi Val	1,000,000	952,100	-4.8	39,237	41,661	2,424	6.2	3.92	4.38

Blue Earth County | **Vernon Center city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	11,822	11,041	-781	-6.6	169	163	-6	-3.6	1.43	1.48
Res Non-Hm: exis	1,127	1,138	11	0.9	19	23	4	18.5	1.69	1.99
Apartments: exis	55	55	0	0.0	1	1	0	18.0	2.07	2.45
Low-inc Apts: ex	165	165	0	0.0	2	2	0	17.4	1.27	1.49
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	1,551	1,479	-73	-4.7	49	54	5	9.9	3.19	3.67
Com/Ind Hi: exis	2,590	2,519	-72	-2.8	109	122	13	12.4	4.20	4.85
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	317	330	14	4.3	13	16	3	20.5	4.20	4.85
Ag HGA: Exist	459	431	-27	-6.0	7	7	0	2.4	1.54	1.67
Ag Hmstd Land	730	643	-86	-11.8	7	7	0	-3.9	0.97	1.06
Ag Non-Hmstd	75	203	128	170.3	1	4	3	225.9	1.53	1.84
Misc props	0	31	31	0.0	0	1	1	0.0	0.00	3.83
ResHmstd: NewCon	0	5	5	0.0	0	0	0	0.0	0.00	1.48
All other NewCon	0	5	5	0.0	0	0	0	0.0	0.00	1.99
Total	18,892	18,045	-847	-4.5	378	401	23	6.1	2.00	2.22

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	223	183	-40	-18.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	223	183	-40	-18.0
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	41.96	44.69	0.00	0.00
City/Town	89.83	117.48	0.00	0.00
School District	20.98	22.08	16.13	14.08
Special District	0.19	0.21	0.00	0.00
Total	152.96	184.46	16.13	14.08

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	69,200	64,600	-6.6	893	806	-87	-9.8	1.29	1.25
Res Hmstd:Avg Val	103,700	96,800	-6.7	1,474	1,396	-79	-5.3	1.42	1.44
Res Hmstd: Hi Val	138,200	129,100	-6.6	2,089	2,091	2	0.1	1.51	1.62
Res Hmstd: Ex-Hi Val	207,400	193,700	-6.6	3,321	3,480	159	4.8	1.60	1.8
Apartment	300,000	300,000	0.0	6,220	7,340	1,120	18.0	2.07	2.45
Comm/Ind: Lo Val	150,000	145,800	-2.8	4,782	5,357	575	12.0	3.19	3.67
Comm/Ind: Med Val	300,000	291,700	-2.8	11,078	12,387	1,309	11.8	3.69	4.25
Comm/Ind: Hi Val	1,000,000	972,300	-2.8	40,458	45,411	4,953	12.2	4.05	4.67

Blue Earth County | **Pemberton city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	9,526	9,564	38	0.4	156	203	48	30.6	1.63	2.12
Res Non-Hm: exis	656	556	-100	-15.2	13	16	3	22.9	2.01	2.91
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	968	937	-31	-3.3	34	44	10	28.7	3.52	4.68
Com/Ind Hi: exis	299	316	16	5.4	14	19	5	38.5	4.65	6.11
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	91	93	2	1.8	4	6	1	33.7	4.65	6.11
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	174	193	18	10.6	3	5	1	46.7	1.78	2.36
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	5	5	0.0	0	0	0	0.0	0.00	2.12
All other NewCon	0	26	26	0.0	0	1	1	0.0	0.00	5.04
Total	11,714	11,688	-26	-0.2	224	294	70	31.2	1.91	2.52

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	126	102	-25	-19.5
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	126	102	-25	-19.5
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	42.96	45.90	0.00	0.00
City/Town	######	174.19	0.00	0.00
School District	14.77	15.41	11.27	37.49
Special District	0.19	0.21	0.00	0.00
Total	178.02	235.71	11.27	37.49

Tax Burdens on Hypothetical Properties	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	69,800	70,100	0.4	1,042	1,254	212	20.4	1.49	1.79
Res Hmstd:Avg Val	104,700	105,100	0.4	1,704	2,216	513	30.1	1.63	2.11
Res Hmstd: Hi Val	139,500	140,100	0.4	2,394	3,247	853	35.6	1.72	2.32
Res Hmstd: Ex-Hi Val	209,400	210,200	0.4	3,780	5,311	1,531	40.5	1.81	2.53
Comm/Ind: Lo Val	150,000	158,100	5.4	5,273	7,511	2,238	42.4	3.52	4.75
Comm/Ind: Med Val	300,000	316,200	5.4	12,248	17,173	4,925	40.2	4.08	5.43
Comm/Ind: Hi Val	1,000,000	1,053,900	5.4	44,796	62,257	17,460	39.0	4.48	5.91

Blue Earth County | **Skyline city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	20,851	19,904	-947	-4.5	181	190	9	5.0	0.87	0.96
Res Non-Hm: exis	608	1,543	934	153.6	6	17	10	162.3	1.06	1.09
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind Hi: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	74	75	1	1.5	2	2	0	8.9	2.80	3.00
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	9	9	0.0	0	0	0	0.0	0.00	0.96
All other NewCon	0	21	21	0.0	0	0	0	0.0	0.00	1.09
Total	21,533	21,552	19	0.1	190	210	20	10.6	0.88	0.97

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	216	194	-22	-10.3
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	216	194	-22	-10.3
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	43.28	46.30	0.00	0.00
City/Town	20.83	23.90	0.00	0.00
School District	19.13	21.04	14.98	14.76
Special District	0.19	0.21	0.00	0.00
Total	83.43	91.46	14.98	14.76

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	122,000	116,500	-4.5	938	993	55	5.8	0.77	0.85
Res Hmstd:Avg Val	182,900	174,600	-4.5	1,592	1,658	65	4.1	0.87	0.95
Res Hmstd: Hi Val	243,800	232,700	-4.6	2,246	2,323	76	3.4	0.92	1
Res Hmstd: Ex-Hi Val	365,800	349,200	-4.5	3,557	3,656	99	2.8	0.97	1.05

Blue Earth County | **Minnesota Lake city (par**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	544	516	-28	-5.2	7	7	0	1.7	1.21	1.29
Res Non-Hm: exis	12	12	0	0.0	0	0	0	11.8	1.39	1.55
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	62	59	-4	-5.9	1	1	0	7.0	1.22	1.39
Com/Ind: Lo: exi	150	150	0	0.0	4	4	0	10.3	2.70	2.98
Com/Ind Hi: exis	458	454	-4	-0.9	16	18	2	9.6	3.51	3.88
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Non-Hmstd	9	5	-4	-42.5	0	0	0	-34.4	1.15	1.31
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	1,235	1,195	-40	-3.2	28	30	2	7.6	2.24	2.50

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	18	16	-1	-8.3
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	18	16	-1	-8.3
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	43.27	46.29	0.00	0.00
City/Town	60.34	73.85	0.00	0.00
School District	10.78	10.42	24.52	24.71
Special District	0.19	0.21	0.00	0.00
Total	114.58	130.77	24.52	24.71

Tax Burdens on Hypothetical Properties	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	90,700	86,000	-5.2	971	951	-20	-2.0	1.07	1.11
Res Hmstd:Avg Val	136,100	129,000	-5.2	1,643	1,670	27	1.7	1.21	1.29
Res Hmstd: Hi Val	181,400	171,900	-5.2	2,314	2,388	74	3.2	1.28	1.39
Res Hmstd: Ex-Hi Val	272,100	257,900	-5.2	3,657	3,826	169	4.6	1.34	1.48
Seas Rec: Lo Val	50,000	47,000	-6.0	611	653	43	7.0	1.22	1.39
Seas Rec: Hi Val	150,000	141,100	-5.9	1,917	2,042	126	6.6	1.28	1.45
Comm/Ind: Lo Val	150,000	148,700	-0.9	4,045	4,424	380	9.4	2.7	2.98
Comm/Ind: Med Val	300,000	297,400	-0.9	9,315	10,189	874	9.4	3.10	3.43
Comm/Ind: Hi Val	1,000,000	991,300	-0.9	33,909	37,145	3,236	9.5	3.39	3.75

Brown County | **Cobden city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	478	368	-110	-23.0	2	2	0	-4.8	0.46	0.57
Res Non-Hm: exis	172	344	172	100.2	2	3	1	91.9	0.90	0.86
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	189	189	0	-0.2	4	4	0	2.3	1.91	1.96
Com/Ind Hi: exis	352	407	56	15.8	9	10	2	18.7	2.49	2.56
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	49	50	1	1.8	1	1	0	4.5	2.49	2.56
Ag HGA: Exist	119	0	-119	-100.0	1	0	-1	-100.0	0.44	0.00
Ag Hmstd Land	2,012	1,535	-477	-23.7	7	8	1	14.6	0.34	0.50
Ag Non-Hmstd	282	923	642	228.0	2	6	4	233.0	0.68	0.69
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	3,652	3,817	165	4.5	27	35	8	30.2	0.73	0.91

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	32	38	6	18.8
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	32	38	6	18.8
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	45.02	46.17	0.00	0.00
City/Town	5.13	5.19	0.00	0.00
School District	17.61	17.41	15.75	15.54
Special District	0.17	0.19	0.00	0.00
Total	67.94	68.96	15.75	15.54

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	24,500	18,900	-22.9	107	108	1	0.5	0.44	0.57
Res Hmstd:Avg Val	36,700	28,200	-23.2	160	160	0	0.1	0.44	0.57
Res Hmstd: Hi Val	49,000	37,700	-23.1	214	215	0	0.2	0.44	0.57
Res Hmstd: Ex-Hi Val	73,500	56,600	-23.0	321	322	1	0.3	0.44	0.57
Comm/Ind: Lo Val	150,000	173,700	15.8	2,864	3,541	677	23.6	1.91	2.04
Comm/Ind: Med Val	300,000	347,300	15.8	6,603	7,980	1,377	20.8	2.20	2.3
Comm/Ind: Hi Val	1,000,000	1,157,700	15.8	24,053	28,701	4,647	19.3	2.41	2.48

Brown County | **Evan city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	1,151	1,049	-103	-8.9	8	8	0	-0.3	0.66	0.72
Res Non-Hm: exis	259	294	35	13.6	3	3	1	21.4	1.04	1.11
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	130	135	4	3.4	3	3	0	9.2	2.20	2.32
Com/Ind Hi: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	47	52	5	10.6	1	2	0	16.7	2.93	3.09
Ag HGA: Exist	161	156	-5	-3.0	1	1	0	5.5	0.59	0.64
Ag Hmstd Land	1,628	1,744	116	7.1	7	8	1	15.4	0.43	0.46
Ag Non-Hmstd	791	845	54	6.9	8	9	1	13.4	0.96	1.02
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	2	2	0.0	0	0	0	0.0	0.00	0.72
All other NewCon	0	1	1	0.0	0	0	0	0.0	0.00	1.11
Total	4,168	4,279	111	2.7	30	33	3	10.7	0.72	0.78

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	35	31	-3	-9.7
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	35	31	-3	-9.7
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	44.90	46.03	0.00	0.00
City/Town	39.81	44.09	0.00	0.00
School District	10.99	11.43	3.17	3.16
Special District	0.17	0.19	0.00	0.00
Total	95.87	101.74	3.17	3.16

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	25,600	23,300	-9.0	151	150	-2	-1.0	0.59	0.64
Res Hmstd:Avg Val	38,400	35,000	-8.9	227	225	-2	-0.9	0.59	0.64
Res Hmstd: Hi Val	51,100	46,500	-9.0	302	299	-3	-1.0	0.59	0.64
Res Hmstd: Ex-Hi Val	76,700	69,900	-8.9	456	449	-7	-1.6	0.59	0.64

Brown County | **Hanska city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	10,720	9,644	-1,076	-10.0	132	132	0	0.0	1.23	1.37
Res Non-Hm: exis	1,340	1,191	-149	-11.1	21	24	3	14.1	1.57	2.02
Apartments: exis	24	25	1	2.7	0	1	0	32.0	1.91	2.45
Low-inc Apts: ex	177	181	4	2.3	2	3	1	30.9	1.17	1.50
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	1,308	1,155	-153	-11.7	39	42	3	8.7	2.98	3.67
Com/Ind Hi: exis	224	349	125	55.9	9	17	8	92.4	3.92	4.83
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	214	228	14	6.5	8	11	3	31.5	3.92	4.83
Ag HGA: Exist	223	196	-27	-12.3	3	3	0	0.5	1.32	1.52
Ag Hmstd Land	86	94	7	8.3	0	1	0	57.3	0.48	0.69
Ag Non-Hmstd	17	18	2	10.8	0	0	0	45.9	1.38	1.81
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	24	24	0.0	0	0	0	0.0	0.00	1.37
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	14,333	13,105	-1,228	-8.6	216	234	19	8.6	1.50	1.79

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	154	108	-46	-29.7
(-) TIF Tax Capacity	2	0	-2	-100.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	152	108	-44	-28.9
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	42.73	42.94	0.00	0.00
City/Town	81.61	126.32	0.00	0.00
School District	13.32	11.91	18.32	18.44
Special District	0.17	0.19	0.00	0.00
Total	137.84	181.37	18.32	18.44

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	47,400	42,600	-10.1	551	542	-8	-1.5	1.16	1.27
Res Hmstd:Avg Val	71,000	63,900	-10.0	825	813	-11	-1.4	1.16	1.27
Res Hmstd: Hi Val	94,600	85,100	-10.0	1,190	1,164	-26	-2.2	1.26	1.37
Res Hmstd: Ex-Hi Val	142,000	127,800	-10.0	1,973	2,087	114	5.8	1.39	1.63
Apartment	300,000	308,000	2.7	5,718	7,551	1,832	32.0	1.91	2.45
Comm/Ind: Lo Val	150,000	233,800	55.9	4,475	9,559	5,084	113.6	2.98	4.09
Comm/Ind: Med Val	300,000	467,600	55.9	10,350	20,861	10,511	101.6	3.45	4.46
Comm/Ind: Hi Val	1,000,000	1,558,800	55.9	37,766	73,611	35,845	94.9	3.78	4.72

Brown County | **New Ulm city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	524,738	518,094	-6,644	-1.3	6,580	6,999	419	6.4	1.25	1.35
Res Non-Hm: exis	43,618	48,827	5,209	11.9	678	855	177	26.1	1.56	1.75
Apartments: exis	16,537	17,190	652	3.9	293	344	51	17.4	1.77	2.00
Low-inc Apts: ex	5,472	5,555	84	1.5	60	68	9	14.3	1.09	1.23
Seasnl Rec: exis	658	651	-7	-1.0	11	12	1	10.4	1.66	1.85
Com/Ind: Lo: exi	49,093	48,575	-518	-1.1	1,386	1,521	135	9.8	2.82	3.13
Com/Ind Hi: exis	92,050	100,291	8,241	9.0	3,408	4,125	717	21.0	3.70	4.11
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	931	3,058	2,127	228.5	34	126	92	267.4	3.68	4.11
Ag HGA: Exist	308	297	-11	-3.6	4	4	0	7.0	1.35	1.50
Ag Hmstd Land	71	70	-1	-1.5	0	1	0	74.0	0.42	0.74
Ag Non-Hmstd	2,398	2,315	-84	-3.5	30	34	3	10.3	1.27	1.45
Misc props	1,758	1,938	180	10.2	33	41	9	25.9	1.87	2.14
ResHmstd: NewCon	0	3,083	3,083	0.0	0	42	42	0.0	0.00	1.35
All other NewCon	0	2,508	2,508	0.0	0	82	82	0.0	0.00	3.29
Total	737,632	752,452	14,819	2.0	12,518	14,254	1,736	13.9	1.70	1.89

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	8,613	7,865	-748	-8.7
(-) TIF Tax Capacity	46	47	2	3.6
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	8,567	7,818	-749	-8.7
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	44.86	45.99	0.00	0.00
City/Town	64.15	80.97	0.00	0.00
School District	16.85	16.92	18.32	18.44
Special District	1.27	1.44	0.00	0.00
Total	127.13	145.32	18.32	18.44

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	83,200	82,100	-1.3	913	911	-2	-0.2	1.1	1.11
Res Hmstd:Avg Val	124,700	123,100	-1.3	1,554	1,636	82	5.3	1.25	1.33
Res Hmstd: Hi Val	166,200	164,100	-1.3	2,194	2,361	166	7.6	1.32	1.44
Res Hmstd: Ex-Hi Val	249,300	246,100	-1.3	3,478	3,811	333	9.6	1.4	1.55
Apartment	300,000	311,800	3.9	5,317	6,239	922	17.3	1.77	2.00
Comm/Ind: Lo Val	150,000	163,400	8.9	4,234	5,247	1,014	23.9	2.82	3.21
Comm/Ind: Med Val	300,000	326,900	9.0	9,787	11,972	2,185	22.3	3.26	3.66
Comm/Ind: Hi Val	1,000,000	1,089,500	9.0	35,704	43,338	7,634	21.4	3.57	3.98

Brown County | **Sleepy Eye city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	108,810	107,216	-1,594	-1.5	1,236	1,333	97	7.8	1.14	1.24
Res Non-Hm: exis	5,620	6,539	919	16.4	85	116	31	36.8	1.50	1.77
Apartments: exis	2,513	2,576	64	2.5	44	53	10	22.2	1.74	2.08
Low-inc Apts: ex	1,941	1,810	-132	-6.8	20	23	2	11.0	1.05	1.25
Seasnl Rec: exis	141	126	-14	-10.1	2	3	0	8.7	1.69	2.05
Com/Ind: Lo: exi	8,835	8,787	-48	-0.5	249	286	37	14.8	2.82	3.25
Com/Ind Hi: exis	7,752	8,374	622	8.0	290	362	72	24.8	3.74	4.32
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	748	765	17	2.2	28	33	5	18.1	3.74	4.32
Ag HGA: Exist	39	76	37	94.1	0	1	1	213.3	0.63	1.01
Ag Hmstd Land	160	359	199	124.8	1	3	2	189.8	0.60	0.78
Ag Non-Hmstd	812	833	21	2.6	11	14	3	22.7	1.37	1.63
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	499	499	0.0	0	6	6	0.0	0.00	1.24
All other NewCon	0	241	241	0.0	0	8	8	0.0	0.00	3.25
Total	137,369	138,200	831	0.6	1,967	2,239	273	13.9	1.43	1.62

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	1,506	1,244	-262	-17.4
(-) TIF Tax Capacity	46	43	-3	-6.9
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	1,460	1,201	-259	-17.8
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	44.84	45.94	0.00	0.00
City/Town	80.84	106.07	0.00	0.00
School District	10.88	11.29	3.18	3.16
Special District	0.17	0.19	0.00	0.00
Total	136.74	163.49	3.18	3.16

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	61,500	60,600	-1.5	614	614	-1	-0.1	1	1.01
Res Hmstd:Avg Val	92,100	90,800	-1.4	999	1,038	39	3.9	1.08	1.14
Res Hmstd: Hi Val	122,800	121,000	-1.5	1,456	1,586	129	8.9	1.19	1.31
Res Hmstd: Ex-Hi Val	184,300	181,600	-1.5	2,372	2,685	313	13.2	1.29	1.48
Apartment	300,000	307,600	2.5	5,223	6,384	1,161	22.2	1.74	2.08
Comm/Ind: Lo Val	150,000	162,000	8.0	4,223	5,395	1,172	27.8	2.82	3.33
Comm/Ind: Med Val	300,000	324,100	8.0	9,838	12,404	2,566	26.1	3.28	3.83
Comm/Ind: Hi Val	1,000,000	1,080,200	8.0	36,040	45,096	9,056	25.1	3.60	4.17

Brown County | **Springfield city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	53,076	49,718	-3,358	-6.3	858	798	-60	-7.0	1.62	1.61
Res Non-Hm: exis	3,691	3,549	-142	-3.8	72	82	9	12.5	1.96	2.30
Apartments: exis	1,693	1,763	70	4.1	40	49	9	22.2	2.36	2.77
Low-inc Apts: ex	1,092	1,134	42	3.9	16	19	3	21.6	1.44	1.69
Seasnl Rec: exis	100	104	4	4.1	2	3	0	19.8	2.36	2.72
Com/Ind: Lo: exi	5,704	5,459	-244	-4.3	202	222	20	10.0	3.53	4.06
Com/Ind Hi: exis	3,058	3,432	374	12.2	143	184	42	29.2	4.66	5.36
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	417	437	19	4.6	19	23	4	20.5	4.66	5.36
Ag HGA: Exist	169	154	-14	-8.5	3	3	0	-1.3	1.79	1.93
Ag Hmstd Land	441	602	162	36.7	6	7	1	18.9	1.39	1.21
Ag Non-Hmstd	871	682	-189	-21.7	15	14	-1	-7.0	1.76	2.09
Misc props	28	29	1	5.3	1	1	0	23.4	2.94	3.44
ResHmstd: NewCon	0	221	221	0.0	0	4	4	0.0	0.00	1.61
All other NewCon	0	901	901	0.0	0	45	45	0.0	0.00	5.03
Total	70,339	68,187	-2,153	-3.1	1,378	1,454	77	5.6	1.96	2.13

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	767	602	-164	-21.4
(-) TIF Tax Capacity	25	24	-1	-4.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	742	579	-163	-22.0
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	44.45	45.43	0.00	0.00
City/Town	######	147.27	0.00	0.00
School District	16.84	16.43	15.75	15.54
Special District	0.17	0.19	0.00	0.00
Total	176.31	209.32	15.75	15.54

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	47,500	44,500	-6.3	722	628	-94	-13.1	1.52	1.41
Res Hmstd:Avg Val	71,100	66,600	-6.3	1,081	940	-141	-13.1	1.52	1.41
Res Hmstd: Hi Val	94,800	88,800	-6.3	1,534	1,385	-149	-9.7	1.62	1.56
Res Hmstd: Ex-Hi Val	142,300	133,300	-6.3	2,489	2,469	-20	-0.8	1.75	1.85
Apartment	300,000	312,400	4.1	7,084	8,660	1,575	22.2	2.36	2.77
Comm/Ind: Lo Val	150,000	168,300	12.2	5,302	7,075	1,772	33.4	3.53	4.20
Comm/Ind: Med Val	300,000	336,700	12.2	12,293	16,108	3,815	31.0	4.1	4.78
Comm/Ind: Hi Val	1,000,000	1,122,300	12.2	44,916	58,249	13,332	29.7	4.49	5.19

Brown County | **Comfrey city (part)**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	9,250	9,796	546	5.9	156	164	9	5.6	1.68	1.68
Res Non-Hm: exis	630	752	122	19.4	13	17	4	32.0	2.04	2.26
Apartments: exis	142	147	4	3.0	3	4	1	14.8	2.40	2.67
Low-inc Apts: ex	333	342	10	3.0	5	6	1	14.4	1.50	1.67
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	1,117	1,162	45	4.0	39	45	6	14.7	3.52	3.88
Com/Ind Hi: exis	561	575	14	2.5	25	29	3	13.3	4.54	5.02
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	378	395	17	4.6	17	20	3	15.6	4.54	5.02
Ag HGA: Exist	106	106	0	-0.4	2	2	0	0.8	1.74	1.76
Ag Hmstd Land	367	464	97	26.4	4	6	2	45.1	1.04	1.19
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	45	45	0.0	0	1	1	0.0	0.00	1.68
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	12,884	13,785	901	7.0	265	293	28	10.7	2.05	2.13

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	142	121	-22	-15.2
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	142	121	-22	-15.2
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	42.54	43.24	0.00	0.00
City/Town	######	130.83	0.00	0.00
School District	2.83	2.52	44.65	46.05
Special District	0.17	0.19	0.00	0.00
Total	155.92	176.78	44.65	46.05

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	45,000	47,700	6.0	723	726	3	0.4	1.61	1.52
Res Hmstd:Avg Val	67,500	71,500	5.9	1,084	1,088	4	0.3	1.61	1.52
Res Hmstd: Hi Val	90,000	95,300	5.9	1,514	1,617	103	6.8	1.68	1.7
Res Hmstd: Ex-Hi Val	135,000	143,000	5.9	2,457	2,756	299	12.2	1.82	1.93
Apartment	300,000	309,100	3.0	7,187	8,254	1,067	14.8	2.4	2.67
Comm/Ind: Lo Val	150,000	153,800	2.5	5,277	6,009	732	13.9	3.52	3.91
Comm/Ind: Med Val	300,000	307,600	2.5	12,089	13,727	1,638	13.6	4.03	4.46
Comm/Ind: Hi Val	1,000,000	1,025,500	2.6	43,881	49,754	5,874	13.4	4.39	4.85

Carlton County | **Barnum city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	13,932	13,440	-492	-3.5	205	181	-24	-11.6	1.47	1.35
Res Non-Hm: exis	2,907	3,242	336	11.6	54	61	7	13.0	1.85	1.87
Apartments: exis	1,514	1,514	0	0.0	32	33	1	3.5	2.13	2.21
Low-inc Apts: ex	409	409	0	0.0	5	5	0	3.0	1.29	1.33
Seasnl Rec: exis	31	31	0	0.0	1	1	0	5.6	1.72	1.82
Com/Ind: Lo: exi	2,855	2,795	-60	-2.1	94	95	2	1.8	3.28	3.41
Com/Ind Hi: exis	1,075	968	-107	-10.0	47	44	-3	-6.1	4.35	4.53
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	683	810	127	18.6	29	36	7	24.1	4.28	4.48
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	49	49	0	0.0	0	0	0	11.5	0.82	0.92
Ag Non-Hmstd	63	125	61	96.7	1	2	1	107.4	1.65	1.74
Misc props	350	350	0	0.0	7	8	0	3.5	2.13	2.21
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	292	292	0.0	0	9	9	0.0	0.00	3.08
Total	23,868	24,025	157	0.7	475	476	1	0.2	1.99	1.98

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	275	245	-30	-10.8
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	275	245	-30	-10.8
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	68.59	72.62	0.00	0.00
City/Town	54.97	66.85	0.00	0.00
School District	41.00	34.01	7.60	3.89
Special District	0.15	0.16	0.00	0.00
Total	164.71	173.65	7.60	3.89

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	70,900	68,400	-3.5	938	739	-199	-21.2	1.32	1.08
Res Hmstd:Avg Val	106,300	102,500	-3.6	1,555	1,333	-222	-14.3	1.46	1.30
Res Hmstd: Hi Val	141,800	136,800	-3.5	2,199	1,996	-203	-9.2	1.55	1.46
Res Hmstd: Ex-Hi Val	212,700	205,200	-3.5	3,484	3,317	-167	-4.8	1.64	1.62
Apartment	300,000	300,000	0.0	6,405	6,629	224	3.5	2.13	2.21
Comm/Ind: Lo Val	150,000	135,100	-9.9	4,919	4,607	-311	-6.3	3.28	3.41
Comm/Ind: Med Val	300,000	270,100	-10.0	11,439	10,561	-878	-7.7	3.81	3.91
Comm/Ind: Hi Val	1,000,000	900,500	-10.0	41,868	39,145	-2,723	-6.5	4.19	4.35

Carlton County | **Carlton city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	26,672	25,079	-1,593	-6.0	363	337	-26	-7.2	1.36	1.34
Res Non-Hm: exis	2,766	2,270	-496	-17.9	47	41	-6	-12.9	1.69	1.79
Apartments: exis	3,878	3,893	15	0.4	73	78	5	6.4	1.89	2.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	3,683	3,807	124	3.4	109	119	10	9.4	2.95	3.12
Com/Ind Hi: exis	1,821	2,062	241	13.2	70	84	14	20.2	3.84	4.08
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,849	2,028	178	9.6	70	81	12	16.5	3.77	4.01
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	193	203	9	4.9	1	1	0	17.6	0.49	0.55
Ag Non-Hmstd	486	507	21	4.2	6	7	1	12.3	1.30	1.40
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	80	80	0.0	0	1	1	0.0	0.00	1.34
All other NewCon	0	23	23	0.0	0	1	1	0.0	0.00	3.39
Total	41,349	39,951	-1,398	-3.4	739	750	11	1.5	1.79	1.88

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	478	414	-64	-13.3
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	478	414	-64	-13.3
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	67.23	71.01	0.00	0.00
City/Town	52.89	62.25	0.00	0.00
School District	9.80	6.74	26.51	25.26
Special District	0.15	0.16	0.00	0.00
Total	130.06	140.16	26.51	25.26

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	83,900	78,900	-6.0	1,017	883	-134	-13.2	1.21	1.12
Res Hmstd:Avg Val	125,800	118,300	-6.0	1,710	1,584	-126	-7.4	1.36	1.34
Res Hmstd: Hi Val	167,700	157,700	-6.0	2,404	2,286	-119	-4.9	1.43	1.45
Res Hmstd: Ex-Hi Val	251,600	236,600	-6.0	3,793	3,690	-103	-2.7	1.51	1.56
Apartment	300,000	301,200	0.4	5,673	6,038	365	6.4	1.89	2.00
Comm/Ind: Lo Val	150,000	169,900	13.3	4,423	5,494	1,071	24.2	2.95	3.23
Comm/Ind: Med Val	300,000	339,700	13.2	10,187	12,419	2,231	21.9	3.4	3.66
Comm/Ind: Hi Val	1,000,000	1,132,400	13.2	37,088	44,746	7,658	20.6	3.71	3.95

Carlton County | **Cloquet city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	447,459	470,148	22,689	5.1	5,971	6,364	394	6.6	1.33	1.35
Res Non-Hm: exis	49,591	52,699	3,107	6.3	807	910	102	12.7	1.63	1.73
Apartments: exis	29,691	27,622	-2,069	-7.0	562	558	-3	-0.6	1.89	2.02
Low-inc Apts: ex	7,901	8,316	415	5.2	90	101	11	12.4	1.14	1.22
Seasnl Rec: exis	1,476	1,487	11	0.7	26	28	2	7.5	1.74	1.85
Com/Ind: Lo: exi	31,748	31,659	-89	-0.3	949	1,007	58	6.1	2.99	3.18
Com/Ind Hi: exis	104,876	106,092	1,217	1.2	4,165	4,485	320	7.7	3.97	4.23
Publ U: Elec Gen	602	644	42	6.9	18	21	3	14.4	3.00	3.21
Publ U: Other	15,998	17,244	1,246	7.8	631	724	93	14.8	3.94	4.20
Ag HGA: Exist	1,770	1,835	66	3.7	21	23	3	12.7	1.17	1.27
Ag Hmstd Land	1,620	1,651	31	1.9	8	9	1	12.1	0.48	0.53
Ag Non-Hmstd	6,280	7,402	1,123	17.9	91	115	24	26.7	1.44	1.55
Misc props	895	904	10	1.1	18	20	2	8.4	2.03	2.18
ResHmstd: NewCon	0	1,037	1,037	0.0	0	14	14	0.0	0.00	1.35
All other NewCon	0	1,617	1,617	0.0	0	49	49	0.0	0.00	3.01
Total	699,905	730,357	30,452	4.4	13,356	14,427	1,071	8.0	1.91	1.98

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	8,437	7,967	-470	-5.6
(-) TIF Tax Capacity	40	40	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	8,397	7,927	-470	-5.6
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	68.35	72.58	0.00	0.00
City/Town	31.56	33.43	0.00	0.00
School District	29.43	32.98	5.23	4.84
Special District	17.78	18.82	0.00	0.00
Total	147.12	157.81	5.23	4.84

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	88,500	93,000	5.1	1,055	1,057	2	0.1	1.19	1.14
Res Hmstd:Avg Val	132,600	139,300	5.1	1,767	1,876	109	6.2	1.33	1.35
Res Hmstd: Hi Val	176,800	185,800	5.1	2,480	2,698	218	8.8	1.40	1.45
Res Hmstd: Ex-Hi Val	265,200	278,600	5.1	3,906	4,339	433	11.1	1.47	1.56
Apartment	300,000	279,100	-7.0	5,674	5,641	-33	-0.6	1.89	2.02
Comm/Ind: Lo Val	150,000	151,700	1.1	4,487	4,845	358	8.0	2.99	3.19
Comm/Ind: Med Val	300,000	303,500	1.2	10,444	11,262	817	7.8	3.48	3.71
Comm/Ind: Hi Val	1,000,000	1,011,600	1.2	38,243	41,192	2,949	7.7	3.82	4.07

Carlton County | **Cromwell city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	5,893	5,936	44	0.7	90	89	-1	-1.3	1.53	1.50
Res Non-Hm: exis	3,160	2,000	-1,160	-36.7	59	43	-17	-28.1	1.87	2.13
Apartments: exis	3,575	3,575	0	0.0	78	85	7	9.3	2.19	2.39
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	3,118	4,045	927	29.7	55	79	24	43.1	1.78	1.96
Com/Ind: Lo: exi	1,118	1,110	-8	-0.7	37	40	3	7.4	3.35	3.63
Com/Ind Hi: exis	316	422	106	33.4	14	20	6	44.3	4.46	4.82
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	73	91	18	24.4	3	4	1	34.6	4.46	4.82
Ag HGA: Exist	188	213	25	13.3	3	3	1	22.4	1.33	1.43
Ag Hmstd Land	846	738	-109	-12.8	6	6	0	-4.0	0.76	0.83
Ag Non-Hmstd	236	284	49	20.8	4	5	1	31.7	1.72	1.88
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	81	81	0.0	0	1	1	0.0	0.00	1.50
All other NewCon	0	7	7	0.0	0	0	0	0.0	0.00	3.71
Total	18,524	18,503	-21	-0.1	351	377	26	7.5	1.89	2.04

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	201	189	-12	-6.0
(-) TIF Tax Capacity	34	34	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	166	154	-12	-7.2
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	70.16	74.46	0.00	0.00
City/Town	68.67	79.50	0.00	0.00
School District	31.89	32.33	3.41	4.13
Special District	1.60	1.68	0.00	0.00
Total	172.32	187.97	3.41	4.13

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	74,200	74,700	0.7	1,007	873	-134	-13.3	1.36	1.17
Res Hmstd:Avg Val	111,200	112,000	0.7	1,682	1,641	-41	-2.4	1.51	1.47
Res Hmstd: Hi Val	148,200	149,300	0.7	2,365	2,421	55	2.3	1.6	1.62
Res Hmstd: Ex-Hi Val	222,400	224,000	0.7	3,736	3,982	246	6.6	1.68	1.78
Apartment	300,000	300,000	0.0	6,565	7,173	608	9.3	2.19	2.39
Seas Rec: Lo Val	50,000	64,900	29.8	900	1,273	374	41.6	1.8	1.96
Seas Rec: Hi Val	150,000	194,600	29.7	2,783	3,965	1,183	42.5	1.86	2.04
Comm/Ind: Lo Val	150,000	200,100	33.4	5,027	7,858	2,830	56.3	3.35	3.93
Comm/Ind: Med Val	300,000	400,100	33.4	11,713	17,503	5,790	49.4	3.90	4.37
Comm/Ind: Hi Val	1,000,000	1,333,800	33.4	42,914	62,535	19,620	45.7	4.29	4.69

Carlton County | **Kettle River city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	5,002	4,953	-49	-1.0	81	79	-2	-2.2	1.61	1.59
Res Non-Hm: exis	1,172	1,149	-23	-2.0	23	27	4	15.1	1.99	2.33
Apartments: exis	52	52	0	0.0	1	1	0	17.2	2.43	2.85
Low-inc Apts: ex	156	156	0	0.0	2	3	0	17.5	1.47	1.73
Seasnl Rec: exis	29	29	0	0.0	1	1	0	15.8	1.95	2.26
Com/Ind: Lo: exi	630	625	-4	-0.7	23	26	3	13.8	3.63	4.16
Com/Ind Hi: exis	96	96	1	0.8	5	5	1	15.2	4.81	5.50
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	435	472	37	8.5	20	25	5	23.9	4.70	5.36
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Non-Hmstd	85	85	0	0.0	2	2	0	16.1	1.88	2.18
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	39	39	0.0	0	1	1	0.0	0.00	1.59
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	7,655	7,656	1	0.0	158	170	12	7.6	2.06	2.21

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	84	69	-15	-18.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	84	69	-15	-18.0
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	66.81	70.09	0.00	0.00
City/Town	######	145.21	0.00	0.00
School District	3.54	2.30	8.37	12.36
Special District	0.15	0.16	0.00	0.00
Total	187.55	217.76	8.37	12.36

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	51,300	50,800	-1.0	800	727	-73	-9.2	1.56	1.43
Res Hmstd:Avg Val	77,000	76,200	-1.0	1,205	1,092	-114	-9.4	1.57	1.43
Res Hmstd: Hi Val	102,600	101,600	-1.0	1,730	1,726	-4	-0.2	1.69	1.7
Res Hmstd: Ex-Hi Val	153,900	152,400	-1.0	2,781	2,995	214	7.7	1.81	1.97
Apartment	300,000	300,000	0.0	7,284	8,537	1,253	17.2	2.43	2.85
Comm/Ind: Lo Val	150,000	151,200	0.8	5,444	6,301	857	15.7	3.63	4.17
Comm/Ind: Med Val	300,000	302,400	0.8	12,661	14,619	1,958	15.5	4.22	4.83
Comm/Ind: Hi Val	1,000,000	1,007,800	0.8	46,340	53,424	7,083	15.3	4.63	5.30

Carlton County | **Moose Lake city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	38,259	38,317	58	0.2	446	478	32	7.2	1.17	1.25
Res Non-Hm: exis	10,664	10,481	-182	-1.7	156	170	14	9.3	1.46	1.62
Apartments: exis	5,589	5,589	0	0.0	95	105	10	11.1	1.70	1.88
Low-inc Apts: ex	1,344	1,347	3	0.2	14	15	2	11.8	1.03	1.15
Seasnl Rec: exis	533	529	-3	-0.6	8	8	1	9.1	1.45	1.59
Com/Ind: Lo: exi	11,167	11,037	-131	-1.2	307	331	24	7.9	2.75	3.00
Com/Ind Hi: exis	8,664	8,817	153	1.8	315	349	34	10.8	3.64	3.96
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	579	545	-34	-5.9	21	22	1	2.5	3.64	3.96
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	33	33	0	0.0	0	0	0	1.3	0.64	0.65
Ag Non-Hmstd	39	205	167	433.0	0	3	2	481.8	1.29	1.41
Misc props	338	338	0	0.0	6	6	1	11.1	1.70	1.88
ResHmstd: NewCon	0	156	156	0.0	0	2	2	0.0	0.00	1.25
All other NewCon	0	115	115	0.0	0	2	2	0.0	0.00	1.93
Total	77,207	77,509	301	0.4	1,368	1,493	125	9.2	1.77	1.93

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	937	865	-73	-7.8
(-) TIF Tax Capacity	20	20	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	918	845	-73	-7.9
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg) Base	Net Tax Cap (Pctg) Alter	Ref Mkt Val Base	Ref Mkt Val Alter
County	68.23	72.37	0.00	0.00
City/Town	47.85	54.56	0.00	0.00
School District	5.19	4.60	8.37	12.36
Special District	7.68	9.23	0.00	0.00
Total	128.95	140.76	8.37	12.36

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	81,000	81,100	0.1	813	820	8	0.9	1.00	1.01
Res Hmstd:Avg Val	121,500	121,700	0.2	1,405	1,494	88	6.3	1.16	1.23
Res Hmstd: Hi Val	161,900	162,100	0.1	1,997	2,163	167	8.4	1.23	1.33
Res Hmstd: Ex-Hi Val	242,900	243,300	0.2	3,182	3,510	328	10.3	1.31	1.44
Apartment	300,000	300,000	0.0	5,087	5,650	563	11.1	1.7	1.88
Comm/Ind: Lo Val	150,000	152,700	1.8	4,126	4,610	484	11.7	2.75	3.02
Comm/Ind: Med Val	300,000	305,300	1.8	9,585	10,654	1,070	11.2	3.19	3.49
Comm/Ind: Hi Val	1,000,000	1,017,700	1.8	35,061	38,874	3,813	10.9	3.51	3.82

Carlton County | **Scanlon city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	45,464	47,634	2,170	4.8	613	660	46	7.5	1.35	1.38
Res Non-Hm: exis	2,902	2,981	79	2.7	49	55	6	12.9	1.67	1.84
Apartments: exis	5,658	5,773	115	2.0	109	121	12	11.0	1.92	2.09
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	3,268	3,350	81	2.5	99	109	10	10.5	3.03	3.27
Com/Ind Hi: exis	3,618	3,856	239	6.6	145	167	22	15.0	4.02	4.34
Publ U: Elec Gen	528	564	37	6.9	16	19	3	16.5	3.05	3.32
Publ U: Other	1,108	1,441	334	30.1	43	61	18	41.5	3.89	4.23
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Non-Hmstd	94	105	11	11.4	1	2	0	21.6	1.50	1.63
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	121	121	0.0	0	2	2	0.0	0.00	1.38
All other NewCon	0	282	282	0.0	0	5	5	0.0	0.00	1.84
Total	62,638	66,106	3,468	5.5	1,076	1,200	124	11.5	1.72	1.82

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	709	666	-42	-6.0
(-) TIF Tax Capacity	46	55	9	20.1
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	663	612	-52	-7.8
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	69.97	74.24	0.00	0.00
City/Town	31.94	36.82	0.00	0.00
School District	29.98	33.53	5.18	4.80
Special District	17.78	18.82	0.00	0.00
Total	149.66	163.41	5.18	4.80

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	86,400	90,500	4.7	1,043	1,047	4	0.4	1.21	1.16
Res Hmstd:Avg Val	129,500	135,700	4.8	1,749	1,874	124	7.1	1.35	1.38
Res Hmstd: Hi Val	172,700	180,900	4.7	2,457	2,700	243	9.9	1.42	1.49
Res Hmstd: Ex-Hi Val	259,100	271,500	4.8	3,873	4,358	485	12.5	1.49	1.61
Apartment	300,000	306,100	2.0	5,768	6,399	632	11.0	1.92	2.09
Comm/Ind: Lo Val	150,000	159,900	6.6	4,544	5,328	784	17.3	3.03	3.33
Comm/Ind: Med Val	300,000	319,800	6.6	10,576	12,265	1,689	16.0	3.53	3.84
Comm/Ind: Hi Val	1,000,000	1,066,000	6.6	38,728	44,639	5,911	15.3	3.87	4.19

Carlton County | **Thomson city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	9,154	9,093	-61	-0.7	137	136	-1	-0.9	1.49	1.49
Res Non-Hm: exis	735	599	-136	-18.6	12	11	-2	-15.0	1.69	1.76
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	68	50	-18	-26.2	2	2	0	-22.5	3.07	3.22
Com/Ind Hi: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	47	47	0.0	0	2	2	0.0	0.00	3.18
Publ U: Other	2,541	2,559	18	0.7	103	110	6	6.2	4.07	4.29
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	49	0	-49	-100.0	0	0	0	-100.0	0.69	0.00
Ag Non-Hmstd	156	398	242	155.1	2	6	4	149.7	1.50	1.47
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	153	153	0.0	0	2	2	0.0	0.00	1.49
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	12,703	12,899	195	1.5	258	267	10	3.8	2.03	2.07

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	152	139	-12	-8.2
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	152	139	-12	-8.2
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	66.85	70.84	0.00	0.00
City/Town	64.29	72.11	0.00	0.00
School District	13.64	11.40	21.87	20.70
Special District	0.15	0.16	0.00	0.00
Total	144.93	154.51	21.87	20.70

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	95,400	94,800	-0.6	1,305	1,217	-87	-6.7	1.37	1.28
Res Hmstd:Avg Val	143,000	142,000	-0.7	2,142	2,110	-31	-1.5	1.5	1.49
Res Hmstd: Hi Val	190,700	189,400	-0.7	2,980	3,006	26	0.9	1.56	1.59
Res Hmstd: Ex-Hi Val	286,100	284,200	-0.7	4,657	4,799	142	3.0	1.63	1.69

Carlton County | **Wrenshall city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	16,837	17,028	191	1.1	208	210	2	0.7	1.24	1.23
Res Non-Hm: exis	2,681	2,495	-186	-7.0	43	42	-1	-1.3	1.59	1.69
Apartments: exis	476	476	0	0.0	8	9	0	4.2	1.74	1.82
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	668	636	-32	-4.7	19	19	0	-0.5	2.79	2.92
Com/Ind Hi: exis	2,546	2,631	86	3.4	93	101	8	8.2	3.67	3.84
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,154	1,301	148	12.8	41	49	8	18.5	3.56	3.74
Ag HGA: Exist	448	452	4	0.9	6	6	0	3.3	1.24	1.27
Ag Hmstd Land	495	519	24	4.9	2	3	0	13.8	0.50	0.55
Ag Non-Hmstd	144	144	0	0.0	2	2	0	5.5	1.27	1.34
Misc props	135	135	0	0.0	2	2	0	4.2	1.74	1.82
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	25,582	25,817	235	0.9	424	442	17	4.1	1.66	1.71

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	296	270	-26	-8.8
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	296	270	-26	-8.8
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	71.52	75.92	0.00	0.00
City/Town	36.23	40.91	0.00	0.00
School District	18.95	16.81	15.92	14.53
Special District	0.15	0.16	0.00	0.00
Total	126.86	133.81	15.92	14.53

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	88,400	89,400	1.1	969	936	-34	-3.5	1.1	1.05
Res Hmstd:Avg Val	132,600	134,100	1.1	1,640	1,652	12	0.8	1.24	1.23
Res Hmstd: Hi Val	176,700	178,700	1.1	2,309	2,368	58	2.5	1.31	1.33
Res Hmstd: Ex-Hi Val	265,100	268,100	1.1	3,651	3,802	150	4.1	1.38	1.42
Apartment	300,000	300,000	0.0	5,235	5,454	219	4.2	1.74	1.82
Comm/Ind: Lo Val	150,000	155,000	3.3	4,192	4,571	379	9.0	2.79	2.95
Comm/Ind: Med Val	300,000	310,100	3.4	9,701	10,533	832	8.6	3.23	3.4
Comm/Ind: Hi Val	1,000,000	1,033,600	3.4	35,412	38,343	2,931	8.3	3.54	3.71

Carlton County | **Wright city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	3,149	3,170	21	0.7	39	38	0	-0.9	1.22	1.21
Res Non-Hm: exis	1,183	1,161	-22	-1.9	18	19	1	6.8	1.53	1.67
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	809	809	0	0.0	24	26	2	7.8	2.96	3.19
Com/Ind Hi: exis	206	281	76	36.8	8	12	4	47.4	3.93	4.23
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	37	46	10	26.6	1	2	1	36.4	3.93	4.23
Ag HGA: Exist	346	371	25	7.2	4	5	1	13.0	1.23	1.29
Ag Hmstd Land	439	414	-25	-5.7	2	2	0	2.8	0.52	0.57
Ag Non-Hmstd	246	246	0	0.0	4	4	0	8.6	1.46	1.59
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	184	184	0.0	0	2	2	0.0	0.00	1.21
All other NewCon	0	48	48	0.0	0	1	1	0.0	0.00	1.67
Total	6,414	6,730	316	4.9	100	111	11	11.0	1.56	1.65

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	69	63	-6	-8.1
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	69	63	-6	-8.1
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	72.17	76.63	0.00	0.00
City/Town	38.88	46.40	0.00	0.00
School District	33.26	33.80	3.41	4.13
Special District	1.60	1.68	0.00	0.00
Total	145.90	158.51	3.41	4.13

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	52,500	52,900	0.8	574	525	-49	-8.5	1.09	0.99
Res Hmstd:Avg Val	78,700	79,200	0.6	874	811	-63	-7.2	1.11	1.02
Res Hmstd: Hi Val	104,900	105,600	0.7	1,288	1,278	-11	-0.8	1.23	1.21
Res Hmstd: Ex-Hi Val	157,400	158,500	0.7	2,120	2,214	94	4.4	1.35	1.4
Comm/Ind: Lo Val	150,000	205,200	36.8	4,433	7,116	2,683	60.5	2.96	3.47
Comm/Ind: Med Val	300,000	410,400	36.8	10,326	15,803	5,477	53.0	3.44	3.85
Comm/Ind: Hi Val	1,000,000	1,368,000	36.8	37,829	56,346	18,518	49.0	3.78	4.12

Carver County

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	275,570	270,164	-5,406	-2.0	4,233	4,252	19	0.4	1.54	1.57
Res Non-Hm: exis	29,614	29,464	-150	-0.5	521	525	5	0.9	1.76	1.78
Apartments: exis	555	543	-12	-2.1	11	11	0	2.5	1.93	2.02
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	2,444	2,423	-21	-0.9	73	76	3	4.5	2.97	3.14
Com/Ind Hi: exis	706	749	44	6.2	27	31	3	12.5	3.88	4.11
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	2,291	2,465	174	7.6	89	101	12	13.9	3.88	4.11
Ag HGA: Exist	699	645	-53	-7.7	11	10	-1	-6.4	1.60	1.62
Ag Hmstd Land	1,402	1,399	-2	-0.2	9	9	0	3.4	0.64	0.66
Ag Non-Hmstd	2,965	6,911	3,946	133.1	40	100	60	151.4	1.34	1.44
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	7,702	7,702	0.0	0	121	121	0.0	0.00	1.57
All other NewCon	0	2,040	2,040	0.0	0	36	36	0.0	0.00	1.78
Total	316,246	324,505	8,260	2.6	5,013	5,273	260	5.2	1.59	1.62

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	3,238	3,145	-93	-2.9
(-) TIF Tax Capacity	0	1	1	0.0
(-) FD Contrib Tax Cap	34	36	2	5.5
(=) Taxable Tax Capacity	3,204	3,108	-96	-3.0
FD Distrib Tax Cap	365	526	161	44.3

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	41.68	43.80	0.00	0.00
City/Town	47.91	52.06	4.84	0.00
School District	40.16	44.18	21.10	21.88
Special District	3.86	4.05	0.00	0.00
Total	133.61	144.09	25.94	21.88

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	168,600	165,300	-2.0	2,469	2,421	-48	-1.9	1.46	1.46
Res Hmstd:Avg Val	252,800	247,800	-2.0	3,889	3,898	9	0.2	1.54	1.57
Res Hmstd: Hi Val	337,000	330,400	-2.0	5,308	5,376	68	1.3	1.57	1.63
Res Hmstd: Ex-Hi Val	505,600	495,700	-2.0	8,086	8,227	142	1.8	1.6	1.66
Apartment	300,000	293,600	-2.1	5,789	5,931	142	2.5	1.93	2.02
Comm/Ind: Lo Val	150,000	159,300	6.2	4,460	5,085	625	14.0	2.97	3.19
Comm/Ind: Med Val	300,000	318,600	6.2	10,277	11,628	1,351	13.2	3.43	3.65
Comm/Ind: Hi Val	1,000,000	1,061,900	6.2	37,422	42,160	4,737	12.7	3.74	3.97

Carver city

Carver County | **Chaska city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	1,504,138	1,402,411	-101,727	-6.8	19,031	18,751	-280	-1.5	1.27	1.34
Res Non-Hm: exis	151,198	157,352	6,155	4.1	2,106	2,328	223	10.6	1.39	1.48
Apartments: exis	87,219	89,512	2,293	2.6	1,395	1,533	138	9.9	1.60	1.71
Low-inc Apts: ex	22,632	16,187	-6,445	-28.5	224	172	-53	-23.5	0.99	1.06
Seasnl Rec: exis	612	580	-31	-5.1	9	9	0	1.8	1.47	1.58
Com/Ind: Lo: exi	39,728	37,139	-2,589	-6.5	1,081	1,081	0	0.0	2.72	2.91
Com/Ind Hi: exis	342,534	325,033	-17,500	-5.1	12,182	12,375	194	1.6	3.56	3.81
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	8,453	8,235	-218	-2.6	301	313	13	4.3	3.56	3.81
Ag HGA: Exist	3,111	2,825	-287	-9.2	39	38	-1	-3.7	1.26	1.33
Ag Hmstd Land	7,182	8,770	1,589	22.1	39	50	11	29.2	0.54	0.57
Ag Non-Hmstd	36,290	28,309	-7,981	-22.0	403	338	-65	-16.1	1.11	1.19
Misc props	12,468	11,323	-1,145	-9.2	207	200	-7	-3.3	1.66	1.77
ResHmstd: NewCon	0	11,675	11,675	0.0	0	156	156	0.0	0.00	1.34
All other NewCon	0	20,776	20,776	0.0	0	717	717	0.0	0.00	3.45
Total	2,215,564	2,120,128	-95,436	-4.3	37,015	38,062	1,047	2.8	1.67	1.80

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	26,215	24,250	-1,965	-7.5
(-) TIF Tax Capacity	5,388	4,991	-397	-7.4
(-) FD Contrib Tax Cap	3,080	2,984	-97	-3.1
(=) Taxable Tax Capacity	17,747	16,275	-1,472	-8.3
FD Distrib Tax Cap	3,500	3,202	-299	-8.5

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	41.69	43.82	0.00	0.00
City/Town	23.23	25.40	0.00	0.00
School District	40.18	44.19	21.10	21.88
Special District	5.93	6.06	0.00	0.00
Total	111.03	119.46	21.10	21.88

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	168,000	156,600	-6.8	1,999	1,937	-62	-3.1	1.19	1.24
Res Hmstd:Avg Val	251,800	234,800	-6.8	3,181	3,126	-55	-1.7	1.26	1.33
Res Hmstd: Hi Val	335,700	313,000	-6.8	4,365	4,316	-50	-1.1	1.30	1.38
Res Hmstd: Ex-Hi Val	503,600	469,500	-6.8	6,664	6,636	-28	-0.4	1.32	1.41
Apartment	300,000	307,900	2.6	4,797	5,272	475	9.9	1.6	1.71
Comm/Ind: Lo Val	150,000	142,300	-5.1	4,080	4,141	61	1.5	2.72	2.91
Comm/Ind: Med Val	300,000	284,700	-5.1	9,414	9,494	79	0.8	3.14	3.33
Comm/Ind: Hi Val	1,000,000	948,900	-5.1	34,309	34,782	474	1.4	3.43	3.67

Carver County | **Cologne city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	91,408	82,847	-8,561	-9.4	1,156	1,169	13	1.2	1.26	1.41
Res Non-Hm: exis	12,305	12,270	-35	-0.3	188	214	26	13.7	1.53	1.74
Apartments: exis	595	595	0	0.0	10	12	2	16.1	1.68	1.95
Low-inc Apts: ex	626	626	0	0.0	6	7	1	15.9	1.03	1.19
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	4,157	4,057	-100	-2.4	115	124	10	8.5	2.75	3.06
Com/Ind Hi: exis	5,125	4,761	-364	-7.1	186	192	6	3.3	3.63	4.04
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,218	1,189	-29	-2.4	44	48	4	8.6	3.63	4.04
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	37	839	803	######	0	11	11	######	0.62	1.35
Ag Non-Hmstd	3,633	1,606	-2,026	-55.8	45	23	-22	-48.3	1.25	1.46
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	717	717	0.0	0	10	10	0.0	0.00	1.41
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	119,103	109,508	-9,595	-8.1	1,751	1,812	61	3.5	1.47	1.65

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	1,290	1,085	-205	-15.9
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	76	68	-8	-11.1
(=) Taxable Tax Capacity	1,214	1,018	-197	-16.2
FD Distrib Tax Cap	208	240	32	15.4

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	41.69	43.81	0.00	0.00
City/Town	61.83	73.77	0.00	0.00
School District	17.04	24.29	12.36	13.13
Special District	4.15	3.88	0.00	0.00
Total	124.71	145.75	12.36	13.13

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	126,500	114,700	-9.3	1,475	1,430	-45	-3.1	1.17	1.25
Res Hmstd:Avg Val	189,600	171,800	-9.4	2,397	2,412	15	0.6	1.26	1.40
Res Hmstd: Hi Val	252,800	229,100	-9.4	3,320	3,398	78	2.3	1.31	1.48
Res Hmstd: Ex-Hi Val	379,300	343,800	-9.4	5,168	5,371	203	3.9	1.36	1.56
Apartment	300,000	300,000	0.0	5,047	5,860	812	16.1	1.68	1.95
Comm/Ind: Lo Val	150,000	139,400	-7.1	4,132	4,270	138	3.3	2.75	3.06
Comm/Ind: Med Val	300,000	278,700	-7.1	9,580	9,794	214	2.2	3.19	3.51
Comm/Ind: Hi Val	1,000,000	929,000	-7.1	35,001	36,065	1,064	3.0	3.50	3.88

Carver County | **Hamburg city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	22,989	21,478	-1,511	-6.6	354	375	21	6.0	1.54	1.75
Res Non-Hm: exis	2,026	2,030	4	0.2	37	45	8	22.8	1.82	2.24
Apartments: exis	747	793	46	6.2	16	21	5	32.7	2.13	2.66
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	847	846	-1	-0.1	26	31	4	16.8	3.09	3.61
Com/Ind Hi: exis	920	956	36	3.9	37	46	8	21.6	4.07	4.77
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	313	327	14	4.4	13	16	3	22.2	4.07	4.77
Ag HGA: Exist	74	70	-4	-5.7	1	1	0	-4.4	1.33	1.35
Ag Hmstd Land	3	3	0	7.4	0	0	0	31.2	0.89	1.09
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	54	54	0.0	0	1	1	0.0	0.00	1.75
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	27,917	26,556	-1,361	-4.9	484	535	51	10.5	1.74	2.02

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	299	242	-57	-19.1
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	14	14	0	-3.0
(=) Taxable Tax Capacity	284	228	-57	-19.9
FD Distrib Tax Cap	138	114	-24	-17.2

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	41.41	43.47	0.00	0.00
City/Town	98.40	131.38	0.00	0.00
School District	16.70	23.87	12.36	13.13
Special District	4.11	3.88	0.00	0.00
Total	160.63	202.59	12.36	13.13

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	88,600	82,800	-6.5	1,240	1,183	-57	-4.6	1.4	1.43
Res Hmstd:Avg Val	132,900	124,200	-6.5	2,046	2,151	105	5.1	1.54	1.73
Res Hmstd: Hi Val	177,100	165,500	-6.5	2,851	3,117	267	9.4	1.61	1.88
Res Hmstd: Ex-Hi Val	265,800	248,300	-6.6	4,465	5,055	590	13.2	1.68	2.04
Apartment	300,000	318,600	6.2	6,394	8,486	2,092	32.7	2.13	2.66
Comm/Ind: Lo Val	150,000	155,900	3.9	4,630	5,695	1,065	23.0	3.09	3.65
Comm/Ind: Med Val	300,000	311,800	3.9	10,741	13,129	2,388	22.2	3.58	4.21
Comm/Ind: Hi Val	1,000,000	1,039,400	3.9	39,261	47,825	8,564	21.8	3.93	4.60

Carver County | **Mayer city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	100,907	98,365	-2,542	-2.5	1,414	1,528	114	8.0	1.40	1.55
Res Non-Hm: exis	16,373	16,987	613	3.7	280	328	48	17.1	1.71	1.93
Apartments: exis	261	718	457	175.3	5	15	11	215.2	1.87	2.14
Low-inc Apts: ex	441	0	-441	-100.0	5	0	-5	-100.0	1.14	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	6,038	5,119	-919	-15.2	174	163	-10	-6.0	2.88	3.19
Com/Ind Hi: exis	4,138	4,152	14	0.3	158	175	17	11.1	3.81	4.22
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,260	1,275	15	1.2	48	54	6	12.0	3.81	4.22
Ag HGA: Exist	104	99	-5	-4.9	1	1	0	-2.6	1.25	1.28
Ag Hmstd Land	339	304	-35	-10.4	2	2	0	-0.8	0.65	0.72
Ag Non-Hmstd	1,190	520	-671	-56.4	17	8	-9	-50.6	1.43	1.62
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	644	644	0.0	0	10	10	0.0	0.00	1.55
All other NewCon	0	266	266	0.0	0	10	10	0.0	0.00	3.61
Total	131,051	128,447	-2,604	-2.0	2,104	2,295	191	9.1	1.61	1.79

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	1,414	1,272	-142	-10.1
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	82	78	-4	-5.1
(=) Taxable Tax Capacity	1,332	1,194	-138	-10.4
FD Distrib Tax Cap	383	302	-81	-21.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	41.65	43.77	0.00	0.00
City/Town	59.44	70.40	0.00	0.00
School District	37.61	43.80	8.70	12.18
Special District	4.22	3.88	0.00	0.00
Total	142.92	161.85	8.70	12.18

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	122,200	119,100	-2.5	1,590	1,643	53	3.3	1.30	1.38
Res Hmstd:Avg Val	183,100	178,500	-2.5	2,568	2,764	195	7.6	1.40	1.55
Res Hmstd: Hi Val	244,100	238,000	-2.5	3,548	3,886	338	9.5	1.45	1.63
Res Hmstd: Ex-Hi Val	366,300	357,100	-2.5	5,511	6,132	621	11.3	1.50	1.72
Apartment	300,000	825,900	175.3	5,620	17,714	12,094	215.2	1.87	2.14
Comm/Ind: Lo Val	150,000	150,500	0.3	4,318	4,811	493	11.4	2.88	3.2
Comm/Ind: Med Val	300,000	301,000	0.3	10,033	11,159	1,126	11.2	3.34	3.71
Comm/Ind: Hi Val	1,000,000	1,003,300	0.3	36,699	40,778	4,079	11.1	3.67	4.06

Carver County | **New Germany city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	15,546	14,737	-810	-5.2	210	203	-8	-3.6	1.35	1.37
Res Non-Hm: exis	8,276	9,209	933	11.3	151	187	36	23.9	1.83	2.03
Apartments: exis	672	568	-104	-15.5	13	12	-1	-6.3	1.91	2.11
Low-inc Apts: ex	51	51	0	0.0	1	1	0	10.2	1.17	1.29
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	1,350	1,293	-56	-4.2	40	41	2	4.1	2.93	3.18
Com/Ind Hi: exis	1,090	1,089	-1	-0.1	42	46	4	9.3	3.84	4.20
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	296	300	5	1.6	11	13	1	10.9	3.85	4.20
Ag HGA: Exist	280	256	-24	-8.4	4	4	0	-7.3	1.38	1.40
Ag Hmstd Land	1,015	741	-274	-27.0	6	5	-1	-20.0	0.62	0.68
Ag Non-Hmstd	863	995	132	15.3	12	16	4	31.2	1.39	1.58
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	54	54	0.0	0	1	1	0.0	0.00	1.37
All other NewCon	0	2	2	0.0	0	0	0	0.0	0.00	2.03
Total	29,437	29,294	-143	-0.5	490	527	38	7.7	1.66	1.80

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	327	297	-30	-9.2
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	19	18	-1	-5.0
(=) Taxable Tax Capacity	308	279	-29	-9.5
FD Distrib Tax Cap	59	57	-2	-3.3

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	41.69	43.81	0.00	0.00
City/Town	62.06	76.51	0.00	0.00
School District	31.05	34.05	16.97	13.65
Special District	4.22	3.88	0.00	0.00
Total	139.03	158.25	16.97	13.65

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	85,700	81,200	-5.3	1,042	922	-119	-11.5	1.22	1.14
Res Hmstd:Avg Val	128,500	121,800	-5.2	1,748	1,678	-70	-4.0	1.36	1.38
Res Hmstd: Hi Val	171,300	162,400	-5.2	2,454	2,434	-20	-0.8	1.43	1.5
Res Hmstd: Ex-Hi Val	257,000	243,600	-5.2	3,868	3,945	77	2.0	1.51	1.62
Apartment	300,000	253,600	-15.5	5,722	5,363	-360	-6.3	1.91	2.11
Comm/Ind: Lo Val	150,000	149,900	-0.1	4,396	4,774	378	8.6	2.93	3.18
Comm/Ind: Med Val	300,000	299,800	-0.1	10,172	11,069	897	8.8	3.39	3.69
Comm/Ind: Hi Val	1,000,000	999,200	-0.1	37,129	40,448	3,319	8.9	3.71	4.05

Carver County | **Norwood Young America ci**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	157,806	150,762	-7,044	-4.5	1,756	2,028	272	15.5	1.11	1.35
Res Non-Hm: exis	16,841	18,925	2,084	12.4	229	316	87	38.0	1.36	1.67
Apartments: exis	6,495	7,429	934	14.4	100	143	42	42.3	1.55	1.92
Low-inc Apts: ex	3,256	2,283	-973	-29.9	31	27	-4	-13.0	0.95	1.18
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	13,154	12,672	-482	-3.7	350	386	36	10.3	2.66	3.04
Com/Ind Hi: exis	27,657	24,835	-2,822	-10.2	968	996	28	2.9	3.50	4.01
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	2,884	2,919	35	1.2	101	117	16	16.0	3.50	4.01
Ag HGA: Exist	456	260	-196	-42.9	5	3	-2	-36.4	1.15	1.29
Ag Hmstd Land	681	896	215	31.5	3	6	2	67.2	0.49	0.62
Ag Non-Hmstd	599	566	-33	-5.5	7	8	1	19.2	1.13	1.43
Misc props	128	128	0	0.0	2	2	0	24.4	1.55	1.92
ResHmstd: NewCon	0	457	457	0.0	0	6	6	0.0	0.00	1.35
All other NewCon	0	371	371	0.0	0	7	7	0.0	0.00	1.76
Total	229,957	222,504	-7,453	-3.2	3,552	4,044	492	13.9	1.54	1.82

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	2,690	2,352	-338	-12.5
(-) TIF Tax Capacity	36	35	-1	-2.4
(-) FD Contrib Tax Cap	319	306	-13	-4.1
(=) Taxable Tax Capacity	2,335	2,011	-324	-13.9
FD Distrib Tax Cap	749	703	-46	-6.1

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	41.69	43.81	0.00	0.00
City/Town	48.57	69.06	1.00	1.01
School District	17.04	24.29	12.36	13.13
Special District	5.73	5.43	0.00	0.00
Total	113.03	142.60	13.36	14.14

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	102,800	98,200	-4.5	1,019	1,134	115	11.3	0.99	1.15
Res Hmstd:Avg Val	154,100	147,200	-4.5	1,714	1,965	251	14.7	1.11	1.33
Res Hmstd: Hi Val	205,400	196,200	-4.5	2,408	2,796	388	16.1	1.17	1.43
Res Hmstd: Ex-Hi Val	308,200	294,400	-4.5	3,800	4,461	661	17.4	1.23	1.52
Apartment	300,000	343,100	14.4	4,639	6,601	1,962	42.3	1.55	1.92
Comm/Ind: Lo Val	150,000	134,700	-10.2	3,987	4,099	112	2.8	2.66	3.04
Comm/Ind: Med Val	300,000	269,400	-10.2	9,237	9,353	116	1.3	3.08	3.47
Comm/Ind: Hi Val	1,000,000	898,000	-10.2	33,734	34,562	827	2.5	3.37	3.85

Carver County

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	892,180	838,183	-53,997	-6.1	12,744	12,658	-85	-0.7	1.43	1.51
Res Non-Hm: exis	99,067	89,378	-9,689	-9.8	1,502	1,423	-79	-5.2	1.52	1.59
Apartments: exis	5,062	5,028	-34	-0.7	89	95	6	6.3	1.76	1.88
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	6,292	5,933	-359	-5.7	98	99	1	1.1	1.56	1.67
Com/Ind: Lo: exi	5,517	5,318	-199	-3.6	155	160	5	3.0	2.81	3.00
Com/Ind Hi: exis	15,330	14,679	-651	-4.2	565	579	14	2.6	3.69	3.95
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	4,903	5,679	775	15.8	181	225	44	24.2	3.70	3.96
Ag HGA: Exist	891	849	-42	-4.7	12	12	0	-0.2	1.37	1.44
Ag Hmstd Land	747	731	-16	-2.2	3	4	0	6.0	0.45	0.49
Ag Non-Hmstd	4,574	4,248	-326	-7.1	55	55	0	-0.1	1.21	1.30
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	13,643	13,643	0.0	0	206	206	0.0	0.00	1.51
All other NewCon	0	3,694	3,694	0.0	0	70	70	0.0	0.00	1.89
Total	1,034,564	987,363	-47,202	-4.6	15,405	15,587	182	1.2	1.49	1.58

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	10,963	10,215	-749	-6.8
(-) TIF Tax Capacity	285	272	-13	-4.5
(-) FD Contrib Tax Cap	189	196	7	3.8
(=) Taxable Tax Capacity	10,490	9,747	-743	-7.1
FD Distrib Tax Cap	551	616	65	11.9

Tax Rates

	Net Tax Cap (Pctg) Base	Net Tax Cap (Pctg) Alter	Ref Mkt Val Base	Ref Mkt Val Alter
County	41.69	43.82	0.00	0.00
City/Town	37.19	39.71	0.00	0.00
School District	36.28	39.97	21.16	21.57
Special District	4.89	5.63	0.00	0.00
Total	120.06	129.13	21.16	21.57

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	263,100	247,200	-6.0	3,580	3,532	-48	-1.3	1.36	1.43
Res Hmstd:Avg Val	394,400	370,500	-6.1	5,552	5,533	-19	-0.3	1.41	1.49
Res Hmstd: Hi Val	525,800	494,000	-6.0	7,503	7,445	-58	-0.8	1.43	1.51
Res Hmstd: Ex-Hi Val	788,800	741,100	-6.0	12,006	11,947	-59	-0.5	1.52	1.61
Apartment	300,000	298,000	-0.7	5,137	5,453	316	6.2	1.71	1.83
Comm/Ind: Lo Val	150,000	143,600	-4.3	4,198	4,301	103	2.5	2.8	3
Comm/Ind: Med Val	300,000	287,300	-4.2	9,690	9,877	187	1.9	3.23	3.44
Comm/Ind: Hi Val	1,000,000	957,500	-4.3	35,318	36,159	842	2.4	3.53	3.78

Victoria city

Carver County | **Waconia city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	730,220	709,538	-20,682	-2.8	9,433	9,295	-138	-1.5	1.29	1.31
Res Non-Hm: exis	94,489	92,848	-1,641	-1.7	1,389	1,389	0	0.0	1.47	1.50
Apartments: exis	13,233	15,512	2,279	17.2	219	265	46	21.1	1.65	1.71
Low-inc Apts: ex	10,023	8,672	-1,351	-13.5	102	91	-11	-11.1	1.02	1.05
Seasnl Rec: exis	2,661	3,150	489	18.4	36	45	9	25.3	1.36	1.44
Com/Ind: Lo: exi	29,758	28,894	-864	-2.9	817	835	18	2.2	2.75	2.89
Com/Ind Hi: exis	140,482	127,771	-12,711	-9.0	5,064	4,865	-199	-3.9	3.60	3.81
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	7,651	7,881	231	3.0	275	299	24	8.8	3.59	3.80
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	6	7	1	12.5	0	0	0	28.1	0.59	0.68
Ag Non-Hmstd	227	540	313	137.5	3	7	4	151.6	1.19	1.26
Misc props	206	199	-7	-3.4	5	5	0	0.8	2.23	2.33
ResHmstd: NewCon	0	11,918	11,918	0.0	0	156	156	0.0	0.00	1.31
All other NewCon	0	2,478	2,478	0.0	0	38	38	0.0	0.00	1.53
Total	1,028,958	1,009,409	-19,549	-1.9	17,342	17,290	-52	-0.3	1.69	1.71

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	12,067	11,211	-856	-7.1
(-) TIF Tax Capacity	38	28	-10	-26.2
(-) FD Contrib Tax Cap	1,354	1,302	-52	-3.8
(=) Taxable Tax Capacity	10,675	9,881	-794	-7.4
FD Distrib Tax Cap	1,330	1,378	48	3.6

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	41.69	43.81	0.00	0.00
City/Town	41.76	43.97	0.00	0.00
School District	31.05	34.05	16.97	13.65
Special District	4.17	3.88	0.00	0.00
Total	118.67	125.71	16.97	13.65

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	157,900	153,400	-2.8	1,911	1,843	-68	-3.6	1.21	1.20
Res Hmstd:Avg Val	236,700	230,000	-2.8	3,051	2,997	-54	-1.8	1.29	1.30
Res Hmstd: Hi Val	315,500	306,600	-2.8	4,191	4,152	-39	-0.9	1.33	1.35
Res Hmstd: Ex-Hi Val	473,400	460,000	-2.8	6,421	6,411	-10	-0.2	1.36	1.39
Apartment	300,000	351,700	17.2	4,959	6,007	1,048	21.1	1.65	1.71
Comm/Ind: Lo Val	150,000	136,400	-9.1	4,119	3,942	-177	-4.3	2.75	2.89
Comm/Ind: Med Val	300,000	272,900	-9.0	9,525	9,014	-511	-5.4	3.18	3.30
Comm/Ind: Hi Val	1,000,000	909,500	-9.1	34,756	33,252	-1,505	-4.3	3.48	3.66

Carver County | **Watertown city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	194,683	185,511	-9,172	-4.7	2,549	2,725	176	6.9	1.31	1.47
Res Non-Hm: exis	30,504	30,133	-371	-1.2	481	541	60	12.6	1.58	1.80
Apartments: exis	6,613	7,289	676	10.2	116	148	32	27.7	1.76	2.04
Low-inc Apts: ex	1,594	756	-838	-52.6	17	9	-8	-44.9	1.07	1.25
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	8,303	8,128	-175	-2.1	233	255	21	9.2	2.81	3.13
Com/Ind Hi: exis	13,127	12,272	-855	-6.5	486	506	20	4.1	3.70	4.12
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	2,068	2,136	68	3.3	77	88	11	15.0	3.70	4.12
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	69	76	7	10.1	0	1	0	26.4	0.65	0.75
Ag Non-Hmstd	860	740	-121	-14.0	11	11	0	-1.3	1.31	1.50
Misc props	1,475	1,925	450	30.5	26	39	13	51.2	1.76	2.04
ResHmstd: NewCon	0	1,238	1,238	0.0	0	18	18	0.0	0.00	1.47
All other NewCon	0	182	182	0.0	0	3	3	0.0	0.00	1.80
Total	259,296	250,384	-8,912	-3.4	3,997	4,346	348	8.7	1.54	1.74

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	2,835	2,498	-337	-11.9
(-) TIF Tax Capacity	27	0	-27	-100.0
(-) FD Contrib Tax Cap	179	154	-25	-14.1
(=) Taxable Tax Capacity	2,630	2,344	-286	-10.9
FD Distrib Tax Cap	880	835	-45	-5.1

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	41.69	43.82	0.00	0.00
City/Town	46.00	57.18	3.57	3.68
School District	37.67	43.86	8.70	12.18
Special District	5.52	5.41	0.00	0.00
Total	130.87	150.27	12.27	15.86

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	117,200	111,700	-4.7	1,411	1,447	36	2.6	1.20	1.3
Res Hmstd:Avg Val	175,700	167,400	-4.7	2,301	2,448	147	6.4	1.31	1.46
Res Hmstd: Hi Val	234,200	223,200	-4.7	3,191	3,450	260	8.1	1.36	1.55
Res Hmstd: Ex-Hi Val	351,400	334,800	-4.7	4,974	5,455	481	9.7	1.42	1.63
Apartment	300,000	330,700	10.2	5,276	6,736	1,461	27.7	1.76	2.04
Comm/Ind: Lo Val	150,000	140,200	-6.5	4,213	4,392	179	4.2	2.81	3.13
Comm/Ind: Med Val	300,000	280,500	-6.5	9,769	10,080	312	3.2	3.26	3.59
Comm/Ind: Hi Val	1,000,000	934,900	-6.5	35,696	37,067	1,370	3.8	3.57	3.96

Carver County | **Chanhassen city (part)**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	2,508,652	2,404,336	-104,317	-4.2	32,494	32,911	417	1.3	1.30	1.37
Res Non-Hm: exis	253,348	237,077	-16,272	-6.4	3,580	3,535	-45	-1.3	1.41	1.49
Apartments: exis	42,340	42,063	-277	-0.7	701	745	45	6.4	1.66	1.77
Low-inc Apts: ex	3,251	3,251	0	0.0	33	36	2	6.9	1.03	1.10
Seasnl Rec: exis	6,768	6,668	-100	-1.5	94	99	5	5.8	1.39	1.49
Com/Ind: Lo: exi	38,173	37,751	-421	-1.1	1,055	1,117	62	5.9	2.76	2.96
Com/Ind Hi: exis	396,004	369,187	-26,817	-6.8	14,296	14,285	-11	-0.1	3.61	3.87
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	20,963	21,828	864	4.1	747	833	86	11.5	3.56	3.82
Ag HGA: Exist	2,403	2,273	-130	-5.4	35	35	0	0.3	1.47	1.55
Ag Hmstd Land	2,157	2,149	-8	-0.4	14	13	-1	-5.7	0.64	0.60
Ag Non-Hmstd	9,778	10,032	255	2.6	112	124	12	10.7	1.14	1.24
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	27,307	27,307	0.0	0	374	374	0.0	0.00	1.37
All other NewCon	0	9,846	9,846	0.0	0	147	147	0.0	0.00	1.49
Total	3,283,837	3,173,767	-110,070	-3.4	53,161	54,254	1,093	2.1	1.62	1.71

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	38,083	35,806	-2,277	-6.0
(-) TIF Tax Capacity	510	470	-40	-7.9
(-) FD Contrib Tax Cap	3,640	3,435	-205	-5.6
(=) Taxable Tax Capacity	33,933	31,901	-2,032	-6.0
FD Distrib Tax Cap	2,220	1,941	-279	-12.6

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	41.69	43.82	0.00	0.00
City/Town	26.54	28.60	1.49	1.09
School District	33.99	37.13	21.58	22.09
Special District	6.14	7.03	0.00	0.00
Total	108.37	116.58	23.06	23.18

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	229,700	220,100	-4.2	2,853	2,873	20	0.7	1.24	1.31
Res Hmstd:Avg Val	344,400	330,100	-4.2	4,464	4,526	62	1.4	1.3	1.37
Res Hmstd: Hi Val	459,100	440,000	-4.2	6,034	6,149	116	1.9	1.31	1.4
Res Hmstd: Ex-Hi Val	688,800	660,200	-4.2	9,564	9,694	130	1.4	1.39	1.47
Apartment	300,000	298,000	-0.7	4,756	5,033	278	5.8	1.59	1.69
Comm/Ind: Lo Val	150,000	139,800	-6.8	4,076	4,058	-17	-0.4	2.72	2.90
Comm/Ind: Med Val	300,000	279,700	-6.8	9,394	9,275	-120	-1.3	3.13	3.32
Comm/Ind: Hi Val	1,000,000	932,300	-6.8	34,215	34,030	-185	-0.5	3.42	3.65

Cass County | **Backus city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	6,968	7,138	170	2.4	57	70	13	22.7	0.81	0.98
Res Non-Hm: exis	2,038	2,096	59	2.9	21	25	4	19.8	1.04	1.21
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	4,958	5,239	280	5.7	54	67	13	23.4	1.09	1.27
Com/Ind: Lo: exi	880	843	-37	-4.2	20	22	2	8.1	2.27	2.57
Com/Ind Hi: exis	1,020	1,017	-3	-0.3	31	35	4	12.7	3.02	3.41
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	519	543	24	4.6	16	19	3	18.2	3.02	3.41
Ag HGA: Exist	173	173	0	0.0	2	2	0	16.4	0.91	1.06
Ag Hmstd Land	128	108	-20	-15.4	0	0	0	7.3	0.32	0.41
Ag Non-Hmstd	473	520	46	9.8	5	6	1	28.8	1.00	1.18
Misc props	114	114	0	0.0	2	2	0	16.8	1.54	1.80
ResHmstd: NewCon	0	117	117	0.0	0	1	1	0.0	0.00	0.98
All other NewCon	0	58	58	0.0	0	1	1	0.0	0.00	1.39
Total	17,269	17,964	695	4.0	207	249	42	20.3	1.20	1.39

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	190	183	-7	-3.6
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	190	183	-7	-3.6
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	28.12	29.06	0.00	0.00
City/Town	67.92	83.04	0.00	0.00
School District	4.08	5.38	3.76	3.59
Special District	0.10	0.11	0.00	0.00
Total	100.22	117.60	3.76	3.59

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	58,100	59,500	2.4	372	441	69	18.7	0.64	0.74
Res Hmstd:Avg Val	87,100	89,200	2.4	612	737	126	20.6	0.70	0.83
Res Hmstd: Hi Val	116,100	118,900	2.4	939	1,129	189	20.2	0.81	0.95
Res Hmstd: Ex-Hi Val	174,200	178,400	2.4	1,596	1,913	317	19.9	0.92	1.07
Seas Rec: Lo Val	50,000	52,800	5.6	539	665	125	23.3	1.08	1.26
Seas Rec: Hi Val	150,000	158,500	5.7	1,701	2,097	396	23.3	1.13	1.32
Comm/Ind: Lo Val	150,000	149,600	-0.3	3,410	3,840	429	12.6	2.27	2.57
Comm/Ind: Med Val	300,000	299,200	-0.3	7,938	8,938	1,000	12.6	2.65	2.99
Comm/Ind: Hi Val	1,000,000	997,400	-0.3	29,069	32,747	3,678	12.7	2.91	3.28

Cass County | **Bena city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	579	604	25	4.3	5	4	-1	-10.9	0.81	0.69
Res Non-Hm: exis	346	380	35	10.1	4	4	0	-1.9	1.26	1.12
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	654	706	51	7.9	5	5	0	-8.1	0.76	0.65
Com/Ind: Lo: exi	102	148	46	45.4	3	4	1	36.9	2.51	2.36
Com/Ind Hi: exis	29	37	8	28.4	1	1	0	21.1	3.31	3.12
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	157	300	143	91.1	5	9	4	80.3	3.31	3.12
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Non-Hmstd	72	68	-5	-6.4	1	1	0	-15.4	1.11	1.01
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	58	58	0.0	0	1	1	0.0	0.00	1.21
Total	1,939	2,301	362	18.7	23	28	5	20.8	1.21	1.23

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	19	22	3	13.5
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	19	22	3	13.5
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	28.56	29.53	0.00	0.00
City/Town	46.50	40.99	0.00	0.00
School District	36.16	30.00	10.72	8.70
Special District	0.10	0.11	0.00	0.00
Total	111.33	100.63	10.72	8.70

Tax Burdens on Hypothetical Properties	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	16,800	17,500	4.2	138	121	-17	-12.3	0.82	0.69
Res Hmstd:Avg Val	25,200	26,300	4.4	207	182	-25	-12.1	0.82	0.69
Res Hmstd: Hi Val	33,600	35,000	4.2	276	242	-34	-12.3	0.82	0.69
Res Hmstd: Ex-Hi Val	50,400	52,600	4.4	414	363	-50	-12.1	0.82	0.69
Seas Rec: Lo Val	50,000	53,900	7.8	595	587	-8	-1.3	1.19	1.09
Seas Rec: Hi Val	150,000	161,800	7.9	1,868	1,868	0	0.0	1.25	1.15
Comm/Ind: Lo Val	150,000	192,600	28.4	3,764	4,875	1,110	29.5	2.51	2.53
Comm/Ind: Med Val	300,000	385,300	28.4	8,730	10,890	2,160	24.7	2.91	2.83
Comm/Ind: Hi Val	1,000,000	1,284,200	28.4	31,904	38,953	7,049	22.1	3.19	3.03

Cass County | **Boy River city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	478	458	-21	-4.3	2	2	1	39.3	0.37	0.54
Res Non-Hm: exis	196	191	-4	-2.1	2	2	0	8.2	0.79	0.87
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	68	68	-1	-0.7	1	1	0	9.8	0.79	0.88
Com/Ind: Lo: exi	82	81	-1	-1.1	2	2	0	7.3	1.87	2.03
Com/Ind Hi: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	32	34	2	7.2	1	1	0	16.3	2.47	2.68
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	32	32	0	0.0	0	0	0	10.8	0.36	0.40
Ag Non-Hmstd	83	78	-5	-5.8	1	1	0	4.4	0.72	0.80
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	51	51	0.0	0	0	0	0.0	0.00	0.87
Total	971	992	22	2.2	7	8	2	23.1	0.71	0.85

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	10	9	-1	-14.7
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	10	9	-1	-14.7
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	28.56	29.52	0.00	0.00
City/Town	39.37	46.17	0.00	0.00
School District	3.07	3.16	5.77	6.65
Special District	0.92	0.85	0.00	0.00
Total	71.92	79.70	5.77	6.65

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	24,500	23,400	-4.5	92	127	35	38.1	0.38	0.54
Res Hmstd:Avg Val	36,800	35,200	-4.3	139	192	53	38.3	0.38	0.54
Res Hmstd: Hi Val	49,000	46,900	-4.3	185	255	71	38.4	0.38	0.54
Res Hmstd: Ex-Hi Val	73,600	70,400	-4.3	277	384	106	38.3	0.38	0.54
Seas Rec: Lo Val	50,000	49,600	-0.8	397	436	39	9.8	0.79	0.88
Seas Rec: Hi Val	150,000	148,900	-0.7	1,277	1,400	123	9.7	0.85	0.94

Cass County | **East Gull Lake city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	159,134	157,864	-1,270	-0.8	1,058	1,178	120	11.3	0.66	0.75
Res Non-Hm: exis	11,729	12,003	275	2.3	79	90	10	13.0	0.68	0.75
Apartments: exis	914	914	0	0.0	8	8	1	9.2	0.83	0.90
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	296,613	293,696	-2,918	-1.0	2,414	2,604	191	7.9	0.81	0.89
Com/Ind: Lo: exi	759	759	0	0.0	12	13	1	8.0	1.64	1.78
Com/Ind Hi: exis	3,685	3,559	-126	-3.4	79	82	4	4.7	2.14	2.32
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	2,386	2,536	150	6.3	53	61	7	13.5	2.23	2.39
Ag HGA: Exist	315	317	2	0.6	2	2	1	35.3	0.49	0.65
Ag Hmstd Land	411	408	-3	-0.7	1	1	0	7.2	0.19	0.21
Ag Non-Hmstd	6,987	6,692	-295	-4.2	41	40	-1	-1.7	0.59	0.60
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	1,207	1,207	0.0	0	9	9	0.0	0.00	0.75
All other NewCon	0	2,116	2,116	0.0	0	18	18	0.0	0.00	0.87
Total	482,932	482,070	-862	-0.2	3,746	4,107	360	9.6	0.78	0.85

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	5,269	5,226	-43	-0.8
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	5,269	5,226	-43	-0.8
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	28.56	29.52	0.00	0.00
City/Town	10.51	10.73	0.00	0.00
School District	18.68	22.08	5.81	8.60
Special District	0.10	0.11	0.00	0.00
Total	57.86	62.44	5.81	8.60

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	292,400	290,100	-0.8	1,753	1,991	239	13.6	0.6	0.69
Res Hmstd:Avg Val	438,400	434,900	-0.8	2,791	3,090	298	10.7	0.64	0.71
Res Hmstd: Hi Val	584,400	579,700	-0.8	3,843	4,243	399	10.4	0.66	0.73
Res Hmstd: Ex-Hi Val	876,800	869,800	-0.8	6,128	6,756	628	10.3	0.7	0.78
Apartment	300,000	300,000	0.0	2,344	2,600	255	10.9	0.78	0.87
Seas Rec: Lo Val	50,000	49,500	-1.0	327	350	23	7.0	0.65	0.71
Seas Rec: Hi Val	150,000	148,500	-1.0	1,066	1,140	74	6.9	0.71	0.77
Comm/Ind: Lo Val	150,000	144,900	-3.4	2,488	2,593	105	4.2	1.66	1.79
Comm/Ind: Med Val	300,000	289,700	-3.4	5,776	5,977	201	3.5	1.93	2.06
Comm/Ind: Hi Val	1,000,000	965,800	-3.4	21,120	21,913	794	3.8	2.11	2.27

Cass County | **Cass Lake city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	4,542	5,430	888	19.6	76	73	-2	-2.7	1.66	1.35
Res Non-Hm: exis	2,734	2,912	177	6.5	57	63	6	9.8	2.09	2.16
Apartments: exis	92	70	-23	-24.7	2	2	-1	-22.4	2.54	2.62
Low-inc Apts: ex	721	721	0	0.0	11	11	0	2.9	1.54	1.58
Seasnl Rec: exis	1,614	1,607	-7	-0.4	37	38	1	2.7	2.31	2.39
Com/Ind: Lo: exi	4,246	3,991	-254	-6.0	160	155	-4	-2.7	3.76	3.89
Com/Ind Hi: exis	2,226	2,436	210	9.4	111	126	15	13.5	4.98	5.16
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	857	1,728	871	101.7	42	89	47	110.5	4.94	5.16
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Non-Hmstd	1	1	0	0.0	0	0	0	4.1	1.95	2.03
Misc props	26	26	0	0.0	1	1	0	3.1	2.54	2.62
ResHmstd: NewCon	0	56	56	0.0	0	1	1	0.0	0.00	1.35
All other NewCon	0	9	9	0.0	0	0	0	0.0	0.00	3.81
Total	17,059	18,987	1,928	11.3	497	560	63	12.7	2.91	2.95

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	222	231	9	3.8
(-) TIF Tax Capacity	5	5	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	217	226	9	3.9
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	26.33	27.34	0.00	0.00
City/Town	######	147.14	0.00	0.00
School District	34.02	27.94	10.72	8.70
Special District	0.10	0.11	0.00	0.00
Total	194.59	202.54	10.72	8.70

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	23,300	27,900	19.7	385	363	-22	-5.7	1.65	1.30
Res Hmstd:Avg Val	34,900	41,700	19.5	577	543	-34	-5.9	1.65	1.30
Res Hmstd: Hi Val	46,600	55,700	19.5	770	725	-45	-5.8	1.65	1.30
Res Hmstd: Ex-Hi Val	69,900	83,600	19.6	1,156	1,164	9	0.7	1.65	1.39
Apartment	300,000	225,800	-24.7	7,619	5,913	-1,706	-22.4	2.54	2.62
Seas Rec: Lo Val	50,000	49,800	-0.4	1,011	1,050	39	3.9	2.02	2.11
Seas Rec: Hi Val	150,000	149,300	-0.5	3,117	3,238	121	3.9	2.08	2.17
Comm/Ind: Lo Val	150,000	164,100	9.4	5,638	6,565	927	16.5	3.76	4.00
Comm/Ind: Med Val	300,000	328,300	9.4	13,101	15,038	1,937	14.8	4.37	4.58
Comm/Ind: Hi Val	1,000,000	1,094,300	9.4	47,931	54,565	6,633	13.8	4.79	4.99

Cass County | **Federal Dam city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	3,792	2,295	-1,497	-39.5	24	14	-10	-42.6	0.64	0.61
Res Non-Hm: exis	688	676	-13	-1.9	5	6	0	3.6	0.78	0.82
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	11,277	12,446	1,169	10.4	96	113	17	17.8	0.85	0.91
Com/Ind: Lo: exi	233	233	0	0.0	4	5	0	5.1	1.85	1.95
Com/Ind Hi: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	20	28	8	41.4	0	1	0	48.5	2.45	2.57
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Non-Hmstd	556	511	-45	-8.1	4	4	0	-3.7	0.71	0.74
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	3	3	0.0	0	0	0	0.0	0.00	0.61
All other NewCon	0	87	87	0.0	0	1	1	0.0	0.00	0.88
Total	16,567	16,280	-287	-1.7	134	142	8	5.9	0.81	0.87

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	171	161	-10	-5.8
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	171	161	-10	-5.8
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	31.99	33.07	0.00	0.00
City/Town	35.66	37.87	0.00	0.00
School District	3.07	3.16	5.78	6.66
Special District	0.10	0.11	0.00	0.00
Total	70.82	74.22	5.78	6.66

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	68,400	41,400	-39.5	250	212	-38	-15.3	0.37	0.51
Res Hmstd:Avg Val	102,500	62,000	-39.5	505	317	-188	-37.1	0.49	0.51
Res Hmstd: Hi Val	136,600	82,700	-39.5	797	448	-349	-43.8	0.58	0.54
Res Hmstd: Ex-Hi Val	205,000	124,100	-39.5	1,382	810	-572	-41.4	0.67	0.65
Seas Rec: Lo Val	50,000	55,200	10.4	392	455	63	16.1	0.78	0.82
Seas Rec: Hi Val	150,000	165,500	10.3	1,260	1,476	216	17.1	0.84	0.89

Cass County | **Hackensack city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	10,764	10,632	-132	-1.2	80	84	4	5.2	0.74	0.79
Res Non-Hm: exis	2,293	2,668	375	16.3	22	26	4	19.9	0.95	0.98
Apartments: exis	4,523	4,518	-5	-0.1	52	54	2	3.6	1.15	1.19
Low-inc Apts: ex	380	379	-1	-0.4	3	3	0	3.2	0.69	0.71
Seasnl Rec: exis	9,683	9,538	-145	-1.5	98	101	3	3.2	1.01	1.06
Com/Ind: Lo: exi	6,178	6,097	-80	-1.3	130	133	4	2.7	2.10	2.19
Com/Ind Hi: exis	4,072	4,052	-21	-0.5	114	118	4	3.6	2.80	2.91
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	551	577	26	4.8	15	17	1	9.4	2.79	2.91
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Non-Hmstd	893	844	-49	-5.5	8	8	0	-1.5	0.90	0.94
Misc props	133	133	0	-0.1	2	2	0	4.6	1.66	1.73
ResHmstd: NewCon	0	138	138	0.0	0	1	1	0.0	0.00	0.79
All other NewCon	0	275	275	0.0	0	8	8	0.0	0.00	2.82
Total	39,469	39,851	382	1.0	523	555	32	6.0	1.33	1.39

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	480	467	-12	-2.6
(-) TIF Tax Capacity	57	57	0	-0.1
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	423	411	-12	-2.9
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	28.56	29.52	0.00	0.00
City/Town	53.20	54.80	0.00	0.00
School District	8.27	9.42	1.89	1.47
Special District	0.10	0.11	0.00	0.00
Total	90.14	93.86	1.89	1.47

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	85,500	84,500	-1.2	491	527	36	7.3	0.57	0.62
Res Hmstd:Avg Val	128,100	126,500	-1.2	922	963	42	4.5	0.72	0.76
Res Hmstd: Hi Val	170,800	168,700	-1.2	1,353	1,401	48	3.6	0.79	0.83
Res Hmstd: Ex-Hi Val	256,300	253,200	-1.2	2,217	2,278	61	2.8	0.86	0.9
Apartment	300,000	299,700	-0.1	3,437	3,560	124	3.6	1.15	1.19
Seas Rec: Lo Val	50,000	49,300	-1.4	489	503	15	3.0	0.98	1.02
Seas Rec: Hi Val	150,000	147,800	-1.5	1,550	1,598	48	3.1	1.03	1.08
Comm/Ind: Lo Val	150,000	149,200	-0.5	3,155	3,267	111	3.5	2.10	2.19
Comm/Ind: Med Val	300,000	298,500	-0.5	7,353	7,612	259	3.5	2.45	2.55
Comm/Ind: Hi Val	1,000,000	994,900	-0.5	26,941	27,906	965	3.6	2.69	2.80

Cass County | **Longville city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	11,725	10,907	-818	-7.0	112	109	-3	-3.0	0.96	1.00
Res Non-Hm: exis	1,403	1,397	-6	-0.4	15	16	1	3.8	1.07	1.11
Apartments: exis	373	373	0	0.0	5	5	0	4.2	1.29	1.34
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	15,407	15,655	248	1.6	170	181	10	6.1	1.11	1.15
Com/Ind: Lo: exi	5,882	6,042	160	2.7	133	143	9	7.1	2.27	2.36
Com/Ind Hi: exis	2,277	1,982	-295	-13.0	68	62	-6	-9.3	3.00	3.13
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	220	260	40	18.0	7	8	2	23.0	3.00	3.13
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Non-Hmstd	155	135	-20	-12.6	2	1	0	-9.4	0.98	1.02
Misc props	1,436	1,466	30	2.1	22	23	1	6.4	1.50	1.56
ResHmstd: NewCon	0	62	62	0.0	0	1	1	0.0	0.00	1.00
All other NewCon	0	183	183	0.0	0	2	2	0.0	0.00	1.06
Total	38,877	38,460	-417	-1.1	534	550	16	3.0	1.37	1.43

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	448	432	-17	-3.7
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	448	432	-17	-3.7
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	31.51	32.58	0.00	0.00
City/Town	63.77	66.23	0.00	0.00
School District	3.07	3.16	5.78	6.66
Special District	0.10	0.11	0.00	0.00
Total	98.45	102.07	5.78	6.66

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	134,800	125,400	-7.0	1,154	1,099	-55	-4.8	0.86	0.88
Res Hmstd:Avg Val	202,200	188,100	-7.0	1,917	1,838	-79	-4.1	0.95	0.98
Res Hmstd: Hi Val	269,500	250,700	-7.0	2,679	2,576	-103	-3.8	0.99	1.03
Res Hmstd: Ex-Hi Val	404,300	376,100	-7.0	4,206	4,055	-151	-3.6	1.04	1.08
Apartment	300,000	300,000	0.0	3,865	4,028	162	4.2	1.29	1.34
Seas Rec: Lo Val	50,000	50,800	1.6	530	560	30	5.7	1.06	1.10
Seas Rec: Hi Val	150,000	152,400	1.6	1,675	1,776	101	6.1	1.12	1.17
Comm/Ind: Lo Val	150,000	130,600	-12.9	3,401	3,088	-313	-9.2	2.27	2.36
Comm/Ind: Med Val	300,000	261,100	-13.0	7,906	7,025	-881	-11.1	2.64	2.69
Comm/Ind: Hi Val	1,000,000	870,400	-13.0	28,931	26,098	-2,833	-9.8	2.89	3

Cass County | **Lake Shore city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	187,017	180,028	-6,989	-3.7	1,320	1,397	77	5.8	0.71	0.78
Res Non-Hm: exis	13,169	12,244	-925	-7.0	96	98	2	1.8	0.73	0.80
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	305,211	309,879	4,668	1.5	2,549	2,734	185	7.3	0.84	0.88
Com/Ind: Lo: exi	1,782	1,366	-416	-23.3	32	26	-6	-18.5	1.77	1.88
Com/Ind Hi: exis	2,270	807	-1,463	-64.5	53	20	-33	-62.4	2.34	2.48
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,597	1,711	113	7.1	37	42	5	13.9	2.30	2.45
Ag HGA: Exist	1,405	1,577	171	12.2	7	10	4	57.1	0.47	0.66
Ag Hmstd Land	1,953	2,071	118	6.1	3	4	0	11.3	0.17	0.18
Ag Non-Hmstd	10,505	9,693	-811	-7.7	65	63	-2	-2.4	0.62	0.65
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	911	911	0.0	0	7	7	0.0	0.00	0.78
All other NewCon	0	1,581	1,581	0.0	0	14	14	0.0	0.00	0.86
Total	524,909	521,867	-3,042	-0.6	4,161	4,414	253	6.1	0.79	0.85

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	5,541	5,445	-95	-1.7
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	5,541	5,445	-95	-1.7
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	28.56	29.52	0.00	0.00
City/Town	14.43	14.25	0.00	0.00
School District	20.05	22.18	5.96	9.34
Special District	0.10	0.11	0.00	0.00
Total	63.15	66.07	5.96	9.34

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	295,600	284,600	-3.7	1,936	2,069	133	6.9	0.66	0.73
Res Hmstd:Avg Val	443,200	426,600	-3.7	3,063	3,217	154	5.0	0.69	0.75
Res Hmstd: Hi Val	590,700	568,600	-3.7	4,225	4,401	176	4.2	0.72	0.77
Res Hmstd: Ex-Hi Val	886,300	853,200	-3.7	6,734	7,017	283	4.2	0.76	0.82
Seas Rec: Lo Val	50,000	50,800	1.6	354	378	24	6.8	0.71	0.74
Seas Rec: Hi Val	150,000	152,300	1.5	1,145	1,226	81	7.1	0.76	0.81
Comm/Ind: Lo Val	150,000	53,300	-64.5	2,609	987	-1,622	-62.2	1.74	1.85
Comm/Ind: Med Val	300,000	106,600	-64.5	6,058	1,973	-4,084	-67.4	2.02	1.85
Comm/Ind: Hi Val	1,000,000	355,400	-64.5	22,152	7,782	-14,369	-64.9	2.22	2.19

Cass County | **Pillager city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	12,893	12,915	22	0.2	120	133	13	10.5	0.93	1.03
Res Non-Hm: exis	4,132	4,106	-26	-0.6	50	56	6	11.8	1.21	1.36
Apartments: exis	1,108	1,173	65	5.9	16	19	3	19.9	1.46	1.66
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	1,400	1,250	-149	-10.7	17	18	0	1.1	1.25	1.41
Com/Ind: Lo: exi	3,363	3,325	-38	-1.1	83	91	8	9.5	2.48	2.75
Com/Ind Hi: exis	2,565	2,508	-58	-2.2	85	92	7	8.3	3.30	3.65
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	303	325	22	7.3	10	12	2	18.9	3.30	3.65
Ag HGA: Exist	91	91	0	0.0	1	1	0	7.1	0.86	0.92
Ag Hmstd Land	87	85	-2	-2.1	0	0	0	26.0	0.27	0.35
Ag Non-Hmstd	263	248	-16	-5.9	3	3	0	6.9	1.14	1.30
Misc props	18	18	0	0.0	0	0	0	13.2	1.18	1.33
ResHmstd: NewCon	0	102	102	0.0	0	1	1	0.0	0.00	1.03
All other NewCon	0	1,866	1,866	0.0	0	31	31	0.0	0.00	1.67
Total	26,223	28,013	1,790	6.8	386	457	71	18.5	1.47	1.63

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	311	302	-9	-2.8
(-) TIF Tax Capacity	1	22	21	######
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	310	280	-30	-9.7
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	28.44	29.39	0.00	0.00
City/Town	73.44	81.32	0.00	0.00
School District	12.07	18.70	3.82	3.85
Special District	0.10	0.11	0.00	0.00
Total	114.05	129.53	3.82	3.85

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	66,700	66,800	0.1	519	545	25	4.9	0.78	0.82
Res Hmstd:Avg Val	99,900	100,100	0.2	895	969	74	8.3	0.9	0.97
Res Hmstd: Hi Val	133,200	133,400	0.2	1,318	1,452	135	10.2	0.99	1.09
Res Hmstd: Ex-Hi Val	199,900	200,200	0.2	2,164	2,421	258	11.9	1.08	1.21
Apartment	300,000	317,600	5.9	4,391	5,265	873	19.9	1.46	1.66
Seas Rec: Lo Val	50,000	44,700	-10.6	608	616	8	1.3	1.22	1.38
Seas Rec: Hi Val	150,000	134,000	-10.7	1,909	1,918	10	0.5	1.27	1.43
Comm/Ind: Lo Val	150,000	146,600	-2.3	3,722	4,029	307	8.2	2.48	2.75
Comm/Ind: Med Val	300,000	293,300	-2.2	8,666	9,355	689	7.9	2.89	3.19
Comm/Ind: Hi Val	1,000,000	977,600	-2.2	31,737	34,341	2,604	8.2	3.17	3.51

Cass County | **Pine River city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	18,874	18,517	-356	-1.9	149	159	9	6.2	0.79	0.86
Res Non-Hm: exis	5,064	5,692	628	12.4	56	69	13	22.7	1.10	1.21
Apartments: exis	546	546	0	0.0	7	8	1	9.2	1.36	1.49
Low-inc Apts: ex	1,220	1,220	0	0.0	10	11	1	9.1	0.82	0.90
Seasnl Rec: exis	1,217	999	-218	-17.9	14	13	-1	-10.1	1.17	1.28
Com/Ind: Lo: exi	6,894	6,828	-65	-0.9	163	174	11	6.8	2.36	2.54
Com/Ind Hi: exis	5,091	4,904	-188	-3.7	159	166	6	3.9	3.13	3.38
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,071	1,144	73	6.8	34	39	5	15.2	3.13	3.38
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	8	10	2	28.4	0	0	0	40.7	1.06	1.16
Ag Non-Hmstd	239	238	-1	-0.4	3	3	0	9.2	1.06	1.16
Misc props	2,261	2,253	-8	-0.4	38	41	3	8.8	1.66	1.82
ResHmstd: NewCon	0	110	110	0.0	0	1	1	0.0	0.00	0.86
All other NewCon	0	161	161	0.0	0	4	4	0.0	0.00	2.64
Total	42,485	42,622	137	0.3	633	686	53	8.4	1.49	1.61

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	528	477	-51	-9.6
(-) TIF Tax Capacity	17	16	-1	-5.4
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	511	461	-50	-9.7
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	28.07	29.02	0.00	0.00
City/Town	73.14	81.02	0.00	0.00
School District	4.59	5.93	3.76	3.59
Special District	0.10	0.11	0.00	0.00
Total	105.90	116.07	3.76	3.59

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	60,800	59,700	-1.8	424	437	14	3.2	0.7	0.73
Res Hmstd:Avg Val	91,200	89,500	-1.9	710	732	22	3.2	0.78	0.82
Res Hmstd: Hi Val	121,500	119,200	-1.9	1,069	1,119	49	4.6	0.88	0.94
Res Hmstd: Ex-Hi Val	182,400	179,000	-1.9	1,792	1,897	105	5.8	0.98	1.06
Apartment	300,000	300,000	0.0	4,084	4,460	376	9.2	1.36	1.49
Comm/Ind: Lo Val	150,000	144,500	-3.7	3,538	3,676	138	3.9	2.36	2.54
Comm/Ind: Med Val	300,000	288,900	-3.7	8,236	8,510	273	3.3	2.75	2.95
Comm/Ind: Hi Val	1,000,000	963,100	-3.7	30,162	31,295	1,133	3.8	3.02	3.25

Cass County | **Remer city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	7,478	7,654	175	2.3	77	81	4	5.8	1.03	1.06
Res Non-Hm: exis	2,084	1,811	-273	-13.1	29	28	-1	-2.6	1.39	1.56
Apartments: exis	100	100	0	0.0	2	2	0	11.9	1.71	1.91
Low-inc Apts: ex	875	875	0	0.0	9	10	1	12.0	1.03	1.16
Seasnl Rec: exis	341	338	-3	-1.0	5	5	1	10.6	1.40	1.57
Com/Ind: Lo: exi	3,446	3,422	-24	-0.7	96	104	9	9.2	2.77	3.05
Com/Ind Hi: exis	1,432	1,430	-2	-0.2	53	58	5	9.8	3.68	4.04
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	107	144	37	34.6	4	6	2	48.1	3.68	4.04
Ag HGA: Exist	137	137	0	0.0	1	2	0	4.5	1.06	1.11
Ag Hmstd Land	150	143	-7	-4.7	1	1	0	15.7	0.36	0.44
Ag Non-Hmstd	319	310	-9	-2.7	4	5	0	8.8	1.32	1.48
Misc props	109	109	0	0.0	2	2	0	11.9	2.04	2.28
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	27	27	0.0	0	0	0	0.0	0.00	1.56
Total	16,579	16,501	-78	-0.5	282	304	23	8.0	1.70	1.84

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	196	171	-25	-12.8
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	196	171	-25	-12.8
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	28.50	29.45	0.00	0.00
City/Town	99.71	114.35	0.00	0.00
School District	3.00	3.08	5.78	6.66
Special District	0.92	0.85	0.00	0.00
Total	132.14	147.74	5.78	6.66

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	45,300	46,400	2.4	444	442	-1	-0.3	0.98	0.95
Res Hmstd:Avg Val	68,000	69,600	2.4	666	663	-2	-0.4	0.98	0.95
Res Hmstd: Hi Val	90,600	92,700	2.3	959	1,004	46	4.8	1.06	1.08
Res Hmstd: Ex-Hi Val	136,000	139,200	2.4	1,626	1,784	159	9.8	1.2	1.28
Apartment	300,000	300,000	0.0	5,128	5,740	612	11.9	1.71	1.91
Comm/Ind: Lo Val	150,000	149,800	-0.1	4,158	4,568	410	9.8	2.77	3.05
Comm/Ind: Med Val	300,000	299,500	-0.2	9,674	10,619	945	9.8	3.22	3.55
Comm/Ind: Hi Val	1,000,000	998,500	-0.2	35,415	38,885	3,470	9.8	3.54	3.89

Cass County | **Walker city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	47,818	47,216	-602	-1.3	502	542	40	7.9	1.05	1.15
Res Non-Hm: exis	9,495	10,674	1,179	12.4	112	139	27	23.9	1.18	1.30
Apartments: exis	6,174	6,164	-9	-0.1	89	99	9	10.4	1.45	1.60
Low-inc Apts: ex	2,367	2,336	-31	-1.3	21	23	2	9.0	0.87	0.96
Seasnl Rec: exis	38,339	39,534	1,194	3.1	506	578	72	14.2	1.32	1.46
Com/Ind: Lo: exi	15,548	15,390	-158	-1.0	384	414	30	7.8	2.47	2.69
Com/Ind Hi: exis	14,820	13,892	-927	-6.3	487	497	10	2.1	3.28	3.58
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,136	1,203	66	5.8	37	43	6	15.3	3.28	3.58
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Non-Hmstd	1,521	1,506	-15	-1.0	17	19	2	9.9	1.14	1.27
Misc props	486	484	-2	-0.4	10	11	1	10.0	2.02	2.23
ResHmstd: NewCon	0	102	102	0.0	0	1	1	0.0	0.00	1.15
All other NewCon	0	139	139	0.0	0	4	4	0.0	0.00	2.73
Total	137,704	138,640	936	0.7	2,166	2,369	203	9.4	1.57	1.71

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	1,635	1,584	-52	-3.2
(-) TIF Tax Capacity	329	329	0	0.1
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	1,306	1,254	-52	-4.0
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	27.91	28.85	0.00	0.00
City/Town	78.21	88.71	0.00	0.00
School District	8.24	9.40	1.89	1.47
Special District	0.10	0.11	0.00	0.00
Total	114.46	127.07	1.89	1.47

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	118,100	116,600	-1.3	1,108	1,159	51	4.6	0.94	0.99
Res Hmstd:Avg Val	177,100	174,900	-1.2	1,848	1,975	127	6.9	1.04	1.13
Res Hmstd: Hi Val	236,100	233,100	-1.3	2,587	2,790	203	7.8	1.1	1.2
Res Hmstd: Ex-Hi Val	354,200	349,700	-1.3	4,067	4,422	354	8.7	1.15	1.26
Apartment	300,000	299,600	-0.1	4,349	4,803	454	10.4	1.45	1.60
Seas Rec: Lo Val	50,000	51,600	3.2	610	698	88	14.4	1.22	1.35
Seas Rec: Hi Val	150,000	154,700	3.1	1,915	2,191	276	14.4	1.28	1.42
Comm/Ind: Lo Val	150,000	140,600	-6.3	3,702	3,779	76	2.1	2.47	2.69
Comm/Ind: Med Val	300,000	281,200	-6.3	8,630	8,726	96	1.1	2.88	3.10
Comm/Ind: Hi Val	1,000,000	937,400	-6.3	31,623	32,207	584	1.8	3.16	3.44

Cass County | **Chickamaw Beach city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	10,177	9,895	-282	-2.8	41	51	9	22.5	0.41	0.51
Res Non-Hm: exis	462	648	186	40.1	2	4	1	56.7	0.50	0.56
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	9,208	8,025	-1,183	-12.8	56	54	-2	-3.1	0.61	0.68
Com/Ind: Lo: exi	86	88	2	1.8	1	1	0	10.4	1.47	1.60
Com/Ind Hi: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	136	145	9	6.7	3	3	0	15.8	1.95	2.12
Ag HGA: Exist	341	301	-41	-11.9	1	1	1	110.4	0.20	0.49
Ag Hmstd Land	226	134	-92	-40.5	0	0	0	0.0	#####	#####
Ag Non-Hmstd	1,394	1,409	15	1.1	7	7	1	14.4	0.47	0.53
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	23	23	0.0	0	0	0	0.0	0.00	0.51
All other NewCon	0	10	10	0.0	0	0	0	0.0	0.00	0.56
Total	22,029	20,677	-1,352	-6.1	111	122	11	10.2	0.50	0.59

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	221	198	-23	-10.6
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	221	198	-23	-10.6
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	28.56	29.52	0.00	0.00
City/Town	13.51	17.36	0.00	0.00
School District	4.54	5.86	3.76	3.59
Special District	0.10	0.11	0.00	0.00
Total	46.71	52.86	3.76	3.59

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	125,700	122,200	-2.8	375	551	176	46.9	0.3	0.45
Res Hmstd:Avg Val	188,500	183,300	-2.8	749	925	176	23.6	0.4	0.50
Res Hmstd: Hi Val	251,200	244,200	-2.8	1,121	1,298	176	15.7	0.45	0.53
Res Hmstd: Ex-Hi Val	376,900	366,500	-2.8	1,869	2,046	177	9.5	0.5	0.56
Seas Rec: Lo Val	50,000	43,600	-12.8	271	266	-5	-1.8	0.54	0.61
Seas Rec: Hi Val	150,000	130,700	-12.9	899	866	-32	-3.6	0.6	0.66

Cass County | **Motley city (part)**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	577	1,048	472	81.8	6	14	8	124.0	1.07	1.32
Res Non-Hm: exis	482	0	-482	-100.0	6	0	-6	-100.0	1.24	0.00
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	248	247	-1	-0.4	3	4	1	19.5	1.26	1.51
Com/Ind: Lo: exi	150	89	-61	-40.5	4	3	-1	-31.2	2.52	2.92
Com/Ind Hi: exis	77	87	9	12.0	3	3	1	29.8	3.32	3.85
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Non-Hmstd	323	312	-12	-3.6	4	4	1	17.3	1.11	1.34
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	11	11	0.0	0	0	0	0.0	0.00	1.32
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	1,856	1,793	-64	-3.4	25	28	3	10.5	1.36	1.55

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	20	18	-2	-10.6
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	20	18	-2	-10.6
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	28.56	29.52	0.00	0.00
City/Town	72.99	95.47	0.00	0.00
School District	8.93	9.38	13.07	13.38
Special District	0.10	0.11	0.00	0.00
Total	110.57	134.49	13.07	13.38

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	96,100	174,700	81.8	902	2,294	1,391	154.2	0.94	1.31
Res Hmstd:Avg Val	144,100	262,000	81.8	1,539	3,690	2,151	139.8	1.07	1.41
Res Hmstd: Hi Val	192,100	349,200	81.8	2,176	5,085	2,910	133.7	1.13	1.46
Res Hmstd: Ex-Hi Val	288,300	524,100	81.8	3,452	7,831	4,379	126.9	1.2	1.49
Seas Rec: Lo Val	50,000	49,800	-0.4	591	711	120	20.3	1.18	1.43
Seas Rec: Hi Val	150,000	149,300	-0.5	1,856	2,222	365	19.7	1.24	1.49
Comm/Ind: Lo Val	150,000	168,000	12.0	3,783	5,069	1,286	34.0	2.52	3.02
Comm/Ind: Med Val	300,000	336,100	12.0	8,761	11,534	2,773	31.6	2.92	3.43
Comm/Ind: Hi Val	1,000,000	1,120,300	12.0	31,993	41,692	9,699	30.3	3.2	3.72

Chippewa County | **Clara City city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	36,659	35,984	-675	-1.8	603	637	34	5.6	1.65	1.77
Res Non-Hm: exis	4,789	5,070	280	5.8	96	118	21	22.4	2.01	2.32
Apartments: exis	755	743	-12	-1.6	17	20	2	13.7	2.31	2.67
Low-inc Apts: ex	245	242	-3	-1.3	4	4	1	14.4	1.46	1.69
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	4,832	4,525	-306	-6.3	165	174	10	5.8	3.41	3.85
Com/Ind Hi: exis	7,237	7,437	200	2.8	318	367	50	15.7	4.39	4.94
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,044	1,056	12	1.2	46	52	6	13.9	4.38	4.93
Ag HGA: Exist	302	302	0	-0.1	5	6	1	10.8	1.75	1.94
Ag Hmstd Land	1,262	1,357	95	7.5	11	14	3	26.1	0.89	1.05
Ag Non-Hmstd	1,526	1,613	88	5.7	22	27	4	20.0	1.47	1.67
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	490	490	0.0	0	9	9	0.0	0.00	1.77
All other NewCon	0	1,312	1,312	0.0	0	60	60	0.0	0.00	4.58
Total	58,651	60,131	1,480	2.5	1,288	1,488	201	15.6	2.20	2.48

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	691	613	-78	-11.3
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	691	613	-78	-11.3
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	47.19	49.94	0.00	0.00
City/Town	88.24	106.38	0.00	1.87
School District	11.18	10.11	46.86	55.98
Special District	0.80	0.80	0.00	0.00
Total	147.40	167.23	46.86	57.84

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	54,800	53,800	-1.8	845	851	6	0.7	1.54	1.58
Res Hmstd:Avg Val	82,200	80,700	-1.8	1,298	1,315	17	1.3	1.58	1.63
Res Hmstd: Hi Val	109,600	107,600	-1.8	1,855	1,961	106	5.7	1.69	1.82
Res Hmstd: Ex-Hi Val	164,400	161,400	-1.8	2,969	3,253	284	9.6	1.81	2.02
Apartment	300,000	295,300	-1.6	6,933	7,881	948	13.7	2.31	2.67
Comm/Ind: Lo Val	150,000	154,100	2.7	5,118	5,983	865	16.9	3.41	3.88
Comm/Ind: Med Val	300,000	308,300	2.8	11,708	13,609	1,901	16.2	3.90	4.41
Comm/Ind: Hi Val	1,000,000	1,027,600	2.8	42,462	49,181	6,720	15.8	4.25	4.79

Chippewa County | **Maynard city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	5,734	6,531	797	13.9	97	114	17	17.3	1.70	1.75
Res Non-Hm: exis	1,141	1,217	76	6.7	24	29	5	22.4	2.09	2.40
Apartments: exis	166	166	0	0.1	4	5	1	14.5	2.48	2.84
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	968	972	4	0.4	35	39	4	12.7	3.62	4.06
Com/Ind Hi: exis	3,305	3,223	-83	-2.5	154	168	14	9.2	4.67	5.23
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	173	176	3	1.8	8	9	1	14.0	4.67	5.23
Ag HGA: Exist	80	99	19	24.0	1	2	0	36.4	1.71	1.88
Ag Hmstd Land	293	387	94	32.1	2	3	1	48.9	0.70	0.79
Ag Non-Hmstd	318	241	-76	-24.0	5	4	-1	-14.0	1.61	1.82
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	42	42	0.0	0	1	1	0.0	0.00	1.75
All other NewCon	0	22	22	0.0	0	0	0	0.0	0.00	1.73
Total	12,178	13,077	900	7.4	331	376	44	13.4	2.72	2.87

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	160	145	-15	-9.2
(-) TIF Tax Capacity	18	18	0	-1.3
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	142	127	-14	-10.2
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg) Base	Net Tax Cap (Pctg) Alter	Ref Mkt Val Base	Ref Mkt Val Alter
County	46.64	49.35	0.00	0.00
City/Town	######	122.69	0.00	0.00
School District	10.53	9.40	46.86	55.98
Special District	0.80	0.80	0.00	0.00
Total	161.10	182.24	46.86	55.98

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	32,100	36,600	14.0	539	605	66	12.2	1.68	1.65
Res Hmstd:Avg Val	48,200	54,900	13.9	810	908	98	12.1	1.68	1.65
Res Hmstd: Hi Val	64,200	73,100	13.9	1,078	1,209	130	12.1	1.68	1.65
Res Hmstd: Ex-Hi Val	96,400	109,800	13.9	1,719	2,117	398	23.1	1.78	1.93
Apartment	300,000	300,400	0.1	7,447	8,525	1,078	14.5	2.48	2.84
Comm/Ind: Lo Val	150,000	146,300	-2.5	5,426	5,940	513	9.5	3.62	4.06
Comm/Ind: Med Val	300,000	292,500	-2.5	12,427	13,538	1,111	8.9	4.14	4.63
Comm/Ind: Hi Val	1,000,000	975,000	-2.5	45,099	49,212	4,113	9.1	4.51	5.05

Chippewa County | **Milan city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	5,026	4,411	-616	-12.2	82	73	-10	-11.7	1.64	1.65
Res Non-Hm: exis	1,301	1,144	-157	-12.1	27	28	2	6.7	2.05	2.48
Apartments: exis	265	285	20	7.6	6	9	2	31.5	2.45	2.99
Low-inc Apts: ex	47	51	4	8.0	1	1	0	30.8	1.52	1.84
Seasnl Rec: exis	74	62	-12	-15.8	1	1	0	6.6	1.76	2.23
Com/Ind: Lo: exi	591	590	0	-0.1	21	25	4	19.2	3.60	4.30
Com/Ind Hi: exis	775	752	-23	-3.0	36	42	6	16.4	4.69	5.63
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	208	221	13	6.3	10	12	3	27.5	4.69	5.63
Ag HGA: Exist	139	134	-6	-4.2	3	3	0	6.1	1.85	2.05
Ag Hmstd Land	208	228	21	10.0	2	2	1	61.5	0.73	1.07
Ag Non-Hmstd	272	297	25	9.2	5	6	2	39.2	1.69	2.15
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	39	39	0.0	0	1	1	0.0	0.00	1.65
All other NewCon	0	4	4	0.0	0	0	0	0.0	0.00	4.06
Total	8,906	8,218	-688	-7.7	194	204	11	5.6	2.17	2.49

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	101	78	-23	-23.2
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	101	78	-23	-23.2
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	44.02	45.60	0.00	0.00
City/Town	######	165.10	0.00	0.00
School District	3.05	3.70	34.05	30.48
Special District	0.80	0.80	0.00	0.00
Total	168.79	215.20	34.05	30.48

Tax Burdens on Hypothetical Properties	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	32,500	28,500	-12.3	529	455	-74	-14.1	1.63	1.6
Res Hmstd:Avg Val	48,800	42,800	-12.3	795	683	-112	-14.0	1.63	1.6
Res Hmstd: Hi Val	65,000	57,000	-12.3	1,059	910	-149	-14.1	1.63	1.6
Res Hmstd: Ex-Hi Val	97,600	85,600	-12.3	1,695	1,467	-228	-13.4	1.74	1.71
Apartment	300,000	322,900	7.6	7,351	9,670	2,319	31.5	2.45	2.99
Comm/Ind: Lo Val	150,000	145,500	-3.0	5,407	6,256	848	15.7	3.60	4.3
Comm/Ind: Med Val	300,000	291,000	-3.0	12,447	14,389	1,942	15.6	4.15	4.94
Comm/Ind: Hi Val	1,000,000	970,000	-3.0	45,299	52,624	7,326	16.2	4.53	5.43

Chippewa County | **Montevideo city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	134,197	130,747	-3,450	-2.6	1,660	1,800	139	8.4	1.24	1.38
Res Non-Hm: exis	19,117	19,812	695	3.6	300	369	69	22.8	1.57	1.86
Apartments: exis	9,091	8,913	-177	-2.0	170	196	26	15.2	1.87	2.20
Low-inc Apts: ex	3,509	3,548	38	1.1	40	48	8	20.1	1.14	1.36
Seasnl Rec: exis	3	3	0	0.0	0	0	0	11.7	1.47	1.64
Com/Ind: Lo: exi	20,979	21,097	117	0.6	620	708	89	14.3	2.95	3.36
Com/Ind Hi: exis	30,202	29,765	-436	-1.4	1,176	1,308	131	11.2	3.90	4.39
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	3,831	4,063	232	6.1	149	178	29	19.6	3.88	4.38
Ag HGA: Exist	214	86	-128	-60.0	2	1	-1	-52.3	1.07	1.27
Ag Hmstd Land	444	472	27	6.2	3	3	1	20.0	0.64	0.73
Ag Non-Hmstd	1,814	2,035	222	12.2	25	32	6	25.5	1.39	1.56
Misc props	745	743	-2	-0.3	16	19	3	16.2	2.18	2.54
ResHmstd: NewCon	0	759	759	0.0	0	10	10	0.0	0.00	1.38
All other NewCon	0	703	703	0.0	0	24	24	0.0	0.00	3.44
Total	224,146	222,746	-1,400	-0.6	4,162	4,696	534	12.8	1.86	2.11

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	2,702	2,330	-372	-13.8
(-) TIF Tax Capacity	22	22	0	0.5
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	2,680	2,308	-373	-13.9
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	46.68	49.31	0.00	0.00
City/Town	64.40	78.53	0.00	0.00
School District	26.91	26.36	12.93	25.09
Special District	1.47	1.79	0.00	0.00
Total	139.46	155.99	12.93	25.09

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	57,400	55,900	-2.6	645	663	18	2.8	1.12	1.19
Res Hmstd:Avg Val	86,100	83,900	-2.6	1,017	1,056	39	3.8	1.18	1.26
Res Hmstd: Hi Val	114,700	111,800	-2.5	1,479	1,601	122	8.2	1.29	1.43
Res Hmstd: Ex-Hi Val	172,200	167,800	-2.6	2,407	2,693	287	11.9	1.4	1.61
Apartment	300,000	294,100	-2.0	5,617	6,473	855	15.2	1.87	2.20
Comm/Ind: Lo Val	150,000	147,800	-1.5	4,430	4,962	532	12.0	2.95	3.36
Comm/Ind: Med Val	300,000	295,700	-1.4	10,273	11,437	1,164	11.3	3.42	3.87
Comm/Ind: Hi Val	1,000,000	985,500	-1.5	37,539	41,740	4,201	11.2	3.75	4.24

Chippewa County | **Watson city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	3,287	3,145	-141	-4.3	59	65	6	9.9	1.79	2.05
Res Non-Hm: exis	346	394	47	13.7	8	13	5	67.4	2.27	3.34
Apartments: exis	36	35	-1	-2.7	1	1	0	39.9	2.77	3.99
Low-inc Apts: ex	108	105	-3	-3.0	2	3	1	37.9	1.72	2.44
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	301	218	-83	-27.7	12	12	0	0.7	3.96	5.51
Com/Ind Hi: exis	21	21	0	1.0	1	1	0	41.0	5.10	7.12
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	89	91	2	1.8	5	7	2	41.2	5.23	7.26
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Non-Hmstd	15	75	60	387.0	0	2	2	606.4	2.06	2.99
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	11	11	0.0	0	0	0	0.0	0.00	2.05
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	4,204	4,095	-109	-2.6	87	104	17	19.2	2.08	2.55

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	44	31	-14	-30.9
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	44	31	-14	-30.9
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	40.15	39.34	0.00	0.00
City/Town	######	245.64	0.00	0.00
School District	17.26	13.05	15.36	25.72
Special District	0.80	0.80	0.00	0.00
Total	205.12	298.84	15.36	25.72

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	29,200	27,900	-4.5	527	572	45	8.5	1.80	2.05
Res Hmstd:Avg Val	43,800	41,900	-4.3	790	859	69	8.7	1.80	2.05
Res Hmstd: Hi Val	58,400	55,900	-4.3	1,054	1,146	92	8.7	1.80	2.05
Res Hmstd: Ex-Hi Val	87,600	83,800	-4.3	1,638	1,832	194	11.9	1.87	2.19
Apartment	300,000	292,000	-2.7	8,153	11,658	3,506	43.0	2.72	3.99
Comm/Ind: Lo Val	150,000	151,400	0.9	5,944	8,361	2,417	40.7	3.96	5.52
Comm/Ind: Med Val	300,000	302,900	1.0	13,793	19,354	5,561	40.3	4.6	6.39
Comm/Ind: Hi Val	1,000,000	1,009,600	1.0	50,422	70,633	20,211	40.1	5.04	7

Chippewa County | **Granite Falls city (part**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	27,604	27,544	-60	-0.2	466	494	28	6.0	1.69	1.80
Res Non-Hm: exis	2,575	2,306	-270	-10.5	50	51	0	0.3	1.96	2.20
Apartments: exis	1,939	1,847	-91	-4.7	43	46	3	6.8	2.24	2.51
Low-inc Apts: ex	857	773	-84	-9.8	12	12	0	0.9	1.40	1.56
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	2,861	2,973	112	3.9	96	110	14	14.9	3.34	3.70
Com/Ind Hi: exis	2,577	2,673	96	3.7	112	128	17	14.8	4.34	4.80
Publ U: Elec Gen	3,346	3,272	-74	-2.2	112	124	11	10.0	3.36	3.78
Publ U: Other	9,802	9,965	163	1.7	424	477	53	12.6	4.32	4.78
Ag HGA: Exist	41	36	-6	-13.3	0	1	0	21.8	1.00	1.40
Ag Hmstd Land	69	74	5	7.0	0	0	0	30.7	0.45	0.55
Ag Non-Hmstd	1,233	1,324	91	7.4	18	22	4	21.6	1.50	1.70
Misc props	299	299	0	0.0	7	7	1	12.1	2.24	2.51
ResHmstd: NewCon	0	35	35	0.0	0	1	1	0.0	0.00	1.80
All other NewCon	0	76	76	0.0	0	3	3	0.0	0.00	3.98
Total	53,203	53,196	-7	0.0	1,342	1,477	135	10.1	2.52	2.78

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	707	663	-44	-6.2
(-) TIF Tax Capacity	32	15	-17	-53.7
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	675	648	-27	-4.0
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	46.99	49.82	0.00	0.00
City/Town	87.30	104.03	10.09	10.31
School District	15.03	15.35	26.52	28.44
Special District	0.39	0.41	0.00	0.00
Total	149.71	169.60	36.61	38.75

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	84,100	83,900	-0.2	1,270	1,244	-26	-2.0	1.51	1.48
Res Hmstd:Avg Val	126,000	125,700	-0.2	2,089	2,179	91	4.3	1.66	1.73
Res Hmstd: Hi Val	168,000	167,600	-0.2	2,909	3,116	207	7.1	1.73	1.86
Res Hmstd: Ex-Hi Val	252,100	251,600	-0.2	4,552	4,994	443	9.7	1.81	1.99
Apartment	300,000	285,800	-4.7	6,713	7,166	454	6.8	2.24	2.51
Comm/Ind: Lo Val	150,000	155,600	3.7	5,016	5,816	800	15.9	3.34	3.74
Comm/Ind: Med Val	300,000	311,200	3.7	11,522	13,288	1,766	15.3	3.84	4.27
Comm/Ind: Hi Val	1,000,000	1,037,300	3.7	41,881	48,153	6,272	15.0	4.19	4.64

Chisago County | **Center City city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	45,396	44,111	-1,285	-2.8	548	610	62	11.3	1.21	1.38
Res Non-Hm: exis	6,189	5,996	-193	-3.1	82	93	11	12.8	1.33	1.55
Apartments: exis	122	122	0	0.0	2	2	0	16.7	1.58	1.85
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	3,886	4,052	166	4.3	51	62	11	21.7	1.32	1.54
Com/Ind: Lo: exi	2,319	2,321	2	0.1	61	69	8	13.5	2.61	2.96
Com/Ind Hi: exis	1,907	1,936	29	1.5	66	76	10	15.2	3.44	3.91
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	550	812	262	47.7	19	32	13	67.6	3.44	3.91
Ag HGA: Exist	547	535	-12	-2.1	7	8	1	12.8	1.24	1.44
Ag Hmstd Land	39	44	5	13.8	0	0	0	54.9	0.29	0.39
Ag Non-Hmstd	154	181	27	17.5	2	2	1	38.2	1.17	1.38
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	59	59	0.0	0	1	1	0.0	0.00	1.38
All other NewCon	0	28	28	0.0	0	0	0	0.0	0.00	1.55
Total	61,109	60,197	-912	-1.5	837	955	118	14.1	1.37	1.59

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	649	604	-45	-6.9
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	649	604	-45	-6.9
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	66.82	76.13	0.00	0.00
City/Town	26.26	33.10	0.00	0.00
School District	22.88	27.42	11.75	12.28
Special District	1.41	1.42	0.00	0.00
Total	117.37	138.07	11.75	12.28

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	143,500	139,400	-2.9	1,610	1,755	145	9.0	1.12	1.26
Res Hmstd:Avg Val	215,100	209,000	-2.8	2,599	2,888	289	11.1	1.21	1.38
Res Hmstd: Hi Val	286,800	278,700	-2.8	3,589	4,022	433	12.1	1.25	1.44
Res Hmstd: Ex-Hi Val	430,300	418,100	-2.8	5,556	6,286	730	13.1	1.29	1.50
Apartment	300,000	300,000	0.0	4,754	5,546	792	16.7	1.58	1.85
Seas Rec: Lo Val	50,000	52,100	4.2	625	762	138	22.0	1.25	1.46
Seas Rec: Hi Val	150,000	156,400	4.3	1,958	2,388	430	21.9	1.31	1.53
Comm/Ind: Lo Val	150,000	152,300	1.5	3,916	4,531	615	15.7	2.61	2.97
Comm/Ind: Med Val	300,000	304,500	1.5	9,078	10,476	1,398	15.4	3.03	3.44
Comm/Ind: Hi Val	1,000,000	1,015,200	1.5	33,170	38,239	5,069	15.3	3.32	3.77

Chisago County | Chisago City city

Tax Burdens by Property Class

	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	332,636	314,394	-18,243	-5.5	4,414	4,688	274	6.2	1.33	1.49
Res Non-Hm: exis	44,421	40,848	-3,572	-8.0	662	700	38	5.8	1.49	1.71
Apartments: exis	15,684	15,528	-157	-1.0	270	308	38	14.2	1.72	1.99
Low-inc Apts: ex	5,268	5,357	89	1.7	55	65	9	17.2	1.05	1.21
Seasnl Rec: exis	14,030	13,134	-896	-6.4	202	218	16	7.9	1.44	1.66
Com/Ind: Lo: exi	12,444	12,521	77	0.6	345	391	46	13.4	2.77	3.12
Com/Ind Hi: exis	20,566	20,145	-421	-2.0	752	831	79	10.4	3.66	4.12
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	6,892	7,440	548	7.9	248	301	53	21.4	3.59	4.04
Ag HGA: Exist	5,735	5,478	-257	-4.5	75	79	4	5.7	1.30	1.44
Ag Hmstd Land	7,820	6,695	-1,125	-14.4	43	42	-1	-2.5	0.55	0.63
Ag Non-Hmstd	6,729	5,279	-1,450	-21.5	86	79	-8	-8.8	1.28	1.49
Misc props	198	198	0	0.0	3	4	1	15.4	1.72	1.99
ResHmstd: NewCon	0	1,243	1,243	0.0	0	19	19	0.0	0.00	1.49
All other NewCon	0	750	750	0.0	0	14	14	0.0	0.00	1.82
Total	472,424	449,011	-23,413	-5.0	7,156	7,738	582	8.1	1.51	1.72

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	5,082	4,589	-493	-9.7
(-) TIF Tax Capacity	15	18	3	20.1
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	5,067	4,571	-496	-9.8
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	66.15	75.36	0.00	0.00
City/Town	37.14	44.16	0.00	0.00
School District	22.87	27.38	11.82	12.34
Special District	1.85	1.79	0.00	0.00
Total	128.01	148.69	11.82	12.34

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	153,500	145,100	-5.5	1,912	1,977	65	3.4	1.25	1.36
Res Hmstd:Avg Val	230,200	217,600	-5.5	3,054	3,242	188	6.2	1.33	1.49
Res Hmstd: Hi Val	306,900	290,100	-5.5	4,195	4,506	311	7.4	1.37	1.55
Res Hmstd: Ex-Hi Val	460,400	435,200	-5.5	6,438	7,008	571	8.9	1.4	1.61
Apartment	300,000	297,000	-1.0	5,155	5,887	732	14.2	1.72	1.98
Comm/Ind: Lo Val	150,000	146,900	-2.1	4,156	4,584	428	10.3	2.77	3.12
Comm/Ind: Med Val	300,000	293,900	-2.0	9,639	10,609	970	10.1	3.21	3.61
Comm/Ind: Hi Val	1,000,000	979,500	-2.1	35,224	38,853	3,628	10.3	3.52	3.97

Chisago County | **Harris city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	50,037	47,598	-2,439	-4.9	679	715	36	5.2	1.36	1.50
Res Non-Hm: exis	5,923	6,300	377	6.4	92	114	22	24.3	1.55	1.81
Apartments: exis	10	10	0	0.0	0	0	0	18.8	1.87	2.22
Low-inc Apts: ex	738	725	-13	-1.7	8	10	1	16.7	1.13	1.34
Seasnl Rec: exis	104	92	-13	-12.0	2	2	0	4.3	1.56	1.84
Com/Ind: Lo: exi	4,521	4,549	28	0.6	134	156	22	16.0	2.97	3.43
Com/Ind Hi: exis	6,578	6,490	-87	-1.3	260	296	36	13.8	3.96	4.57
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	2,361	2,320	-41	-1.7	93	105	12	12.9	3.92	4.51
Ag HGA: Exist	8,824	8,259	-565	-6.4	119	122	3	2.2	1.35	1.48
Ag Hmstd Land	12,493	11,083	-1,411	-11.3	77	85	8	10.1	0.62	0.77
Ag Non-Hmstd	8,135	6,459	-1,676	-20.6	117	110	-7	-5.8	1.44	1.71
Misc props	26	25	-1	-3.9	1	1	0	14.2	2.98	3.54
ResHmstd: NewCon	0	47	47	0.0	0	1	1	0.0	0.00	1.50
All other NewCon	0	120	120	0.0	0	3	3	0.0	0.00	2.29
Total	99,749	94,076	-5,673	-5.7	1,583	1,719	136	8.6	1.59	1.83

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	1,044	909	-135	-13.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	1,044	909	-135	-13.0
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	64.53	73.51	0.00	0.00
City/Town	44.48	56.28	0.00	0.00
School District	37.71	43.83	2.40	2.38
Special District	1.41	1.42	0.00	0.00
Total	148.13	175.04	2.40	2.38

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	105,000	99,900	-4.9	1,303	1,278	-25	-1.9	1.24	1.28
Res Hmstd:Avg Val	157,300	149,600	-4.9	2,137	2,238	101	4.7	1.36	1.5
Res Hmstd: Hi Val	209,700	199,500	-4.9	2,973	3,202	229	7.7	1.42	1.61
Res Hmstd: Ex-Hi Val	314,700	299,400	-4.9	4,648	5,132	484	10.4	1.48	1.71
Apartment	300,000	300,000	0.0	5,627	6,635	1,008	17.9	1.88	2.21
Comm/Ind: Lo Val	150,000	148,000	-1.3	4,468	5,056	588	13.2	2.98	3.42
Comm/Ind: Med Val	300,000	296,000	-1.3	10,413	11,763	1,350	13.0	3.47	3.97
Comm/Ind: Hi Val	1,000,000	986,700	-1.3	38,156	43,168	5,012	13.1	3.82	4.37

Chisago County | **Lindstrom city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	271,111	261,784	-9,327	-3.4	3,622	3,907	285	7.9	1.34	1.49
Res Non-Hm: exis	37,332	34,226	-3,106	-8.3	572	605	33	5.8	1.53	1.77
Apartments: exis	3,450	3,334	-116	-3.4	61	68	7	11.9	1.77	2.05
Low-inc Apts: ex	462	554	92	20.0	5	7	2	38.7	1.08	1.25
Seasnl Rec: exis	9,854	9,448	-406	-4.1	150	166	16	10.5	1.52	1.76
Com/Ind: Lo: exi	11,364	11,430	66	0.6	322	366	44	13.6	2.84	3.20
Com/Ind Hi: exis	16,678	16,659	-19	-0.1	624	705	81	12.9	3.74	4.23
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	2,892	4,944	2,052	71.0	107	207	100	93.5	3.70	4.18
Ag HGA: Exist	899	859	-40	-4.4	12	13	1	7.3	1.32	1.48
Ag Hmstd Land	2,865	2,078	-787	-27.5	26	17	-8	-32.3	0.89	0.84
Ag Non-Hmstd	127	91	-36	-28.1	2	1	0	-16.2	1.32	1.54
Misc props	2,098	2,098	0	0.0	37	43	6	15.8	1.77	2.05
ResHmstd: NewCon	0	1,038	1,038	0.0	0	15	15	0.0	0.00	1.49
All other NewCon	0	82	82	0.0	0	2	2	0.0	0.00	2.59
Total	359,132	348,625	-10,507	-2.9	5,540	6,124	584	10.5	1.54	1.76

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	3,876	3,491	-384	-9.9
(-) TIF Tax Capacity	111	111	0	0.2
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	3,765	3,380	-385	-10.2
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	66.52	75.78	0.00	0.00
City/Town	41.63	49.73	0.00	0.00
School District	22.88	27.42	11.75	12.28
Special District	1.41	1.42	0.00	0.00
Total	132.44	154.36	11.75	12.28

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	127,500	123,100	-3.5	1,581	1,647	67	4.2	1.24	1.34
Res Hmstd:Avg Val	191,200	184,600	-3.5	2,557	2,758	201	7.9	1.34	1.49
Res Hmstd: Hi Val	254,900	246,100	-3.5	3,532	3,868	336	9.5	1.39	1.57
Res Hmstd: Ex-Hi Val	382,400	369,200	-3.5	5,485	6,090	605	11.0	1.43	1.65
Apartment	300,000	289,900	-3.4	5,319	5,949	630	11.9	1.77	2.05
Comm/Ind: Lo Val	150,000	149,800	-0.1	4,255	4,801	546	12.8	2.84	3.20
Comm/Ind: Med Val	300,000	299,700	-0.1	9,869	11,143	1,274	12.9	3.29	3.72
Comm/Ind: Hi Val	1,000,000	998,900	-0.1	36,070	40,734	4,664	12.9	3.61	4.08

Chisago County | **North Branch city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	461,532	430,711	-30,821	-6.7	6,568	6,770	202	3.1	1.42	1.57
Res Non-Hm: exis	41,583	37,552	-4,030	-9.7	672	719	47	7.0	1.62	1.91
Apartments: exis	21,571	21,022	-549	-2.5	418	481	64	15.2	1.94	2.29
Low-inc Apts: ex	9,229	8,641	-589	-6.4	108	119	11	10.6	1.17	1.38
Seasnl Rec: exis	204	142	-62	-30.3	3	3	-1	-18.8	1.62	1.89
Com/Ind: Lo: exi	26,438	25,600	-839	-3.2	806	897	92	11.4	3.05	3.50
Com/Ind Hi: exis	101,762	94,371	-7,390	-7.3	4,120	4,396	276	6.7	4.05	4.66
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	14,825	14,556	-269	-1.8	597	675	77	13.0	4.03	4.64
Ag HGA: Exist	15,847	14,861	-985	-6.2	227	238	11	4.8	1.43	1.60
Ag Hmstd Land	21,014	21,776	762	3.6	144	188	44	30.5	0.69	0.87
Ag Non-Hmstd	19,498	13,363	-6,135	-31.5	295	240	-55	-18.8	1.51	1.79
Misc props	3,101	2,992	-109	-3.5	64	72	8	12.4	2.06	2.40
ResHmstd: NewCon	0	639	639	0.0	0	10	10	0.0	0.00	1.57
All other NewCon	0	253	253	0.0	0	8	8	0.0	0.00	3.05
Total	736,602	686,478	-50,124	-6.8	14,021	14,815	794	5.7	1.90	2.16

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	8,616	7,373	-1,243	-14.4
(-) TIF Tax Capacity	570	476	-94	-16.5
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	8,046	6,897	-1,148	-14.3
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	64.59	73.59	0.00	0.00
City/Town	44.14	55.28	2.08	2.23
School District	37.99	45.47	2.18	2.11
Special District	4.76	5.31	0.00	0.00
Total	151.48	179.64	4.26	4.34

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	110,900	103,500	-6.7	1,455	1,403	-52	-3.6	1.31	1.36
Res Hmstd:Avg Val	166,300	155,200	-6.7	2,367	2,437	70	3.0	1.42	1.57
Res Hmstd: Hi Val	221,700	206,900	-6.7	3,280	3,472	192	5.9	1.48	1.68
Res Hmstd: Ex-Hi Val	332,600	310,400	-6.7	5,107	5,544	437	8.6	1.54	1.79
Apartment	300,000	292,400	-2.5	5,808	6,693	885	15.2	1.94	2.29
Comm/Ind: Lo Val	150,000	139,100	-7.3	4,571	4,875	304	6.7	3.05	3.50
Comm/Ind: Med Val	300,000	278,200	-7.3	10,644	11,230	585	5.5	3.55	4.04
Comm/Ind: Hi Val	1,000,000	927,400	-7.3	38,986	41,473	2,487	6.4	3.9	4.47

Chisago County | **Rush City city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	58,010	51,980	-6,030	-10.4	686	618	-68	-9.9	1.18	1.19
Res Non-Hm: exis	15,164	12,741	-2,423	-16.0	228	219	-9	-3.9	1.50	1.72
Apartments: exis	3,556	3,309	-247	-7.0	62	66	3	5.1	1.75	1.98
Low-inc Apts: ex	4,088	4,342	254	6.2	43	52	9	20.0	1.06	1.19
Seasnl Rec: exis	860	695	-165	-19.2	15	13	-1	-8.9	1.72	1.94
Com/Ind: Lo: exi	9,521	9,647	126	1.3	269	303	33	12.3	2.83	3.14
Com/Ind Hi: exis	17,343	17,810	467	2.7	652	743	90	13.9	3.76	4.17
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	2,482	2,458	-24	-1.0	91	100	9	9.8	3.66	4.06
Ag HGA: Exist	914	822	-92	-10.0	11	10	-1	-7.7	1.21	1.25
Ag Hmstd Land	1,343	1,150	-193	-14.4	7	7	0	-0.6	0.54	0.63
Ag Non-Hmstd	617	551	-66	-10.6	8	9	0	1.1	1.38	1.56
Misc props	1,845	1,845	0	0.0	36	40	5	13.0	1.93	2.18
ResHmstd: NewCon	0	132	132	0.0	0	2	2	0.0	0.00	1.19
All other NewCon	0	37	37	0.0	0	1	1	0.0	0.00	1.73
Total	115,744	107,521	-8,223	-7.1	2,109	2,182	73	3.4	1.82	2.03

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	1,412	1,200	-213	-15.1
(-) TIF Tax Capacity	125	102	-23	-18.4
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	1,287	1,098	-190	-14.7
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	64.48	73.46	0.00	0.00
City/Town	33.79	40.54	0.00	0.00
School District	38.05	40.43	3.05	3.18
Special District	1.41	1.42	0.00	0.00
Total	137.73	155.85	3.05	3.18

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	77,900	69,800	-10.4	794	675	-119	-15.0	1.02	0.97
Res Hmstd:Avg Val	116,700	104,600	-10.4	1,376	1,230	-146	-10.6	1.18	1.18
Res Hmstd: Hi Val	155,600	139,400	-10.4	1,958	1,832	-126	-6.4	1.26	1.31
Res Hmstd: Ex-Hi Val	233,400	209,100	-10.4	3,123	3,038	-85	-2.7	1.34	1.45
Apartment	300,000	279,100	-7.0	5,256	5,526	270	5.1	1.75	1.98
Comm/Ind: Lo Val	150,000	154,000	2.7	4,243	4,871	628	14.8	2.83	3.16
Comm/Ind: Med Val	300,000	308,100	2.7	9,886	11,299	1,413	14.3	3.3	3.67
Comm/Ind: Hi Val	1,000,000	1,026,900	2.7	36,218	41,280	5,062	14.0	3.62	4.02

Chisago County | **Shafer city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	33,952	30,056	-3,896	-11.5	496	449	-46	-9.4	1.46	1.49
Res Non-Hm: exis	4,918	4,713	-205	-4.2	90	101	11	12.3	1.82	2.14
Apartments: exis	726	726	0	0.0	15	17	2	16.1	2.05	2.38
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	2,950	2,943	-7	-0.2	93	106	12	13.3	3.16	3.59
Com/Ind Hi: exis	3,188	3,058	-131	-4.1	133	145	12	9.0	4.18	4.75
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	858	1,134	277	32.3	36	54	18	50.3	4.18	4.75
Ag HGA: Exist	229	212	-18	-7.8	3	4	0	10.1	1.48	1.77
Ag Hmstd Land	229	178	-51	-22.4	1	1	0	21.3	0.50	0.78
Ag Non-Hmstd	489	589	100	20.4	8	11	3	40.7	1.54	1.80
Misc props	1,006	1,006	0	0.0	21	24	3	16.1	2.05	2.38
ResHmstd: NewCon	0	13	13	0.0	0	0	0	0.0	0.00	1.49
All other NewCon	0	4	4	0.0	0	0	0	0.0	0.00	4.19
Total	48,545	44,631	-3,914	-8.1	895	912	17	1.9	1.84	2.04

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	549	440	-109	-19.9
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	549	440	-109	-19.9
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	64.57	73.56	0.00	0.00
City/Town	65.44	77.82	0.00	0.00
School District	22.88	27.42	11.75	12.28
Special District	1.41	1.42	0.00	0.00
Total	154.30	180.22	11.75	12.28

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	84,500	74,800	-11.5	1,107	901	-206	-18.6	1.31	1.20
Res Hmstd:Avg Val	126,700	112,200	-11.4	1,845	1,671	-175	-9.5	1.46	1.49
Res Hmstd: Hi Val	168,900	149,500	-11.5	2,584	2,449	-135	-5.2	1.53	1.64
Res Hmstd: Ex-Hi Val	253,400	224,300	-11.5	4,063	4,010	-53	-1.3	1.60	1.79
Apartment	300,000	299,900	0.0	6,139	7,124	985	16.1	2.05	2.38
Comm/Ind: Lo Val	150,000	143,900	-4.1	4,747	5,170	423	8.9	3.16	3.59
Comm/Ind: Med Val	300,000	287,700	-4.1	11,017	11,929	912	8.3	3.67	4.15
Comm/Ind: Hi Val	1,000,000	959,000	-4.1	40,278	43,812	3,534	8.8	4.03	4.57

Chisago County | **Stacy city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	48,654	45,752	-2,902	-6.0	629	634	5	0.8	1.29	1.39
Res Non-Hm: exis	4,899	5,523	624	12.7	76	98	22	29.0	1.55	1.77
Apartments: exis	701	701	0	0.0	13	15	2	14.3	1.81	2.07
Low-inc Apts: ex	590	590	0	0.0	6	7	1	14.3	1.09	1.25
Seasnl Rec: exis	97	190	93	95.4	1	3	2	144.9	1.31	1.64
Com/Ind: Lo: exi	6,567	6,557	-11	-0.2	191	213	22	11.7	2.90	3.25
Com/Ind Hi: exis	16,293	16,172	-121	-0.7	628	698	70	11.1	3.86	4.32
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	2,274	2,368	95	4.2	88	102	15	16.6	3.86	4.33
Ag HGA: Exist	793	707	-87	-10.9	10	10	0	-3.9	1.29	1.39
Ag Hmstd Land	330	299	-31	-9.3	1	1	0	15.8	0.34	0.44
Ag Non-Hmstd	764	572	-192	-25.1	10	8	-1	-14.7	1.27	1.45
Misc props	3,216	3,216	0	0.0	58	67	8	14.3	1.81	2.07
ResHmstd: NewCon	0	219	219	0.0	0	3	3	0.0	0.00	1.39
All other NewCon	0	125	125	0.0	0	2	2	0.0	0.00	1.77
Total	85,178	82,991	-2,187	-2.6	1,712	1,862	150	8.8	2.01	2.24

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	1,080	982	-98	-9.1
(-) TIF Tax Capacity	72	72	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	1,008	910	-98	-9.8
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	64.53	73.51	0.00	0.00
City/Town	39.75	44.21	0.00	0.00
School District	36.59	43.88	2.71	2.60
Special District	1.41	1.42	0.00	0.00
Total	142.28	163.02	2.71	2.60

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	100,800	94,800	-6.0	1,180	1,102	-78	-6.6	1.17	1.16
Res Hmstd:Avg Val	151,100	142,100	-6.0	1,954	1,955	0	0.0	1.29	1.38
Res Hmstd: Hi Val	201,400	189,400	-6.0	2,729	2,808	79	2.9	1.35	1.48
Res Hmstd: Ex-Hi Val	302,200	284,200	-6.0	4,281	4,517	236	5.5	1.42	1.59
Apartment	300,000	300,000	0.0	5,417	6,191	774	14.3	1.81	2.06
Comm/Ind: Lo Val	150,000	148,900	-0.7	4,341	4,821	481	11.1	2.89	3.24
Comm/Ind: Med Val	300,000	297,800	-0.7	10,115	11,225	1,110	11.0	3.37	3.77
Comm/Ind: Hi Val	1,000,000	992,600	-0.7	37,060	41,161	4,102	11.1	3.71	4.15

Chisago County | **Taylors Falls city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	42,911	42,131	-781	-1.8	686	673	-13	-1.9	1.60	1.60
Res Non-Hm: exis	6,508	5,656	-852	-13.1	123	117	-6	-4.7	1.89	2.07
Apartments: exis	2,127	2,235	108	5.1	47	54	7	14.7	2.21	2.41
Low-inc Apts: ex	1,054	1,045	-8	-0.8	14	15	1	8.2	1.34	1.47
Seasnl Rec: exis	1,369	1,326	-43	-3.2	26	28	2	5.8	1.91	2.08
Com/Ind: Lo: exi	3,940	3,653	-287	-7.3	132	133	0	0.3	3.36	3.64
Com/Ind Hi: exis	2,573	2,325	-248	-9.6	114	112	-3	-2.2	4.44	4.81
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,265	10,061	8,796	695.1	55	481	426	781.6	4.31	4.78
Ag HGA: Exist	1,210	1,251	41	3.4	20	22	1	7.2	1.67	1.74
Ag Hmstd Land	1,363	1,546	182	13.4	9	11	2	23.8	0.68	0.74
Ag Non-Hmstd	2,363	1,639	-724	-30.6	40	30	-10	-24.1	1.67	1.83
Misc props	668	567	-101	-15.1	23	21	-2	-7.3	3.46	3.78
ResHmstd: NewCon	0	44	44	0.0	0	1	1	0.0	0.00	1.60
All other NewCon	0	301	301	0.0	0	8	8	0.0	0.00	2.69
Total	67,352	73,780	6,428	9.5	1,290	1,706	416	32.3	1.91	2.31

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	736	801	65	8.9
(-) TIF Tax Capacity	16	16	0	-0.4
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	720	786	65	9.1
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	62.29	70.96	0.00	0.00
City/Town	80.75	83.28	0.00	0.00
School District	22.86	27.40	11.75	12.28
Special District	1.41	1.42	0.00	0.00
Total	167.31	183.06	11.75	12.28

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	91,200	89,500	-1.9	1,343	1,214	-129	-9.6	1.47	1.36
Res Hmstd:Avg Val	136,700	134,200	-1.8	2,198	2,161	-37	-1.7	1.61	1.61
Res Hmstd: Hi Val	182,200	178,900	-1.8	3,054	3,108	54	1.8	1.68	1.74
Res Hmstd: Ex-Hi Val	273,300	268,300	-1.8	4,767	5,001	234	4.9	1.74	1.86
Apartment	300,000	315,200	5.1	6,626	7,600	973	14.7	2.21	2.41
Comm/Ind: Lo Val	150,000	135,500	-9.7	5,039	4,926	-113	-2.3	3.36	3.64
Comm/Ind: Med Val	300,000	271,100	-9.6	11,700	11,273	-426	-3.6	3.9	4.16
Comm/Ind: Hi Val	1,000,000	903,600	-9.6	42,782	41,673	-1,109	-2.6	4.28	4.61

Chisago County | **Wyoming city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	483,563	444,712	-38,851	-8.0	6,463	7,004	542	8.4	1.34	1.58
Res Non-Hm: exis	32,933	31,909	-1,025	-3.1	492	581	89	18.1	1.49	1.82
Apartments: exis	11,253	11,286	33	0.3	196	241	45	22.8	1.75	2.14
Low-inc Apts: ex	4,128	4,105	-23	-0.6	44	54	9	21.3	1.07	1.30
Seasnl Rec: exis	2,629	2,799	170	6.5	38	49	11	28.8	1.44	1.74
Com/Ind: Lo: exi	18,066	17,818	-248	-1.4	505	588	83	16.4	2.80	3.30
Com/Ind Hi: exis	83,701	79,955	-3,746	-4.5	3,075	3,469	395	12.8	3.67	4.34
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	7,389	7,376	-12	-0.2	269	318	48	17.9	3.65	4.31
Ag HGA: Exist	7,186	6,164	-1,022	-14.2	97	97	1	0.6	1.34	1.58
Ag Hmstd Land	7,715	6,939	-776	-10.1	41	47	6	14.1	0.53	0.67
Ag Non-Hmstd	8,175	7,303	-872	-10.7	104	115	11	10.9	1.27	1.58
Misc props	1,735	1,735	0	0.0	30	37	7	22.4	1.75	2.14
ResHmstd: NewCon	0	516	516	0.0	0	8	8	0.0	0.00	1.58
All other NewCon	0	1,098	1,098	0.0	0	46	46	0.0	0.00	4.18
Total	668,474	623,715	-44,759	-6.7	11,354	12,654	1,300	11.5	1.70	2.03

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	7,692	6,777	-915	-11.9
(-) TIF Tax Capacity	131	77	-53	-40.9
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	7,561	6,699	-862	-11.4
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	64.70	73.71	0.00	0.00
City/Town	42.98	61.71	0.00	0.00
School District	16.74	19.96	14.76	14.97
Special District	2.90	2.67	0.00	0.00
Total	127.32	158.06	14.76	14.97

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	142,300	130,900	-8.0	1,777	1,863	85	4.8	1.25	1.42
Res Hmstd:Avg Val	213,300	196,200	-8.0	2,850	3,085	235	8.3	1.34	1.57
Res Hmstd: Hi Val	284,300	261,500	-8.0	3,923	4,308	385	9.8	1.38	1.65
Res Hmstd: Ex-Hi Val	426,600	392,300	-8.0	6,061	6,757	696	11.5	1.42	1.72
Apartment	300,000	300,900	0.3	5,217	6,395	1,178	22.6	1.74	2.13
Comm/Ind: Lo Val	150,000	143,300	-4.5	4,185	4,711	526	12.6	2.79	3.29
Comm/Ind: Med Val	300,000	286,600	-4.5	9,691	10,850	1,159	12.0	3.23	3.79
Comm/Ind: Hi Val	1,000,000	955,200	-4.5	35,385	39,821	4,436	12.5	3.54	4.17

Clay County | **Barnesville city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	98,129	98,023	-106	-0.1	1,156	1,264	108	9.3	1.18	1.29
Res Non-Hm: exis	7,275	6,537	-738	-10.1	102	103	1	1.1	1.40	1.57
Apartments: exis	3,878	3,876	-2	0.0	65	73	8	12.7	1.66	1.88
Low-inc Apts: ex	310	310	0	0.0	3	4	0	12.3	1.04	1.16
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	5,113	5,103	-9	-0.2	137	151	15	10.6	2.68	2.97
Com/Ind Hi: exis	2,437	2,561	124	5.1	85	99	14	16.7	3.49	3.87
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag HGA: Exist	227	108	-120	-52.6	3	1	-2	-54.2	1.26	1.22
Ag Hmstd Land	361	323	-38	-10.5	2	2	0	4.3	0.47	0.55
Ag Non-Hmstd	235	230	-5	-2.2	3	3	0	12.5	1.13	1.30
Misc props	96	96	0	0.0	2	2	0	12.8	1.66	1.88
ResHmstd: NewCon	0	563	563	0.0	0	7	7	0.0	0.00	1.29
All other NewCon	0	264	264	0.0	0	4	4	0.0	0.00	1.61
Total	118,061	117,994	-67	-0.1	1,556	1,713	157	10.1	1.32	1.45

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	1,237	1,039	-198	-16.0
(-) TIF Tax Capacity	123	114	-9	-7.5
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	1,114	925	-189	-16.9
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	55.58	54.92	0.00	0.00
City/Town	48.86	63.77	0.00	0.00
School District	6.09	6.85	25.64	25.74
Special District	2.11	4.05	0.00	0.00
Total	112.64	129.59	25.64	25.74

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	81,600	81,500	-0.1	829	878	49	5.9	1.02	1.08
Res Hmstd:Avg Val	122,400	122,300	-0.1	1,430	1,560	129	9.0	1.17	1.28
Res Hmstd: Hi Val	163,100	162,900	-0.1	2,030	2,238	208	10.2	1.24	1.37
Res Hmstd: Ex-Hi Val	244,700	244,400	-0.1	3,232	3,599	367	11.4	1.32	1.47
Apartment	300,000	299,900	0.0	4,993	5,630	637	12.7	1.66	1.88
Comm/Ind: Lo Val	150,000	157,600	5.1	4,018	4,746	728	18.1	2.68	3.01
Comm/Ind: Med Val	300,000	315,200	5.1	9,247	10,848	1,601	17.3	3.08	3.44
Comm/Ind: Hi Val	1,000,000	1,050,700	5.1	33,649	39,323	5,674	16.9	3.36	3.74

Clay County | **Comstock city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	3,939	3,924	-15	-0.4	35	38	3	9.7	0.88	0.97
Res Non-Hm: exis	254	427	173	68.0	3	5	2	77.7	1.21	1.28
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	423	453	29	6.9	10	11	1	14.5	2.34	2.51
Com/Ind Hi: exis	318	201	-118	-36.9	10	7	-3	-32.3	3.04	3.26
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	49	50	1	1.8	1	2	0	9.2	3.04	3.26
Ag HGA: Exist	306	141	-166	-54.1	3	2	-2	-51.1	1.01	1.07
Ag Hmstd Land	218	156	-62	-28.3	1	1	0	-41.1	0.40	0.33
Ag Non-Hmstd	91	165	75	82.1	1	2	1	99.7	0.90	0.99
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	23	23	0.0	0	0	0	0.0	0.00	0.97
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	5,598	5,540	-58	-1.0	64	67	3	5.2	1.14	1.21

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	61	49	-12	-20.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	61	49	-12	-20.0
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	55.69	55.05	0.00	0.00
City/Town	26.37	32.97	0.00	0.00
School District	6.22	7.01	25.64	25.74
Special District	2.11	4.05	0.00	0.00
Total	90.38	99.09	25.64	25.74

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	61,100	60,900	-0.3	465	519	54	11.7	0.76	0.85
Res Hmstd:Avg Val	91,600	91,300	-0.3	773	852	79	10.2	0.84	0.93
Res Hmstd: Hi Val	122,100	121,700	-0.3	1,154	1,259	104	9.0	0.95	1.03
Res Hmstd: Ex-Hi Val	183,200	182,500	-0.4	1,918	2,072	154	8.0	1.05	1.14
Comm/Ind: Lo Val	150,000	94,600	-36.9	3,517	2,375	-1,142	-32.5	2.34	2.51
Comm/Ind: Med Val	300,000	189,200	-36.9	8,078	5,044	-3,034	-37.6	2.69	2.67
Comm/Ind: Hi Val	1,000,000	630,800	-36.9	29,363	19,446	-9,917	-33.8	2.94	3.08

Clay County | **Dilworth city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	143,009	146,772	3,763	2.6	1,924	1,977	54	2.8	1.35	1.35
Res Non-Hm: exis	10,392	9,606	-785	-7.6	163	156	-7	-4.1	1.57	1.62
Apartments: exis	8,131	8,059	-72	-0.9	153	159	5	3.5	1.89	1.97
Low-inc Apts: ex	2,335	2,335	0	0.0	27	28	1	4.4	1.16	1.21
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	7,224	7,032	-192	-2.7	166	162	-4	-2.5	2.30	2.30
Com/Ind Hi: exis	38,641	40,844	2,203	5.7	884	939	56	6.3	2.29	2.30
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,511	1,569	58	3.8	35	36	1	4.1	2.29	2.30
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	378	409	31	8.1	5	5	1	13.3	1.20	1.26
Ag Non-Hmstd	4,553	4,940	388	8.5	63	72	9	14.4	1.38	1.46
Misc props	1,784	1,789	4	0.2	33	34	1	3.5	1.82	1.88
ResHmstd: NewCon	0	2,017	2,017	0.0	0	27	27	0.0	0.00	1.35
All other NewCon	0	2,014	2,014	0.0	0	42	42	0.0	0.00	2.10
Total	217,958	227,387	9,428	4.3	3,451	3,638	187	5.4	1.58	1.60

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	2,638	2,518	-120	-4.5
(-) TIF Tax Capacity	30	62	32	107.4
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	2,608	2,455	-152	-5.8
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	55.56	54.92	0.00	0.00
City/Town	51.10	54.28	0.00	0.00
School District	27.83	29.56	16.59	16.88
Special District	2.11	4.05	0.00	0.00
Total	136.59	142.80	16.59	16.88

Tax Burdens on Hypothetical Properties	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	91,400	93,800	2.6	1,110	1,087	-23	-2.1	1.21	1.16
Res Hmstd:Avg Val	137,000	140,600	2.6	1,849	1,894	45	2.4	1.35	1.35
Res Hmstd: Hi Val	182,600	187,400	2.6	2,589	2,701	112	4.3	1.42	1.44
Res Hmstd: Ex-Hi Val	274,000	281,200	2.6	4,071	4,320	248	6.1	1.49	1.54
Apartment	300,000	297,300	-0.9	5,620	5,809	189	3.4	1.87	1.95
Comm/Ind: Lo Val	150,000	158,600	5.7	4,421	4,964	543	12.3	2.95	3.13
Comm/Ind: Med Val	300,000	317,100	5.7	10,233	11,379	1,146	11.2	3.41	3.59
Comm/Ind: Hi Val	1,000,000	1,057,000	5.7	37,353	41,323	3,970	10.6	3.74	3.91

Clay County

Felton city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	4,679	4,568	-111	-2.4	43	42	-1	-2.2	0.92	0.92
Res Non-Hm: exis	711	658	-53	-7.4	9	9	0	-2.7	1.26	1.33
Apartments: exis	63	63	0	0.0	1	1	0	5.2	1.53	1.61
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	610	615	4	0.7	16	16	1	5.8	2.54	2.67
Com/Ind Hi: exis	146	144	-2	-1.6	5	5	0	3.4	3.34	3.52
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	65	66	1	1.8	2	2	0	7.0	3.34	3.52
Ag HGA: Exist	208	203	-6	-2.6	2	2	0	-2.1	0.98	0.99
Ag Hmstd Land	551	754	203	36.7	3	7	3	99.7	0.62	0.90
Ag Non-Hmstd	673	609	-64	-9.5	8	7	0	-4.6	1.12	1.18
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	77	77	0.0	0	1	1	0.0	0.00	0.92
All other NewCon	0	2	2	0.0	0	0	0	0.0	0.00	1.33
Total	7,708	7,759	51	0.7	89	92	4	4.3	1.15	1.19

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	80	65	-15	-18.2
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	80	65	-15	-18.2
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	55.60	54.95	0.00	0.00
City/Town	22.85	29.33	0.00	0.00
School District	26.56	26.71	13.61	13.86
Special District	6.57	6.72	0.00	0.00
Total	111.58	117.71	13.61	13.86

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	45,900	44,800	-2.4	391	378	-13	-3.2	0.85	0.84
Res Hmstd:Avg Val	68,800	67,200	-2.3	586	568	-18	-3.1	0.85	0.84
Res Hmstd: Hi Val	91,700	89,500	-2.4	858	834	-24	-2.8	0.94	0.93
Res Hmstd: Ex-Hi Val	137,600	134,300	-2.4	1,474	1,471	-3	-0.2	1.07	1.1
Apartment	300,000	300,000	0.0	4,593	4,830	237	5.2	1.53	1.61
Comm/Ind: Lo Val	150,000	147,500	-1.7	3,813	3,940	126	3.3	2.54	2.67
Comm/Ind: Med Val	300,000	295,100	-1.6	8,830	9,107	277	3.1	2.94	3.09
Comm/Ind: Hi Val	1,000,000	983,600	-1.6	32,241	33,307	1,067	3.3	3.22	3.39

Clay County

Georgetown city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	3,373	3,197	-176	-5.2	38	38	0	-1.1	1.13	1.18
Res Non-Hm: exis	411	472	61	14.8	6	8	2	26.0	1.49	1.64
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	426	453	26	6.2	12	14	2	15.9	2.76	3.02
Com/Ind Hi: exis	137	134	-3	-2.0	5	5	0	7.1	3.61	3.95
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	76	74	-2	-3.2	3	3	0	5.9	3.61	3.95
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	823	890	66	8.0	6	8	2	31.1	0.78	0.94
Ag Non-Hmstd	57	60	3	4.4	1	1	0	16.8	1.21	1.36
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	5,304	5,279	-25	-0.5	71	76	6	8.0	1.34	1.45

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	55	45	-9	-16.8
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	55	45	-9	-16.8
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	55.32	54.62	0.00	0.00
City/Town	34.80	44.75	0.00	0.00
School District	29.17	32.40	20.87	21.19
Special District	2.11	4.05	0.00	0.00
Total	121.40	135.81	20.87	21.19

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	50,000	47,400	-5.2	511	487	-25	-4.8	1.02	1.03
Res Hmstd:Avg Val	75,000	71,100	-5.2	767	730	-37	-4.8	1.02	1.03
Res Hmstd: Hi Val	99,900	94,700	-5.2	1,139	1,097	-42	-3.7	1.14	1.16
Res Hmstd: Ex-Hi Val	149,900	142,100	-5.2	1,895	1,899	4	0.2	1.26	1.34
Comm/Ind: Lo Val	150,000	146,900	-2.1	4,143	4,430	287	6.9	2.76	3.02
Comm/Ind: Med Val	300,000	293,900	-2.0	9,563	10,208	645	6.7	3.19	3.47
Comm/Ind: Hi Val	1,000,000	979,600	-2.0	34,857	37,295	2,439	7.0	3.49	3.81

Clay County

Glyndon city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	48,291	48,221	-70	-0.1	743	800	57	7.7	1.54	1.66
Res Non-Hm: exis	2,257	2,174	-84	-3.7	42	47	5	12.0	1.88	2.18
Apartments: exis	991	1,021	30	3.0	21	25	4	19.2	2.11	2.44
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	3,009	2,967	-42	-1.4	97	109	11	11.7	3.24	3.67
Com/Ind Hi: exis	1,075	1,239	164	15.3	46	60	14	30.8	4.27	4.85
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	350	356	7	2.0	15	17	2	15.7	4.27	4.85
Ag HGA: Exist	148	149	1	0.5	2	3	0	9.0	1.56	1.69
Ag Hmstd Land	894	976	82	9.2	9	11	3	29.2	0.99	1.18
Ag Non-Hmstd	393	411	19	4.8	6	8	1	22.2	1.58	1.84
Misc props	322	326	4	1.1	7	8	1	17.0	2.11	2.44
ResHmstd: NewCon	0	132	132	0.0	0	2	2	0.0	0.00	1.66
All other NewCon	0	146	146	0.0	0	5	5	0.0	0.00	3.37
Total	57,730	58,117	388	0.7	988	1,095	107	10.8	1.71	1.88

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	608	530	-78	-12.9
(-) TIF Tax Capacity	89	71	-17	-19.4
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	519	458	-61	-11.7
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	55.44	54.77	0.00	0.00
City/Town	74.11	99.07	0.00	0.00
School District	26.39	26.52	13.61	13.86
Special District	2.11	4.05	0.00	0.00
Total	158.05	184.41	13.61	13.86

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	90,500	90,400	-0.1	1,263	1,256	-7	-0.5	1.4	1.39
Res Hmstd:Avg Val	135,600	135,400	-0.1	2,077	2,223	145	7.0	1.53	1.64
Res Hmstd: Hi Val	180,800	180,500	-0.2	2,894	3,192	298	10.3	1.60	1.77
Res Hmstd: Ex-Hi Val	271,300	270,900	-0.1	4,529	5,134	605	13.4	1.67	1.9
Apartment	300,000	309,100	3.0	6,335	7,554	1,219	19.2	2.11	2.44
Comm/Ind: Lo Val	150,000	172,900	15.3	4,859	6,618	1,759	36.2	3.24	3.83
Comm/Ind: Med Val	300,000	345,800	15.3	11,269	15,002	3,732	33.1	3.76	4.34
Comm/Ind: Hi Val	1,000,000	1,152,800	15.3	41,185	54,134	12,949	31.4	4.12	4.7

Clay County | **Hawley city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	67,854	70,172	2,318	3.4	891	882	-9	-1.0	1.31	1.26
Res Non-Hm: exis	5,114	5,714	600	11.7	80	89	10	12.2	1.56	1.57
Apartments: exis	5,102	5,063	-40	-0.8	95	94	0	-0.3	1.86	1.87
Low-inc Apts: ex	1,340	1,305	-35	-2.6	15	15	0	-2.2	1.13	1.14
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	7,306	7,413	106	1.5	214	221	6	3.0	2.93	2.98
Com/Ind Hi: exis	4,469	5,049	580	13.0	173	198	26	14.8	3.87	3.93
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	75	73	-2	-2.2	3	3	0	-0.7	3.87	3.93
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	268	587	320	119.4	3	8	5	149.4	1.16	1.32
Ag Non-Hmstd	513	614	101	19.7	7	9	1	20.4	1.38	1.39
Misc props	212	212	0	0.0	4	4	0	0.5	1.86	1.87
ResHmstd: NewCon	0	256	256	0.0	0	3	3	0.0	0.00	1.26
All other NewCon	0	7	7	0.0	0	0	0	0.0	0.00	1.57
Total	92,253	96,465	4,212	4.6	1,485	1,526	42	2.8	1.61	1.58

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	1,015	932	-83	-8.1
(-) TIF Tax Capacity	27	30	3	9.2
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	987	902	-85	-8.6
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	55.71	55.07	0.00	0.00
City/Town	43.91	44.34	0.00	0.00
School District	36.24	35.39	13.19	12.98
Special District	2.11	4.05	0.00	0.00
Total	137.96	138.85	13.19	12.98

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	82,600	85,400	3.4	950	886	-64	-6.8	1.15	1.04
Res Hmstd:Avg Val	123,800	128,000	3.4	1,610	1,586	-24	-1.5	1.30	1.24
Res Hmstd: Hi Val	165,100	170,700	3.4	2,272	2,288	16	0.7	1.38	1.34
Res Hmstd: Ex-Hi Val	247,600	256,100	3.4	3,593	3,691	98	2.7	1.45	1.44
Apartment	300,000	297,700	-0.8	5,569	5,553	-16	-0.3	1.86	1.87
Comm/Ind: Lo Val	150,000	169,500	13.0	4,401	5,235	834	19.0	2.93	3.09
Comm/Ind: Med Val	300,000	338,900	13.0	10,202	11,891	1,688	16.5	3.40	3.51
Comm/Ind: Hi Val	1,000,000	1,129,700	13.0	37,277	42,961	5,684	15.2	3.73	3.80

Clay County | **Hitterdal city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	5,007	5,447	440	8.8	74	102	28	38.4	1.47	1.87
Res Non-Hm: exis	332	247	-85	-25.6	6	7	0	2.3	1.93	2.66
Apartments: exis	112	112	0	0.0	2	3	1	35.4	2.17	2.94
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	531	456	-75	-14.2	17	19	2	10.4	3.24	4.17
Com/Ind Hi: exis	87	147	60	69.3	4	8	4	117.7	4.16	5.35
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	144	156	11	7.9	6	8	2	38.7	4.16	5.35
Ag HGA: Exist	628	648	20	3.2	10	13	3	32.7	1.60	2.06
Ag Hmstd Land	481	508	27	5.7	2	4	1	61.4	0.47	0.71
Ag Non-Hmstd	97	103	6	6.5	1	2	1	46.0	1.35	1.85
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	236	236	0.0	0	4	4	0.0	0.00	1.87
All other NewCon	0	278	278	0.0	0	12	12	0.0	0.00	4.37
Total	7,419	8,338	919	12.4	123	183	59	48.4	1.66	2.19

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	77	68	-9	-11.6
(-) TIF Tax Capacity	1	4	3	216.6
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	76	65	-11	-15.1
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	55.32	54.61	0.00	0.00
City/Town	39.42	92.86	0.00	0.00
School District	33.66	30.83	48.44	62.68
Special District	6.57	6.72	0.00	0.00
Total	134.96	185.03	48.44	62.68

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	44,500	48,400	8.8	638	841	203	31.7	1.43	1.74
Res Hmstd:Avg Val	66,800	72,700	8.8	958	1,263	305	31.8	1.43	1.74
Res Hmstd: Hi Val	89,000	96,800	8.8	1,340	1,870	530	39.5	1.51	1.93
Res Hmstd: Ex-Hi Val	133,500	145,200	8.8	2,196	3,149	953	43.4	1.65	2.17
Apartment	300,000	300,000	0.0	6,514	8,819	2,304	35.4	2.17	2.94
Comm/Ind: Lo Val	150,000	254,000	69.3	4,862	11,817	6,955	143.0	3.24	4.65
Comm/Ind: Med Val	300,000	508,000	69.3	11,103	25,405	14,302	128.8	3.70	5.00
Comm/Ind: Hi Val	1,000,000	1,693,200	69.3	40,225	88,808	48,583	120.8	4.02	5.24

Clay County | **Moorhead city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	1,282,309	1,278,287	-4,022	-0.3	15,669	16,034	364	2.3	1.22	1.25
Res Non-Hm: exis	167,833	165,143	-2,690	-1.6	2,438	2,553	114	4.7	1.45	1.55
Apartments: exis	168,647	172,686	4,039	2.4	2,833	3,048	215	7.6	1.68	1.77
Low-inc Apts: ex	19,197	18,566	-631	-3.3	199	203	3	1.5	1.04	1.09
Seasnl Rec: exis	1,243	1,243	0	0.0	21	22	1	5.1	1.68	1.77
Com/Ind: Lo: exi	74,248	73,626	-623	-0.8	1,708	1,693	-14	-0.8	2.30	2.30
Com/Ind Hi: exis	294,740	306,373	11,632	3.9	6,779	7,047	268	3.9	2.30	2.30
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	7,774	8,706	932	12.0	179	200	21	12.0	2.30	2.30
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	1,459	1,545	86	5.9	10	11	1	14.5	0.67	0.72
Ag Non-Hmstd	12,781	15,301	2,519	19.7	150	188	38	25.1	1.17	1.23
Misc props	6,450	6,438	-12	-0.2	115	120	4	3.9	1.79	1.86
ResHmstd: NewCon	0	21,247	21,247	0.0	0	267	267	0.0	0.00	1.25
All other NewCon	0	18,599	18,599	0.0	0	333	333	0.0	0.00	1.79
Total	2,036,681	2,087,758	51,077	2.5	30,102	31,718	1,616	5.4	1.48	1.52

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	24,233	22,890	-1,343	-5.5
(-) TIF Tax Capacity	822	890	68	8.3
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	23,411	22,000	-1,411	-6.0
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	54.63	54.01	0.00	0.00
City/Town	32.29	37.19	0.00	0.00
School District	29.78	32.94	20.85	21.17
Special District	3.16	0.00	0.00	0.00
Total	119.85	124.14	20.85	21.17

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	97,600	97,300	-0.3	1,089	1,060	-28	-2.6	1.12	1.09
Res Hmstd:Avg Val	146,300	145,800	-0.3	1,818	1,819	1	0.1	1.24	1.25
Res Hmstd: Hi Val	195,000	194,400	-0.3	2,547	2,580	33	1.3	1.31	1.33
Res Hmstd: Ex-Hi Val	292,600	291,700	-0.3	4,008	4,102	94	2.4	1.37	1.41
Apartment	300,000	307,200	2.4	5,120	5,417	297	5.8	1.71	1.76
Comm/Ind: Lo Val	150,000	155,900	3.9	4,108	4,480	372	9.1	2.74	2.87
Comm/Ind: Med Val	300,000	311,800	3.9	9,482	10,275	793	8.4	3.16	3.3
Comm/Ind: Hi Val	1,000,000	1,039,500	4.0	34,558	37,322	2,764	8.0	3.46	3.59

Clay County

Sabin city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	21,038	22,005	968	4.6	284	314	30	10.6	1.35	1.43
Res Non-Hm: exis	1,752	1,464	-287	-16.4	28	26	-2	-8.0	1.61	1.77
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	663	678	15	2.2	20	22	2	11.3	2.97	3.23
Com/Ind Hi: exis	336	240	-96	-28.6	13	10	-3	-22.2	3.89	4.24
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	121	124	3	2.3	5	5	1	11.5	3.89	4.24
Ag HGA: Exist	105	124	19	17.9	1	2	0	27.0	1.30	1.40
Ag Hmstd Land	220	244	24	10.8	1	2	0	23.2	0.57	0.64
Ag Non-Hmstd	98	104	6	5.8	1	2	0	17.5	1.35	1.50
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	803	803	0.0	0	11	11	0.0	0.00	1.43
All other NewCon	0	9	9	0.0	0	0	0	0.0	0.00	1.77
Total	24,332	25,794	1,462	6.0	354	394	40	11.4	1.45	1.53

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	250	221	-29	-11.7
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	250	221	-29	-11.7
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	54.31	53.48	0.00	0.00
City/Town	51.08	61.85	0.00	0.00
School District	27.82	30.89	20.87	21.19
Special District	2.11	4.05	0.00	0.00
Total	135.32	150.27	20.87	21.19

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	82,100	85,900	4.6	984	1,029	46	4.6	1.2	1.2
Res Hmstd:Avg Val	123,000	128,700	4.6	1,659	1,821	162	9.8	1.35	1.42
Res Hmstd: Hi Val	164,000	171,500	4.6	2,337	2,613	276	11.8	1.42	1.52
Res Hmstd: Ex-Hi Val	246,100	257,400	4.6	3,693	4,202	509	13.8	1.50	1.63
Comm/Ind: Lo Val	150,000	107,100	-28.6	4,456	3,462	-994	-22.3	2.97	3.23
Comm/Ind: Med Val	300,000	214,200	-28.6	10,294	7,571	-2,723	-26.5	3.43	3.53
Comm/Ind: Hi Val	1,000,000	714,000	-28.6	37,535	28,761	-8,775	-23.4	3.75	4.03

Clay County | **Ulen city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	12,741	12,936	195	1.5	177	192	15	8.7	1.39	1.48
Res Non-Hm: exis	2,247	2,079	-168	-7.5	38	38	0	0.8	1.69	1.84
Apartments: exis	387	387	0	0.0	8	8	1	7.9	1.97	2.13
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	2,130	2,242	112	5.3	64	72	8	12.1	3.00	3.20
Com/Ind Hi: exis	5,247	5,995	748	14.2	202	243	41	20.5	3.84	4.05
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	641	682	41	6.4	24	27	3	12.4	3.79	4.00
Ag HGA: Exist	232	232	0	-0.2	3	4	0	7.2	1.44	1.55
Ag Hmstd Land	208	241	32	15.6	1	1	0	10.5	0.40	0.38
Ag Non-Hmstd	467	639	172	36.8	6	8	2	38.1	1.19	1.20
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	11	11	0.0	0	0	0	0.0	0.00	1.48
All other NewCon	0	486	486	0.0	0	19	19	0.0	0.00	3.82
Total	24,301	25,930	1,629	6.7	522	611	90	17.2	2.15	2.36

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	313	304	-9	-2.8
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	313	304	-9	-2.8
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	54.96	54.31	0.00	0.00
City/Town	24.13	28.55	0.00	0.00
School District	33.31	30.53	48.44	62.68
Special District	6.57	6.72	0.00	0.00
Total	118.97	120.11	48.44	62.68

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	55,500	56,300	1.4	707	759	51	7.3	1.27	1.35
Res Hmstd:Avg Val	83,300	84,600	1.6	1,097	1,191	93	8.5	1.32	1.41
Res Hmstd: Hi Val	111,000	112,700	1.5	1,586	1,735	149	9.4	1.43	1.54
Res Hmstd: Ex-Hi Val	166,600	169,100	1.5	2,567	2,826	260	10.1	1.54	1.67
Apartment	300,000	299,900	0.0	5,915	6,382	468	7.9	1.97	2.13
Comm/Ind: Lo Val	150,000	171,400	14.3	4,502	5,660	1,157	25.7	3.00	3.30
Comm/Ind: Med Val	300,000	342,700	14.2	10,263	12,599	2,336	22.8	3.42	3.68
Comm/Ind: Hi Val	1,000,000	1,142,500	14.3	37,147	45,001	7,855	21.1	3.71	3.94

Clearwater County | **Bagley city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	26,517	25,874	-643	-2.4	386	416	30	7.7	1.46	1.61
Res Non-Hm: exis	6,080	6,539	459	7.6	111	154	44	39.7	1.82	2.36
Apartments: exis	2,920	2,784	-136	-4.6	64	79	15	23.2	2.19	2.82
Low-inc Apts: ex	561	535	-26	-4.7	7	9	2	23.0	1.32	1.70
Seasnl Rec: exis	124	123	-1	-0.7	2	3	1	28.0	1.79	2.31
Com/Ind: Lo: exi	7,970	7,791	-179	-2.2	267	323	56	21.1	3.35	4.15
Com/Ind Hi: exis	3,936	3,969	34	0.9	175	219	44	25.0	4.45	5.52
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	429	424	-5	-1.2	19	23	4	22.5	4.45	5.52
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	35	35	0	0.0	0	0	0	45.7	0.56	0.81
Ag Non-Hmstd	6	6	0	0.0	0	0	0	29.8	1.72	2.23
Misc props	150	150	0	-0.1	4	6	1	27.2	2.90	3.69
ResHmstd: NewCon	0	189	189	0.0	0	3	3	0.0	0.00	1.61
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	48,728	48,420	-308	-0.6	1,036	1,236	200	19.3	2.13	2.55

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	578	499	-79	-13.7
(-) TIF Tax Capacity	15	15	0	-1.3
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	563	484	-79	-14.0
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	43.18	47.13	0.00	0.00
City/Town	95.50	137.50	0.00	0.00
School District	27.99	32.56	4.14	3.95
Special District	4.98	5.61	0.00	0.00
Total	171.64	222.81	4.14	3.95

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	52,000	50,700	-2.5	706	698	-8	-1.2	1.36	1.38
Res Hmstd:Avg Val	78,000	76,100	-2.4	1,069	1,048	-20	-1.9	1.37	1.38
Res Hmstd: Hi Val	104,000	101,500	-2.4	1,549	1,675	126	8.1	1.49	1.65
Res Hmstd: Ex-Hi Val	156,000	152,200	-2.4	2,510	2,927	417	16.6	1.61	1.92
Apartment	300,000	286,100	-4.6	6,561	8,081	1,520	23.2	2.19	2.82
Comm/Ind: Lo Val	150,000	151,300	0.9	5,023	6,294	1,271	25.3	3.35	4.16
Comm/Ind: Med Val	300,000	302,600	0.9	11,699	14,643	2,944	25.2	3.9	4.84
Comm/Ind: Hi Val	1,000,000	1,008,500	0.9	42,855	53,594	10,738	25.1	4.29	5.31

Clearwater County | **Clearbrook city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	9,568	9,516	-52	-0.5	149	146	-2	-1.7	1.56	1.54
Res Non-Hm: exis	1,298	1,571	273	21.0	26	37	11	41.8	2.01	2.35
Apartments: exis	323	323	0	0.0	8	9	1	18.3	2.35	2.78
Low-inc Apts: ex	583	583	0	0.0	8	10	2	18.3	1.43	1.69
Seasnl Rec: exis	29	30	1	2.8	1	1	0	21.2	1.87	2.21
Com/Ind: Lo: exi	1,864	1,843	-21	-1.1	66	75	9	14.2	3.54	4.08
Com/Ind Hi: exis	508	538	31	6.0	24	29	5	22.4	4.68	5.40
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	359	371	12	3.4	17	20	3	19.3	4.68	5.40
Ag HGA: Exist	274	253	-21	-7.7	5	5	0	0.1	1.72	1.87
Ag Hmstd Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Non-Hmstd	54	78	24	44.4	1	2	1	70.8	1.80	2.12
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	13	13	0.0	0	0	0	0.0	0.00	1.54
All other NewCon	0	69	69	0.0	0	2	2	0.0	0.00	2.18
Total	14,860	15,189	330	2.2	304	335	32	10.5	2.04	2.21

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	166	138	-28	-16.9
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	166	138	-28	-16.9
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	44.72	48.82	0.00	0.00
City/Town	######	140.86	0.00	0.00
School District	12.52	17.13	10.91	12.97
Special District	4.98	5.61	0.00	0.00
Total	179.60	212.42	10.91	12.97

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	41,400	41,200	-0.5	623	579	-45	-7.2	1.51	1.40
Res Hmstd:Avg Val	62,100	61,800	-0.5	935	868	-67	-7.2	1.51	1.40
Res Hmstd: Hi Val	82,800	82,400	-0.5	1,280	1,224	-56	-4.4	1.55	1.49
Res Hmstd: Ex-Hi Val	124,300	123,600	-0.6	2,108	2,231	124	5.9	1.7	1.81
Apartment	300,000	300,000	0.0	7,062	8,355	1,293	18.3	2.35	2.78
Comm/Ind: Lo Val	150,000	159,000	6.0	5,303	6,610	1,307	24.6	3.54	4.16
Comm/Ind: Med Val	300,000	318,000	6.0	12,320	15,197	2,877	23.3	4.11	4.78
Comm/Ind: Hi Val	1,000,000	1,060,100	6.0	45,064	55,273	10,209	22.7	4.51	5.21

Clearwater County | **Gonvick city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	4,643	4,499	-144	-3.1	65	64	-2	-2.8	1.41	1.42
Res Non-Hm: exis	639	757	117	18.3	12	17	5	44.3	1.83	2.24
Apartments: exis	23	58	35	151.9	1	2	1	208.3	2.21	2.71
Low-inc Apts: ex	185	150	-35	-18.9	2	2	0	-0.8	1.35	1.65
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	986	985	0	0.0	33	39	6	18.5	3.37	3.99
Com/Ind Hi: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	191	229	38	19.6	9	12	4	41.8	4.46	5.28
Ag HGA: Exist	68	68	0	0.0	1	1	0	-1.8	1.39	1.37
Ag Hmstd Land	329	412	82	25.0	2	3	1	55.8	0.67	0.84
Ag Non-Hmstd	213	132	-81	-38.1	4	3	-1	-24.1	1.68	2.06
Misc props	44	44	0	0.0	1	1	0	22.4	2.36	2.89
ResHmstd: NewCon	0	6	6	0.0	0	0	0	0.0	0.00	1.42
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	7,322	7,340	18	0.2	130	145	15	11.4	1.77	1.97

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	78	61	-17	-21.3
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	78	61	-17	-21.3
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg) Base	Net Tax Cap (Pctg) Alter	Ref Mkt Val Base	Ref Mkt Val Alter
County	39.03	41.52	0.00	0.00
City/Town	######	147.92	0.00	0.00
School District	8.08	11.44	10.91	12.96
Special District	4.98	5.61	0.00	0.00
Total	168.46	206.49	10.91	12.96

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	32,300	31,300	-3.1	450	428	-22	-4.8	1.39	1.37
Res Hmstd:Avg Val	48,400	46,900	-3.1	675	642	-33	-4.8	1.39	1.37
Res Hmstd: Hi Val	64,500	62,500	-3.1	899	855	-44	-4.8	1.39	1.37
Res Hmstd: Ex-Hi Val	96,700	93,700	-3.1	1,449	1,461	12	0.8	1.5	1.56
Apartment	300,000	755,700	151.9	6,645	20,485	13,841	208.3	2.21	2.71

Clearwater County | **Leonard city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	737	595	-142	-19.3	4	4	0	4.5	0.55	0.71
Res Non-Hm: exis	165	303	138	83.9	2	3	2	115.1	0.98	1.14
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	191	184	-8	-4.0	4	4	0	8.6	2.13	2.41
Com/Ind Hi: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	48	81	33	69.6	1	3	1	91.6	2.80	3.16
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	153	153	0	0.0	1	1	0	-4.7	0.43	0.41
Ag Non-Hmstd	36	36	0	0.0	0	0	0	17.3	0.86	1.01
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	2	2	0.0	0	0	0	0.0	0.00	2.41
Total	1,330	1,354	24	1.8	12	16	4	30.7	0.90	1.16

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	14	12	-2	-12.3
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	14	12	-2	-12.3
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	45.63	49.91	0.00	0.00
City/Town	21.88	27.04	0.00	0.00
School District	13.31	18.08	10.91	12.97
Special District	4.98	5.61	0.00	0.00
Total	85.79	100.64	10.91	12.97

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	37,800	30,500	-19.3	214	224	9	4.4	0.57	0.73
Res Hmstd:Avg Val	56,700	45,800	-19.2	322	336	14	4.5	0.57	0.73
Res Hmstd: Hi Val	75,600	61,000	-19.3	429	447	19	4.4	0.57	0.73
Res Hmstd: Ex-Hi Val	113,400	91,600	-19.2	826	749	-78	-9.4	0.73	0.82

Clearwater County

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	3,065	3,049	-16	-0.5	27	29	2	5.8	0.89	0.95
Res Non-Hm: exis	340	389	49	14.5	4	6	1	32.1	1.26	1.46
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	699	695	-4	-0.6	18	20	2	11.9	2.59	2.92
Com/Ind Hi: exis	302	339	37	12.4	10	13	3	26.6	3.45	3.88
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	96	101	5	5.4	3	4	1	18.8	3.45	3.88
Ag HGA: Exist	273	262	-10	-3.8	3	3	0	1.4	0.96	1.01
Ag Hmstd Land	199	199	0	-0.2	1	1	0	28.9	0.37	0.48
Ag Non-Hmstd	30	30	0	0.0	0	0	0	16.1	1.21	1.41
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	5,003	5,064	61	1.2	67	76	9	13.1	1.34	1.50

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	57	46	-11	-18.7
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	57	46	-11	-18.7
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	44.80	48.89	0.00	0.00
City/Town	47.06	57.88	0.00	0.00
School District	29.30	33.95	4.14	3.95
Special District	0.25	0.28	0.00	0.00
Total	121.41	141.00	4.14	3.95

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	35,900	35,700	-0.6	307	316	9	2.9	0.86	0.89
Res Hmstd:Avg Val	53,800	53,500	-0.6	460	474	13	2.9	0.86	0.89
Res Hmstd: Hi Val	71,700	71,300	-0.6	613	631	18	2.9	0.86	0.89
Res Hmstd: Ex-Hi Val	107,500	106,900	-0.6	1,074	1,160	86	8.0	1	1.09
Comm/Ind: Lo Val	150,000	168,600	12.4	3,892	5,104	1,211	31.1	2.59	3.03
Comm/Ind: Med Val	300,000	337,200	12.4	9,062	11,648	2,587	28.5	3.02	3.45
Comm/Ind: Hi Val	1,000,000	1,123,900	12.4	33,185	42,186	9,001	27.1	3.32	3.75

Shevlin city

Cook County | **Grand Marais city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	78,142	74,788	-3,354	-4.3	521	560	39	7.5	0.67	0.75
Res Non-Hm: exis	17,855	16,159	-1,696	-9.5	174	172	-2	-1.2	0.97	1.06
Apartments: exis	1,250	1,223	-27	-2.2	14	15	1	7.0	1.15	1.26
Low-inc Apts: ex	2,009	1,902	-107	-5.3	14	15	1	3.6	0.70	0.77
Seasnl Rec: exis	37,752	33,118	-4,634	-12.3	403	375	-27	-6.7	1.07	1.13
Com/Ind: Lo: exi	12,860	13,319	459	3.6	296	324	27	9.2	2.31	2.43
Com/Ind Hi: exis	12,302	14,851	2,550	20.7	375	477	102	27.3	3.05	3.21
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	17	17	0	-2.3	1	1	0	3.0	3.05	3.21
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Misc props	194	174	-20	-10.3	3	2	0	-1.8	1.30	1.43
ResHmstd: NewCon	0	487	487	0.0	0	4	4	0.0	0.00	0.75
All other NewCon	0	743	743	0.0	0	14	14	0.0	0.00	1.93
Total	162,380	156,780	-5,599	-3.4	1,800	1,959	159	8.8	1.11	1.25

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	1,833	1,710	-123	-6.7
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	117	122	5	4.3
(=) Taxable Tax Capacity	1,716	1,588	-128	-7.5
FD Distrib Tax Cap	33	32	0	-0.9

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	30.74	32.50	0.00	0.00
City/Town	47.24	51.04	0.00	0.00
School District	2.68	2.30	7.53	8.39
Special District	5.22	7.93	0.00	0.00
Total	85.87	93.77	7.53	8.39

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	123,800	118,500	-4.3	606	672	66	10.9	0.49	0.57
Res Hmstd:Avg Val	185,600	177,600	-4.3	1,238	1,325	87	7.0	0.67	0.75
Res Hmstd: Hi Val	247,400	236,800	-4.3	1,871	1,980	109	5.8	0.76	0.84
Res Hmstd: Ex-Hi Val	371,200	355,300	-4.3	3,139	3,291	151	4.8	0.85	0.93
Apartment	300,000	293,500	-2.2	3,446	3,686	240	7.0	1.15	1.26
Seas Rec: Lo Val	50,000	43,900	-12.2	467	448	-19	-4.1	0.93	1.02
Seas Rec: Hi Val	150,000	131,600	-12.3	1,486	1,412	-74	-5.0	0.99	1.07
Comm/Ind: Lo Val	150,000	181,100	20.7	3,458	4,647	1,189	34.4	2.31	2.57
Comm/Ind: Med Val	300,000	362,200	20.7	8,031	10,468	2,437	30.3	2.68	2.89
Comm/Ind: Hi Val	1,000,000	1,207,300	20.7	29,373	37,633	8,260	28.1	2.94	3.12

Cottonwood County | **Bingham Lake city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	3,250	3,079	-171	-5.3	45	42	-3	-6.6	1.37	1.35
Res Non-Hm: exis	459	736	277	60.3	9	14	6	66.6	1.86	1.94
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	65	66	1	1.2	1	1	0	7.3	1.37	1.45
Com/Ind: Lo: exi	691	686	-6	-0.8	21	22	1	4.5	3.03	3.20
Com/Ind Hi: exis	2,286	2,371	85	3.7	90	98	8	9.3	3.92	4.13
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	400	386	-14	-3.6	16	16	0	1.7	3.92	4.13
Ag HGA: Exist	55	48	-7	-12.6	1	1	0	-16.3	1.26	1.20
Ag Hmstd Land	723	718	-5	-0.7	6	6	0	6.2	0.79	0.84
Ag Non-Hmstd	483	650	167	34.5	6	9	3	42.3	1.29	1.36
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	16	16	0.0	0	0	0	0.0	0.00	1.35
All other NewCon	0	166	166	0.0	0	2	2	0.0	0.00	1.31
Total	8,412	8,922	510	6.1	193	211	18	9.2	2.29	2.36

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	113	109	-3	-2.8
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	113	109	-3	-2.8
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	39.83	39.58	0.00	0.00
City/Town	66.65	73.15	0.00	0.00
School District	22.16	23.54	36.53	38.26
Special District	0.34	0.19	0.00	0.00
Total	128.97	136.46	36.53	38.26

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	41,700	39,500	-5.3	523	475	-49	-9.3	1.26	1.20
Res Hmstd:Avg Val	62,500	59,200	-5.3	784	711	-73	-9.3	1.26	1.20
Res Hmstd: Hi Val	83,300	78,900	-5.3	1,081	967	-114	-10.5	1.3	1.23
Res Hmstd: Ex-Hi Val	125,000	118,400	-5.3	1,809	1,706	-103	-5.7	1.45	1.44
Comm/Ind: Lo Val	150,000	155,600	3.7	4,549	5,026	477	10.5	3.03	3.23
Comm/Ind: Med Val	300,000	311,100	3.7	10,431	11,454	1,023	9.8	3.48	3.68
Comm/Ind: Hi Val	1,000,000	1,037,100	3.7	37,881	41,468	3,587	9.5	3.79	4

Cottonwood County | **Jeffers city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	6,007	5,867	-140	-2.3	75	79	4	5.2	1.25	1.35
Res Non-Hm: exis	850	969	120	14.1	14	19	5	34.7	1.64	1.94
Apartments: exis	135	135	-1	-0.4	3	3	0	18.8	1.94	2.31
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	1,211	1,230	19	1.6	36	43	7	18.2	2.97	3.46
Com/Ind Hi: exis	1,088	1,086	-2	-0.2	42	49	7	16.9	3.82	4.48
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,046	1,122	76	7.2	40	50	10	25.6	3.82	4.48
Ag HGA: Exist	210	214	4	1.9	3	3	0	10.9	1.25	1.36
Ag Hmstd Land	9	9	0	4.7	0	0	0	47.8	0.44	0.63
Ag Non-Hmstd	181	204	23	12.4	2	3	1	41.5	1.21	1.52
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	11	11	0.0	0	0	0	0.0	0.00	1.35
All other NewCon	0	2	2	0.0	0	0	0	0.0	0.00	1.94
Total	10,737	10,848	111	1.0	214	249	35	16.1	2.00	2.29

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	135	114	-21	-15.7
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	135	114	-21	-15.7
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	39.70	39.39	0.00	0.00
City/Town	77.74	109.79	0.00	0.00
School District	3.32	3.02	42.46	40.83
Special District	0.34	0.19	0.00	0.00
Total	121.09	152.38	42.46	40.83

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	28,400	27,700	-2.5	351	366	15	4.4	1.24	1.32
Res Hmstd:Avg Val	42,600	41,600	-2.3	526	550	24	4.5	1.24	1.32
Res Hmstd: Hi Val	56,800	55,500	-2.3	702	734	32	4.6	1.24	1.32
Res Hmstd: Ex-Hi Val	85,200	83,200	-2.3	1,098	1,154	56	5.1	1.29	1.39
Apartment	300,000	298,800	-0.4	5,815	6,912	1,097	18.9	1.94	2.31
Comm/Ind: Lo Val	150,000	149,700	-0.2	4,460	5,181	720	16.2	2.97	3.46
Comm/Ind: Med Val	300,000	299,400	-0.2	10,195	11,882	1,687	16.5	3.4	3.97
Comm/Ind: Hi Val	1,000,000	998,000	-0.2	36,957	43,167	6,209	16.8	3.7	4.33

Cottonwood County | **Mountain Lake city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	39,029	39,201	172	0.4	577	646	69	11.9	1.48	1.65
Res Non-Hm: exis	5,667	5,511	-156	-2.8	104	122	18	16.8	1.84	2.21
Apartments: exis	1,823	1,792	-31	-1.7	39	46	7	18.7	2.15	2.60
Low-inc Apts: ex	329	331	3	0.9	4	5	1	21.1	1.36	1.64
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	4,735	4,742	7	0.1	152	179	27	17.7	3.21	3.77
Com/Ind Hi: exis	3,183	3,260	77	2.4	131	158	27	20.8	4.11	4.85
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	136	167	31	22.9	6	8	3	45.0	4.11	4.85
Ag HGA: Exist	218	223	5	2.2	3	4	1	16.2	1.57	1.78
Ag Hmstd Land	290	351	62	21.3	1	3	1	97.2	0.44	0.71
Ag Non-Hmstd	803	794	-9	-1.1	11	13	2	23.6	1.32	1.65
Misc props	11	0	-11	-100.0	0	0	0	-100.0	2.15	0.00
ResHmstd: NewCon	0	138	138	0.0	0	2	2	0.0	0.00	1.65
All other NewCon	0	32	32	0.0	0	1	1	0.0	0.00	2.71
Total	56,223	56,542	319	0.6	1,029	1,187	158	15.4	1.83	2.10

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	621	498	-123	-19.9
(-) TIF Tax Capacity	12	13	0	1.9
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	609	485	-124	-20.3
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	37.93	37.14	0.00	0.00
City/Town	90.63	125.27	0.00	0.00
School District	2.98	2.17	49.97	53.56
Special District	0.34	0.19	0.00	0.00
Total	131.87	164.77	49.97	53.56

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	43,600	43,800	0.5	618	668	49	7.9	1.42	1.52
Res Hmstd:Avg Val	65,400	65,700	0.5	928	1,001	74	7.9	1.42	1.52
Res Hmstd: Hi Val	87,100	87,500	0.5	1,290	1,427	137	10.6	1.48	1.63
Res Hmstd: Ex-Hi Val	130,800	131,400	0.5	2,124	2,450	326	15.4	1.62	1.86
Apartment	300,000	294,900	-1.7	6,444	7,653	1,209	18.8	2.15	2.6
Comm/Ind: Lo Val	150,000	153,600	2.4	4,815	5,835	1,020	21.2	3.21	3.8
Comm/Ind: Med Val	300,000	307,200	2.4	10,986	13,290	2,304	21.0	3.66	4.33
Comm/Ind: Hi Val	1,000,000	1,024,100	2.4	39,783	48,083	8,300	20.9	3.98	4.7

Cottonwood County | **Storden city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	3,810	3,709	-101	-2.7	87	76	-11	-12.5	2.28	2.05
Res Non-Hm: exis	947	1,004	57	6.0	27	33	6	22.3	2.82	3.25
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	685	587	-97	-14.2	31	31	-1	-1.7	4.58	5.25
Com/Ind Hi: exis	232	346	114	49.3	14	24	10	71.7	5.96	6.86
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	158	168	10	6.5	9	12	2	22.5	5.96	6.86
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	15	18	3	20.3	0	0	0	43.1	1.14	1.36
Ag Non-Hmstd	161	187	26	16.1	4	5	1	38.1	2.28	2.71
Misc props	27	27	0	0.0	1	1	0	15.9	4.13	4.79
ResHmstd: NewCon	0	1	1	0.0	0	0	0	0.0	0.00	2.05
All other NewCon	0	960	960	0.0	0	64	64	0.0	0.00	6.67
Total	6,034	7,007	973	16.1	173	245	72	41.7	2.87	3.50

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	68	73	5	7.7
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	68	73	5	7.7
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg) Base	Net Tax Cap (Pctg) Alter	Ref Mkt Val Base	Ref Mkt Val Alter
County	37.69	37.62	0.00	0.00
City/Town	######	232.71	0.00	0.00
School District	0.96	0.87	42.46	40.83
Special District	0.34	0.19	0.00	0.00
Total	228.14	271.38	42.46	40.83

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	27,600	26,900	-2.5	636	548	-89	-13.9	2.31	2.04
Res Hmstd:Avg Val	41,400	40,300	-2.7	955	821	-134	-14.0	2.31	2.04
Res Hmstd: Hi Val	55,200	53,700	-2.7	1,273	1,094	-179	-14.1	2.31	2.04
Res Hmstd: Ex-Hi Val	82,800	80,600	-2.7	1,943	1,703	-240	-12.4	2.35	2.11
Comm/Ind: Lo Val	150,000	223,900	49.3	6,869	12,937	6,068	88.3	4.58	5.78
Comm/Ind: Med Val	300,000	447,800	49.3	15,815	28,293	12,478	78.9	5.27	6.32
Comm/Ind: Hi Val	1,000,000	1,492,800	49.3	57,564	99,962	42,398	73.7	5.76	6.7

Cottonwood County | **Westbrook city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	14,551	14,564	13	0.1	195	204	9	4.7	1.34	1.40
Res Non-Hm: exis	2,354	2,230	-124	-5.3	40	46	6	14.3	1.71	2.06
Apartments: exis	1,271	1,269	-3	-0.2	27	32	6	20.8	2.08	2.52
Low-inc Apts: ex	296	295	-1	-0.4	4	5	1	20.2	1.28	1.54
Seasnl Rec: exis	20	19	-1	-2.6	0	0	0	19.0	1.60	1.95
Com/Ind: Lo: exi	1,793	1,802	9	0.5	57	68	10	18.1	3.20	3.76
Com/Ind Hi: exis	470	423	-47	-10.1	20	21	1	5.8	4.20	4.95
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	54	55	0	0.6	2	3	0	18.4	4.20	4.95
Ag HGA: Exist	735	739	4	0.5	11	12	1	9.9	1.44	1.57
Ag Hmstd Land	362	419	57	15.7	2	4	2	81.6	0.57	0.90
Ag Non-Hmstd	324	354	30	9.1	5	7	2	34.0	1.52	1.87
Misc props	4	5	1	21.6	0	0	0	45.9	2.75	3.30
ResHmstd: NewCon	0	19	19	0.0	0	0	0	0.0	0.00	1.40
All other NewCon	0	31	31	0.0	0	1	1	0.0	0.00	2.20
Total	22,235	22,223	-12	-0.1	363	401	39	10.6	1.63	1.81

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	237	184	-53	-22.4
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	237	184	-53	-22.4
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	39.46	39.03	0.00	0.00
City/Town	######	144.60	0.00	0.00
School District	3.99	3.29	18.05	18.48
Special District	0.34	0.19	0.00	0.00
Total	152.35	187.11	18.05	18.48

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	35,400	35,400	0.0	462	463	1	0.3	1.30	1.31
Res Hmstd:Avg Val	53,100	53,100	0.0	692	694	2	0.3	1.30	1.31
Res Hmstd: Hi Val	70,800	70,900	0.1	923	927	4	0.4	1.30	1.31
Res Hmstd: Ex-Hi Val	106,200	106,300	0.1	1,533	1,668	135	8.8	1.44	1.57
Apartment	300,000	299,400	-0.2	6,255	7,556	1,301	20.8	2.08	2.52
Comm/Ind: Lo Val	150,000	134,900	-10.1	4,797	5,070	272	5.7	3.2	3.76
Comm/Ind: Med Val	300,000	269,700	-10.1	11,103	11,561	458	4.1	3.70	4.29
Comm/Ind: Hi Val	1,000,000	899,100	-10.1	40,532	42,712	2,180	5.4	4.05	4.75

Cottonwood County | **Windom city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	131,274	131,233	-41	0.0	1,943	2,033	90	4.6	1.48	1.55
Res Non-Hm: exis	18,637	17,982	-655	-3.5	332	360	28	8.4	1.78	2.00
Apartments: exis	4,970	4,949	-21	-0.4	104	116	12	11.7	2.10	2.35
Low-inc Apts: ex	1,947	1,945	-1	-0.1	26	29	3	11.8	1.31	1.47
Seasnl Rec: exis	323	324	1	0.4	5	6	1	13.6	1.54	1.74
Com/Ind: Lo: exi	15,970	16,034	63	0.4	507	563	56	11.0	3.17	3.51
Com/Ind Hi: exis	19,089	19,649	560	2.9	785	894	110	14.0	4.11	4.55
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	570	609	39	6.9	23	28	4	18.4	4.11	4.55
Ag HGA: Exist	0	194	194	0.0	0	3	3	0.0	0.00	1.80
Ag Hmstd Land	415	464	50	11.9	3	3	1	18.4	0.68	0.72
Ag Non-Hmstd	990	1,172	182	18.4	14	18	5	34.7	1.38	1.57
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	396	396	0.0	0	6	6	0.0	0.00	1.55
All other NewCon	0	1,195	1,195	0.0	0	46	46	0.0	0.00	3.83
Total	194,184	196,147	1,962	1.0	3,741	4,106	364	9.7	1.93	2.09

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	2,223	1,924	-299	-13.5
(-) TIF Tax Capacity	215	214	0	-0.1
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	2,008	1,710	-299	-14.9
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	38.78	38.31	0.00	0.00
City/Town	78.54	97.05	0.00	0.00
School District	20.73	21.81	36.53	38.26
Special District	0.34	0.19	0.00	0.00
Total	138.39	157.36	36.53	38.26

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	60,800	60,800	0.0	820	807	-14	-1.7	1.35	1.33
Res Hmstd:Avg Val	91,100	91,100	0.0	1,303	1,325	22	1.7	1.43	1.45
Res Hmstd: Hi Val	121,400	121,400	0.0	1,860	1,961	100	5.4	1.53	1.62
Res Hmstd: Ex-Hi Val	182,200	182,100	-0.1	2,979	3,234	255	8.6	1.63	1.78
Apartment	300,000	298,700	-0.4	6,286	7,018	732	11.7	2.1	2.35
Comm/Ind: Lo Val	150,000	154,400	2.9	4,761	5,465	704	14.8	3.17	3.54
Comm/Ind: Med Val	300,000	308,800	2.9	10,925	12,493	1,568	14.4	3.64	4.05
Comm/Ind: Hi Val	1,000,000	1,029,300	2.9	39,694	45,290	5,596	14.1	3.97	4.40

Cottonwood County | **Comfrey city (part)**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	285	302	18	6.3	5	5	0	2.9	1.62	1.57
Res Non-Hm: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	215	218	3	1.4	8	8	1	11.5	3.51	3.86
Com/Ind Hi: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	499	520	21	4.2	12	13	1	8.2	2.43	2.53

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	6	5	-1	-14.7
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	6	5	-1	-14.7
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	39.03	38.61	0.00	0.00
City/Town	######	131.32	0.00	0.00
School District	5.24	5.36	44.65	46.06
Special District	0.34	0.19	0.00	0.00
Total	155.40	175.48	44.65	46.06

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	38,000	40,400	6.3	608	611	3	0.5	1.60	1.51
Res Hmstd:Avg Val	56,900	60,500	6.3	911	916	5	0.5	1.60	1.51
Res Hmstd: Hi Val	75,900	80,600	6.2	1,215	1,259	45	3.7	1.60	1.56
Res Hmstd: Ex-Hi Val	113,800	120,900	6.2	2,007	2,216	209	10.4	1.76	1.83

Crow Wing County | **Baxter city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	400,941	389,215	-11,726	-2.9	3,792	4,088	296	7.8	0.95	1.05
Res Non-Hm: exis	68,338	59,702	-8,636	-12.6	791	767	-24	-3.0	1.16	1.29
Apartments: exis	39,230	36,402	-2,828	-7.2	514	527	13	2.5	1.31	1.45
Low-inc Apts: ex	2,721	4,966	2,245	82.5	22	44	22	102.8	0.80	0.88
Seasnl Rec: exis	4,597	4,192	-405	-8.8	52	51	-1	-1.6	1.13	1.22
Com/Ind: Lo: exi	51,759	50,202	-1,557	-3.0	1,187	1,248	61	5.1	2.29	2.48
Com/Ind Hi: exis	288,706	258,403	-30,302	-10.5	8,764	8,473	-291	-3.3	3.04	3.28
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	5,315	5,944	630	11.9	160	194	34	20.9	3.01	3.26
Ag HGA: Exist	594	619	25	4.2	4	6	1	33.5	0.75	0.97
Ag Hmstd Land	1,412	1,254	-158	-11.2	6	6	0	-4.9	0.42	0.45
Ag Non-Hmstd	11,750	10,135	-1,615	-13.7	117	107	-10	-8.5	1.00	1.06
Misc props	64	51	-12	-19.2	1	1	0	-10.7	1.31	1.45
ResHmstd: NewCon	0	1,945	1,945	0.0	0	20	20	0.0	0.00	1.05
All other NewCon	0	3,075	3,075	0.0	0	47	47	0.0	0.00	1.53
Total	875,425	826,107	-49,319	-5.6	15,410	15,579	169	1.1	1.76	1.89

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	12,099	10,820	-1,279	-10.6
(-) TIF Tax Capacity	337	228	-109	-32.5
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	11,762	10,592	-1,169	-9.9
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	29.71	32.39	0.00	0.00
City/Town	48.04	51.45	0.00	0.00
School District	21.78	23.65	6.52	10.31
Special District	0.16	0.18	0.00	0.00
Total	99.69	107.68	6.52	10.31

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	119,300	115,800	-2.9	1,002	1,078	75	7.5	0.84	0.93
Res Hmstd:Avg Val	178,900	173,700	-2.9	1,689	1,817	128	7.6	0.94	1.05
Res Hmstd: Hi Val	238,500	231,500	-2.9	2,375	2,555	179	7.6	1	1.10
Res Hmstd: Ex-Hi Val	357,800	347,300	-2.9	3,750	4,033	284	7.6	1.05	1.16
Apartment	300,000	278,400	-7.2	3,934	4,034	100	2.5	1.31	1.45
Comm/Ind: Lo Val	150,000	134,300	-10.5	3,440	3,337	-102	-3.0	2.29	2.48
Comm/Ind: Med Val	300,000	268,500	-10.5	7,993	7,613	-380	-4.8	2.66	2.84
Comm/Ind: Hi Val	1,000,000	895,000	-10.5	29,243	28,156	-1,087	-3.7	2.92	3.15

Crow Wing County | **Brainerd city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	342,411	314,360	-28,051	-8.2	2,889	3,108	219	7.6	0.84	0.99
Res Non-Hm: exis	109,714	95,957	-13,757	-12.5	1,270	1,312	42	3.3	1.16	1.37
Apartments: exis	39,153	38,176	-978	-2.5	519	595	76	14.6	1.33	1.56
Low-inc Apts: ex	15,734	15,198	-537	-3.4	127	145	18	14.0	0.81	0.95
Seasnl Rec: exis	732	1,149	417	56.9	8	15	7	82.9	1.11	1.29
Com/Ind: Lo: exi	55,328	54,407	-921	-1.7	1,279	1,424	145	11.4	2.31	2.62
Com/Ind Hi: exis	142,942	129,761	-13,181	-9.2	4,373	4,483	110	2.5	3.06	3.45
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	2,141	2,215	74	3.5	65	76	11	16.8	3.06	3.45
Ag HGA: Exist	136	113	-23	-16.9	1	1	0	5.6	0.78	0.99
Ag Hmstd Land	101	92	-10	-9.5	0	0	0	25.0	0.20	0.28
Ag Non-Hmstd	5,148	3,826	-1,322	-25.7	42	35	-7	-16.6	0.81	0.91
Misc props	2,614	2,181	-432	-16.5	40	38	-2	-4.7	1.55	1.76
ResHmstd: NewCon	0	945	945	0.0	0	9	9	0.0	0.00	0.99
All other NewCon	0	1,374	1,374	0.0	0	22	22	0.0	0.00	1.61
Total	716,154	659,753	-56,401	-7.9	10,613	11,263	650	6.1	1.48	1.71

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	9,025	7,575	-1,451	-16.1
(-) TIF Tax Capacity	559	423	-136	-24.3
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	8,466	7,151	-1,314	-15.5
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	29.13	31.75	0.00	0.00
City/Town	47.91	58.81	0.00	0.00
School District	22.06	23.94	6.52	10.31
Special District	1.77	1.97	0.00	0.00
Total	100.87	116.47	6.52	10.31

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	77,000	70,700	-8.2	524	567	43	8.2	0.68	0.80
Res Hmstd:Avg Val	115,500	106,000	-8.2	972	1,021	49	5.1	0.84	0.96
Res Hmstd: Hi Val	153,900	141,300	-8.2	1,419	1,506	87	6.1	0.92	1.07
Res Hmstd: Ex-Hi Val	231,000	212,100	-8.2	2,316	2,478	161	7.0	1.00	1.17
Apartment	300,000	292,500	-2.5	3,978	4,560	582	14.6	1.33	1.56
Comm/Ind: Lo Val	150,000	136,200	-9.2	3,466	3,564	98	2.8	2.31	2.62
Comm/Ind: Med Val	300,000	272,300	-9.2	8,055	8,150	95	1.2	2.69	2.99
Comm/Ind: Hi Val	1,000,000	907,800	-9.2	29,471	30,106	635	2.2	2.95	3.32

Crow Wing County | **Crosby city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	61,063	54,230	-6,833	-11.2	569	534	-35	-6.1	0.93	0.98
Res Non-Hm: exis	13,967	11,891	-2,076	-14.9	222	227	4	2.0	1.59	1.91
Apartments: exis	13,515	13,436	-80	-0.6	254	305	51	20.3	1.88	2.27
Low-inc Apts: ex	967	947	-20	-2.1	11	13	2	18.3	1.14	1.38
Seasnl Rec: exis	6,182	5,826	-356	-5.8	99	104	5	4.9	1.60	1.78
Com/Ind: Lo: exi	10,636	10,178	-459	-4.3	314	341	27	8.7	2.95	3.35
Com/Ind Hi: exis	7,803	7,264	-539	-6.9	305	322	18	5.8	3.90	4.44
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	2,541	2,624	82	3.2	98	115	17	17.4	3.84	4.37
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Non-Hmstd	697	670	-28	-3.9	10	12	2	16.8	1.44	1.75
Misc props	304	272	-33	-10.7	6	6	0	8.1	1.97	2.39
ResHmstd: NewCon	0	378	378	0.0	0	4	4	0.0	0.00	0.98
All other NewCon	0	186	186	0.0	0	6	6	0.0	0.00	3.47
Total	117,676	107,899	-9,776	-8.3	1,886	1,989	102	5.4	1.60	1.84

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	1,371	1,114	-256	-18.7
(-) TIF Tax Capacity	149	149	0	-0.3
(-) FD Contrib Tax Cap	98	90	-9	-8.8
(=) Taxable Tax Capacity	1,123	876	-247	-22.0
FD Distrib Tax Cap	134	148	14	10.8

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	28.88	31.43	0.00	0.00
City/Town	######	128.94	0.00	0.00
School District	11.97	13.71	7.69	8.26
Special District	1.04	1.18	0.00	0.00
Total	144.16	175.26	7.69	8.26

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	63,800	56,700	-11.1	398	328	-71	-17.7	0.62	0.58
Res Hmstd:Avg Val	95,700	85,000	-11.2	852	726	-126	-14.7	0.89	0.85
Res Hmstd: Hi Val	127,600	113,300	-11.2	1,365	1,290	-75	-5.5	1.07	1.14
Res Hmstd: Ex-Hi Val	191,400	170,000	-11.2	2,391	2,420	29	1.2	1.25	1.42
Apartment	300,000	298,200	-0.6	5,637	6,779	1,142	20.3	1.88	2.27
Seas Rec: Lo Val	50,000	47,100	-5.8	759	864	106	13.9	1.52	1.84
Seas Rec: Hi Val	150,000	141,400	-5.7	2,360	2,676	316	13.4	1.57	1.89
Comm/Ind: Lo Val	150,000	139,600	-6.9	4,421	4,676	255	5.8	2.95	3.35
Comm/Ind: Med Val	300,000	279,300	-6.9	10,278	10,764	486	4.7	3.43	3.85
Comm/Ind: Hi Val	1,000,000	931,000	-6.9	37,610	39,693	2,083	5.5	3.76	4.26

Crow Wing County | **Cuyuna city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	18,539	17,198	-1,341	-7.2	115	130	14	12.5	0.62	0.75
Res Non-Hm: exis	3,506	3,450	-57	-1.6	35	41	6	17.8	1.00	1.20
Apartments: exis	202	191	-10	-5.2	2	2	0	13.5	1.08	1.29
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	7,445	7,626	182	2.4	70	85	15	21.6	0.94	1.12
Com/Ind: Lo: exi	239	240	1	0.6	5	6	1	13.5	2.15	2.42
Com/Ind Hi: exis	15	6	-9	-58.4	0	0	0	-53.0	2.84	3.20
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	166	176	10	6.3	5	6	1	20.0	2.84	3.20
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Non-Hmstd	1,112	1,128	17	1.5	9	11	2	22.4	0.80	0.97
Misc props	5	5	0	0.0	0	0	0	14.4	2.66	3.04
ResHmstd: NewCon	0	117	117	0.0	0	1	1	0.0	0.00	0.75
All other NewCon	0	2	2	0.0	0	0	0	0.0	0.00	1.12
Total	31,228	30,141	-1,087	-3.5	242	282	40	16.7	0.77	0.94

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	321	290	-32	-9.8
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	1	1	0	18.4
(=) Taxable Tax Capacity	320	288	-32	-9.9
FD Distrib Tax Cap	7	10	4	53.8

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	29.73	32.41	0.00	0.00
City/Town	37.05	48.91	0.00	0.00
School District	12.36	14.21	7.69	8.25
Special District	1.10	1.24	0.00	0.00
Total	80.23	96.77	7.69	8.25

Tax Burdens on Hypothetical Properties	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	115,600	107,200	-7.3	458	569	111	24.2	0.4	0.53
Res Hmstd:Avg Val	173,300	160,800	-7.2	1,017	1,179	161	15.8	0.59	0.73
Res Hmstd: Hi Val	231,000	214,300	-7.2	1,577	1,787	210	13.4	0.68	0.83
Res Hmstd: Ex-Hi Val	346,500	321,400	-7.2	2,696	3,005	309	11.5	0.78	0.93
Apartment	300,000	284,400	-5.2	3,239	3,675	436	13.4	1.08	1.29
Seas Rec: Lo Val	50,000	51,200	2.4	439	538	99	22.5	0.88	1.05
Seas Rec: Hi Val	150,000	153,700	2.5	1,401	1,710	309	22.1	0.93	1.11
Comm/Ind: Lo Val	150,000	62,400	-58.4	3,223	1,513	-1,710	-53.1	2.15	2.42
Comm/Ind: Med Val	300,000	124,800	-58.4	7,481	3,025	-4,456	-59.6	2.49	2.42
Comm/Ind: Hi Val	1,000,000	416,100	-58.4	27,353	12,164	-15,189	-55.5	2.74	2.92

Crow Wing County | **Deerwood city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	29,069	27,731	-1,338	-4.6	296	316	20	6.8	1.02	1.14
Res Non-Hm: exis	4,187	3,538	-649	-15.5	55	54	-1	-1.8	1.32	1.54
Apartments: exis	884	861	-23	-2.6	14	15	2	12.0	1.55	1.78
Low-inc Apts: ex	899	881	-18	-2.0	8	10	1	12.6	0.94	1.08
Seasnl Rec: exis	11,558	10,978	-580	-5.0	158	171	13	8.3	1.36	1.55
Com/Ind: Lo: exi	4,666	4,393	-273	-5.8	124	128	4	3.3	2.65	2.91
Com/Ind Hi: exis	5,576	5,067	-509	-9.1	196	195	-1	-0.3	3.51	3.85
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	967	1,010	43	4.4	34	39	5	14.7	3.49	3.84
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	35	35	0	0.0	0	0	0	23.9	0.59	0.73
Ag Non-Hmstd	150	127	-23	-15.4	2	2	0	-2.5	1.18	1.36
Misc props	273	270	-3	-1.2	4	5	1	13.5	1.55	1.78
ResHmstd: NewCon	0	15	15	0.0	0	0	0	0.0	0.00	1.14
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	58,263	54,906	-3,357	-5.8	890	935	44	5.0	1.53	1.70

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	683	610	-72	-10.6
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	50	51	1	2.3
(=) Taxable Tax Capacity	632	559	-73	-11.6
FD Distrib Tax Cap	16	14	-2	-11.4

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	29.66	32.34	0.00	0.00
City/Town	74.75	88.18	0.00	0.00
School District	12.28	14.12	7.69	8.25
Special District	1.10	1.24	0.00	0.00
Total	117.79	135.88	7.69	8.25

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	126,700	120,900	-4.6	1,042	1,095	53	5.1	0.82	0.91
Res Hmstd:Avg Val	190,000	181,300	-4.6	1,893	2,039	146	7.7	1	1.12
Res Hmstd: Hi Val	253,300	241,600	-4.6	2,744	2,982	238	8.7	1.08	1.23
Res Hmstd: Ex-Hi Val	380,000	362,500	-4.6	4,448	4,872	424	9.5	1.17	1.34
Apartment	300,000	292,200	-2.6	4,648	5,204	556	12.0	1.55	1.78
Seas Rec: Lo Val	50,000	47,500	-5.0	627	685	58	9.2	1.25	1.44
Seas Rec: Hi Val	150,000	142,500	-5.0	1,965	2,136	172	8.7	1.31	1.5
Comm/Ind: Lo Val	150,000	136,300	-9.1	3,979	3,968	-11	-0.3	2.65	2.91
Comm/Ind: Med Val	300,000	272,600	-9.1	9,246	9,092	-154	-1.7	3.08	3.34
Comm/Ind: Hi Val	1,000,000	908,700	-9.1	33,826	33,607	-219	-0.6	3.38	3.7

Crow Wing County | **Fifty Lakes city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	65,619	60,069	-5,550	-8.5	388	398	10	2.6	0.59	0.66
Res Non-Hm: exis	3,275	2,517	-758	-23.1	21	18	-3	-15.0	0.64	0.70
Apartments: exis	170	168	-2	-1.2	1	1	0	10.1	0.75	0.84
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	148,545	130,978	-17,567	-11.8	1,099	1,071	-28	-2.6	0.74	0.82
Com/Ind: Lo: exi	701	659	-42	-6.0	11	12	0	1.9	1.62	1.76
Com/Ind Hi: exis	580	577	-3	-0.5	12	13	1	7.9	2.15	2.34
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,079	1,024	-56	-5.2	23	24	1	2.9	2.15	2.34
Ag HGA: Exist	1,084	1,032	-52	-4.8	4	5	2	53.9	0.33	0.53
Ag Hmstd Land	3,148	3,007	-141	-4.5	7	7	1	9.5	0.21	0.24
Ag Non-Hmstd	12,969	12,461	-507	-3.9	70	75	5	7.5	0.54	0.61
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	421	421	0.0	0	3	3	0.0	0.00	0.66
All other NewCon	0	392	392	0.0	0	3	3	0.0	0.00	0.80
Total	237,170	213,305	-23,865	-10.1	1,637	1,631	-5	-0.3	0.69	0.76

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	2,417	2,138	-279	-11.5
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	2,417	2,138	-279	-11.5
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	29.73	32.41	0.00	0.00
City/Town	21.63	24.45	0.00	0.00
School District	4.54	5.86	3.76	3.59
Special District	1.10	1.24	0.00	0.00
Total	56.99	63.96	3.76	3.59

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	234,100	214,300	-8.5	1,261	1,333	72	5.7	0.54	0.62
Res Hmstd:Avg Val	350,900	321,200	-8.5	2,075	2,116	41	2.0	0.59	0.66
Res Hmstd: Hi Val	467,800	428,200	-8.5	2,842	2,892	50	1.8	0.61	0.68
Res Hmstd: Ex-Hi Val	701,800	642,400	-8.5	4,551	4,567	16	0.3	0.65	0.71
Apartment	300,000	296,500	-1.2	2,250	2,477	227	10.1	0.75	0.84
Seas Rec: Lo Val	50,000	44,100	-11.8	323	318	-4	-1.4	0.65	0.72
Seas Rec: Hi Val	150,000	132,300	-11.8	1,053	1,025	-28	-2.6	0.70	0.77
Comm/Ind: Lo Val	150,000	149,200	-0.5	2,437	2,629	191	7.9	1.62	1.76
Comm/Ind: Med Val	300,000	298,400	-0.5	5,669	6,112	443	7.8	1.89	2.05
Comm/Ind: Hi Val	1,000,000	994,800	-0.5	20,747	22,389	1,641	7.9	2.07	2.25

Crow Wing County | **Fort Ripley city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	3,479	3,416	-63	-1.8	21	26	5	21.5	0.61	0.75
Res Non-Hm: exis	664	565	-99	-15.0	6	6	0	-3.5	0.88	1.00
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	27	23	-4	-15.6	0	0	0	-7.1	0.81	0.89
Com/Ind: Lo: exi	610	605	-5	-0.9	12	13	1	8.7	1.90	2.08
Com/Ind Hi: exis	155	132	-23	-14.7	4	4	0	-6.8	2.51	2.74
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	151	161	10	6.5	4	4	1	16.3	2.51	2.74
Ag HGA: Exist	432	502	70	16.3	2	4	2	73.4	0.50	0.75
Ag Hmstd Land	835	826	-9	-1.1	2	2	0	13.3	0.25	0.29
Ag Non-Hmstd	970	973	3	0.3	7	8	1	10.4	0.73	0.81
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	11	11	0.0	0	0	0	0.0	0.00	0.75
All other NewCon	0	23	23	0.0	0	0	0	0.0	0.00	0.52
Total	7,323	7,236	-87	-1.2	58	66	8	14.7	0.79	0.92

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	76	67	-9	-11.6
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	76	67	-9	-11.6
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	29.73	32.41	0.00	0.00
City/Town	21.82	24.69	0.00	0.00
School District	21.75	23.62	6.52	10.31
Special District	0.16	0.18	0.00	0.00
Total	73.46	80.90	6.52	10.31

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	85,900	84,400	-1.7	392	530	138	35.2	0.46	0.63
Res Hmstd:Avg Val	128,800	126,500	-1.8	774	945	171	22.1	0.60	0.75
Res Hmstd: Hi Val	171,700	168,600	-1.8	1,155	1,359	204	17.6	0.67	0.81
Res Hmstd: Ex-Hi Val	257,700	253,100	-1.8	1,921	2,192	271	14.1	0.75	0.87
Comm/Ind: Lo Val	150,000	128,000	-14.7	2,849	2,667	-183	-6.4	1.9	2.08
Comm/Ind: Med Val	300,000	256,000	-14.7	6,616	6,033	-583	-8.8	2.21	2.36
Comm/Ind: Hi Val	1,000,000	853,400	-14.7	24,194	22,423	-1,771	-7.3	2.42	2.63

Crow Wing County | **Garrison city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	4,592	4,345	-248	-5.4	48	51	3	5.7	1.04	1.16
Res Non-Hm: exis	2,812	2,536	-275	-9.8	37	39	2	5.3	1.33	1.56
Apartments: exis	268	266	-2	-0.7	4	5	1	15.8	1.55	1.81
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	4,948	5,607	659	13.3	65	88	23	35.5	1.32	1.57
Com/Ind: Lo: exi	4,768	4,319	-449	-9.4	123	126	3	2.4	2.58	2.92
Com/Ind Hi: exis	5,256	3,913	-1,342	-25.5	180	151	-29	-16.1	3.42	3.85
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	450	461	12	2.6	15	18	2	15.6	3.42	3.85
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Non-Hmstd	219	218	-1	-0.5	3	3	0	14.2	1.19	1.36
Misc props	701	671	-30	-4.3	12	14	1	11.7	1.74	2.03
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	81	81	0.0	0	3	3	0.0	0.00	3.34
Total	24,014	22,418	-1,596	-6.6	487	497	10	2.0	2.03	2.22

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	326	287	-40	-12.1
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	326	287	-40	-12.1
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	29.73	32.41	0.00	0.00
City/Town	58.54	66.58	0.00	0.00
School District	21.75	23.62	6.52	10.31
Special District	8.83	13.85	0.00	0.00
Total	118.85	136.46	6.52	10.31

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	80,600	76,300	-5.3	711	705	-5	-0.7	0.88	0.92
Res Hmstd:Avg Val	120,900	114,400	-5.4	1,252	1,311	59	4.7	1.04	1.15
Res Hmstd: Hi Val	161,100	152,400	-5.4	1,792	1,916	123	6.9	1.11	1.26
Res Hmstd: Ex-Hi Val	241,700	228,700	-5.4	2,875	3,129	254	8.8	1.19	1.37
Apartment	300,000	297,800	-0.7	4,653	5,387	734	15.8	1.55	1.81
Seas Rec: Lo Val	50,000	56,700	13.4	632	821	188	29.8	1.26	1.45
Seas Rec: Hi Val	150,000	170,000	13.3	1,981	2,577	596	30.1	1.32	1.52
Comm/Ind: Lo Val	150,000	111,700	-25.5	3,871	3,258	-613	-15.8	2.58	2.92
Comm/Ind: Med Val	300,000	223,400	-25.5	8,999	7,204	-1,795	-19.9	3	3.22
Comm/Ind: Hi Val	1,000,000	744,600	-25.5	32,932	27,294	-5,638	-17.1	3.29	3.67

Crow Wing County | **Ironton city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	15,216	14,018	-1,198	-7.9	142	142	0	0.0	0.93	1.01
Res Non-Hm: exis	3,039	2,760	-279	-9.2	53	62	9	17.1	1.74	2.24
Apartments: exis	611	602	-9	-1.5	13	16	3	27.2	2.06	2.66
Low-inc Apts: ex	1,791	1,706	-85	-4.8	22	27	5	22.8	1.25	1.61
Seasnl Rec: exis	173	154	-19	-11.0	3	3	0	14.9	1.66	2.14
Com/Ind: Lo: exi	2,970	2,783	-187	-6.3	92	101	9	10.1	3.10	3.64
Com/Ind Hi: exis	951	853	-99	-10.4	39	41	2	5.4	4.10	4.83
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	366	388	22	6.1	15	19	4	24.8	4.10	4.83
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Non-Hmstd	231	230	-1	-0.6	4	5	1	29.2	1.59	2.06
Misc props	187	180	-8	-4.1	5	6	1	22.0	2.75	3.50
ResHmstd: NewCon	0	10	10	0.0	0	0	0	0.0	0.00	1.01
All other NewCon	0	16	16	0.0	0	0	0	0.0	0.00	2.24
Total	25,536	23,700	-1,836	-7.2	387	423	36	9.2	1.52	1.79

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	281	216	-65	-23.3
(-) TIF Tax Capacity	7	7	0	-4.5
(-) FD Contrib Tax Cap	21	21	0	-1.1
(=) Taxable Tax Capacity	253	188	-65	-25.6
FD Distrib Tax Cap	29	39	10	33.9

Tax Rates

	Net Tax Cap (Pctg) Base	Net Tax Cap (Pctg) Alter	Ref Mkt Val Base	Ref Mkt Val Alter
County	29.12	31.60	0.00	0.00
City/Town	######	159.95	0.00	0.00
School District	11.63	13.24	7.69	8.25
Special District	1.10	1.24	0.00	0.00
Total	158.54	206.02	7.69	8.25

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	54,000	49,800	-7.8	367	342	-25	-6.8	0.68	0.69
Res Hmstd:Avg Val	80,900	74,500	-7.9	730	667	-63	-8.6	0.90	0.9
Res Hmstd: Hi Val	107,900	99,400	-7.9	1,203	1,232	29	2.4	1.12	1.24
Res Hmstd: Ex-Hi Val	161,900	149,200	-7.8	2,149	2,391	242	11.3	1.33	1.60
Apartment	300,000	295,600	-1.5	6,176	7,856	1,681	27.2	2.06	2.66
Comm/Ind: Lo Val	150,000	134,400	-10.4	4,646	4,893	246	5.3	3.1	3.64
Comm/Ind: Med Val	300,000	268,900	-10.4	10,803	11,199	396	3.7	3.60	4.16
Comm/Ind: Hi Val	1,000,000	896,300	-10.4	39,535	41,480	1,945	4.9	3.95	4.63

Crow Wing County | **Jenkins city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	17,783	17,558	-225	-1.3	131	149	18	13.5	0.74	0.85
Res Non-Hm: exis	7,200	6,484	-715	-9.9	73	74	1	1.0	1.02	1.14
Apartments: exis	39	39	0	-0.2	0	0	0	11.7	1.12	1.26
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	1,543	1,460	-83	-5.4	16	17	1	5.4	1.03	1.15
Com/Ind: Lo: exi	5,687	5,480	-207	-3.6	118	124	6	5.4	2.08	2.27
Com/Ind Hi: exis	5,832	5,409	-423	-7.3	161	163	2	1.4	2.76	3.02
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	749	799	51	6.7	21	24	3	16.7	2.76	3.02
Ag HGA: Exist	681	676	-5	-0.7	4	6	1	27.0	0.66	0.84
Ag Hmstd Land	1,186	983	-203	-17.1	4	4	0	-8.5	0.33	0.36
Ag Non-Hmstd	1,249	1,099	-150	-12.0	11	11	0	-1.8	0.88	0.98
Misc props	214	211	-3	-1.6	3	4	0	9.6	1.63	1.81
ResHmstd: NewCon	0	337	337	0.0	0	3	3	0.0	0.00	0.85
All other NewCon	0	185	185	0.0	0	2	2	0.0	0.00	1.14
Total	42,164	40,720	-1,444	-3.4	544	581	37	6.9	1.29	1.43

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	522	472	-50	-9.5
(-) TIF Tax Capacity	28	28	-1	-2.7
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	493	444	-49	-9.9
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	29.73	32.41	0.00	0.00
City/Town	48.96	52.98	0.00	0.00
School District	9.25	12.76	2.24	2.88
Special District	0.16	0.18	0.00	0.00
Total	88.10	98.33	2.24	2.88

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	90,500	89,400	-1.2	527	618	91	17.3	0.58	0.69
Res Hmstd:Avg Val	135,800	134,100	-1.3	977	1,110	133	13.6	0.72	0.83
Res Hmstd: Hi Val	181,000	178,700	-1.3	1,426	1,601	175	12.3	0.79	0.9
Res Hmstd: Ex-Hi Val	271,500	268,100	-1.3	2,325	2,584	260	11.2	0.86	0.96
Apartment	300,000	299,400	-0.2	3,371	3,766	395	11.7	1.12	1.26
Comm/Ind: Lo Val	150,000	139,100	-7.3	3,115	3,158	44	1.4	2.08	2.27
Comm/Ind: Med Val	300,000	278,200	-7.3	7,256	7,274	18	0.2	2.42	2.61
Comm/Ind: Hi Val	1,000,000	927,400	-7.3	26,584	26,865	281	1.1	2.66	2.9

Crow Wing County | **Manhattan Beach city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	10,366	10,012	-354	-3.4	67	71	4	6.5	0.64	0.71
Res Non-Hm: exis	513	425	-88	-17.2	4	3	0	-12.6	0.68	0.72
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	15,573	14,373	-1,200	-7.7	122	123	1	0.8	0.79	0.86
Com/Ind: Lo: exi	243	229	-14	-5.9	4	4	0	0.9	1.68	1.80
Com/Ind Hi: exis	1,902	1,649	-253	-13.3	42	39	-3	-6.9	2.23	2.39
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	377	388	11	2.8	8	9	1	10.4	2.20	2.36
Ag HGA: Exist	115	101	-14	-12.3	0	1	0	328.1	0.11	0.52
Ag Hmstd Land	169	167	-3	-1.5	0	0	0	22.7	0.11	0.13
Ag Non-Hmstd	1,269	1,330	61	4.8	8	8	1	10.0	0.61	0.64
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	52	52	0.0	0	0	0	0.0	0.00	0.71
All other NewCon	0	230	230	0.0	0	2	2	0.0	0.00	0.86
Total	30,528	28,957	-1,572	-5.1	255	262	6	2.5	0.84	0.90

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	339	314	-25	-7.5
(-) TIF Tax Capacity	36	31	-5	-13.7
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	303	283	-21	-6.8
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	29.73	32.41	0.00	0.00
City/Town	26.36	28.27	0.00	0.00
School District	4.54	5.86	3.76	3.59
Special District	0.16	0.18	0.00	0.00
Total	60.78	66.72	3.76	3.59

Tax Burdens on Hypothetical Properties	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	238,400	230,300	-3.4	1,381	1,509	128	9.3	0.58	0.66
Res Hmstd:Avg Val	357,500	345,300	-3.4	2,257	2,387	130	5.8	0.63	0.69
Res Hmstd: Hi Val	476,500	460,200	-3.4	3,075	3,236	160	5.2	0.65	0.70
Res Hmstd: Ex-Hi Val	714,900	690,500	-3.4	4,941	5,173	232	4.7	0.69	0.75
Seas Rec: Lo Val	50,000	46,100	-7.8	342	346	4	1.1	0.68	0.75
Seas Rec: Hi Val	150,000	138,400	-7.7	1,110	1,115	5	0.5	0.74	0.81
Comm/Ind: Lo Val	150,000	130,100	-13.3	2,523	2,346	-177	-7.0	1.68	1.80
Comm/Ind: Med Val	300,000	260,200	-13.3	5,868	5,342	-526	-9.0	1.96	2.05
Comm/Ind: Hi Val	1,000,000	867,200	-13.3	21,477	19,865	-1,612	-7.5	2.15	2.29

Crow Wing County | **Nisswa city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	246,151	226,517	-19,634	-8.0	1,966	2,078	112	5.7	0.80	0.92
Res Non-Hm: exis	54,891	50,358	-4,533	-8.3	473	492	19	3.9	0.86	0.98
Apartments: exis	1,712	1,680	-32	-1.9	17	19	2	11.4	1.01	1.14
Low-inc Apts: ex	310	307	-3	-1.0	2	2	0	13.1	0.61	0.70
Seasnl Rec: exis	313,495	291,857	-21,638	-6.9	3,081	3,153	73	2.4	0.98	1.08
Com/Ind: Lo: exi	15,650	15,550	-99	-0.6	301	329	28	9.2	1.92	2.11
Com/Ind Hi: exis	32,638	30,202	-2,436	-7.5	831	842	11	1.3	2.55	2.79
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	3,251	3,455	204	6.3	81	95	14	16.7	2.51	2.75
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Non-Hmstd	6,635	6,019	-616	-9.3	49	50	0	0.4	0.75	0.83
Misc props	370	359	-11	-2.9	5	6	0	8.9	1.48	1.66
ResHmstd: NewCon	0	2,134	2,134	0.0	0	20	20	0.0	0.00	0.92
All other NewCon	0	1,256	1,256	0.0	0	13	13	0.0	0.00	1.07
Total	675,104	629,695	-45,409	-6.7	6,808	7,098	291	4.3	1.01	1.13

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	7,513	6,888	-624	-8.3
(-) TIF Tax Capacity	225	180	-44	-19.7
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	7,288	6,708	-580	-8.0
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	29.73	32.41	0.00	0.00
City/Town	23.44	26.72	0.00	0.00
School District	21.47	23.38	6.35	10.01
Special District	0.32	0.33	0.00	0.00
Total	74.95	82.85	6.35	10.01

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	225,200	207,200	-8.0	1,661	1,770	109	6.5	0.74	0.85
Res Hmstd:Avg Val	337,700	310,800	-8.0	2,677	2,809	132	4.9	0.79	0.90
Res Hmstd: Hi Val	450,100	414,200	-8.0	3,660	3,846	187	5.1	0.81	0.93
Res Hmstd: Ex-Hi Val	675,300	621,400	-8.0	5,819	6,022	203	3.5	0.86	0.97
Apartment	300,000	294,400	-1.9	3,001	3,344	342	11.4	1.00	1.14
Seas Rec: Lo Val	50,000	46,500	-7.0	413	424	11	2.7	0.83	0.91
Seas Rec: Hi Val	150,000	139,600	-6.9	1,322	1,351	28	2.1	0.88	0.97
Comm/Ind: Lo Val	150,000	138,800	-7.5	2,881	2,928	48	1.7	1.92	2.11
Comm/Ind: Med Val	300,000	277,600	-7.5	6,689	6,711	21	0.3	2.23	2.42
Comm/Ind: Hi Val	1,000,000	925,400	-7.5	24,465	24,716	251	1.0	2.45	2.67

Crow Wing County | **Breezy Point city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	182,714	168,861	-13,853	-7.6	1,244	1,370	126	10.1	0.68	0.81
Res Non-Hm: exis	26,025	21,737	-4,288	-16.5	216	211	-5	-2.4	0.83	0.97
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	245,986	217,756	-28,230	-11.5	2,169	2,187	18	0.8	0.88	1.00
Com/Ind: Lo: exi	5,637	5,354	-283	-5.0	105	112	7	6.3	1.86	2.08
Com/Ind Hi: exis	19,917	11,772	-8,145	-40.9	493	326	-167	-33.9	2.47	2.77
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	2,058	2,222	163	7.9	50	61	10	20.9	2.44	2.73
Ag HGA: Exist	155	163	8	5.2	0	1	1	256.2	0.23	0.77
Ag Hmstd Land	149	120	-29	-19.4	0	0	0	-22.2	0.15	0.14
Ag Non-Hmstd	4,520	3,334	-1,186	-26.2	33	28	-5	-14.2	0.73	0.84
Misc props	194	265	71	36.6	2	3	1	59.3	1.13	1.32
ResHmstd: NewCon	0	909	909	0.0	0	7	7	0.0	0.00	0.81
All other NewCon	0	1,566	1,566	0.0	0	18	18	0.0	0.00	1.14
Total	487,355	434,059	-53,296	-10.9	4,313	4,325	12	0.3	0.88	1.00

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	5,199	4,399	-800	-15.4
(-) TIF Tax Capacity	98	52	-46	-46.7
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	5,101	4,347	-754	-14.8
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	29.73	32.41	0.00	0.00
City/Town	33.87	39.77	0.00	0.00
School District	9.25	12.76	2.24	2.88
Special District	0.88	0.88	0.00	0.00
Total	73.72	85.81	2.24	2.88

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	147,200	136,000	-7.6	878	992	113	12.9	0.6	0.73
Res Hmstd:Avg Val	220,700	204,000	-7.6	1,503	1,647	145	9.6	0.68	0.81
Res Hmstd: Hi Val	294,200	271,900	-7.6	2,127	2,302	175	8.2	0.72	0.85
Res Hmstd: Ex-Hi Val	441,300	407,800	-7.6	3,352	3,612	260	7.8	0.76	0.89
Seas Rec: Lo Val	50,000	44,300	-11.4	407	417	10	2.5	0.81	0.94
Seas Rec: Hi Val	150,000	132,800	-11.5	1,304	1,320	16	1.2	0.87	0.99
Comm/Ind: Lo Val	150,000	88,700	-40.9	2,791	1,847	-944	-33.8	1.86	2.08
Comm/Ind: Med Val	300,000	177,300	-40.9	6,501	3,879	-2,622	-40.3	2.17	2.19
Comm/Ind: Hi Val	1,000,000	591,100	-40.9	23,816	15,330	-8,485	-35.6	2.38	2.59

Crow Wing County | **Pequot Lakes city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	94,441	91,037	-3,404	-3.6	743	844	101	13.6	0.79	0.93
Res Non-Hm: exis	29,993	28,079	-1,914	-6.4	300	329	29	9.7	1.00	1.17
Apartments: exis	5,129	5,046	-83	-1.6	59	67	9	14.8	1.14	1.33
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	79,052	71,827	-7,226	-9.1	821	859	37	4.5	1.04	1.20
Com/Ind: Lo: exi	18,634	17,325	-1,309	-7.0	391	409	18	4.6	2.10	2.36
Com/Ind Hi: exis	23,669	23,299	-370	-1.6	660	731	71	10.7	2.79	3.14
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	2,699	3,799	1,100	40.7	75	118	44	58.7	2.76	3.12
Ag HGA: Exist	1,753	1,671	-82	-4.7	12	15	3	23.7	0.69	0.90
Ag Hmstd Land	2,379	2,287	-91	-3.8	7	8	1	17.8	0.29	0.35
Ag Non-Hmstd	8,091	7,976	-114	-1.4	72	81	9	12.0	0.89	1.02
Misc props	589	542	-47	-8.1	9	9	0	5.4	1.47	1.69
ResHmstd: NewCon	0	306	306	0.0	0	3	3	0.0	0.00	0.93
All other NewCon	0	2,884	2,884	0.0	0	71	71	0.0	0.00	2.46
Total	266,429	256,078	-10,351	-3.9	3,148	3,543	395	12.6	1.18	1.38

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	3,055	2,839	-216	-7.1
(-) TIF Tax Capacity	59	58	-1	-1.9
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	2,996	2,781	-214	-7.2
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	29.73	32.41	0.00	0.00
City/Town	49.37	57.58	0.00	0.00
School District	9.25	12.76	2.24	2.88
Special District	1.14	1.49	0.00	0.00
Total	89.49	104.25	2.24	2.88

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	111,900	107,900	-3.6	755	869	114	15.1	0.67	0.81
Res Hmstd:Avg Val	167,700	161,700	-3.6	1,317	1,496	179	13.6	0.79	0.92
Res Hmstd: Hi Val	223,600	215,500	-3.6	1,880	2,122	243	12.9	0.84	0.98
Res Hmstd: Ex-Hi Val	335,500	323,400	-3.6	3,007	3,380	373	12.4	0.9	1.05
Apartment	300,000	295,100	-1.6	3,423	3,930	507	14.8	1.14	1.33
Seas Rec: Lo Val	50,000	45,400	-9.2	485	511	25	5.2	0.97	1.13
Seas Rec: Hi Val	150,000	136,300	-9.1	1,540	1,608	68	4.4	1.03	1.18
Comm/Ind: Lo Val	150,000	147,700	-1.5	3,146	3,485	339	10.8	2.1	2.36
Comm/Ind: Med Val	300,000	295,300	-1.6	7,329	8,095	766	10.5	2.44	2.74
Comm/Ind: Hi Val	1,000,000	984,400	-1.6	26,851	29,706	2,855	10.6	2.69	3.02

Crow Wing County | **Riverton city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	3,969	3,613	-356	-9.0	16	14	-1	-8.8	0.40	0.40
Res Non-Hm: exis	409	440	32	7.8	4	5	1	20.6	1.00	1.12
Apartments: exis	209	191	-18	-8.6	3	3	0	2.4	1.21	1.35
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	633	754	120	19.0	7	9	2	33.6	1.03	1.15
Com/Ind: Lo: exi	58	54	-5	-7.8	1	1	0	1.7	2.19	2.42
Com/Ind Hi: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,820	1,921	100	5.5	52	61	9	16.5	2.87	3.16
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Non-Hmstd	284	284	-1	-0.2	3	3	0	12.2	0.90	1.02
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	1	1	0.0	0	0	0	0.0	0.00	1.15
Total	7,382	7,257	-125	-1.7	85	96	11	12.6	1.15	1.32

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	92	81	-11	-11.6
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	1	3	1	132.8
(=) Taxable Tax Capacity	91	79	-12	-13.3
FD Distrib Tax Cap	4	5	1	33.5

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	29.73	32.41	0.00	0.00
City/Town	47.32	53.84	0.00	0.00
School District	12.36	14.21	7.69	8.26
Special District	1.10	1.24	0.00	0.00
Total	90.49	101.70	7.69	8.26

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	63,000	57,400	-8.9	125	135	11	8.5	0.2	0.24
Res Hmstd:Avg Val	94,500	86,000	-9.0	325	331	5	1.6	0.34	0.38
Res Hmstd: Hi Val	126,000	114,700	-9.0	663	672	9	1.4	0.53	0.59
Res Hmstd: Ex-Hi Val	189,000	172,100	-8.9	1,338	1,356	18	1.3	0.71	0.79
Apartment	300,000	274,100	-8.6	3,624	3,711	87	2.4	1.21	1.35
Seas Rec: Lo Val	50,000	59,500	19.0	490	654	164	33.4	0.98	1.1
Seas Rec: Hi Val	150,000	178,500	19.0	1,555	2,090	534	34.4	1.04	1.17

Crow Wing County | **Trommald city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	3,832	3,753	-78	-2.0	15	19	4	26.4	0.39	0.50
Res Non-Hm: exis	1,198	871	-327	-27.3	10	9	-1	-13.9	0.87	1.03
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	1,331	1,345	14	1.0	11	13	2	18.0	0.82	0.96
Com/Ind: Lo: exi	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind Hi: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	158	167	10	6.3	4	5	1	21.2	2.55	2.91
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	61	61	0	0.0	0	0	0	######	0.01	0.14
Ag Non-Hmstd	1,644	1,570	-74	-4.5	12	14	1	11.9	0.74	0.87
Misc props	0	0	0	0.0	0	0	0	12.1	2.54	2.85
ResHmstd: NewCon	0	5	5	0.0	0	0	0	0.0	0.00	0.50
All other NewCon	0	11	11	0.0	0	0	0	0.0	0.00	0.96
Total	8,223	7,784	-439	-5.3	53	59	7	13.3	0.64	0.76

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	84	73	-12	-13.7
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	450.0
(=) Taxable Tax Capacity	84	73	-12	-13.9
FD Distrib Tax Cap	4	3	-1	-20.2

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	29.73	32.41	0.00	0.00
City/Town	31.07	39.16	0.00	0.00
School District	12.36	14.21	7.69	8.26
Special District	1.10	1.24	0.00	0.00
Total	74.25	87.02	7.69	8.26

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	69,100	67,700	-2.0	99	139	41	41.2	0.14	0.21
Res Hmstd:Avg Val	103,600	101,500	-2.0	255	407	153	60.0	0.25	0.40
Res Hmstd: Hi Val	138,000	135,200	-2.0	568	755	187	33.0	0.41	0.56
Res Hmstd: Ex-Hi Val	207,100	202,900	-2.0	1,196	1,453	257	21.5	0.58	0.72
Seas Rec: Lo Val	50,000	50,500	1.0	409	481	72	17.6	0.82	0.95
Seas Rec: Hi Val	150,000	151,500	1.0	1,312	1,537	225	17.2	0.87	1.01

Crow Wing County | **Emily city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	92,504	82,041	-10,463	-11.3	577	565	-11	-2.0	0.62	0.69
Res Non-Hm: exis	9,507	8,994	-513	-5.4	78	82	4	4.6	0.82	0.91
Apartments: exis	688	683	-6	-0.8	7	7	1	10.2	0.96	1.07
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	173,429	153,269	-20,160	-11.6	1,499	1,462	-38	-2.5	0.86	0.95
Com/Ind: Lo: exi	4,900	4,666	-234	-4.8	109	109	0	0.3	2.23	2.34
Com/Ind Hi: exis	2,363	2,437	73	3.1	70	75	6	8.5	2.94	3.10
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	714	759	45	6.3	20	22	2	12.3	2.78	2.93
Ag HGA: Exist	488	445	-43	-8.8	2	3	1	30.5	0.44	0.63
Ag Hmstd Land	815	735	-79	-9.7	2	2	0	-4.2	0.22	0.24
Ag Non-Hmstd	16,866	14,316	-2,550	-15.1	115	110	-5	-4.5	0.68	0.77
Misc props	23	23	0	0.0	0	0	0	11.1	0.96	1.07
ResHmstd: NewCon	0	355	355	0.0	0	2	2	0.0	0.00	0.69
All other NewCon	0	1,510	1,510	0.0	0	23	23	0.0	0.00	1.54
Total	302,297	270,233	-32,064	-10.6	2,478	2,463	-15	-0.6	0.82	0.91

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	3,090	2,709	-382	-12.4
(-) TIF Tax Capacity	8	8	0	-2.6
(-) FD Contrib Tax Cap	47	47	0	-0.5
(=) Taxable Tax Capacity	3,035	2,654	-381	-12.6
FD Distrib Tax Cap	8	7	-1	-8.3

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	29.73	32.41	0.00	0.00
City/Town	27.82	31.24	0.00	0.00
School District	12.36	14.21	7.69	8.25
Special District	1.10	1.24	0.00	0.00
Total	71.00	79.10	7.69	8.25

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	171,400	152,000	-11.3	841	852	11	1.3	0.49	0.56
Res Hmstd:Avg Val	257,000	227,900	-11.3	1,591	1,569	-23	-1.4	0.62	0.69
Res Hmstd: Hi Val	342,500	303,800	-11.3	2,341	2,286	-55	-2.4	0.68	0.75
Res Hmstd: Ex-Hi Val	513,900	455,800	-11.3	3,779	3,692	-87	-2.3	0.74	0.81
Apartment	300,000	297,600	-0.8	2,893	3,188	295	10.2	0.96	1.07
Seas Rec: Lo Val	50,000	44,200	-11.6	393	386	-7	-1.7	0.79	0.87
Seas Rec: Hi Val	150,000	132,600	-11.6	1,263	1,228	-34	-2.7	0.84	0.93
Comm/Ind: Lo Val	150,000	154,700	3.1	3,339	3,661	322	9.6	2.23	2.37
Comm/Ind: Med Val	300,000	309,300	3.1	7,754	8,450	697	9.0	2.58	2.73
Comm/Ind: Hi Val	1,000,000	1,031,000	3.1	28,353	30,806	2,453	8.7	2.84	2.99

Crow Wing County | **Crosslake city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	410,108	363,306	-46,802	-11.4	2,510	2,533	24	0.9	0.61	0.70
Res Non-Hm: exis	15,871	15,621	-250	-1.6	107	119	12	11.3	0.67	0.76
Apartments: exis	3,340	3,205	-135	-4.0	25	28	2	9.5	0.76	0.86
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	828,420	753,649	-74,771	-9.0	6,486	6,575	89	1.4	0.78	0.87
Com/Ind: Lo: exi	25,208	24,688	-519	-2.1	412	443	31	7.6	1.63	1.79
Com/Ind Hi: exis	27,998	21,710	-6,288	-22.5	608	517	-91	-14.9	2.17	2.38
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	4,508	4,548	40	0.9	109	119	10	9.6	2.42	2.63
Ag HGA: Exist	1,015	876	-139	-13.7	5	6	1	16.5	0.47	0.63
Ag Hmstd Land	1,527	1,451	-76	-5.0	3	4	0	9.5	0.22	0.25
Ag Non-Hmstd	14,629	13,771	-857	-5.9	84	89	6	6.7	0.57	0.65
Misc props	959	570	-389	-40.5	9	5	-4	-44.6	0.93	0.86
ResHmstd: NewCon	0	1,817	1,817	0.0	0	13	13	0.0	0.00	0.70
All other NewCon	0	4,392	4,392	0.0	0	41	41	0.0	0.00	0.94
Total	1,333,583	1,209,604	-123,979	-9.3	10,357	10,492	135	1.3	0.78	0.87

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	14,379	12,812	-1,567	-10.9
(-) TIF Tax Capacity	64	63	-1	-2.1
(-) FD Contrib Tax Cap	13	14	1	9.8
(=) Taxable Tax Capacity	14,302	12,735	-1,567	-11.0
FD Distrib Tax Cap	0	0	0	31.5

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	29.73	32.41	0.00	0.00
City/Town	19.49	21.28	0.00	0.00
School District	9.02	12.40	2.36	2.97
Special District	0.16	0.18	0.00	0.00
Total	58.40	66.27	2.36	2.97

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	276,000	244,500	-11.4	1,553	1,592	39	2.5	0.56	0.65
Res Hmstd:Avg Val	413,800	366,600	-11.4	2,514	2,510	-4	-0.2	0.61	0.68
Res Hmstd: Hi Val	551,600	488,700	-11.4	3,427	3,383	-43	-1.3	0.62	0.69
Res Hmstd: Ex-Hi Val	827,700	733,200	-11.4	5,507	5,463	-45	-0.8	0.67	0.75
Apartment	300,000	287,900	-4.0	2,261	2,470	209	9.3	0.75	0.86
Seas Rec: Lo Val	50,000	45,500	-9.0	330	339	9	2.8	0.66	0.75
Seas Rec: Hi Val	150,000	136,500	-9.0	1,074	1,092	18	1.7	0.72	0.80
Comm/Ind: Lo Val	150,000	116,300	-22.5	2,448	2,082	-366	-14.9	1.63	1.79
Comm/Ind: Med Val	300,000	232,600	-22.5	5,700	4,649	-1,051	-18.4	1.90	2
Comm/Ind: Hi Val	1,000,000	775,400	-22.5	20,878	17,553	-3,325	-15.9	2.09	2.26

Dakota County | **Coates city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	7,059	6,702	-357	-5.1	60	63	3	5.0	0.86	0.95
Res Non-Hm: exis	2,673	2,564	-109	-4.1	27	28	1	3.9	1.02	1.11
Apartments: exis	250	250	0	0.0	3	3	0	8.7	1.16	1.26
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	1,797	1,917	121	6.7	43	49	7	15.3	2.37	2.56
Com/Ind Hi: exis	4,356	4,285	-71	-1.6	134	143	9	6.5	3.09	3.34
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	921	1,141	220	23.9	28	38	10	34.2	3.09	3.34
Ag HGA: Exist	322	306	-16	-5.1	3	3	0	2.8	0.95	1.03
Ag Hmstd Land	2,271	2,437	166	7.3	11	14	2	21.8	0.50	0.56
Ag Non-Hmstd	786	809	24	3.0	6	7	1	14.6	0.74	0.83
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	26	26	0.0	0	0	0	0.0	0.00	0.95
All other NewCon	0	175	175	0.0	0	6	6	0.0	0.00	3.21
Total	20,434	20,612	178	0.9	316	355	39	12.2	1.55	1.72

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	261	257	-4	-1.4
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	47	52	5	10.2
(=) Taxable Tax Capacity	214	205	-8	-3.9
FD Distrib Tax Cap	25	18	-7	-28.9

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	29.14	31.40	0.54	0.55
City/Town	14.42	19.21	0.00	0.00
School District	26.95	28.30	22.60	22.18
Special District	3.95	3.96	0.00	0.00
Total	74.46	82.87	23.14	22.73

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	120,700	114,600	-5.1	914	987	73	8.0	0.76	0.86
Res Hmstd:Avg Val	181,000	171,800	-5.1	1,557	1,634	77	4.9	0.86	0.95
Res Hmstd: Hi Val	241,300	229,100	-5.1	2,200	2,282	82	3.7	0.91	1
Res Hmstd: Ex-Hi Val	362,000	343,700	-5.1	3,487	3,577	91	2.6	0.96	1.04
Apartment	300,000	300,000	0.0	3,487	3,790	303	8.7	1.16	1.26
Comm/Ind: Lo Val	150,000	147,600	-1.6	3,560	3,785	224	6.3	2.37	2.56
Comm/Ind: Med Val	300,000	295,100	-1.6	8,192	8,698	506	6.2	2.73	2.95
Comm/Ind: Hi Val	1,000,000	983,700	-1.6	29,806	31,720	1,913	6.4	2.98	3.22

Dakota County | **Farmington city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	1,214,602	1,154,505	-60,096	-4.9	17,693	18,283	589	3.3	1.46	1.58
Res Non-Hm: exis	111,611	108,541	-3,069	-2.8	1,864	2,017	153	8.2	1.67	1.86
Apartments: exis	16,257	16,426	169	1.0	311	356	45	14.3	1.91	2.16
Low-inc Apts: ex	8,540	8,540	0	0.0	100	113	13	12.8	1.17	1.32
Seasnl Rec: exis	1,328	1,294	-34	-2.6	25	28	3	10.2	1.91	2.16
Com/Ind: Lo: exi	19,352	19,337	-15	-0.1	567	623	56	9.8	2.93	3.22
Com/Ind Hi: exis	86,075	83,766	-2,310	-2.7	3,318	3,555	237	7.1	3.85	4.24
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	35,991	34,769	-1,221	-3.4	1,386	1,474	88	6.4	3.85	4.24
Ag HGA: Exist	2,678	2,529	-149	-5.6	39	40	1	3.6	1.46	1.60
Ag Hmstd Land	13,472	14,124	652	4.8	116	139	24	20.4	0.86	0.98
Ag Non-Hmstd	11,200	9,325	-1,875	-16.7	157	149	-7	-4.7	1.40	1.60
Misc props	1,197	291	-907	-75.7	31	8	-22	-72.6	2.55	2.88
ResHmstd: NewCon	0	15,834	15,834	0.0	0	251	251	0.0	0.00	1.58
All other NewCon	0	5,716	5,716	0.0	0	108	108	0.0	0.00	1.90
Total	1,522,303	1,474,998	-47,305	-3.1	25,606	27,144	1,538	6.0	1.68	1.84

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	16,599	14,786	-1,813	-10.9
(-) TIF Tax Capacity	143	137	-6	-4.1
(-) FD Contrib Tax Cap	1,084	1,051	-34	-3.1
(=) Taxable Tax Capacity	15,372	13,598	-1,774	-11.5
FD Distrib Tax Cap	3,121	3,618	496	15.9

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	29.13	31.39	0.54	0.55
City/Town	55.73	70.29	0.00	0.00
School District	52.13	55.79	14.56	14.07
Special District	3.97	3.98	0.00	0.00
Total	140.96	161.46	15.10	14.62

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	128,800	122,400	-5.0	1,754	1,732	-22	-1.2	1.36	1.41
Res Hmstd:Avg Val	193,100	183,500	-5.0	2,815	2,896	81	2.9	1.46	1.58
Res Hmstd: Hi Val	257,400	244,700	-4.9	3,876	4,063	187	4.8	1.51	1.66
Res Hmstd: Ex-Hi Val	386,100	367,000	-4.9	6,000	6,394	393	6.6	1.55	1.74
Apartment	300,000	303,100	1.0	5,739	6,560	821	14.3	1.91	2.16
Comm/Ind: Lo Val	150,000	146,000	-2.7	4,393	4,700	307	7.0	2.93	3.22
Comm/Ind: Med Val	300,000	291,900	-2.7	10,175	10,850	676	6.6	3.39	3.72
Comm/Ind: Hi Val	1,000,000	973,200	-2.7	37,156	39,762	2,606	7.0	3.72	4.09

Dakota County | **Hampton city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	37,288	34,126	-3,162	-8.5	397	430	33	8.3	1.06	1.26
Res Non-Hm: exis	3,671	4,159	487	13.3	46	61	15	33.5	1.24	1.47
Apartments: exis	2,105	2,092	-13	-0.6	29	35	6	18.8	1.40	1.67
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	2,000	1,954	-46	-2.3	51	56	5	10.7	2.55	2.89
Com/Ind Hi: exis	1,245	1,029	-217	-17.4	41	39	-3	-6.2	3.31	3.76
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	331	334	3	0.8	11	13	2	14.4	3.31	3.76
Ag HGA: Exist	165	157	-8	-4.8	2	2	0	13.2	1.04	1.23
Ag Hmstd Land	1,031	1,081	50	4.8	6	7	2	29.8	0.54	0.66
Ag Non-Hmstd	1,452	1,472	20	1.4	13	16	3	24.1	0.90	1.10
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	24	24	0.0	0	0	0	0.0	0.00	1.26
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	49,288	46,426	-2,861	-5.8	596	659	64	10.7	1.21	1.42

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	523	451	-72	-13.8
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	20	21	1	3.6
(=) Taxable Tax Capacity	503	430	-73	-14.5
FD Distrib Tax Cap	153	117	-36	-23.6

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	29.14	31.40	0.54	0.55
City/Town	34.77	49.44	0.00	0.00
School District	22.10	25.30	26.48	28.46
Special District	3.97	3.99	0.00	0.00
Total	89.99	110.13	27.02	29.01

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	126,900	116,100	-8.5	1,227	1,320	94	7.6	0.97	1.14
Res Hmstd:Avg Val	190,200	174,100	-8.5	2,024	2,185	161	7.9	1.06	1.25
Res Hmstd: Hi Val	253,600	232,100	-8.5	2,823	3,049	226	8.0	1.11	1.31
Res Hmstd: Ex-Hi Val	380,500	348,200	-8.5	4,422	4,780	358	8.1	1.16	1.37
Apartment	300,000	298,100	-0.6	4,185	4,968	783	18.7	1.4	1.67
Comm/Ind: Lo Val	150,000	123,900	-17.4	3,822	3,577	-245	-6.4	2.55	2.89
Comm/Ind: Med Val	300,000	247,800	-17.4	8,783	8,000	-783	-8.9	2.93	3.23
Comm/Ind: Hi Val	1,000,000	826,100	-17.4	31,933	29,700	-2,233	-7.0	3.19	3.6

Dakota County | **Inver Grove Heights city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	2,214,812	2,125,586	-89,226	-4.0	25,182	26,364	1,182	4.7	1.14	1.24
Res Non-Hm: exis	165,751	173,067	7,316	4.4	2,136	2,431	294	13.8	1.29	1.40
Apartments: exis	199,680	199,524	-156	-0.1	2,873	3,186	313	10.9	1.44	1.60
Low-inc Apts: ex	11,700	11,548	-152	-1.3	104	114	10	9.4	0.89	0.98
Seasnl Rec: exis	836	811	-25	-3.0	12	13	1	7.7	1.44	1.60
Com/Ind: Lo: exi	42,958	42,853	-105	-0.2	1,114	1,211	97	8.7	2.59	2.83
Com/Ind Hi: exis	354,049	347,850	-6,199	-1.8	12,025	12,836	811	6.7	3.40	3.69
Publ U: Elec Gen	20,796	20,857	61	0.3	504	566	62	12.3	2.42	2.71
Publ U: Other	67,254	69,913	2,659	4.0	2,320	2,548	227	9.8	3.45	3.64
Ag HGA: Exist	5,744	5,477	-268	-4.7	71	75	4	5.4	1.24	1.37
Ag Hmstd Land	6,700	6,374	-327	-4.9	32	32	0	-0.2	0.47	0.50
Ag Non-Hmstd	14,685	15,438	753	5.1	152	174	22	14.6	1.04	1.13
Misc props	24,388	24,388	0	0.0	361	394	33	9.1	1.48	1.61
ResHmstd: NewCon	0	6,419	6,419	0.0	0	80	80	0.0	0.00	1.24
All other NewCon	0	5,335	5,335	0.0	0	92	92	0.0	0.00	1.72
Total	3,129,353	3,055,437	-73,917	-2.4	46,887	50,114	3,227	6.9	1.50	1.64

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	36,671	34,286	-2,384	-6.5
(-) TIF Tax Capacity	2,113	1,970	-143	-6.8
(-) FD Contrib Tax Cap	3,793	3,691	-102	-2.7
(=) Taxable Tax Capacity	30,765	28,626	-2,139	-7.0
FD Distrib Tax Cap	5,246	4,551	-695	-13.2

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	29.14	31.40	0.54	0.55
City/Town	43.59	48.59	0.00	0.00
School District	25.11	28.76	17.01	17.65
Special District	4.64	4.83	0.00	0.00
Total	102.48	113.58	17.55	18.21

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	156,700	150,400	-4.0	1,649	1,713	63	3.8	1.05	1.14
Res Hmstd:Avg Val	235,000	225,500	-4.0	2,660	2,779	119	4.5	1.13	1.23
Res Hmstd: Hi Val	313,200	300,600	-4.0	3,669	3,846	177	4.8	1.17	1.28
Res Hmstd: Ex-Hi Val	469,900	451,000	-4.0	5,640	5,943	303	5.4	1.20	1.32
Apartment	300,000	299,800	-0.1	4,369	4,802	433	9.9	1.46	1.60
Comm/Ind: Lo Val	150,000	147,400	-1.7	3,909	4,155	246	6.3	2.61	2.82
Comm/Ind: Med Val	300,000	294,700	-1.8	9,034	9,580	546	6.0	3.01	3.25
Comm/Ind: Hi Val	1,000,000	982,500	-1.8	32,949	35,015	2,065	6.3	3.29	3.56

Dakota County | **Lakeville city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	4,091,590	3,958,825	-132,766	-3.2	49,496	49,042	-454	-0.9	1.21	1.24
Res Non-Hm: exis	371,246	385,269	14,022	3.8	4,939	5,240	300	6.1	1.33	1.36
Apartments: exis	68,208	67,708	-500	-0.7	1,031	1,052	21	2.0	1.51	1.55
Low-inc Apts: ex	4,805	4,805	0	0.0	45	46	1	2.6	0.94	0.96
Seasnl Rec: exis	3,138	2,932	-206	-6.6	44	43	-1	-3.0	1.41	1.46
Com/Ind: Lo: exi	60,248	59,946	-302	-0.5	1,604	1,677	73	4.5	2.66	2.80
Com/Ind Hi: exis	614,875	603,932	-10,944	-1.8	21,405	22,119	714	3.3	3.48	3.66
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	45,511	46,838	1,327	2.9	1,591	1,724	133	8.4	3.50	3.68
Ag HGA: Exist	6,040	5,858	-182	-3.0	75	74	-1	-1.1	1.24	1.27
Ag Hmstd Land	10,826	10,787	-40	-0.4	66	65	-1	-1.4	0.61	0.60
Ag Non-Hmstd	47,329	43,933	-3,397	-7.2	524	508	-16	-3.1	1.11	1.16
Misc props	30,651	30,651	0	0.0	516	540	24	4.7	1.68	1.76
ResHmstd: NewCon	0	29,328	29,328	0.0	0	363	363	0.0	0.00	1.24
All other NewCon	0	17,421	17,421	0.0	0	271	271	0.0	0.00	1.56
Total	5,354,469	5,268,232	-86,237	-1.6	81,337	82,764	1,427	1.8	1.52	1.57

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	60,978	57,641	-3,336	-5.5
(-) TIF Tax Capacity	904	862	-42	-4.6
(-) FD Contrib Tax Cap	5,845	5,592	-254	-4.3
(=) Taxable Tax Capacity	54,228	51,187	-3,041	-5.6
FD Distrib Tax Cap	7,807	7,195	-613	-7.8

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	29.14	31.40	0.54	0.55
City/Town	38.27	39.48	0.80	0.80
School District	33.25	33.68	19.30	18.94
Special District	5.07	5.23	0.00	0.00
Total	105.73	109.79	20.64	20.29

Tax Burdens on Hypothetical Properties	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	172,000	166,400	-3.3	1,956	1,920	-36	-1.8	1.14	1.15
Res Hmstd:Avg Val	257,900	249,500	-3.3	3,119	3,083	-36	-1.1	1.21	1.24
Res Hmstd: Hi Val	343,800	332,600	-3.3	4,282	4,246	-35	-0.8	1.25	1.28
Res Hmstd: Ex-Hi Val	515,900	499,200	-3.2	6,561	6,494	-68	-1.0	1.27	1.30
Apartment	300,000	297,800	-0.7	4,584	4,691	107	2.3	1.53	1.58
Comm/Ind: Lo Val	150,000	147,300	-1.8	4,007	4,139	132	3.3	2.67	2.81
Comm/Ind: Med Val	300,000	294,700	-1.8	9,247	9,538	291	3.1	3.08	3.24
Comm/Ind: Hi Val	1,000,000	982,200	-1.8	33,699	34,830	1,131	3.4	3.37	3.55

Dakota County | **Mendota city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	15,430	15,958	528	3.4	168	192	24	14.2	1.09	1.20
Res Non-Hm: exis	6,766	5,597	-1,170	-17.3	83	74	-9	-11.4	1.23	1.32
Apartments: exis	602	602	0	0.0	8	9	1	9.0	1.36	1.48
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	1,572	1,572	0	0.0	40	43	3	7.9	2.52	2.72
Com/Ind Hi: exis	3,741	3,987	246	6.6	124	142	18	14.5	3.32	3.57
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	464	484	20	4.2	15	17	2	12.0	3.32	3.57
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Misc props	385	385	0	0.0	7	8	1	8.6	1.89	2.06
ResHmstd: NewCon	0	182	182	0.0	0	2	2	0.0	0.00	1.20
All other NewCon	0	391	391	0.0	0	5	5	0.0	0.00	1.32
Total	28,960	29,157	197	0.7	446	492	46	10.4	1.54	1.69

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	358	351	-7	-2.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	42	42	-1	-1.4
(=) Taxable Tax Capacity	316	309	-7	-2.1
FD Distrib Tax Cap	19	17	-1	-7.6

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	29.08	31.34	0.54	0.55
City/Town	45.86	46.62	0.00	0.00
School District	19.59	21.91	11.18	16.28
Special District	4.90	5.29	0.00	0.00
Total	99.42	105.16	11.72	16.83

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	180,600	186,800	3.4	1,797	2,064	267	14.8	1	1.10
Res Hmstd:Avg Val	270,700	280,000	3.4	2,880	3,289	409	14.2	1.06	1.17
Res Hmstd: Hi Val	360,900	373,200	3.4	3,963	4,514	551	13.9	1.1	1.21
Res Hmstd: Ex-Hi Val	541,400	559,900	3.4	6,120	6,988	868	14.2	1.13	1.25
Apartment	300,000	300,000	0.0	4,080	4,448	369	9.0	1.36	1.48
Comm/Ind: Lo Val	150,000	159,900	6.6	3,776	4,428	651	17.2	2.52	2.77
Comm/Ind: Med Val	300,000	319,700	6.6	8,753	10,126	1,373	15.7	2.92	3.17
Comm/Ind: Hi Val	1,000,000	1,065,800	6.6	31,978	36,732	4,754	14.9	3.2	3.45

Dakota County | **New Trier city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	4,813	4,687	-127	-2.6	55	61	6	11.0	1.15	1.31
Res Non-Hm: exis	549	532	-17	-3.2	8	8	1	11.7	1.37	1.58
Apartments: exis	350	350	0	0.0	5	6	1	15.6	1.55	1.80
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	313	312	-1	-0.4	8	9	1	10.4	2.70	2.99
Com/Ind Hi: exis	81	70	-12	-14.2	3	3	0	-4.8	3.51	3.89
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	29	29	0	0.7	1	1	0	11.7	3.51	3.89
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	233	247	14	5.9	2	2	0	26.3	0.67	0.80
Ag Non-Hmstd	21	21	0	0.0	0	0	0	17.3	1.03	1.20
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	6,390	6,247	-143	-2.2	82	91	9	11.0	1.29	1.46

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	67	58	-9	-13.2
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	3	3	0	-2.5
(=) Taxable Tax Capacity	64	56	-9	-13.6
FD Distrib Tax Cap	31	24	-8	-24.4

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	29.14	31.40	0.54	0.55
City/Town	47.89	60.05	0.00	0.00
School District	22.13	25.38	26.62	28.66
Special District	3.42	3.47	0.00	0.00
Total	102.59	120.31	27.16	29.21

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	103,600	100,900	-2.6	1,065	1,170	105	9.8	1.03	1.16
Res Hmstd:Avg Val	155,300	151,200	-2.6	1,782	1,976	194	10.9	1.15	1.31
Res Hmstd: Hi Val	207,000	201,600	-2.6	2,500	2,784	285	11.4	1.21	1.38
Res Hmstd: Ex-Hi Val	310,500	302,300	-2.6	3,936	4,399	463	11.8	1.27	1.46
Apartment	300,000	300,000	0.0	4,662	5,388	726	15.6	1.55	1.8
Comm/Ind: Lo Val	150,000	128,700	-14.2	4,046	3,848	-198	-4.9	2.7	2.99
Comm/Ind: Med Val	300,000	257,500	-14.2	9,305	8,665	-640	-6.9	3.10	3.37
Comm/Ind: Hi Val	1,000,000	858,200	-14.2	33,846	32,026	-1,820	-5.4	3.38	3.73

Dakota County | **Randolph city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	23,131	22,200	-931	-4.0	184	191	7	3.7	0.79	0.86
Res Non-Hm: exis	3,810	3,488	-322	-8.5	37	35	-1	-3.0	0.96	1.02
Apartments: exis	185	185	0	0.0	2	2	0	7.1	1.11	1.19
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	1,298	1,334	36	2.8	30	32	2	8.2	2.31	2.43
Com/Ind Hi: exis	500	685	185	37.0	15	20	5	33.8	3.03	2.96
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	517	522	6	1.1	16	17	1	6.8	3.03	3.20
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	289	304	16	5.4	1	1	0	14.4	0.40	0.43
Ag Non-Hmstd	1,210	1,219	9	0.7	9	11	1	11.7	0.78	0.86
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	107	107	0.0	0	1	1	0.0	0.00	0.86
All other NewCon	0	11	11	0.0	0	0	0	0.0	0.00	1.02
Total	30,940	30,056	-884	-2.9	294	311	17	5.7	0.95	1.03

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	327	292	-36	-10.9
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	14	14	0	-2.0
(=) Taxable Tax Capacity	313	278	-36	-11.4
FD Distrib Tax Cap	66	74	8	12.6

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	29.14	31.40	0.54	0.55
City/Town	25.07	30.61	0.00	0.00
School District	20.12	20.75	12.97	10.21
Special District	3.42	3.47	0.00	0.00
Total	77.76	86.24	13.51	10.76

Tax Burdens on Hypothetical Properties	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	119,600	114,800	-4.0	827	881	55	6.6	0.69	0.77
Res Hmstd:Avg Val	179,300	172,100	-4.0	1,425	1,482	56	3.9	0.79	0.86
Res Hmstd: Hi Val	239,000	229,400	-4.0	2,024	2,082	58	2.9	0.85	0.91
Res Hmstd: Ex-Hi Val	358,600	344,200	-4.0	3,223	3,285	61	1.9	0.9	0.95
Apartment	300,000	300,000	0.0	3,321	3,557	235	7.1	1.11	1.19
Comm/Ind: Lo Val	150,000	205,500	37.0	3,464	5,425	1,961	56.6	2.31	2.64
Comm/Ind: Med Val	300,000	411,000	37.0	8,015	12,011	3,996	49.9	2.67	2.92
Comm/Ind: Hi Val	1,000,000	1,370,200	37.0	29,253	42,752	13,499	46.1	2.93	3.12

Dakota County | **Rosemount city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	1,578,133	1,480,698	-97,434	-6.2	19,442	18,726	-716	-3.7	1.23	1.26
Res Non-Hm: exis	124,631	122,670	-1,961	-1.6	1,691	1,717	27	1.6	1.36	1.40
Apartments: exis	21,070	21,070	0	0.0	329	343	14	4.2	1.56	1.63
Low-inc Apts: ex	9,495	8,646	-849	-8.9	92	87	-5	-5.5	0.97	1.01
Seasnl Rec: exis	1,807	2,093	285	15.8	28	33	4	15.7	1.56	1.56
Com/Ind: Lo: exi	17,969	17,996	27	0.2	484	512	28	5.8	2.69	2.84
Com/Ind Hi: exis	257,924	255,165	-2,759	-1.1	8,963	9,442	479	5.3	3.48	3.70
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	40,460	40,460	1	0.0	1,410	1,499	90	6.4	3.48	3.71
Ag HGA: Exist	4,945	4,465	-480	-9.7	60	56	-4	-6.7	1.22	1.26
Ag Hmstd Land	10,791	11,154	362	3.4	54	60	6	11.1	0.50	0.54
Ag Non-Hmstd	38,760	37,641	-1,119	-2.9	410	422	11	2.8	1.06	1.12
Misc props	8,032	7,359	-674	-8.4	130	126	-4	-3.2	1.62	1.71
ResHmstd: NewCon	0	14,099	14,099	0.0	0	178	178	0.0	0.00	1.26
All other NewCon	0	5,805	5,805	0.0	0	89	89	0.0	0.00	1.53
Total	2,114,018	2,029,322	-84,696	-4.0	33,093	33,290	197	0.6	1.57	1.64

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	24,332	22,303	-2,030	-8.3
(-) TIF Tax Capacity	601	590	-12	-1.9
(-) FD Contrib Tax Cap	2,406	2,377	-30	-1.2
(=) Taxable Tax Capacity	21,324	19,336	-1,988	-9.3
FD Distrib Tax Cap	2,998	2,805	-192	-6.4

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	29.14	31.40	0.54	0.55
City/Town	44.64	46.95	0.70	0.00
School District	26.80	28.35	22.22	21.85
Special District	5.18	5.34	0.00	0.00
Total	105.75	112.05	23.45	22.40

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	159,300	149,500	-6.2	1,829	1,744	-86	-4.7	1.15	1.17
Res Hmstd:Avg Val	238,800	224,100	-6.2	2,928	2,822	-106	-3.6	1.23	1.26
Res Hmstd: Hi Val	318,300	298,600	-6.2	4,027	3,899	-128	-3.2	1.27	1.31
Res Hmstd: Ex-Hi Val	477,600	448,100	-6.2	6,171	6,025	-146	-2.4	1.29	1.34
Apartment	300,000	300,000	0.0	4,669	4,874	204	4.4	1.56	1.62
Comm/Ind: Lo Val	150,000	148,400	-1.1	4,035	4,220	185	4.6	2.69	2.84
Comm/Ind: Med Val	300,000	296,800	-1.1	9,297	9,722	425	4.6	3.1	3.28
Comm/Ind: Hi Val	1,000,000	989,300	-1.1	33,854	35,461	1,607	4.7	3.39	3.58

Dakota County | **South St. Paul city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	934,573	894,126	-40,447	-4.3	11,192	11,289	97	0.9	1.20	1.26
Res Non-Hm: exis	105,844	111,251	5,408	5.1	1,506	1,710	203	13.5	1.42	1.54
Apartments: exis	62,004	61,872	-132	-0.2	997	1,084	87	8.7	1.61	1.75
Low-inc Apts: ex	6,785	6,785	0	0.0	68	74	5	8.0	1.01	1.09
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	36,945	35,841	-1,104	-3.0	999	1,041	42	4.3	2.70	2.90
Com/Ind Hi: exis	168,980	165,735	-3,244	-1.9	5,965	6,308	342	5.7	3.53	3.81
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	14,933	15,535	602	4.0	526	591	64	12.2	3.53	3.80
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Misc props	8,240	9,782	1,542	18.7	154	204	50	32.3	1.87	2.09
ResHmstd: NewCon	0	1,408	1,408	0.0	0	18	18	0.0	0.00	1.26
All other NewCon	0	1,351	1,351	0.0	0	36	36	0.0	0.00	2.65
Total	1,338,303	1,303,687	-34,615	-2.6	21,409	22,354	945	4.4	1.60	1.71

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	15,650	13,976	-1,674	-10.7
(-) TIF Tax Capacity	1,548	1,489	-59	-3.8
(-) FD Contrib Tax Cap	1,155	1,101	-54	-4.7
(=) Taxable Tax Capacity	12,947	11,386	-1,561	-12.1
FD Distrib Tax Cap	3,901	3,782	-119	-3.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	26.54	28.60	0.54	0.55
City/Town	48.38	57.29	0.00	0.00
School District	30.65	32.08	21.67	19.67
Special District	6.15	6.45	0.00	0.00
Total	111.72	124.42	22.21	20.22

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	107,600	102,900	-4.4	1,166	1,140	-25	-2.2	1.08	1.11
Res Hmstd:Avg Val	161,400	154,400	-4.3	1,935	1,943	8	0.4	1.2	1.26
Res Hmstd: Hi Val	215,100	205,800	-4.3	2,702	2,744	42	1.5	1.26	1.33
Res Hmstd: Ex-Hi Val	322,700	308,700	-4.3	4,240	4,348	108	2.5	1.31	1.41
Apartment	300,000	299,400	-0.2	4,856	5,262	406	8.4	1.62	1.76
Comm/Ind: Lo Val	150,000	147,100	-1.9	4,054	4,273	219	5.4	2.70	2.90
Comm/Ind: Med Val	300,000	294,200	-1.9	9,348	9,844	496	5.3	3.12	3.35
Comm/Ind: Hi Val	1,000,000	980,800	-1.9	34,053	35,971	1,919	5.6	3.41	3.67

Dakota County | **Vermillion city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	27,908	26,333	-1,574	-5.6	314	331	17	5.4	1.13	1.26
Res Non-Hm: exis	1,485	1,815	331	22.3	19	26	7	35.6	1.30	1.45
Apartments: exis	425	425	0	0.0	6	7	1	12.3	1.47	1.65
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	1,063	1,063	0	0.0	28	30	3	9.3	2.62	2.87
Com/Ind Hi: exis	689	669	-20	-3.0	23	25	1	6.1	3.41	3.73
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	190	193	2	1.2	6	7	1	10.7	3.41	3.73
Ag HGA: Exist	174	164	-10	-5.6	2	2	0	5.0	1.11	1.23
Ag Hmstd Land	1,876	1,955	79	4.2	12	15	3	21.0	0.65	0.76
Ag Non-Hmstd	59	100	41	69.8	1	1	1	92.7	0.96	1.09
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	44	44	0.0	0	1	1	0.0	0.00	1.26
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	33,869	32,761	-1,108	-3.3	413	446	33	8.0	1.22	1.36

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	350	308	-42	-11.9
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	12	12	0	-2.8
(=) Taxable Tax Capacity	338	296	-41	-12.3
FD Distrib Tax Cap	79	63	-16	-20.4

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	29.14	31.40	0.54	0.55
City/Town	40.86	48.25	0.00	0.00
School District	22.13	25.38	26.62	28.66
Special District	3.98	3.99	0.00	0.00
Total	96.11	109.02	27.16	29.21

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	127,500	120,300	-5.6	1,314	1,375	61	4.6	1.03	1.14
Res Hmstd:Avg Val	191,200	180,400	-5.6	2,157	2,265	108	5.0	1.13	1.26
Res Hmstd: Hi Val	254,800	240,400	-5.7	2,998	3,153	155	5.2	1.18	1.31
Res Hmstd: Ex-Hi Val	382,300	360,700	-5.7	4,684	4,934	249	5.3	1.23	1.37
Apartment	300,000	300,000	0.0	4,419	4,964	545	12.3	1.47	1.65
Comm/Ind: Lo Val	150,000	145,600	-2.9	3,935	4,174	239	6.1	2.62	2.87
Comm/Ind: Med Val	300,000	291,100	-3.0	9,045	9,556	511	5.6	3.02	3.28
Comm/Ind: Hi Val	1,000,000	970,400	-3.0	32,895	34,860	1,966	6.0	3.29	3.59

Dakota County | **West St. Paul city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	948,785	907,917	-40,868	-4.3	10,445	11,334	889	8.5	1.10	1.25
Res Non-Hm: exis	71,914	76,499	4,585	6.4	910	1,107	197	21.6	1.27	1.45
Apartments: exis	171,632	171,851	220	0.1	2,550	2,917	367	14.4	1.49	1.70
Low-inc Apts: ex	9,197	9,197	0	0.0	84	96	12	14.8	0.91	1.04
Seasnl Rec: exis	0	171	171	0.0	0	2	2	0.0	0.00	1.37
Com/Ind: Lo: exi	35,021	34,862	-159	-0.5	913	1,004	91	9.9	2.61	2.88
Com/Ind Hi: exis	238,446	233,468	-4,978	-2.1	8,197	8,834	637	7.8	3.44	3.78
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	9,896	10,389	493	5.0	340	393	53	15.6	3.44	3.78
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Misc props	186	0	-186	-100.0	2	0	-2	-100.0	1.21	0.00
ResHmstd: NewCon	0	1,155	1,155	0.0	0	14	14	0.0	0.00	1.25
All other NewCon	0	815	815	0.0	0	23	23	0.0	0.00	2.82
Total	1,485,077	1,446,325	-38,753	-2.6	23,442	25,725	2,283	9.7	1.58	1.78

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	17,950	16,460	-1,490	-8.3
(-) TIF Tax Capacity	1,380	1,345	-36	-2.6
(-) FD Contrib Tax Cap	2,131	2,023	-108	-5.0
(=) Taxable Tax Capacity	14,439	13,093	-1,347	-9.3
FD Distrib Tax Cap	3,271	3,239	-32	-1.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	29.14	31.40	0.54	0.55
City/Town	56.07	64.11	0.00	0.00
School District	19.66	21.98	11.18	16.28
Special District	4.64	4.83	0.00	0.00
Total	109.51	122.33	11.72	16.83

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	123,700	118,400	-4.3	1,238	1,322	84	6.8	1.00	1.12
Res Hmstd:Avg Val	185,400	177,400	-4.3	2,042	2,208	167	8.2	1.10	1.24
Res Hmstd: Hi Val	247,200	236,600	-4.3	2,847	3,097	251	8.8	1.15	1.31
Res Hmstd: Ex-Hi Val	370,800	354,800	-4.3	4,456	4,872	416	9.3	1.20	1.37
Apartment	300,000	300,400	0.1	4,458	5,099	641	14.4	1.49	1.7
Comm/Ind: Lo Val	150,000	146,900	-2.1	3,911	4,231	319	8.2	2.61	2.88
Comm/Ind: Med Val	300,000	293,700	-2.1	9,068	9,757	689	7.6	3.02	3.32
Comm/Ind: Hi Val	1,000,000	979,100	-2.1	33,132	35,692	2,560	7.7	3.31	3.65

Dakota County | **Lilydale city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	96,698	92,727	-3,971	-4.1	905	998	93	10.3	0.94	1.08
Res Non-Hm: exis	11,174	12,135	960	8.6	109	136	27	24.3	0.98	1.12
Apartments: exis	13,750	15,185	1,435	10.4	161	202	41	25.7	1.17	1.33
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	1,801	1,801	0	0.0	43	48	5	11.6	2.38	2.65
Com/Ind Hi: exis	17,231	13,036	-4,196	-24.4	539	454	-86	-15.9	3.13	3.48
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,391	1,435	44	3.1	44	50	6	14.7	3.13	3.48
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	142,046	136,318	-5,728	-4.0	1,800	1,887	87	4.8	1.27	1.38

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	1,678	1,534	-144	-8.6
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	155	138	-17	-10.9
(=) Taxable Tax Capacity	1,523	1,396	-127	-8.4
FD Distrib Tax Cap	58	34	-24	-41.2

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	29.14	31.40	0.54	0.55
City/Town	30.88	34.92	0.00	0.00
School District	19.66	21.98	11.18	16.28
Special District	4.67	4.89	0.00	0.00
Total	84.35	93.19	11.72	16.83

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	202,200	193,900	-4.1	1,752	1,949	197	11.2	0.87	1.01
Res Hmstd:Avg Val	303,100	290,700	-4.1	2,812	3,095	283	10.1	0.93	1.06
Res Hmstd: Hi Val	404,100	387,500	-4.1	3,873	4,241	368	9.5	0.96	1.09
Res Hmstd: Ex-Hi Val	606,300	581,400	-4.1	6,048	6,586	538	8.9	1	1.13
Apartment	300,000	331,300	10.4	3,515	4,417	902	25.7	1.17	1.33
Comm/Ind: Lo Val	150,000	113,500	-24.3	3,565	3,010	-555	-15.6	2.38	2.65
Comm/Ind: Med Val	300,000	226,900	-24.4	8,259	6,653	-1,606	-19.4	2.75	2.93
Comm/Ind: Hi Val	1,000,000	756,500	-24.4	30,165	25,080	-5,085	-16.9	3.02	3.32

Dakota County | **Miesville city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	8,986	8,839	-147	-1.6	89	99	11	11.9	0.99	1.12
Res Non-Hm: exis	872	543	-329	-37.7	10	7	-3	-27.3	1.16	1.36
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	1,002	999	-3	-0.3	25	27	2	9.2	2.48	2.72
Com/Ind Hi: exis	629	559	-70	-11.1	20	20	-1	-2.5	3.22	3.53
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	477	473	-3	-0.7	15	17	1	8.9	3.22	3.53
Ag HGA: Exist	800	731	-69	-8.6	8	8	0	3.3	0.99	1.12
Ag Hmstd Land	4,028	4,516	488	12.1	22	28	7	30.9	0.54	0.63
Ag Non-Hmstd	149	149	0	0.0	1	1	0	14.0	0.82	0.93
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	1	1	0.0	0	0	0	0.0	0.00	1.36
Total	16,942	16,811	-131	-0.8	190	208	18	9.5	1.12	1.24

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	174	160	-14	-7.8
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	13	13	0	-2.2
(=) Taxable Tax Capacity	161	147	-13	-8.3
FD Distrib Tax Cap	25	12	-13	-52.7

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	29.14	31.40	0.54	0.55
City/Town	27.22	33.15	0.00	0.00
School District	22.13	25.38	26.63	28.66
Special District	3.42	3.47	0.00	0.00
Total	81.92	93.41	27.16	29.21

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	133,200	131,000	-1.7	1,200	1,369	168	14.0	0.90	1.04
Res Hmstd:Avg Val	199,700	196,400	-1.7	1,986	2,225	240	12.1	0.99	1.13
Res Hmstd: Hi Val	266,200	261,900	-1.6	2,771	3,084	313	11.3	1.04	1.18
Res Hmstd: Ex-Hi Val	399,400	392,900	-1.6	4,344	4,800	456	10.5	1.09	1.22
Comm/Ind: Lo Val	150,000	133,400	-11.1	3,723	3,628	-95	-2.5	2.48	2.72
Comm/Ind: Med Val	300,000	266,700	-11.1	8,551	8,198	-353	-4.1	2.85	3.07
Comm/Ind: Hi Val	1,000,000	889,100	-11.1	31,083	30,164	-919	-3.0	3.11	3.39

Dakota County | **Mendota Heights city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	1,323,954	1,247,010	-76,944	-5.8	12,529	13,349	820	6.5	0.95	1.07
Res Non-Hm: exis	99,928	93,078	-6,851	-6.9	993	1,043	50	5.1	0.99	1.12
Apartments: exis	15,400	15,400	0	0.0	181	203	22	12.4	1.17	1.32
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	828	759	-69	-8.3	8	8	0	-0.6	0.97	1.05
Com/Ind: Lo: exi	18,398	18,063	-334	-1.8	440	473	33	7.4	2.39	2.62
Com/Ind Hi: exis	314,004	298,683	-15,320	-4.9	9,876	10,238	362	3.7	3.15	3.43
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	25,607	26,376	769	3.0	805	904	99	12.3	3.15	3.43
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	340	324	-16	-4.7	1	1	0	4.1	0.35	0.38
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	3,549	3,549	0.0	0	38	38	0.0	0.00	1.07
All other NewCon	0	3,352	3,352	0.0	0	104	104	0.0	0.00	3.10
Total	1,798,458	1,706,594	-91,864	-5.1	24,833	26,360	1,527	6.2	1.38	1.54

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	21,668	20,201	-1,468	-6.8
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	2,841	2,703	-137	-4.8
(=) Taxable Tax Capacity	18,828	17,497	-1,330	-7.1
FD Distrib Tax Cap	1,084	860	-224	-20.7

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	29.14	31.40	0.54	0.55
City/Town	29.92	32.63	1.47	1.54
School District	19.66	21.98	11.18	16.28
Special District	4.64	4.84	0.00	0.00
Total	83.36	90.86	13.19	18.37

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	226,300	213,100	-5.8	2,016	2,164	148	7.3	0.89	1.02
Res Hmstd:Avg Val	339,200	319,500	-5.8	3,208	3,413	205	6.4	0.95	1.07
Res Hmstd: Hi Val	452,200	425,900	-5.8	4,366	4,652	286	6.6	0.97	1.09
Res Hmstd: Ex-Hi Val	678,400	639,000	-5.8	6,921	7,296	374	5.4	1.02	1.14
Apartment	300,000	300,000	0.0	3,522	3,958	437	12.4	1.17	1.32
Comm/Ind: Lo Val	150,000	142,700	-4.9	3,588	3,734	146	4.1	2.39	2.62
Comm/Ind: Med Val	300,000	285,400	-4.9	8,306	8,566	260	3.1	2.77	3.00
Comm/Ind: Hi Val	1,000,000	951,200	-4.9	30,322	31,387	1,065	3.5	3.03	3.3

Dakota County | **Sunfish Lake city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	149,711	138,669	-11,043	-7.4	1,404	1,495	91	6.5	0.94	1.08
Res Non-Hm: exis	17,438	19,205	1,766	10.1	171	216	45	26.6	0.98	1.13
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind Hi: exis	94	97	4	4.0	2	3	0	14.9	2.58	2.85
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,134	1,162	28	2.4	29	33	4	13.1	2.58	2.85
Ag HGA: Exist	135	128	-7	-5.0	1	1	0	17.2	0.67	0.83
Ag Hmstd Land	506	480	-25	-5.0	2	2	0	6.9	0.33	0.37
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	246	246	0.0	0	3	3	0.0	0.00	1.08
All other NewCon	0	39	39	0.0	0	0	0	0.0	0.00	1.13
Total	169,018	160,027	-8,991	-5.3	1,609	1,753	144	8.9	0.95	1.10

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	1,891	1,779	-112	-5.9
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	1,891	1,779	-112	-5.9
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	29.14	31.40	0.54	0.55
City/Town	20.67	24.52	0.00	0.00
School District	19.66	21.98	11.18	16.28
Special District	4.64	4.83	0.00	0.00
Total	74.10	82.74	11.72	16.83

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	573,900	531,600	-7.4	5,062	5,359	296	5.9	0.88	1.01
Res Hmstd:Avg Val	860,400	796,900	-7.4	8,052	8,549	497	6.2	0.94	1.07
Res Hmstd: Hi Val	1,146,900	1,062,300	-7.4	11,041	11,740	699	6.3	0.96	1.11
Res Hmstd: Ex-Hi Val	1,720,800	1,593,900	-7.4	17,030	18,133	1,104	6.5	0.99	1.14
Comm/Ind: Lo Val	150,000	156,000	4.0	2,942	3,435	493	16.8	1.96	2.20
Comm/Ind: Med Val	300,000	312,000	4.0	6,806	7,874	1,068	15.7	2.27	2.52
Comm/Ind: Hi Val	1,000,000	1,040,000	4.0	24,837	28,588	3,751	15.1	2.48	2.75

Dakota County | **Burnsville city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	3,271,863	3,163,314	-108,550	-3.3	38,727	38,898	171	0.4	1.18	1.23
Res Non-Hm: exis	265,745	275,339	9,594	3.6	3,439	3,709	271	7.9	1.29	1.35
Apartments: exis	437,465	434,495	-2,970	-0.7	6,672	6,920	248	3.7	1.53	1.59
Low-inc Apts: ex	43,391	42,758	-633	-1.5	413	426	13	3.1	0.95	1.00
Seasnl Rec: exis	981	974	-7	-0.7	12	13	0	3.7	1.23	1.28
Com/Ind: Lo: exi	94,336	92,805	-1,531	-1.6	2,526	2,630	104	4.1	2.68	2.83
Com/Ind Hi: exis	1,237,054	1,203,138	-33,916	-2.7	43,067	44,312	1,245	2.9	3.48	3.68
Publ U: Elec Gen	57,091	59,639	2,548	4.5	1,427	1,589	161	11.3	2.50	2.66
Publ U: Other	94,588	89,607	-4,981	-5.3	3,289	3,299	10	0.3	3.48	3.68
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Misc props	23,312	23,295	-17	-0.1	357	373	15	4.3	1.53	1.60
ResHmstd: NewCon	0	3,022	3,022	0.0	0	37	37	0.0	0.00	1.23
All other NewCon	0	23,166	23,166	0.0	0	752	752	0.0	0.00	3.24
Total	5,525,827	5,411,551	-114,276	-2.1	99,930	102,957	3,027	3.0	1.81	1.90

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	70,768	66,449	-4,319	-6.1
(-) TIF Tax Capacity	3,232	3,028	-204	-6.3
(-) FD Contrib Tax Cap	11,589	10,980	-609	-5.3
(=) Taxable Tax Capacity	55,948	52,441	-3,507	-6.3
FD Distrib Tax Cap	9,275	8,693	-582	-6.3

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	29.14	31.40	0.54	0.55
City/Town	42.58	43.55	0.00	0.00
School District	23.97	25.41	25.64	26.24
Special District	5.43	5.73	0.00	0.00
Total	101.11	106.09	26.18	26.79

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	137,300	132,700	-3.4	1,499	1,495	-4	-0.3	1.09	1.13
Res Hmstd:Avg Val	205,900	199,100	-3.3	2,434	2,441	7	0.3	1.18	1.23
Res Hmstd: Hi Val	274,400	265,300	-3.3	3,367	3,383	16	0.5	1.23	1.28
Res Hmstd: Ex-Hi Val	411,700	398,000	-3.3	5,239	5,273	35	0.7	1.27	1.32
Apartment	300,000	298,000	-0.7	4,577	4,750	173	3.8	1.53	1.59
Comm/Ind: Lo Val	150,000	145,900	-2.7	4,019	4,130	112	2.8	2.68	2.83
Comm/Ind: Med Val	300,000	291,800	-2.7	9,246	9,472	226	2.4	3.08	3.25
Comm/Ind: Hi Val	1,000,000	972,600	-2.7	33,639	34,561	922	2.7	3.36	3.55

Dakota County | **Apple Valley city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	3,420,721	3,295,353	-125,368	-3.7	41,923	41,809	-114	-0.3	1.23	1.27
Res Non-Hm: exis	261,026	257,528	-3,498	-1.3	3,484	3,561	77	2.2	1.33	1.38
Apartments: exis	154,355	157,212	2,857	1.9	2,414	2,564	150	6.2	1.56	1.63
Low-inc Apts: ex	20,508	19,607	-901	-4.4	201	200	-1	-0.4	0.98	1.02
Seasnl Rec: exis	908	880	-28	-3.1	13	13	0	1.5	1.40	1.46
Com/Ind: Lo: exi	35,340	35,068	-272	-0.8	961	1,006	45	4.7	2.72	2.87
Com/Ind Hi: exis	483,624	471,888	-11,736	-2.4	17,103	17,629	526	3.1	3.54	3.74
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	47,198	47,310	112	0.2	1,668	1,766	98	5.9	3.53	3.73
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	443	447	5	1.0	2	2	0	6.1	0.52	0.54
Ag Non-Hmstd	12,791	11,441	-1,350	-10.6	133	124	-8	-6.1	1.04	1.09
Misc props	19,564	19,538	-27	-0.1	311	324	13	4.2	1.59	1.66
ResHmstd: NewCon	0	11,175	11,175	0.0	0	142	142	0.0	0.00	1.27
All other NewCon	0	14,494	14,494	0.0	0	302	302	0.0	0.00	2.08
Total	4,456,479	4,341,941	-114,538	-2.6	68,213	69,443	1,230	1.8	1.53	1.60

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	50,539	46,538	-4,001	-7.9
(-) TIF Tax Capacity	3,000	2,637	-363	-12.1
(-) FD Contrib Tax Cap	4,743	4,417	-326	-6.9
(=) Taxable Tax Capacity	42,795	39,484	-3,312	-7.7
FD Distrib Tax Cap	7,263	6,657	-606	-8.3

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	29.14	31.40	0.54	0.55
City/Town	42.39	43.78	3.75	4.44
School District	26.90	28.25	22.65	22.23
Special District	5.11	5.27	0.00	0.00
Total	103.54	108.70	26.94	27.22

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	147,000	141,600	-3.7	1,678	1,658	-20	-1.2	1.14	1.17
Res Hmstd:Avg Val	220,400	212,300	-3.7	2,702	2,689	-13	-0.5	1.23	1.27
Res Hmstd: Hi Val	293,800	283,000	-3.7	3,725	3,719	-7	-0.2	1.27	1.31
Res Hmstd: Ex-Hi Val	440,800	424,600	-3.7	5,751	5,771	20	0.3	1.30	1.36
Apartment	300,000	305,600	1.9	4,691	4,984	293	6.3	1.56	1.63
Comm/Ind: Lo Val	150,000	146,400	-2.4	4,079	4,202	122	3.0	2.72	2.87
Comm/Ind: Med Val	300,000	292,700	-2.4	9,384	9,636	252	2.7	3.13	3.29
Comm/Ind: Hi Val	1,000,000	975,700	-2.4	34,138	35,152	1,014	3.0	3.41	3.60

Dakota County | **Eagan city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	4,600,432	4,491,635	-108,797	-2.4	50,909	52,009	1,100	2.2	1.11	1.16
Res Non-Hm: exis	308,911	309,939	1,028	0.3	3,685	3,868	184	5.0	1.19	1.25
Apartments: exis	366,927	364,123	-2,805	-0.8	4,934	5,199	265	5.4	1.34	1.43
Low-inc Apts: ex	3,340	3,337	-3	-0.1	30	31	1	5.0	0.89	0.94
Seasnl Rec: exis	2,289	2,220	-70	-3.1	31	32	1	2.5	1.36	1.43
Com/Ind: Lo: exi	85,805	85,814	9	0.0	2,172	2,315	143	6.6	2.53	2.70
Com/Ind Hi: exis	1,568,139	1,525,825	-42,313	-2.7	51,644	53,636	1,993	3.9	3.29	3.52
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	62,469	63,526	1,057	1.7	2,105	2,261	156	7.4	3.37	3.56
Ag HGA: Exist	93	89	-4	-3.9	1	1	0	-0.7	0.88	0.91
Ag Hmstd Land	435	455	20	4.5	2	2	0	10.9	0.42	0.44
Ag Non-Hmstd	464	458	-6	-1.2	4	4	0	3.9	0.93	0.98
Misc props	54	54	0	-0.2	1	1	0	4.4	1.95	2.04
ResHmstd: NewCon	0	12,344	12,344	0.0	0	143	143	0.0	0.00	1.16
All other NewCon	0	9,847	9,847	0.0	0	281	281	0.0	0.00	2.86
Total	6,999,358	6,869,666	-129,692	-1.9	115,518	119,784	4,266	3.7	1.65	1.74

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	87,833	83,083	-4,749	-5.4
(-) TIF Tax Capacity	1,093	1,059	-34	-3.1
(-) FD Contrib Tax Cap	14,166	13,244	-922	-6.5
(=) Taxable Tax Capacity	72,574	68,781	-3,794	-5.2
FD Distrib Tax Cap	8,630	7,553	-1,077	-12.5

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	29.14	31.40	0.54	0.55
City/Town	33.66	34.53	1.70	1.64
School District	24.63	26.22	20.51	21.54
Special District	4.64	4.84	0.00	0.00
Total	92.08	96.99	22.75	23.73

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	160,300	156,500	-2.4	1,613	1,665	52	3.2	1.01	1.06
Res Hmstd:Avg Val	240,400	234,700	-2.4	2,604	2,677	73	2.8	1.08	1.14
Res Hmstd: Hi Val	320,400	312,800	-2.4	3,595	3,688	93	2.6	1.12	1.18
Res Hmstd: Ex-Hi Val	480,800	469,400	-2.4	5,521	5,667	146	2.6	1.15	1.21
Apartment	300,000	297,700	-0.8	4,135	4,316	181	4.4	1.38	1.45
Comm/Ind: Lo Val	150,000	146,000	-2.7	3,862	3,983	121	3.1	2.57	2.73
Comm/Ind: Med Val	300,000	291,900	-2.7	8,898	9,140	243	2.7	2.97	3.13
Comm/Ind: Hi Val	1,000,000	973,000	-2.7	32,397	33,374	977	3.0	3.24	3.43

Dakota County | **Hastings city (part)**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	1,172,718	1,105,756	-66,963	-5.7	15,010	15,785	776	5.2	1.28	1.43
Res Non-Hm: exis	112,550	115,604	3,054	2.7	1,651	1,921	270	16.4	1.47	1.66
Apartments: exis	69,468	69,012	-456	-0.7	1,161	1,314	153	13.2	1.67	1.90
Low-inc Apts: ex	6,970	6,880	-90	-1.3	73	82	9	12.2	1.04	1.19
Seasnl Rec: exis	213	191	-22	-10.3	4	4	0	2.2	1.67	1.90
Com/Ind: Lo: exi	40,777	40,446	-331	-0.8	1,136	1,241	105	9.2	2.79	3.07
Com/Ind Hi: exis	163,497	158,750	-4,746	-2.9	5,925	6,338	413	7.0	3.62	3.99
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	13,476	13,903	428	3.2	488	555	67	13.7	3.62	3.99
Ag HGA: Exist	331	531	201	60.8	4	8	4	102.0	1.14	1.43
Ag Hmstd Land	1,277	1,448	170	13.3	11	14	3	27.6	0.84	0.94
Ag Non-Hmstd	2,262	2,027	-235	-10.4	25	26	1	3.2	1.12	1.29
Misc props	12,689	12,599	-90	-0.7	214	242	28	13.1	1.68	1.92
ResHmstd: NewCon	0	3,067	3,067	0.0	0	44	44	0.0	0.00	1.43
All other NewCon	0	1,553	1,553	0.0	0	48	48	0.0	0.00	3.10
Total	1,596,228	1,531,766	-64,461	-4.0	25,700	27,620	1,920	7.5	1.61	1.80

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	18,195	16,194	-2,001	-11.0
(-) TIF Tax Capacity	21	21	0	-2.2
(-) FD Contrib Tax Cap	1,634	1,561	-72	-4.4
(=) Taxable Tax Capacity	16,541	14,612	-1,928	-11.7
FD Distrib Tax Cap	4,022	3,774	-248	-6.2

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	29.14	31.40	0.54	0.55
City/Town	55.19	66.50	0.00	0.00
School District	22.13	25.38	26.62	28.66
Special District	5.46	5.62	0.00	0.00
Total	111.93	128.90	27.16	29.21

Tax Burdens on Hypothetical Properties	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	123,800	116,700	-5.7	1,461	1,501	40	2.7	1.18	1.29
Res Hmstd:Avg Val	185,700	175,100	-5.7	2,378	2,492	114	4.8	1.28	1.42
Res Hmstd: Hi Val	247,500	233,400	-5.7	3,293	3,481	188	5.7	1.33	1.49
Res Hmstd: Ex-Hi Val	371,300	350,100	-5.7	5,126	5,462	336	6.5	1.38	1.56
Apartment	300,000	298,000	-0.7	5,012	5,672	660	13.2	1.67	1.90
Comm/Ind: Lo Val	150,000	145,600	-2.9	4,179	4,466	287	6.9	2.79	3.07
Comm/Ind: Med Val	300,000	291,300	-2.9	9,614	10,242	628	6.5	3.20	3.52
Comm/Ind: Hi Val	1,000,000	971,000	-2.9	34,981	37,377	2,397	6.9	3.5	3.85

Dakota County | **Northfield city (part)**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	92,152	88,160	-3,991	-4.3	1,211	1,337	126	10.4	1.31	1.52
Res Non-Hm: exis	8,415	7,848	-567	-6.7	122	131	9	7.7	1.45	1.67
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	300	300	0	0.0	8	9	1	12.5	2.67	3.00
Com/Ind Hi: exis	5,068	4,972	-96	-1.9	175	193	17	9.9	3.46	3.88
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	96	100	4	4.6	3	4	1	17.1	3.46	3.88
Ag HGA: Exist	425	408	-18	-4.1	6	6	1	10.5	1.30	1.50
Ag Hmstd Land	1,880	2,028	148	7.9	10	13	3	24.8	0.54	0.62
Ag Non-Hmstd	1,163	1,119	-44	-3.8	13	14	1	8.6	1.10	1.24
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	266	266	0.0	0	4	4	0.0	0.00	1.52
All other NewCon	0	492	492	0.0	0	8	8	0.0	0.00	1.67
Total	109,499	105,693	-3,806	-3.5	1,547	1,718	171	11.0	1.41	1.63

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	1,143	1,031	-112	-9.8
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	1,143	1,031	-112	-9.8
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	26.51	28.57	0.54	0.55
City/Town	43.41	51.24	1.75	1.93
School District	34.28	38.22	26.91	35.40
Special District	5.39	5.69	0.00	0.00
Total	109.59	123.72	29.20	37.88

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	152,100	145,500	-4.3	1,876	2,053	177	9.4	1.23	1.41
Res Hmstd:Avg Val	228,100	218,200	-4.3	2,999	3,308	310	10.3	1.31	1.52
Res Hmstd: Hi Val	304,100	290,900	-4.3	4,122	4,564	442	10.7	1.36	1.57
Res Hmstd: Ex-Hi Val	456,200	436,400	-4.3	6,332	7,052	720	11.4	1.39	1.62
Comm/Ind: Lo Val	150,000	147,200	-1.9	4,003	4,418	415	10.4	2.67	3.00
Comm/Ind: Med Val	300,000	294,300	-1.9	9,193	10,094	901	9.8	3.06	3.43
Comm/Ind: Hi Val	1,000,000	981,000	-1.9	33,417	36,707	3,290	9.8	3.34	3.74

Dodge County | **Claremont city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	13,083	12,097	-986	-7.5	217	188	-29	-13.5	1.66	1.55
Res Non-Hm: exis	1,631	1,412	-219	-13.4	33	33	0	-0.7	2.04	2.34
Apartments: exis	262	262	0	0.0	6	7	1	13.6	2.43	2.76
Low-inc Apts: ex	187	187	0	0.0	3	3	0	13.4	1.48	1.68
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	1,668	1,593	-75	-4.5	60	65	4	6.9	3.62	4.05
Com/Ind Hi: exis	4,581	4,751	170	3.7	218	254	35	16.2	4.77	5.34
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	918	941	23	2.5	43	49	6	14.9	4.64	5.20
Ag HGA: Exist	132	122	-10	-7.3	2	2	0	-6.7	1.79	1.80
Ag Hmstd Land	1,814	1,993	180	9.9	21	26	6	26.5	1.15	1.33
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Misc props	125	119	-5	-4.4	3	3	0	8.9	2.56	2.91
ResHmstd: NewCon	0	40	40	0.0	0	1	1	0.0	0.00	1.55
All other NewCon	0	20	20	0.0	0	1	1	0.0	0.00	5.19
Total	24,400	23,538	-862	-3.5	607	632	25	4.1	2.49	2.69

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	301	253	-47	-15.8
(-) TIF Tax Capacity	12	12	0	0.6
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	289	241	-47	-16.4
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	44.20	46.75	0.00	0.00
City/Town	######	146.29	0.00	0.00
School District	14.83	14.43	16.77	17.16
Special District	0.00	0.00	0.00	0.00
Total	181.23	207.46	16.77	17.16

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	57,800	53,400	-7.6	913	756	-157	-17.2	1.58	1.42
Res Hmstd:Avg Val	86,600	80,100	-7.5	1,420	1,176	-244	-17.2	1.64	1.47
Res Hmstd: Hi Val	115,500	106,800	-7.5	2,018	1,826	-193	-9.5	1.75	1.71
Res Hmstd: Ex-Hi Val	173,300	160,200	-7.6	3,215	3,125	-90	-2.8	1.86	1.95
Apartment	300,000	300,000	0.0	7,299	8,295	996	13.6	2.43	2.76
Comm/Ind: Lo Val	150,000	155,600	3.7	5,428	6,375	947	17.4	3.62	4.1
Comm/Ind: Med Val	300,000	311,200	3.7	12,581	14,689	2,107	16.7	4.19	4.72
Comm/Ind: Hi Val	1,000,000	1,037,200	3.7	45,964	53,480	7,516	16.4	4.6	5.16

Dodge County | **Dodge Center city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	89,348	84,291	-5,057	-5.7	1,187	1,169	-19	-1.6	1.33	1.39
Res Non-Hm: exis	11,769	12,420	651	5.5	191	225	34	17.7	1.62	1.81
Apartments: exis	2,095	2,088	-7	-0.4	39	44	5	11.6	1.88	2.10
Low-inc Apts: ex	1,621	1,621	0	0.0	19	21	2	11.7	1.15	1.29
Seasnl Rec: exis	13	13	0	0.0	0	0	0	12.0	1.88	2.10
Com/Ind: Lo: exi	8,343	8,713	370	4.4	246	283	37	15.1	2.95	3.25
Com/Ind Hi: exis	18,573	17,121	-1,452	-7.8	720	733	13	1.7	3.88	4.28
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	4,005	3,958	-47	-1.2	155	169	14	9.0	3.87	4.27
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	517	547	30	5.8	4	5	1	22.8	0.79	0.92
Ag Non-Hmstd	702	765	63	8.9	10	12	2	23.0	1.37	1.54
Misc props	651	633	-18	-2.8	14	15	1	9.0	2.10	2.36
ResHmstd: NewCon	0	163	163	0.0	0	2	2	0.0	0.00	1.39
All other NewCon	0	175	175	0.0	0	6	6	0.0	0.00	3.53
Total	137,638	132,507	-5,130	-3.7	2,585	2,684	98	3.8	1.88	2.03

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	1,652	1,410	-242	-14.6
(-) TIF Tax Capacity	95	24	-71	-75.2
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	1,557	1,387	-171	-11.0
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	45.94	48.97	0.00	0.00
City/Town	73.97	88.54	0.00	0.00
School District	16.77	16.79	16.77	17.16
Special District	0.00	0.00	0.00	0.00
Total	136.68	154.30	16.77	17.16

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	82,200	77,500	-5.7	963	862	-101	-10.5	1.17	1.11
Res Hmstd:Avg Val	123,200	116,200	-5.7	1,629	1,579	-50	-3.1	1.32	1.36
Res Hmstd: Hi Val	164,300	155,000	-5.7	2,297	2,298	2	0.1	1.4	1.48
Res Hmstd: Ex-Hi Val	246,500	232,500	-5.7	3,632	3,735	103	2.8	1.47	1.61
Apartment	300,000	298,900	-0.4	5,628	6,278	650	11.5	1.88	2.10
Comm/Ind: Lo Val	150,000	138,300	-7.8	4,426	4,499	73	1.7	2.95	3.25
Comm/Ind: Med Val	300,000	276,500	-7.8	10,242	10,293	51	0.5	3.41	3.72
Comm/Ind: Hi Val	1,000,000	921,800	-7.8	37,388	37,912	524	1.4	3.74	4.11

Dodge County | **Hayfield city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	39,307	39,465	158	0.4	479	526	47	9.9	1.22	1.33
Res Non-Hm: exis	4,890	5,189	300	6.1	76	92	16	21.4	1.55	1.77
Apartments: exis	1,616	1,616	0	0.0	29	33	4	14.1	1.80	2.05
Low-inc Apts: ex	574	574	0	0.0	6	7	1	15.0	1.10	1.27
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	5,302	5,184	-118	-2.2	152	165	13	8.8	2.86	3.18
Com/Ind Hi: exis	4,714	4,644	-70	-1.5	178	194	16	9.0	3.77	4.17
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	900	925	25	2.8	34	38	5	13.8	3.75	4.15
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	425	469	44	10.4	5	7	1	21.8	1.28	1.42
Ag Non-Hmstd	907	1,001	94	10.4	12	15	3	21.5	1.32	1.46
Misc props	273	175	-98	-35.9	6	4	-2	-34.9	2.02	2.05
ResHmstd: NewCon	0	234	234	0.0	0	3	3	0.0	0.00	1.33
All other NewCon	0	447	447	0.0	0	15	15	0.0	0.00	3.39
Total	58,908	59,924	1,016	1.7	976	1,099	123	12.6	1.66	1.83

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	678	592	-86	-12.6
(-) TIF Tax Capacity	45	40	-6	-12.5
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	633	553	-80	-12.6
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	44.45	47.23	0.00	0.00
City/Town	74.51	85.42	0.00	0.00
School District	12.07	11.68	14.78	23.49
Special District	1.10	1.18	0.00	0.00
Total	132.14	145.50	14.78	23.49

Tax Burdens on Hypothetical Properties	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	70,700	71,000	0.4	756	787	31	4.1	1.07	1.11
Res Hmstd:Avg Val	105,900	106,300	0.4	1,279	1,394	115	9.0	1.21	1.31
Res Hmstd: Hi Val	141,200	141,800	0.4	1,829	2,040	211	11.5	1.3	1.44
Res Hmstd: Ex-Hi Val	211,900	212,800	0.4	2,932	3,333	401	13.7	1.38	1.57
Apartment	300,000	300,000	0.0	5,399	6,161	762	14.1	1.8	2.05
Comm/Ind: Lo Val	150,000	147,800	-1.5	4,294	4,706	413	9.6	2.86	3.18
Comm/Ind: Med Val	300,000	295,500	-1.5	9,945	10,839	895	9.0	3.31	3.67
Comm/Ind: Hi Val	1,000,000	985,100	-1.5	36,316	39,577	3,261	9.0	3.63	4.02

Dodge County | **Kasson city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	256,014	255,468	-546	-0.2	3,375	3,473	97	2.9	1.32	1.36
Res Non-Hm: exis	23,691	23,949	258	1.1	379	414	34	9.1	1.60	1.73
Apartments: exis	8,134	7,988	-147	-1.8	148	157	9	6.2	1.82	1.97
Low-inc Apts: ex	3,128	3,127	-1	0.0	35	37	3	8.0	1.11	1.20
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	13,498	13,513	15	0.1	392	421	29	7.4	2.90	3.11
Com/Ind Hi: exis	11,415	11,322	-92	-0.8	438	466	28	6.5	3.84	4.12
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	4,030	4,157	128	3.2	153	170	17	10.8	3.81	4.09
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	121	134	13	10.6	1	1	0	19.9	0.84	0.91
Ag Non-Hmstd	1,457	1,584	127	8.7	20	24	4	18.0	1.38	1.50
Misc props	743	743	0	0.0	14	15	1	8.1	1.82	1.97
ResHmstd: NewCon	0	1,954	1,954	0.0	0	27	27	0.0	0.00	1.36
All other NewCon	0	585	585	0.0	0	11	11	0.0	0.00	1.81
Total	322,232	324,525	2,294	0.7	4,955	5,215	260	5.2	1.54	1.61

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	3,477	3,095	-382	-11.0
(-) TIF Tax Capacity	176	167	-8	-4.8
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	3,301	2,928	-374	-11.3
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	46.69	49.81	0.00	0.00
City/Town	56.30	65.56	0.00	0.00
School District	35.16	34.48	9.64	9.80
Special District	0.00	0.00	0.00	0.00
Total	138.14	149.85	9.64	9.80

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	99,800	99,600	-0.2	1,192	1,166	-26	-2.2	1.19	1.17
Res Hmstd:Avg Val	149,600	149,300	-0.2	1,973	2,027	54	2.7	1.32	1.36
Res Hmstd: Hi Val	199,500	199,100	-0.2	2,755	2,889	134	4.9	1.38	1.45
Res Hmstd: Ex-Hi Val	299,300	298,700	-0.2	4,320	4,614	294	6.8	1.44	1.54
Apartment	300,000	294,600	-1.8	5,469	5,807	337	6.2	1.82	1.97
Comm/Ind: Lo Val	150,000	148,800	-0.8	4,352	4,631	280	6.4	2.90	3.11
Comm/Ind: Med Val	300,000	297,600	-0.8	10,105	10,746	641	6.3	3.37	3.61
Comm/Ind: Hi Val	1,000,000	991,900	-0.8	36,957	39,332	2,376	6.4	3.7	3.97

Dodge County | **Mantorville city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	57,713	57,982	269	0.5	806	847	41	5.1	1.40	1.46
Res Non-Hm: exis	3,350	3,200	-149	-4.5	55	58	2	4.0	1.65	1.80
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	273	273	0	0.0	3	3	0	9.9	1.16	1.28
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	1,915	1,633	-282	-14.7	58	53	-4	-7.3	3.01	3.27
Com/Ind Hi: exis	436	480	44	10.2	17	21	3	19.9	3.98	4.33
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	591	600	9	1.5	23	26	2	10.5	3.96	4.31
Ag HGA: Exist	173	165	-8	-4.3	2	2	0	-0.2	1.43	1.49
Ag Hmstd Land	547	593	46	8.4	4	4	1	21.5	0.67	0.75
Ag Non-Hmstd	33	36	3	10.1	0	1	0	21.6	1.45	1.61
Misc props	73	130	57	77.6	1	3	2	122.1	1.93	2.42
ResHmstd: NewCon	0	203	203	0.0	0	3	3	0.0	0.00	1.46
All other NewCon	0	182	182	0.0	0	6	6	0.0	0.00	3.49
Total	65,103	65,477	375	0.6	971	1,028	57	5.9	1.49	1.57

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	669	585	-84	-12.6
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	669	585	-84	-12.6
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	46.88	50.01	0.00	0.00
City/Town	63.19	75.91	0.00	0.00
School District	35.37	34.71	9.64	9.80
Special District	0.00	0.00	0.00	0.00
Total	145.44	160.63	9.64	9.80

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	100,800	101,300	0.5	1,282	1,275	-7	-0.5	1.27	1.26
Res Hmstd:Avg Val	151,100	151,800	0.5	2,107	2,208	101	4.8	1.39	1.45
Res Hmstd: Hi Val	201,400	202,300	0.4	2,932	3,142	210	7.2	1.46	1.55
Res Hmstd: Ex-Hi Val	302,200	303,600	0.5	4,586	5,015	429	9.3	1.52	1.65
Comm/Ind: Lo Val	150,000	165,300	10.2	4,516	5,574	1,058	23.4	3.01	3.37
Comm/Ind: Med Val	300,000	330,600	10.2	10,489	12,736	2,248	21.4	3.5	3.85
Comm/Ind: Hi Val	1,000,000	1,102,000	10.2	38,363	46,161	7,798	20.3	3.84	4.19

Dodge County | **West Concord city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	22,857	20,271	-2,586	-11.3	518	489	-28	-5.5	2.27	2.41
Res Non-Hm: exis	4,460	4,213	-247	-5.5	116	147	32	27.3	2.60	3.50
Apartments: exis	348	334	-14	-4.1	11	14	3	29.4	3.18	4.29
Low-inc Apts: ex	552	552	0	0.0	11	14	4	34.5	1.93	2.60
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	2,182	2,293	111	5.1	98	135	36	36.8	4.51	5.88
Com/Ind Hi: exis	626	728	103	16.4	37	57	19	51.9	5.96	7.78
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	394	418	24	6.1	24	33	9	38.4	5.96	7.78
Ag HGA: Exist	272	245	-27	-9.9	7	8	1	16.1	2.53	3.26
Ag Hmstd Land	1,465	1,609	144	9.8	21	33	12	54.0	1.46	2.04
Ag Non-Hmstd	321	361	40	12.3	8	12	4	53.6	2.41	3.29
Misc props	14	14	0	-3.3	0	1	0	30.4	3.18	4.29
ResHmstd: NewCon	0	23	23	0.0	0	1	1	0.0	0.00	2.41
All other NewCon	0	71	71	0.0	0	4	4	0.0	0.00	4.94
Total	33,492	31,132	-2,360	-7.0	851	947	96	11.3	2.54	3.04

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	349	263	-86	-24.5
(-) TIF Tax Capacity	11	10	0	-3.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	338	253	-85	-25.2
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	44.16	46.15	0.00	0.00
City/Town	######	269.27	0.00	0.00
School District	14.79	13.89	16.77	17.16
Special District	0.00	0.00	0.00	0.00
Total	240.86	329.32	16.77	17.16

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	58,200	51,600	-11.3	1,267	1,108	-158	-12.5	2.18	2.15
Res Hmstd:Avg Val	87,200	77,300	-11.4	1,953	1,681	-272	-13.9	2.24	2.17
Res Hmstd: Hi Val	116,300	103,100	-11.3	2,729	2,651	-77	-2.8	2.35	2.57
Res Hmstd: Ex-Hi Val	174,500	154,800	-11.3	4,280	4,596	316	7.4	2.45	2.97
Apartment	300,000	287,700	-4.1	9,535	12,337	2,801	29.4	3.18	4.29
Comm/Ind: Lo Val	150,000	174,600	16.4	6,770	10,731	3,961	58.5	4.51	6.15
Comm/Ind: Med Val	300,000	349,100	16.4	15,712	24,308	8,595	54.7	5.24	6.96
Comm/Ind: Hi Val	1,000,000	1,163,800	16.4	57,444	87,693	30,250	52.7	5.74	7.54

Dodge County | **Blooming Prairie city (p**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Res Non-Hm: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	150	150	0	0.0	5	5	0	8.3	3.20	3.46
Com/Ind Hi: exis	25	25	0	0.0	1	1	0	8.3	4.20	4.55
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Non-Hmstd	114	125	12	10.4	2	2	0	20.8	1.53	1.67
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	289	300	12	4.1	8	8	1	11.2	2.63	2.81

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	4	4	0	3.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	4	4	0	3.0
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	47.94	51.23	0.00	0.00
City/Town	72.61	82.85	0.00	0.00
School District	31.14	32.01	17.13	18.53
Special District	1.10	1.18	0.00	0.00
Total	152.80	167.27	17.13	18.53

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Comm/Ind: Lo Val	150,000	150,000	0.0	4,794	5,192	398	8.3	3.2	3.46
Comm/Ind: Med Val	300,000	300,000	0.0	11,100	12,021	922	8.3	3.7	4.01
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	40,527	43,892	3,365	8.3	4.05	4.39

Douglas County | **Alexandria city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	446,572	437,457	-9,115	-2.0	4,239	4,526	286	6.8	0.95	1.03
Res Non-Hm: exis	97,866	98,842	975	1.0	1,133	1,242	109	9.7	1.16	1.26
Apartments: exis	63,659	63,749	90	0.1	849	928	79	9.3	1.33	1.46
Low-inc Apts: ex	11,834	11,170	-664	-5.6	96	99	3	2.9	0.81	0.89
Seasnl Rec: exis	58,809	57,020	-1,789	-3.0	683	726	43	6.3	1.16	1.27
Com/Ind: Lo: exi	84,210	82,767	-1,443	-1.7	1,947	2,064	116	6.0	2.31	2.49
Com/Ind Hi: exis	279,991	264,514	-15,477	-5.5	8,540	8,706	166	1.9	3.05	3.29
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	11,910	12,599	689	5.8	362	413	51	14.2	3.04	3.28
Ag HGA: Exist	1,127	864	-263	-23.4	10	9	-1	-14.0	0.91	1.02
Ag Hmstd Land	4,307	3,031	-1,276	-29.6	18	14	-4	-23.1	0.42	0.46
Ag Non-Hmstd	15,135	15,320	185	1.2	149	166	17	11.2	0.99	1.08
Misc props	5,982	5,811	-171	-2.9	88	93	5	5.9	1.47	1.60
ResHmstd: NewCon	0	2,688	2,688	0.0	0	28	28	0.0	0.00	1.03
All other NewCon	0	14,688	14,688	0.0	0	257	257	0.0	0.00	1.75
Total	1,081,402	1,070,521	-10,881	-1.0	18,116	19,272	1,156	6.4	1.68	1.80

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	14,369	13,541	-828	-5.8
(-) TIF Tax Capacity	669	747	78	11.6
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	13,700	12,794	-906	-6.6
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	45.36	50.92	0.00	0.00
City/Town	37.62	42.16	1.40	1.42
School District	13.50	13.50	8.56	8.57
Special District	2.21	1.88	0.00	0.00
Total	98.69	108.46	9.96	9.99

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	109,400	107,200	-2.0	915	971	56	6.1	0.84	0.91
Res Hmstd:Avg Val	164,000	160,700	-2.0	1,557	1,657	99	6.4	0.95	1.03
Res Hmstd: Hi Val	218,600	214,100	-2.1	2,200	2,341	142	6.4	1.01	1.09
Res Hmstd: Ex-Hi Val	328,000	321,300	-2.0	3,487	3,716	229	6.6	1.06	1.16
Apartment	300,000	300,400	0.1	4,000	4,373	373	9.3	1.33	1.46
Seas Rec: Lo Val	50,000	48,500	-3.0	531	566	35	6.5	1.06	1.17
Seas Rec: Hi Val	150,000	145,400	-3.1	1,678	1,783	105	6.2	1.12	1.23
Comm/Ind: Lo Val	150,000	141,700	-5.5	3,469	3,533	65	1.9	2.31	2.49
Comm/Ind: Med Val	300,000	283,400	-5.5	8,044	8,131	87	1.1	2.68	2.87
Comm/Ind: Hi Val	1,000,000	944,700	-5.5	29,396	29,898	502	1.7	2.94	3.16

Douglas County | **Brandon city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	16,033	15,297	-736	-4.6	175	179	4	2.0	1.09	1.17
Res Non-Hm: exis	2,194	2,627	433	19.7	32	42	10	29.9	1.48	1.60
Apartments: exis	596	833	237	39.7	10	15	5	55.7	1.63	1.81
Low-inc Apts: ex	228	204	-24	-10.4	2	2	0	-0.5	1.00	1.11
Seasnl Rec: exis	41	41	-1	-1.5	1	1	0	11.1	1.24	1.40
Com/Ind: Lo: exi	3,376	3,076	-300	-8.9	89	89	0	0.0	2.65	2.91
Com/Ind Hi: exis	3,450	3,103	-347	-10.1	120	119	-1	-1.1	3.48	3.82
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	289	311	22	7.5	10	12	2	18.1	3.48	3.82
Ag HGA: Exist	159	159	0	-0.1	2	2	0	8.6	1.19	1.30
Ag Hmstd Land	43	43	-1	-1.4	0	0	0	24.3	0.28	0.36
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Misc props	106	106	0	0.0	2	2	0	11.4	1.63	1.81
ResHmstd: NewCon	0	307	307	0.0	0	4	4	0.0	0.00	1.17
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	26,515	26,105	-410	-1.5	443	467	23	5.2	1.67	1.79

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	323	277	-46	-14.3
(-) TIF Tax Capacity	29	29	-1	-1.9
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	294	248	-46	-15.5
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	45.26	50.80	0.00	0.00
City/Town	63.42	71.46	0.00	0.00
School District	6.39	8.20	17.38	17.13
Special District	1.24	0.91	0.00	0.00
Total	116.30	131.38	17.38	17.13

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	71,800	68,500	-4.6	673	657	-15	-2.3	0.94	0.96
Res Hmstd:Avg Val	107,600	102,700	-4.6	1,163	1,157	-5	-0.5	1.08	1.13
Res Hmstd: Hi Val	143,400	136,800	-4.6	1,674	1,704	30	1.8	1.17	1.25
Res Hmstd: Ex-Hi Val	215,200	205,300	-4.6	2,698	2,802	104	3.9	1.25	1.37
Apartment	300,000	419,200	39.7	4,883	7,603	2,720	55.7	1.63	1.81
Comm/Ind: Lo Val	150,000	134,900	-10.1	3,976	3,924	-52	-1.3	2.65	2.91
Comm/Ind: Med Val	300,000	269,800	-10.1	9,191	8,941	-250	-2.7	3.06	3.31
Comm/Ind: Hi Val	1,000,000	899,400	-10.1	33,527	32,999	-527	-1.6	3.35	3.67

Douglas County | **Carlos city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	18,568	18,484	-85	-0.5	171	190	18	10.7	0.92	1.03
Res Non-Hm: exis	2,683	2,440	-243	-9.0	33	34	1	4.0	1.22	1.40
Apartments: exis	64	61	-3	-5.0	1	1	0	8.5	1.45	1.66
Low-inc Apts: ex	192	183	-10	-5.0	2	2	0	8.3	0.88	1.01
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	1,682	1,671	-11	-0.6	41	46	4	10.7	2.46	2.74
Com/Ind Hi: exis	490	556	65	13.3	16	20	4	26.4	3.25	3.62
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,170	1,208	38	3.3	38	44	6	15.2	3.25	3.62
Ag HGA: Exist	103	102	-1	-1.2	1	1	0	8.6	0.91	1.00
Ag Hmstd Land	54	56	2	3.0	0	0	0	28.4	0.53	0.66
Ag Non-Hmstd	83	82	-1	-0.7	1	1	0	14.2	1.09	1.26
Misc props	40	40	0	0.0	1	1	0	14.2	1.45	1.66
ResHmstd: NewCon	0	55	55	0.0	0	1	1	0.0	0.00	1.03
All other NewCon	0	35	35	0.0	0	0	0	0.0	0.00	1.40
Total	25,129	24,972	-157	-0.6	305	340	36	11.7	1.21	1.36

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	276	229	-47	-16.9
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	276	229	-47	-16.9
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	45.36	50.92	0.00	0.00
City/Town	49.31	60.53	0.00	0.00
School District	13.35	13.35	8.56	8.57
Special District	1.24	0.91	0.00	0.00
Total	109.25	125.72	8.56	8.57

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	70,800	70,500	-0.4	551	592	41	7.5	0.78	0.84
Res Hmstd:Avg Val	106,100	105,600	-0.5	973	1,069	96	9.9	0.92	1.01
Res Hmstd: Hi Val	141,400	140,800	-0.4	1,421	1,582	161	11.3	1.00	1.12
Res Hmstd: Ex-Hi Val	212,200	211,200	-0.5	2,319	2,607	288	12.4	1.09	1.23
Apartment	300,000	285,000	-5.0	4,354	4,723	369	8.5	1.45	1.66
Comm/Ind: Lo Val	150,000	170,000	13.3	3,685	4,832	1,146	31.1	2.46	2.84
Comm/Ind: Med Val	300,000	339,900	13.3	8,556	10,986	2,430	28.4	2.85	3.23
Comm/Ind: Hi Val	1,000,000	1,133,100	13.3	31,287	39,719	8,431	26.9	3.13	3.51

Douglas County | **Evansville city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	18,304	17,749	-554	-3.0	287	283	-3	-1.1	1.57	1.60
Res Non-Hm: exis	1,872	2,108	236	12.6	36	45	9	25.3	1.93	2.15
Apartments: exis	2,063	1,818	-245	-11.9	45	45	-1	-1.6	2.20	2.46
Low-inc Apts: ex	339	323	-16	-4.6	5	5	0	6.4	1.37	1.53
Seasnl Rec: exis	156	164	8	5.2	2	3	0	18.3	1.56	1.75
Com/Ind: Lo: exi	2,473	2,357	-117	-4.7	82	86	4	5.1	3.30	3.64
Com/Ind Hi: exis	492	426	-66	-13.5	21	20	-1	-4.5	4.28	4.73
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	343	378	35	10.3	15	18	3	21.8	4.28	4.73
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	232	231	-1	-0.3	2	2	0	13.9	0.74	0.85
Ag Non-Hmstd	118	117	-1	-0.9	2	2	0	11.8	1.48	1.67
Misc props	35	34	-1	-1.8	1	1	0	9.7	2.20	2.46
ResHmstd: NewCon	0	45	45	0.0	0	1	1	0.0	0.00	1.60
All other NewCon	0	47	47	0.0	0	1	1	0.0	0.00	2.15
Total	26,426	25,796	-630	-2.4	497	511	15	3.0	1.88	1.98

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	290	235	-55	-18.9
(-) TIF Tax Capacity	35	21	-14	-39.2
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	255	214	-41	-16.1
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	45.37	50.93	0.00	0.00
City/Town	95.21	107.75	0.00	0.00
School District	6.22	7.35	34.74	36.86
Special District	1.24	0.91	0.00	0.00
Total	148.03	166.94	34.74	36.86

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	62,000	60,100	-3.1	885	824	-62	-7.0	1.43	1.37
Res Hmstd:Avg Val	92,900	90,100	-3.0	1,409	1,350	-59	-4.2	1.52	1.5
Res Hmstd: Hi Val	123,900	120,100	-3.1	2,004	2,006	3	0.1	1.62	1.67
Res Hmstd: Ex-Hi Val	185,800	180,200	-3.0	3,191	3,322	131	4.1	1.72	1.84
Apartment	300,000	264,300	-11.9	6,593	6,490	-104	-1.6	2.2	2.46
Comm/Ind: Lo Val	150,000	129,800	-13.5	4,951	4,724	-227	-4.6	3.30	3.64
Comm/Ind: Med Val	300,000	259,600	-13.5	11,378	10,643	-735	-6.5	3.79	4.1
Comm/Ind: Hi Val	1,000,000	865,400	-13.5	41,370	39,296	-2,075	-5.0	4.14	4.54

Douglas County | **Forada city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	12,774	12,964	191	1.5	118	132	14	12.0	0.92	1.02
Res Non-Hm: exis	1,422	1,575	153	10.8	16	19	3	22.0	1.10	1.21
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	11,945	11,313	-632	-5.3	128	133	5	4.0	1.07	1.18
Com/Ind: Lo: exi	630	630	0	0.0	14	15	1	7.8	2.26	2.44
Com/Ind Hi: exis	640	922	282	44.2	19	30	11	55.6	2.99	3.22
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	83	94	11	13.5	2	3	1	22.4	2.99	3.22
Ag HGA: Exist	114	113	-1	-1.1	1	1	0	8.5	0.81	0.89
Ag Hmstd Land	247	189	-58	-23.6	1	1	0	-13.9	0.26	0.30
Ag Non-Hmstd	84	59	-25	-30.1	1	1	0	-23.2	0.96	1.06
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	175	175	0.0	0	2	2	0.0	0.00	1.22
Total	27,938	28,033	95	0.3	300	337	37	12.3	1.07	1.20

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	284	273	-10	-3.7
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	284	273	-10	-3.7
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	45.36	50.93	0.00	0.00
City/Town	36.31	40.61	0.00	0.00
School District	13.35	13.35	8.56	8.57
Special District	1.24	0.91	0.00	0.00
Total	96.25	105.80	8.56	8.57

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	120,000	121,800	1.5	993	1,115	122	12.2	0.83	0.92
Res Hmstd:Avg Val	179,900	182,600	1.5	1,675	1,868	193	11.5	0.93	1.02
Res Hmstd: Hi Val	239,800	243,400	1.5	2,357	2,622	265	11.2	0.98	1.08
Res Hmstd: Ex-Hi Val	359,800	365,200	1.5	3,723	4,131	408	11.0	1.03	1.13
Seas Rec: Lo Val	50,000	47,400	-5.2	519	541	21	4.1	1.04	1.14
Seas Rec: Hi Val	150,000	142,100	-5.3	1,642	1,703	61	3.7	1.09	1.2
Comm/Ind: Lo Val	150,000	216,200	44.1	3,393	5,793	2,400	70.8	2.26	2.68
Comm/Ind: Med Val	300,000	432,500	44.2	7,874	12,767	4,893	62.1	2.62	2.95
Comm/Ind: Hi Val	1,000,000	1,441,500	44.2	28,785	45,296	16,511	57.4	2.88	3.14

Douglas County | **Garfield city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	10,333	10,884	551	5.3	89	109	20	22.1	0.86	1.00
Res Non-Hm: exis	1,870	1,126	-745	-39.8	21	15	-6	-28.9	1.15	1.35
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	456	447	-10	-2.1	6	6	1	12.2	1.25	1.43
Com/Ind: Lo: exi	2,424	2,347	-76	-3.1	57	62	5	8.6	2.35	2.63
Com/Ind Hi: exis	1,875	1,780	-96	-5.1	58	62	4	6.5	3.10	3.48
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	254	264	10	4.1	8	9	1	16.9	3.10	3.48
Ag HGA: Exist	389	387	-2	-0.6	3	4	0	13.8	0.85	0.98
Ag Hmstd Land	403	381	-22	-5.4	1	2	0	16.9	0.37	0.46
Ag Non-Hmstd	159	95	-64	-40.4	2	1	0	-30.6	1.02	1.19
Misc props	413	412	-1	-0.2	6	6	1	15.2	1.36	1.57
ResHmstd: NewCon	0	25	25	0.0	0	0	0	0.0	0.00	1.00
All other NewCon	0	20	20	0.0	0	0	0	0.0	0.00	1.82
Total	18,576	18,167	-409	-2.2	252	277	26	10.3	1.35	1.53

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	219	188	-31	-14.1
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	219	188	-31	-14.1
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	45.35	50.92	0.00	0.00
City/Town	40.95	52.41	0.00	0.00
School District	13.74	13.73	8.56	8.57
Special District	1.98	1.70	0.00	0.00
Total	102.01	118.77	8.56	8.57

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	74,900	78,900	5.3	529	647	118	22.3	0.71	0.82
Res Hmstd:Avg Val	112,300	118,300	5.3	970	1,191	220	22.7	0.86	1.01
Res Hmstd: Hi Val	149,700	157,700	5.3	1,418	1,734	317	22.3	0.95	1.1
Res Hmstd: Ex-Hi Val	224,600	236,600	5.3	2,313	2,823	510	22.1	1.03	1.19
Comm/Ind: Lo Val	150,000	142,400	-5.1	3,523	3,751	228	6.5	2.35	2.63
Comm/Ind: Med Val	300,000	284,700	-5.1	8,176	8,643	467	5.7	2.73	3.04
Comm/Ind: Hi Val	1,000,000	949,000	-5.1	29,895	31,783	1,888	6.3	2.99	3.35

Douglas County | **Kensington city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	7,210	6,846	-364	-5.0	97	98	2	1.6	1.34	1.43
Res Non-Hm: exis	1,315	1,383	67	5.1	23	28	5	21.9	1.75	2.03
Apartments: exis	89	84	-4	-4.8	2	2	0	12.0	2.00	2.35
Low-inc Apts: ex	265	252	-13	-4.9	3	4	0	11.2	1.26	1.47
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	1,585	1,460	-126	-7.9	48	51	3	5.7	3.06	3.51
Com/Ind Hi: exis	795	896	101	12.7	31	41	9	29.8	3.95	4.55
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	291	301	9	3.2	12	14	2	18.9	3.95	4.55
Ag HGA: Exist	152	242	90	58.8	2	4	2	93.4	1.33	1.62
Ag Hmstd Land	116	137	21	18.2	0	1	0	96.9	0.33	0.54
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Misc props	82	83	1	0.9	2	2	0	18.7	2.00	2.35
ResHmstd: NewCon	0	27	27	0.0	0	0	0	0.0	0.00	1.43
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	11,900	11,709	-191	-1.6	220	245	24	11.1	1.85	2.09

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	137	112	-25	-18.4
(-) TIF Tax Capacity	4	4	0	-2.9
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	134	109	-25	-18.8
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	45.07	50.56	0.00	0.00
City/Town	39.80	49.00	0.00	0.00
School District	12.08	13.43	38.36	40.11
Special District	32.54	43.31	0.00	0.00
Total	129.48	156.31	38.36	40.11

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	50,100	47,600	-5.0	640	637	-3	-0.5	1.28	1.34
Res Hmstd:Avg Val	75,100	71,300	-5.1	960	955	-5	-0.6	1.28	1.34
Res Hmstd: Hi Val	100,100	95,100	-5.0	1,398	1,420	22	1.6	1.4	1.49
Res Hmstd: Ex-Hi Val	150,200	142,600	-5.1	2,284	2,419	136	5.9	1.52	1.7
Apartment	300,000	285,600	-4.8	6,006	6,726	719	12.0	2.00	2.35
Comm/Ind: Lo Val	150,000	169,000	12.7	4,587	6,133	1,546	33.7	3.06	3.63
Comm/Ind: Med Val	300,000	338,100	12.7	10,512	13,826	3,314	31.5	3.50	4.09
Comm/Ind: Hi Val	1,000,000	1,127,000	12.7	38,161	49,717	11,556	30.3	3.82	4.41

Douglas County | **Millerville city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	2,972	2,919	-53	-1.8	19	24	5	23.7	0.65	0.81
Res Non-Hm: exis	577	554	-22	-3.9	5	6	1	10.4	0.94	1.08
Apartments: exis	129	123	-6	-4.8	1	2	0	10.5	1.09	1.27
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	686	676	-11	-1.6	14	15	1	10.4	2.01	2.25
Com/Ind Hi: exis	215	207	-7	-3.4	6	6	0	8.6	2.62	2.94
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	77	80	3	4.0	2	2	0	17.0	2.62	2.94
Ag HGA: Exist	503	494	-9	-1.8	4	4	1	18.3	0.74	0.89
Ag Hmstd Land	764	741	-23	-3.0	2	3	1	28.8	0.26	0.35
Ag Non-Hmstd	144	153	9	6.0	1	1	0	26.5	0.73	0.88
Misc props	49	47	-2	-3.3	1	1	0	12.7	1.27	1.48
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	36	36	0.0	0	0	0	0.0	0.00	0.60
Total	6,115	6,029	-85	-1.4	55	64	9	17.1	0.90	1.06

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	64	55	-9	-14.6
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	64	55	-9	-14.6
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	45.37	50.94	0.00	0.00
City/Town	20.24	27.36	0.00	0.00
School District	6.51	8.34	17.38	17.13
Special District	1.24	0.91	0.00	0.00
Total	73.36	87.56	17.38	17.13

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	63,900	62,800	-1.7	324	437	113	34.9	0.51	0.7
Res Hmstd:Avg Val	95,900	94,200	-1.8	584	734	150	25.7	0.61	0.78
Res Hmstd: Hi Val	127,800	125,500	-1.8	902	1,087	184	20.4	0.71	0.87
Res Hmstd: Ex-Hi Val	191,700	188,300	-1.8	1,540	1,794	254	16.5	0.80	0.95
Apartment	300,000	285,700	-4.8	3,272	3,616	344	10.5	1.09	1.27
Comm/Ind: Lo Val	150,000	144,800	-3.5	3,010	3,260	250	8.3	2.01	2.25
Comm/Ind: Med Val	300,000	289,700	-3.4	6,936	7,491	554	8.0	2.31	2.59
Comm/Ind: Hi Val	1,000,000	965,500	-3.5	25,260	27,391	2,131	8.4	2.53	2.84

Douglas County | **Miltona city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	15,366	14,897	-469	-3.1	171	175	4	2.3	1.11	1.17
Res Non-Hm: exis	3,806	4,213	407	10.7	54	66	12	21.5	1.42	1.56
Apartments: exis	514	501	-14	-2.7	8	9	1	7.0	1.63	1.79
Low-inc Apts: ex	333	322	-10	-3.1	3	4	0	6.4	0.99	1.09
Seasnl Rec: exis	34	34	0	-0.9	0	0	0	9.4	1.31	1.45
Com/Ind: Lo: exi	2,351	2,203	-148	-6.3	63	64	1	1.8	2.67	2.90
Com/Ind Hi: exis	388	425	36	9.3	14	16	3	18.8	3.53	3.84
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,031	1,106	75	7.3	36	42	6	16.5	3.53	3.84
Ag HGA: Exist	222	222	0	0.0	3	3	0	8.1	1.24	1.35
Ag Hmstd Land	279	274	-6	-2.0	1	2	0	8.7	0.53	0.58
Ag Non-Hmstd	31	31	-1	-1.6	0	0	0	8.8	1.24	1.37
Misc props	33	33	0	-1.2	1	1	0	8.7	1.94	2.13
ResHmstd: NewCon	0	93	93	0.0	0	1	1	0.0	0.00	1.17
All other NewCon	0	7	7	0.0	0	0	0	0.0	0.00	1.56
Total	24,389	24,359	-30	-0.1	355	383	28	7.8	1.46	1.57

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	272	242	-30	-11.1
(-) TIF Tax Capacity	43	38	-5	-12.4
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	228	204	-25	-10.9
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	45.22	50.77	0.00	0.00
City/Town	63.95	71.74	0.00	0.00
School District	13.18	13.16	8.56	8.57
Special District	1.24	0.91	0.00	0.00
Total	123.59	136.58	8.56	8.57

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	77,600	75,200	-3.1	723	681	-42	-5.8	0.93	0.91
Res Hmstd:Avg Val	116,400	112,800	-3.1	1,271	1,267	-3	-0.3	1.09	1.12
Res Hmstd: Hi Val	155,200	150,500	-3.0	1,818	1,861	43	2.3	1.17	1.24
Res Hmstd: Ex-Hi Val	232,800	225,700	-3.0	2,914	3,045	131	4.5	1.25	1.35
Apartment	300,000	291,900	-2.7	4,892	5,234	342	7.0	1.63	1.79
Comm/Ind: Lo Val	150,000	164,000	9.3	4,008	4,889	881	22.0	2.67	2.98
Comm/Ind: Med Val	300,000	328,000	9.3	9,309	11,186	1,877	20.2	3.10	3.41
Comm/Ind: Hi Val	1,000,000	1,093,500	9.4	34,049	40,579	6,530	19.2	3.40	3.71

Douglas County | **Nelson city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	5,434	5,224	-209	-3.9	42	46	4	9.5	0.77	0.88
Res Non-Hm: exis	1,284	1,302	19	1.5	14	16	2	13.1	1.08	1.20
Apartments: exis	171	163	-8	-4.8	2	2	0	7.5	1.28	1.45
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	1,109	1,085	-23	-2.1	25	27	2	8.0	2.25	2.49
Com/Ind Hi: exis	376	273	-103	-27.4	11	9	-2	-19.8	2.98	3.29
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	25	25	0	1.2	1	1	0	11.8	2.98	3.29
Ag HGA: Exist	484	477	-7	-1.4	4	4	0	11.5	0.83	0.93
Ag Hmstd Land	713	643	-70	-9.8	3	3	0	-1.0	0.41	0.45
Ag Non-Hmstd	34	77	44	129.5	0	1	1	161.2	0.96	1.09
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	34	34	0.0	0	0	0	0.0	0.00	1.20
Total	9,629	9,304	-325	-3.4	102	109	7	7.0	1.06	1.18

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	103	84	-19	-18.4
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	103	84	-19	-18.4
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	45.37	50.94	0.00	0.00
City/Town	35.01	42.93	0.00	0.00
School District	13.35	13.35	8.56	8.57
Special District	2.01	1.77	0.00	0.00
Total	95.74	108.99	8.56	8.57

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	64,700	62,200	-3.9	416	460	44	10.6	0.64	0.74
Res Hmstd:Avg Val	97,000	93,300	-3.8	727	782	56	7.7	0.75	0.84
Res Hmstd: Hi Val	129,300	124,300	-3.9	1,093	1,177	85	7.7	0.85	0.95
Res Hmstd: Ex-Hi Val	194,100	186,600	-3.9	1,827	1,971	144	7.9	0.94	1.06
Apartment	300,000	285,700	-4.8	3,847	4,137	290	7.5	1.28	1.45
Comm/Ind: Lo Val	150,000	108,900	-27.4	3,381	2,709	-673	-19.9	2.25	2.49
Comm/Ind: Med Val	300,000	217,800	-27.4	7,847	5,960	-1,887	-24.0	2.62	2.74
Comm/Ind: Hi Val	1,000,000	725,800	-27.4	28,687	22,662	-6,026	-21.0	2.87	3.12

Douglas County | **Osakis city (part)**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	50,156	49,584	-572	-1.1	550	573	23	4.2	1.10	1.16
Res Non-Hm: exis	6,118	6,145	27	0.4	86	96	11	12.6	1.40	1.57
Apartments: exis	5,791	5,661	-131	-2.3	96	105	9	9.7	1.65	1.85
Low-inc Apts: ex	1,619	1,506	-114	-7.0	16	17	1	4.3	1.00	1.12
Seasnl Rec: exis	4,135	3,833	-302	-7.3	59	61	2	3.9	1.42	1.59
Com/Ind: Lo: exi	6,379	6,282	-97	-1.5	173	187	15	8.5	2.71	2.98
Com/Ind Hi: exis	2,749	2,625	-124	-4.5	99	104	5	5.2	3.60	3.97
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	899	919	20	2.3	32	36	4	12.7	3.59	3.95
Ag HGA: Exist	222	220	-2	-0.9	2	2	0	3.3	1.08	1.13
Ag Hmstd Land	372	371	-1	-0.3	3	4	0	13.7	0.86	0.98
Ag Non-Hmstd	476	444	-33	-6.9	6	6	0	4.7	1.29	1.45
Misc props	151	151	0	0.0	2	3	0	12.2	1.65	1.85
ResHmstd: NewCon	0	294	294	0.0	0	3	3	0.0	0.00	1.16
All other NewCon	0	37	37	0.0	0	1	1	0.0	0.00	3.23
Total	79,068	78,072	-996	-1.3	1,124	1,200	76	6.7	1.42	1.54

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	869	745	-124	-14.2
(-) TIF Tax Capacity	74	65	-9	-12.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	795	680	-115	-14.5
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	44.79	50.26	0.00	0.00
City/Town	47.53	55.70	0.00	0.00
School District	35.08	37.75	3.46	3.52
Special District	2.01	1.77	0.00	0.00
Total	129.40	145.47	3.46	3.52

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	74,500	73,700	-1.1	692	669	-23	-3.3	0.93	0.91
Res Hmstd:Avg Val	111,700	110,400	-1.2	1,212	1,248	36	2.9	1.09	1.13
Res Hmstd: Hi Val	148,900	147,200	-1.1	1,740	1,844	104	6.0	1.17	1.25
Res Hmstd: Ex-Hi Val	223,400	220,900	-1.1	2,797	3,039	242	8.7	1.25	1.38
Apartment	300,000	293,200	-2.3	4,956	5,435	478	9.7	1.65	1.85
Seas Rec: Lo Val	50,000	46,400	-7.2	685	713	28	4.1	1.37	1.54
Seas Rec: Hi Val	150,000	139,100	-7.3	2,139	2,217	78	3.6	1.43	1.59
Comm/Ind: Lo Val	150,000	143,200	-4.5	4,062	4,273	211	5.2	2.71	2.98
Comm/Ind: Med Val	300,000	286,500	-4.5	9,461	9,891	430	4.5	3.15	3.45
Comm/Ind: Hi Val	1,000,000	954,900	-4.5	34,657	36,406	1,750	5.0	3.47	3.81

Faribault County | **Blue Earth city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	92,920	92,962	42	0.0	1,023	1,140	117	11.4	1.10	1.23
Res Non-Hm: exis	12,719	12,507	-212	-1.7	179	208	28	15.8	1.41	1.66
Apartments: exis	4,925	4,964	39	0.8	83	99	16	19.1	1.69	1.99
Low-inc Apts: ex	499	499	0	0.0	5	6	1	17.7	1.03	1.22
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	12,482	12,737	256	2.0	340	398	58	17.1	2.72	3.12
Com/Ind Hi: exis	13,186	13,430	244	1.9	472	552	81	17.1	3.58	4.11
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	542	586	44	8.2	19	24	5	24.4	3.56	4.10
Ag HGA: Exist	319	319	0	0.0	4	4	0	11.0	1.12	1.24
Ag Hmstd Land	484	410	-74	-15.3	2	2	0	15.1	0.41	0.55
Ag Non-Hmstd	859	914	54	6.3	10	13	3	27.7	1.22	1.47
Misc props	152	152	0	-0.3	3	3	0	17.8	1.69	1.99
ResHmstd: NewCon	0	61	61	0.0	0	1	1	0.0	0.00	1.23
All other NewCon	0	82	82	0.0	0	3	3	0.0	0.00	3.68
Total	139,087	139,624	537	0.4	2,140	2,453	313	14.6	1.54	1.76

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	1,601	1,360	-241	-15.1
(-) TIF Tax Capacity	13	7	-6	-43.9
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	1,588	1,353	-235	-14.8
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	41.26	40.98	0.00	0.00
City/Town	75.44	98.33	0.00	0.00
School District	5.26	7.17	15.84	15.76
Special District	0.17	0.19	0.00	0.00
Total	122.13	146.67	15.84	15.76

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	57,300	57,300	0.0	561	595	33	5.9	0.98	1.04
Res Hmstd:Avg Val	86,000	86,000	0.0	892	964	73	8.2	1.04	1.12
Res Hmstd: Hi Val	114,600	114,700	0.1	1,312	1,468	156	11.9	1.14	1.28
Res Hmstd: Ex-Hi Val	171,900	172,000	0.1	2,154	2,475	321	14.9	1.25	1.44
Apartment	300,000	302,400	0.8	5,055	6,021	966	19.1	1.69	1.99
Comm/Ind: Lo Val	150,000	152,800	1.9	4,084	4,802	717	17.6	2.72	3.14
Comm/Ind: Med Val	300,000	305,600	1.9	9,451	11,087	1,636	17.3	3.15	3.63
Comm/Ind: Hi Val	1,000,000	1,018,500	1.9	34,495	40,411	5,916	17.2	3.45	3.97

Faribault County | **Bricelyn city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	5,129	5,102	-27	-0.5	96	90	-7	-6.8	1.88	1.76
Res Non-Hm: exis	1,116	1,208	92	8.2	26	32	7	25.7	2.30	2.67
Apartments: exis	97	96	-1	-1.3	3	3	0	15.2	2.74	3.20
Low-inc Apts: ex	97	95	-2	-2.1	2	2	0	13.9	1.70	1.97
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	735	699	-36	-4.8	29	32	3	9.2	3.96	4.54
Com/Ind Hi: exis	744	777	33	4.4	38	46	8	20.2	5.16	5.94
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	261	278	17	6.5	13	16	3	22.6	5.16	5.94
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Non-Hmstd	12	12	0	0.0	0	0	0	19.0	1.92	2.29
Misc props	10	10	1	6.1	0	0	0	23.6	3.51	4.09
ResHmstd: NewCon	0	3	3	0.0	0	0	0	0.0	0.00	1.76
All other NewCon	0	37	37	0.0	0	1	1	0.0	0.00	2.67
Total	8,200	8,316	115	1.4	208	223	15	7.4	2.53	2.68

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	96	78	-18	-18.7
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	96	78	-18	-18.7
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	40.65	40.16	0.00	0.00
City/Town	######	184.60	0.00	0.00
School District	4.28	3.76	34.25	34.53
Special District	0.17	0.19	0.00	0.00
Total	192.15	228.70	34.25	34.53

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	25,900	25,800	-0.4	483	443	-40	-8.2	1.86	1.72
Res Hmstd:Avg Val	38,900	38,700	-0.5	725	665	-60	-8.3	1.86	1.72
Res Hmstd: Hi Val	51,800	51,500	-0.6	966	885	-81	-8.4	1.86	1.72
Res Hmstd: Ex-Hi Val	77,700	77,300	-0.5	1,457	1,342	-114	-7.9	1.87	1.74
Apartment	300,000	296,000	-1.3	8,233	9,484	1,251	15.2	2.74	3.20
Comm/Ind: Lo Val	150,000	156,600	4.4	5,936	7,206	1,270	21.4	3.96	4.60
Comm/Ind: Med Val	300,000	313,300	4.4	13,679	16,517	2,837	20.7	4.56	5.27
Comm/Ind: Hi Val	1,000,000	1,044,200	4.4	49,815	59,945	10,130	20.3	4.98	5.74

Faribault County | **Delavan city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	3,791	3,705	-86	-2.3	54	49	-5	-9.3	1.43	1.32
Res Non-Hm: exis	619	679	61	9.8	11	14	3	22.8	1.83	2.04
Apartments: exis	66	65	-1	-1.6	1	2	0	10.3	2.23	2.50
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	404	399	-5	-1.1	14	15	1	9.3	3.38	3.73
Com/Ind Hi: exis	585	624	39	6.6	26	31	5	18.0	4.45	4.93
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	159	168	9	5.3	7	8	1	16.6	4.45	4.93
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	75	79	5	6.4	1	1	0	24.6	0.68	0.79
Ag Non-Hmstd	2,026	2,267	242	11.9	34	42	9	26.6	1.66	1.87
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	7,725	7,987	263	3.4	148	162	14	9.4	1.91	2.02

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	87	76	-11	-12.7
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	87	76	-11	-12.7
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	40.07	39.66	0.00	0.00
City/Town	######	141.56	0.00	0.00
School District	4.14	5.94	15.84	15.76
Special District	0.17	0.19	0.00	0.00
Total	165.70	187.35	15.84	15.76

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	32,400	31,700	-2.2	459	406	-52	-11.4	1.42	1.28
Res Hmstd:Avg Val	48,600	47,500	-2.3	688	609	-79	-11.5	1.42	1.28
Res Hmstd: Hi Val	64,800	63,300	-2.3	917	811	-106	-11.5	1.42	1.28
Res Hmstd: Ex-Hi Val	97,200	95,000	-2.3	1,480	1,392	-88	-5.9	1.52	1.47
Apartment	300,000	295,300	-1.6	6,689	7,381	692	10.3	2.23	2.5
Comm/Ind: Lo Val	150,000	159,900	6.6	5,065	6,090	1,025	20.2	3.38	3.81
Comm/Ind: Med Val	300,000	319,700	6.6	11,738	13,963	2,225	19.0	3.91	4.37
Comm/Ind: Hi Val	1,000,000	1,065,800	6.6	42,882	50,723	7,841	18.3	4.29	4.76

Faribault County | **Easton city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	4,891	4,763	-128	-2.6	88	79	-8	-9.5	1.79	1.66
Res Non-Hm: exis	439	509	70	16.0	9	12	3	27.9	2.15	2.37
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	812	743	-69	-8.5	31	31	0	0.5	3.76	4.13
Com/Ind Hi: exis	518	656	138	26.7	25	35	10	39.6	4.90	5.39
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	190	202	12	6.2	9	11	2	17.0	4.90	5.39
Ag HGA: Exist	166	166	0	0.0	3	3	0	1.2	1.61	1.63
Ag Hmstd Land	1,614	1,795	181	11.2	16	21	5	30.0	1.00	1.17
Ag Non-Hmstd	175	196	21	11.9	3	4	1	25.9	1.79	2.01
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	284	284	0.0	0	12	12	0.0	0.00	4.36
Total	8,804	9,313	508	5.8	184	208	24	13.1	2.09	2.24

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	92	83	-10	-10.3
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	92	83	-10	-10.3
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	41.22	41.01	0.00	0.00
City/Town	######	154.94	0.00	0.00
School District	5.18	5.11	34.25	34.53
Special District	0.17	0.19	0.00	0.00
Total	178.86	201.25	34.25	34.53

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	41,300	40,200	-2.7	715	624	-91	-12.7	1.73	1.55
Res Hmstd:Avg Val	61,900	60,300	-2.6	1,072	936	-135	-12.6	1.73	1.55
Res Hmstd: Hi Val	82,500	80,300	-2.7	1,460	1,289	-171	-11.7	1.77	1.61
Res Hmstd: Ex-Hi Val	123,800	120,600	-2.6	2,377	2,313	-65	-2.7	1.92	1.92
Comm/Ind: Lo Val	150,000	190,100	26.7	5,637	8,359	2,722	48.3	3.76	4.4
Comm/Ind: Med Val	300,000	380,200	26.7	12,981	18,610	5,629	43.4	4.33	4.89
Comm/Ind: Hi Val	1,000,000	1,267,300	26.7	47,255	66,448	19,193	40.6	4.73	5.24

Faribault County | **Elmore city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	9,259	9,450	191	2.1	136	146	10	7.1	1.47	1.54
Res Non-Hm: exis	2,655	2,396	-259	-9.7	50	59	8	16.7	1.90	2.45
Apartments: exis	154	154	0	-0.3	4	5	1	29.4	2.32	3.01
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	1	1	0	0.0	0	0	0	29.7	2.32	3.01
Com/Ind: Lo: exi	957	885	-72	-7.5	33	38	5	15.4	3.48	4.35
Com/Ind Hi: exis	1,494	1,402	-92	-6.2	69	80	12	17.3	4.59	5.74
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	457	482	25	5.4	21	28	7	31.9	4.57	5.72
Ag HGA: Exist	52	52	0	0.0	1	1	0	2.7	1.49	1.53
Ag Hmstd Land	667	745	78	11.7	8	12	4	49.7	1.22	1.64
Ag Non-Hmstd	484	541	58	11.9	8	12	4	47.7	1.73	2.28
Misc props	10	10	0	2.8	0	0	0	31.7	3.04	3.89
ResHmstd: NewCon	0	8	8	0.0	0	0	0	0.0	0.00	1.54
All other NewCon	0	1	1	0.0	0	0	0	0.0	0.00	5.20
Total	16,188	16,127	-61	-0.4	330	382	51	15.5	2.04	2.37

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	184	146	-38	-20.6
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	184	146	-38	-20.6
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg) Base	Net Tax Cap (Pctg) Alter	Ref Mkt Val Base	Ref Mkt Val Alter
County	37.61	36.26	0.00	0.00
City/Town	######	191.62	0.00	0.00
School District	0.42	0.00	15.84	15.76
Special District	0.17	0.19	0.00	0.00
Total	172.83	228.07	15.84	15.76

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	28,300	28,900	2.1	421	441	20	4.8	1.49	1.53
Res Hmstd:Avg Val	42,500	43,400	2.1	632	662	30	4.8	1.49	1.53
Res Hmstd: Hi Val	56,600	57,800	2.1	841	882	41	4.8	1.49	1.53
Res Hmstd: Ex-Hi Val	84,900	86,700	2.1	1,306	1,443	137	10.5	1.54	1.66
Apartment	300,000	299,200	-0.3	6,956	9,001	2,045	29.4	2.32	3.01
Comm/Ind: Lo Val	150,000	140,800	-6.1	5,225	6,118	893	17.1	3.48	4.35
Comm/Ind: Med Val	300,000	281,500	-6.2	12,113	14,068	1,955	16.1	4.04	5
Comm/Ind: Hi Val	1,000,000	938,400	-6.2	44,254	51,783	7,528	17.0	4.43	5.52

Faribault County | **Frost city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	3,781	3,723	-58	-1.5	70	67	-4	-5.5	1.86	1.79
Res Non-Hm: exis	598	585	-13	-2.2	14	16	3	20.1	2.28	2.80
Apartments: exis	157	162	5	3.3	4	6	1	27.1	2.78	3.43
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	239	300	60	25.2	10	15	5	50.1	4.04	4.85
Com/Ind Hi: exis	96	115	19	19.9	5	7	2	44.0	5.33	6.41
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	220	164	-56	-25.3	11	11	0	-4.1	4.99	6.41
Ag HGA: Exist	178	159	-18	-10.4	3	3	0	-10.0	1.94	1.95
Ag Hmstd Land	434	430	-4	-0.8	5	6	1	25.2	1.18	1.49
Ag Non-Hmstd	306	379	74	24.1	6	10	3	54.4	2.10	2.61
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	14	14	0.0	0	0	0	0.0	0.00	1.79
All other NewCon	0	112	112	0.0	0	2	2	0.0	0.00	2.00
Total	6,009	6,144	135	2.2	129	143	14	10.6	2.15	2.32

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	62	50	-13	-20.4
(-) TIF Tax Capacity	2	3	0	5.2
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	60	47	-13	-21.4
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	39.82	39.00	0.00	0.00
City/Town	######	218.38	0.00	0.00
School District	2.83	3.85	15.84	15.76
Special District	0.17	0.19	0.00	0.00
Total	209.98	261.41	15.84	15.76

Tax Burdens on Hypothetical Properties	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	30,400	29,900	-1.6	565	516	-49	-8.6	1.86	1.73
Res Hmstd:Avg Val	45,600	44,900	-1.5	847	775	-72	-8.5	1.86	1.73
Res Hmstd: Hi Val	60,700	59,800	-1.5	1,128	1,032	-96	-8.5	1.86	1.73
Res Hmstd: Ex-Hi Val	91,100	89,700	-1.5	1,767	1,724	-43	-2.4	1.94	1.92
Apartment	300,000	309,800	3.3	8,349	10,612	2,262	27.1	2.78	3.43
Comm/Ind: Lo Val	150,000	179,800	19.9	6,061	9,178	3,117	51.4	4.04	5.10
Comm/Ind: Med Val	300,000	359,600	19.9	14,063	20,700	6,637	47.2	4.69	5.76
Comm/Ind: Hi Val	1,000,000	1,198,500	19.9	51,405	74,458	23,053	44.8	5.14	6.21

Faribault County | **Kiester city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	9,547	9,262	-286	-3.0	215	208	-7	-3.3	2.26	2.25
Res Non-Hm: exis	1,262	1,459	197	15.6	34	51	17	49.9	2.69	3.48
Apartments: exis	66	66	1	0.8	2	3	1	31.7	3.25	4.24
Low-inc Apts: ex	86	86	0	0.0	2	2	1	29.8	2.00	2.60
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	876	907	30	3.5	40	52	12	31.2	4.56	5.78
Com/Ind Hi: exis	633	540	-92	-14.6	38	41	3	8.8	5.97	7.60
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	393	412	19	4.8	23	31	8	33.5	5.97	7.60
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Non-Hmstd	250	279	29	11.8	6	9	3	49.9	2.32	3.11
Misc props	38	37	-1	-2.7	2	2	0	26.1	4.11	5.33
ResHmstd: NewCon	0	19	19	0.0	0	0	0	0.0	0.00	2.25
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	13,150	13,066	-84	-0.6	362	400	38	10.6	2.75	3.06

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	146	109	-37	-25.3
(-) TIF Tax Capacity	4	4	0	-1.6
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	142	105	-37	-25.9
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	40.62	39.88	0.00	0.00
City/Town	######	268.09	0.00	0.00
School District	4.22	3.31	34.25	34.53
Special District	0.17	0.19	0.00	0.00
Total	232.30	311.47	34.25	34.53

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	30,500	29,600	-3.0	691	655	-36	-5.2	2.27	2.21
Res Hmstd:Avg Val	45,700	44,300	-3.1	1,035	981	-54	-5.3	2.27	2.21
Res Hmstd: Hi Val	60,900	59,100	-3.0	1,380	1,309	-71	-5.2	2.27	2.21
Res Hmstd: Ex-Hi Val	91,400	88,700	-3.0	2,146	2,158	12	0.5	2.35	2.43
Apartment	300,000	302,500	0.8	9,739	12,822	3,083	31.7	3.25	4.24
Comm/Ind: Lo Val	150,000	128,100	-14.6	6,839	7,409	570	8.3	4.56	5.78
Comm/Ind: Med Val	300,000	256,200	-14.6	15,787	16,744	957	6.1	5.26	6.54
Comm/Ind: Hi Val	1,000,000	854,100	-14.6	57,543	62,166	4,623	8.0	5.75	7.28

Faribault County | **Walters city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	794	795	1	0.1	15	15	0	0.3	1.89	1.89
Res Non-Hm: exis	115	114	-1	-1.2	3	3	1	26.0	2.38	3.04
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	56	56	0	0.0	2	3	1	24.5	4.10	5.11
Com/Ind Hi: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	70	72	2	2.7	4	5	1	28.4	5.36	6.70
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	199	222	24	12.0	4	5	2	48.7	1.76	2.34
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	1,234	1,260	25	2.0	27	31	4	15.0	2.21	2.49

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	13	10	-3	-22.1
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	13	10	-3	-22.1
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	37.61	36.16	0.00	0.00
City/Town	######	230.14	0.00	0.00
School District	1.00	0.00	34.25	34.53
Special District	0.17	0.19	0.00	0.00
Total	201.84	266.49	34.25	34.53

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	17,100	17,100	0.0	335	332	-3	-0.8	1.96	1.94
Res Hmstd:Avg Val	25,600	25,600	0.0	502	498	-4	-0.8	1.96	1.94
Res Hmstd: Hi Val	34,100	34,100	0.0	669	663	-6	-0.8	1.96	1.94
Res Hmstd: Ex-Hi Val	51,200	51,300	0.2	1,004	997	-7	-0.7	1.96	1.94

Faribault County | **Wells city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	60,864	60,994	130	0.2	758	805	48	6.3	1.25	1.32
Res Non-Hm: exis	6,969	6,429	-540	-7.8	110	114	4	3.4	1.58	1.77
Apartments: exis	993	1,001	8	0.8	18	21	2	13.4	1.85	2.08
Low-inc Apts: ex	425	425	0	0.0	5	6	1	12.0	1.16	1.30
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	5,459	5,571	112	2.0	158	178	21	13.0	2.89	3.20
Com/Ind Hi: exis	7,431	8,016	585	7.9	278	333	55	19.8	3.73	4.15
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	642	711	68	10.7	24	29	5	22.9	3.71	4.12
Ag HGA: Exist	218	218	0	0.0	3	3	0	17.5	1.22	1.44
Ag Hmstd Land	802	1,276	475	59.2	6	13	7	119.2	0.74	1.02
Ag Non-Hmstd	675	444	-231	-34.2	8	6	-2	-24.2	1.21	1.39
Misc props	116	122	6	5.1	3	3	1	18.1	2.42	2.72
ResHmstd: NewCon	0	385	385	0.0	0	5	5	0.0	0.00	1.32
All other NewCon	0	36	36	0.0	0	1	1	0.0	0.00	2.65
Total	84,596	85,630	1,034	1.2	1,370	1,517	148	10.8	1.62	1.77

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	953	788	-165	-17.3
(-) TIF Tax Capacity	24	4	-20	-84.6
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	930	785	-145	-15.6
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	42.30	42.20	0.00	0.00
City/Town	71.49	89.77	0.00	0.00
School District	6.83	6.92	34.25	34.53
Special District	0.17	0.19	0.00	0.00
Total	120.79	139.07	34.25	34.53

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	49,300	49,400	0.2	567	583	16	2.8	1.15	1.18
Res Hmstd:Avg Val	74,000	74,200	0.3	851	875	24	2.8	1.15	1.18
Res Hmstd: Hi Val	98,600	98,800	0.2	1,245	1,321	76	6.1	1.26	1.34
Res Hmstd: Ex-Hi Val	147,900	148,200	0.2	2,054	2,240	187	9.1	1.39	1.51
Apartment	300,000	302,500	0.8	5,557	6,303	746	13.4	1.85	2.08
Comm/Ind: Lo Val	150,000	161,800	7.9	4,330	5,287	957	22.1	2.89	3.27
Comm/Ind: Med Val	300,000	323,600	7.9	9,933	12,000	2,067	20.8	3.31	3.71
Comm/Ind: Hi Val	1,000,000	1,078,800	7.9	36,077	43,334	7,257	20.1	3.61	4.02

Faribault County | **Winnebago city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	30,554	29,851	-704	-2.3	322	332	10	3.0	1.05	1.11
Res Non-Hm: exis	4,797	5,432	634	13.2	68	88	19	28.2	1.42	1.61
Apartments: exis	691	1,138	447	64.7	12	22	10	87.3	1.68	1.91
Low-inc Apts: ex	798	798	0	0.0	8	9	1	13.3	1.03	1.17
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	4,334	4,468	134	3.1	118	135	18	14.9	2.72	3.03
Com/Ind Hi: exis	6,426	6,596	170	2.6	230	263	33	14.5	3.58	3.99
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	2,574	2,734	160	6.2	92	109	17	18.6	3.56	3.98
Ag HGA: Exist	663	663	0	0.0	7	8	0	5.9	1.08	1.15
Ag Hmstd Land	2,241	2,481	240	10.7	12	16	4	33.3	0.54	0.65
Ag Non-Hmstd	930	1,051	121	13.0	11	15	3	30.1	1.22	1.41
Misc props	7	7	0	0.0	0	0	0	13.7	1.68	1.91
ResHmstd: NewCon	0	94	94	0.0	0	1	1	0.0	0.00	1.11
All other NewCon	0	5	5	0.0	0	0	0	0.0	0.00	2.95
Total	54,016	55,315	1,300	2.4	881	998	117	13.3	1.63	1.80

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	642	562	-80	-12.4
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	642	562	-80	-12.4
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	40.31	39.94	0.00	0.00
City/Town	77.66	94.72	0.00	0.00
School District	3.91	5.70	15.84	15.76
Special District	0.17	0.19	0.00	0.00
Total	122.06	140.54	15.84	15.76

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	44,900	43,900	-2.2	440	439	0	0.0	0.98	1.00
Res Hmstd:Avg Val	67,300	65,800	-2.2	659	659	0	0.0	0.98	1.00
Res Hmstd: Hi Val	89,700	87,600	-2.3	945	957	11	1.2	1.05	1.09
Res Hmstd: Ex-Hi Val	134,600	131,500	-2.3	1,605	1,698	94	5.8	1.19	1.29
Apartment	300,000	494,200	64.7	5,052	9,461	4,409	87.3	1.68	1.91
Comm/Ind: Lo Val	150,000	154,000	2.7	4,083	4,708	626	15.3	2.72	3.06
Comm/Ind: Med Val	300,000	307,900	2.6	9,447	10,850	1,403	14.9	3.15	3.52
Comm/Ind: Hi Val	1,000,000	1,026,400	2.6	34,480	39,523	5,043	14.6	3.45	3.85

Faribault County | **Minnesota Lake city (par**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	25,540	25,587	47	0.2	314	332	18	5.8	1.23	1.30
Res Non-Hm: exis	2,439	2,354	-84	-3.5	36	39	2	6.5	1.48	1.64
Apartments: exis	477	477	0	0.0	8	9	1	10.7	1.77	1.96
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	955	966	11	1.1	27	30	3	10.5	2.81	3.07
Com/Ind Hi: exis	382	461	79	20.8	14	18	5	32.2	3.66	4.01
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	306	314	8	2.5	11	13	1	12.2	3.66	4.01
Ag HGA: Exist	50	50	0	0.0	1	1	0	0.3	1.06	1.07
Ag Hmstd Land	2,531	2,829	298	11.8	19	25	6	30.7	0.77	0.90
Ag Non-Hmstd	78	87	9	11.2	1	1	0	24.8	1.22	1.37
Misc props	7	7	0	0.0	0	0	0	10.7	2.36	2.61
ResHmstd: NewCon	0	219	219	0.0	0	3	3	0.0	0.00	1.30
All other NewCon	0	9	9	0.0	0	0	0	0.0	0.00	1.64
Total	32,765	33,360	595	1.8	432	471	39	9.1	1.32	1.41

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	332	278	-53	-16.1
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	332	278	-53	-16.1
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	39.22	38.42	0.00	0.00
City/Town	76.95	94.18	0.00	0.00
School District	5.65	4.14	24.52	24.71
Special District	0.17	0.19	0.00	0.00
Total	121.98	136.92	24.52	24.71

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	69,500	69,600	0.1	740	744	4	0.5	1.06	1.07
Res Hmstd:Avg Val	104,200	104,400	0.2	1,248	1,306	58	4.7	1.2	1.25
Res Hmstd: Hi Val	139,000	139,300	0.2	1,789	1,913	124	6.9	1.29	1.37
Res Hmstd: Ex-Hi Val	208,500	208,900	0.2	2,870	3,124	254	8.9	1.38	1.5
Apartment	300,000	300,000	0.0	5,310	5,876	566	10.7	1.77	1.96
Comm/Ind: Lo Val	150,000	181,200	20.8	4,211	5,852	1,641	39.0	2.81	3.23
Comm/Ind: Med Val	300,000	362,400	20.8	9,703	13,114	3,411	35.1	3.23	3.62
Comm/Ind: Hi Val	1,000,000	1,208,000	20.8	35,334	47,004	11,670	33.0	3.53	3.89

Fillmore County | **Canton city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	8,188	8,142	-46	-0.6	101	107	6	6.2	1.23	1.32
Res Non-Hm: exis	814	827	13	1.6	13	16	3	18.9	1.62	1.90
Apartments: exis	194	194	0	0.0	4	4	1	17.8	1.93	2.27
Low-inc Apts: ex	182	182	0	0.0	2	3	0	17.1	1.21	1.41
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	900	898	-2	-0.2	27	31	4	14.8	2.97	3.42
Com/Ind Hi: exis	122	131	9	7.6	5	6	1	24.2	3.85	4.45
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	879	909	30	3.4	34	40	7	19.4	3.85	4.44
Ag HGA: Exist	307	307	0	0.0	4	4	0	8.3	1.30	1.41
Ag Hmstd Land	1,465	1,568	102	7.0	8	11	3	33.5	0.57	0.71
Ag Non-Hmstd	328	354	26	8.0	4	5	1	31.3	1.27	1.54
Misc props	5	5	0	0.0	0	0	0	18.3	2.24	2.65
ResHmstd: NewCon	0	1	1	0.0	0	0	0	0.0	0.00	1.32
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	13,384	13,519	134	1.0	202	228	26	12.8	1.51	1.69

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	141	112	-29	-20.8
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	141	112	-29	-20.8
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	32.92	34.45	0.00	0.00
City/Town	75.39	99.95	0.00	0.00
School District	18.57	19.86	33.91	33.97
Special District	0.00	0.00	0.00	0.00
Total	126.88	154.26	33.91	33.97

Tax Burdens on Hypothetical Properties	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	39,300	39,100	-0.5	475	495	20	4.2	1.21	1.27
Res Hmstd:Avg Val	58,900	58,600	-0.5	711	741	30	4.2	1.21	1.27
Res Hmstd: Hi Val	78,500	78,100	-0.5	960	1,004	44	4.5	1.22	1.29
Res Hmstd: Ex-Hi Val	117,800	117,100	-0.6	1,628	1,792	165	10.1	1.38	1.53
Apartment	300,000	300,000	0.0	5,775	6,804	1,029	17.8	1.93	2.27
Comm/Ind: Lo Val	150,000	161,500	7.7	4,462	5,642	1,180	26.4	2.97	3.49
Comm/Ind: Med Val	300,000	322,900	7.6	10,242	12,820	2,578	25.2	3.41	3.97
Comm/Ind: Hi Val	1,000,000	1,076,400	7.6	37,215	46,330	9,115	24.5	3.72	4.30

Fillmore County

Tax Burdens by Property Class

	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	15,698	15,640	-58	-0.4	163	176	13	8.1	1.04	1.13
Res Non-Hm: exis	2,107	2,132	25	1.2	28	31	3	11.2	1.32	1.45
Apartments: exis	509	504	-5	-1.0	8	8	1	8.7	1.51	1.66
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	1,870	1,909	39	2.1	47	52	5	10.7	2.50	2.71
Com/Ind Hi: exis	1,797	1,740	-57	-3.2	58	61	3	5.2	3.25	3.53
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	645	619	-26	-4.0	21	22	1	4.3	3.25	3.53
Ag HGA: Exist	370	370	0	0.0	4	5	0	8.9	1.15	1.25
Ag Hmstd Land	567	577	11	1.9	3	4	1	25.5	0.58	0.71
Ag Non-Hmstd	896	981	85	9.5	9	11	2	22.3	1.02	1.14
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	6	6	0.0	0	0	0	0.0	0.00	1.13
All other NewCon	0	18	18	0.0	0	0	0	0.0	0.00	2.73
Total	24,457	24,495	37	0.2	341	371	30	8.7	1.39	1.51

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	279	244	-35	-12.4
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	279	244	-35	-12.4
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	32.25	33.86	0.00	0.00
City/Town	55.61	64.40	0.00	0.00
School District	13.99	15.48	23.87	23.74
Special District	0.00	0.00	0.00	0.00
Total	101.85	113.74	23.87	23.74

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	77,600	77,300	-0.4	673	718	45	6.7	0.87	0.93
Res Hmstd:Avg Val	116,300	115,900	-0.3	1,194	1,288	94	7.9	1.03	1.11
Res Hmstd: Hi Val	155,000	154,400	-0.4	1,716	1,857	141	8.2	1.11	1.20
Res Hmstd: Ex-Hi Val	232,600	231,700	-0.4	2,761	2,999	238	8.6	1.19	1.29
Apartment	300,000	297,000	-1.0	4,536	4,928	392	8.6	1.51	1.66
Comm/Ind: Lo Val	150,000	145,300	-3.1	3,749	3,938	189	5.1	2.5	2.71
Comm/Ind: Med Val	300,000	290,500	-3.2	8,627	9,031	404	4.7	2.88	3.11
Comm/Ind: Hi Val	1,000,000	968,400	-3.2	31,394	32,991	1,597	5.1	3.14	3.41

Fountain city

Fillmore County | **Harmony city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	38,241	40,953	2,713	7.1	576	659	83	14.4	1.51	1.61
Res Non-Hm: exis	4,161	4,399	238	5.7	77	94	18	23.0	1.84	2.14
Apartments: exis	120	120	0	0.0	3	3	0	16.5	2.17	2.52
Low-inc Apts: ex	721	721	0	0.0	10	11	2	16.0	1.34	1.55
Seasnl Rec: exis	135	135	0	0.0	3	3	0	16.5	2.17	2.52
Com/Ind: Lo: exi	8,052	7,673	-380	-4.7	264	288	23	8.7	3.28	3.75
Com/Ind Hi: exis	2,270	2,382	111	4.9	98	117	19	20.0	4.30	4.92
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	529	585	56	10.5	23	29	6	26.4	4.30	4.92
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	353	382	29	8.1	4	5	1	29.8	1.03	1.24
Ag Non-Hmstd	400	384	-16	-4.1	6	7	1	13.7	1.54	1.83
Misc props	29	27	-3	-9.1	1	1	0	4.7	2.29	2.63
ResHmstd: NewCon	0	14	14	0.0	0	0	0	0.0	0.00	1.61
All other NewCon	0	205	205	0.0	0	8	8	0.0	0.00	4.00
Total	55,012	57,978	2,966	5.4	1,063	1,225	162	15.2	1.93	2.11

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	617	546	-71	-11.5
(-) TIF Tax Capacity	74	76	2	2.1
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	543	471	-72	-13.3
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	30.20	31.57	0.00	0.00
City/Town	######	137.39	0.00	0.00
School District	12.67	13.93	23.87	23.74
Special District	0.00	0.00	0.00	0.00
Total	154.21	182.88	23.87	23.74

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	64,700	69,300	7.1	893	925	32	3.5	1.38	1.33
Res Hmstd:Avg Val	97,100	104,000	7.1	1,444	1,639	195	13.5	1.49	1.58
Res Hmstd: Hi Val	129,400	138,600	7.1	2,048	2,411	362	17.7	1.58	1.74
Res Hmstd: Ex-Hi Val	194,100	207,900	7.1	3,259	3,957	698	21.4	1.68	1.90
Apartment	300,000	300,000	0.0	6,499	7,570	1,071	16.5	2.17	2.52
Comm/Ind: Lo Val	150,000	157,400	4.9	4,927	5,985	1,058	21.5	3.28	3.80
Comm/Ind: Med Val	300,000	314,700	4.9	11,376	13,720	2,344	20.6	3.79	4.36
Comm/Ind: Hi Val	1,000,000	1,049,000	4.9	41,473	49,829	8,356	20.1	4.15	4.75

Fillmore County | **Lanesboro city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	33,700	32,798	-902	-2.7	374	359	-15	-4.1	1.11	1.09
Res Non-Hm: exis	9,827	10,564	737	7.5	132	146	15	11.4	1.34	1.39
Apartments: exis	212	212	0	0.0	3	4	0	4.6	1.62	1.69
Low-inc Apts: ex	722	722	0	0.0	7	7	0	3.6	0.99	1.02
Seasnl Rec: exis	3,613	3,480	-133	-3.7	52	54	1	2.7	1.45	1.55
Com/Ind: Lo: exi	6,601	6,706	105	1.6	175	187	12	6.8	2.65	2.79
Com/Ind Hi: exis	747	927	180	24.1	26	34	8	31.3	3.50	3.70
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	214	217	3	1.4	7	8	1	7.3	3.50	3.70
Ag HGA: Exist	283	297	14	5.0	3	3	0	2.9	1.14	1.12
Ag Hmstd Land	468	675	208	44.4	2	4	1	58.7	0.48	0.53
Ag Non-Hmstd	498	296	-202	-40.5	6	4	-2	-35.0	1.21	1.32
Misc props	127	133	7	5.2	3	3	0	11.3	2.17	2.30
ResHmstd: NewCon	0	97	97	0.0	0	1	1	0.0	0.00	1.09
All other NewCon	0	301	301	0.0	0	4	4	0.0	0.00	1.39
Total	57,011	57,425	414	0.7	792	819	27	3.4	1.39	1.43

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	613	552	-61	-10.0
(-) TIF Tax Capacity	27	28	1	5.5
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	586	523	-63	-10.7
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	31.83	33.49	0.00	0.00
City/Town	74.24	83.15	0.00	0.00
School District	14.61	15.19	10.87	4.43
Special District	0.00	0.00	0.00	0.00
Total	120.68	131.83	10.87	4.43

Tax Burdens on Hypothetical Properties	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	81,700	79,500	-2.7	776	687	-89	-11.5	0.95	0.86
Res Hmstd:Avg Val	122,500	119,200	-2.7	1,349	1,275	-75	-5.5	1.10	1.07
Res Hmstd: Hi Val	163,400	159,000	-2.7	1,924	1,864	-60	-3.1	1.18	1.17
Res Hmstd: Ex-Hi Val	245,100	238,500	-2.7	3,072	3,042	-30	-1.0	1.25	1.28
Apartment	300,000	300,000	0.0	4,852	5,077	225	4.6	1.62	1.69
Seas Rec: Lo Val	50,000	48,200	-3.6	641	675	34	5.3	1.28	1.40
Seas Rec: Hi Val	150,000	144,500	-3.7	2,008	2,109	101	5.0	1.34	1.46
Comm/Ind: Lo Val	150,000	186,100	24.1	3,977	5,520	1,543	38.8	2.65	2.97
Comm/Ind: Med Val	300,000	372,300	24.1	9,226	12,415	3,190	34.6	3.08	3.33
Comm/Ind: Hi Val	1,000,000	1,241,000	24.1	33,718	44,586	10,867	32.2	3.37	3.59

Fillmore County | **Mabel city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	20,359	19,500	-859	-4.2	334	318	-17	-5.0	1.64	1.63
Res Non-Hm: exis	3,218	3,737	519	16.1	65	87	21	32.7	2.03	2.32
Apartments: exis	2,243	2,484	241	10.8	53	68	15	27.4	2.37	2.73
Low-inc Apts: ex	359	359	0	0.0	5	6	1	14.5	1.47	1.69
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	1,912	1,967	56	2.9	67	78	11	16.5	3.51	3.97
Com/Ind Hi: exis	85	90	6	6.5	4	5	1	20.9	4.57	5.19
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	133	170	37	27.5	6	9	3	44.7	4.57	5.19
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	209	226	17	7.9	2	3	1	28.8	1.06	1.26
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Misc props	30	30	0	0.0	1	1	0	15.1	2.40	2.77
ResHmstd: NewCon	0	58	58	0.0	0	1	1	0.0	0.00	1.63
All other NewCon	0	48	48	0.0	0	1	1	0.0	0.00	2.32
Total	28,548	28,671	123	0.4	538	576	37	6.9	1.89	2.01

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	302	241	-61	-20.1
(-) TIF Tax Capacity	26	18	-8	-32.5
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	276	224	-52	-19.0
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	30.37	31.52	0.00	0.00
City/Town	######	141.92	0.00	0.00
School District	16.86	17.80	33.91	33.97
Special District	0.00	0.00	0.00	0.00
Total	162.72	191.23	33.91	33.97

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	51,400	49,200	-4.3	805	732	-73	-9.1	1.57	1.49
Res Hmstd:Avg Val	77,100	73,800	-4.3	1,213	1,097	-115	-9.5	1.57	1.49
Res Hmstd: Hi Val	102,800	98,500	-4.2	1,741	1,676	-66	-3.8	1.69	1.70
Res Hmstd: Ex-Hi Val	154,200	147,700	-4.2	2,798	2,868	70	2.5	1.81	1.94
Apartment	300,000	332,300	10.8	7,119	9,072	1,953	27.4	2.37	2.73
Comm/Ind: Lo Val	150,000	159,800	6.5	5,269	6,471	1,202	22.8	3.51	4.05
Comm/Ind: Med Val	300,000	319,500	6.5	12,124	14,754	2,630	21.7	4.04	4.62
Comm/Ind: Hi Val	1,000,000	1,065,000	6.5	44,114	53,420	9,306	21.1	4.41	5.02

Fillmore County | **Ostrander city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	5,802	5,805	3	0.1	87	84	-3	-3.0	1.49	1.44
Res Non-Hm: exis	634	630	-4	-0.6	12	13	1	8.5	1.85	2.02
Apartments: exis	917	919	2	0.2	20	22	2	9.6	2.19	2.39
Low-inc Apts: ex	142	144	1	1.0	2	2	0	9.6	1.38	1.50
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	666	671	5	0.7	22	24	2	9.7	3.26	3.55
Com/Ind Hi: exis	1,447	1,464	16	1.1	61	67	7	10.9	4.19	4.59
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	223	179	-44	-19.8	9	8	-1	-12.1	4.19	4.59
Ag HGA: Exist	84	84	0	0.0	1	1	0	-3.1	1.49	1.44
Ag Hmstd Land	384	405	22	5.6	2	3	1	24.8	0.62	0.73
Ag Non-Hmstd	481	498	17	3.5	7	8	1	18.7	1.37	1.57
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	7	7	0.0	0	0	0	0.0	0.00	1.44
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	10,781	10,805	24	0.2	222	232	10	4.5	2.06	2.15

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	128	107	-21	-16.4
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	128	107	-21	-16.4
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	34.13	36.00	0.00	0.00
City/Town	84.04	105.54	0.00	0.00
School District	18.88	15.65	47.21	42.76
Special District	0.00	0.00	0.00	0.00
Total	137.06	157.19	47.21	42.76

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	44,500	44,500	0.0	642	610	-32	-5.0	1.44	1.37
Res Hmstd:Avg Val	66,700	66,700	0.0	962	914	-48	-5.0	1.44	1.37
Res Hmstd: Hi Val	88,900	88,900	0.0	1,346	1,318	-28	-2.1	1.51	1.48
Res Hmstd: Ex-Hi Val	133,400	133,500	0.1	2,206	2,273	67	3.0	1.65	1.70
Apartment	300,000	300,500	0.2	6,556	7,190	634	9.7	2.19	2.39
Comm/Ind: Lo Val	150,000	151,700	1.1	4,891	5,406	516	10.5	3.26	3.56
Comm/Ind: Med Val	300,000	303,400	1.1	11,176	12,375	1,200	10.7	3.73	4.08
Comm/Ind: Hi Val	1,000,000	1,011,300	1.1	40,505	44,895	4,390	10.8	4.05	4.44

Fillmore County | **Peterson city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	8,274	8,039	-235	-2.8	83	95	12	15.0	1.00	1.18
Res Non-Hm: exis	695	833	138	19.8	9	13	4	45.4	1.30	1.58
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	1,062	1,063	2	0.2	14	17	3	21.5	1.34	1.62
Com/Ind: Lo: exi	473	483	10	2.0	12	14	2	19.2	2.54	2.97
Com/Ind Hi: exis	4	4	0	2.6	0	0	0	20.0	3.31	3.87
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	21	23	2	8.7	1	1	0	27.2	3.31	3.87
Ag HGA: Exist	153	153	0	0.0	2	2	0	19.6	1.14	1.36
Ag Hmstd Land	366	388	21	5.8	2	3	1	39.9	0.58	0.76
Ag Non-Hmstd	109	110	1	0.8	1	1	0	25.0	1.04	1.29
Misc props	40	49	8	20.9	1	1	0	42.6	2.10	2.47
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	11,197	11,143	-54	-0.5	125	149	24	19.2	1.11	1.33

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	114	90	-24	-20.6
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	114	90	-24	-20.6
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	34.33	36.23	0.00	0.00
City/Town	62.14	84.56	0.00	0.00
School District	7.80	8.51	24.69	26.42
Special District	0.00	0.00	0.00	0.00
Total	104.27	129.31	24.69	26.42

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	62,700	60,900	-2.9	558	633	76	13.6	0.89	1.04
Res Hmstd:Avg Val	94,000	91,300	-2.9	924	1,047	122	13.2	0.98	1.15
Res Hmstd: Hi Val	125,300	121,700	-2.9	1,356	1,555	199	14.7	1.08	1.28
Res Hmstd: Ex-Hi Val	188,000	182,700	-2.8	2,221	2,576	355	16.0	1.18	1.41
Seas Rec: Lo Val	50,000	50,100	0.2	559	689	130	23.2	1.12	1.38
Seas Rec: Hi Val	150,000	150,200	0.1	1,762	2,158	396	22.5	1.17	1.44
Comm/Ind: Lo Val	150,000	153,800	2.5	3,815	4,603	788	20.7	2.54	2.99
Comm/Ind: Med Val	300,000	307,700	2.6	8,779	10,563	1,784	20.3	2.93	3.43
Comm/Ind: Hi Val	1,000,000	1,025,600	2.6	31,941	38,365	6,424	20.1	3.19	3.74

Fillmore County | **Preston city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	43,329	41,357	-1,972	-4.6	550	550	1	0.1	1.27	1.33
Res Non-Hm: exis	5,064	5,483	419	8.3	80	96	17	21.0	1.57	1.76
Apartments: exis	2,650	2,713	64	2.4	49	57	8	15.9	1.85	2.09
Low-inc Apts: ex	281	281	0	0.0	3	4	0	12.7	1.14	1.29
Seasnl Rec: exis	353	273	-80	-22.8	6	5	-1	-9.1	1.56	1.84
Com/Ind: Lo: exi	6,200	6,043	-157	-2.5	180	195	15	8.4	2.90	3.23
Com/Ind Hi: exis	6,645	6,749	104	1.6	252	285	33	13.2	3.79	4.22
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	683	710	27	3.9	26	30	4	15.8	3.79	4.22
Ag HGA: Exist	1,182	1,126	-56	-4.8	16	17	1	4.7	1.37	1.51
Ag Hmstd Land	1,527	1,580	53	3.5	10	12	2	23.0	0.64	0.76
Ag Non-Hmstd	722	476	-245	-34.0	9	7	-2	-24.0	1.29	1.48
Misc props	123	121	-2	-1.6	2	3	0	11.2	1.90	2.14
ResHmstd: NewCon	0	88	88	0.0	0	1	1	0.0	0.00	1.33
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	68,759	67,001	-1,759	-2.6	1,182	1,262	80	6.8	1.72	1.88

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	794	666	-128	-16.1
(-) TIF Tax Capacity	18	20	2	14.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	776	646	-130	-16.8
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	30.91	32.26	0.00	0.00
City/Town	84.23	101.15	0.00	0.00
School District	13.55	14.82	23.87	23.74
Special District	0.00	0.00	0.00	0.00
Total	128.69	148.23	23.87	23.74

Tax Burdens on Hypothetical Properties	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	66,900	63,900	-4.5	753	720	-33	-4.4	1.13	1.13
Res Hmstd:Avg Val	100,300	95,700	-4.6	1,248	1,221	-27	-2.1	1.24	1.28
Res Hmstd: Hi Val	133,700	127,600	-4.6	1,788	1,813	25	1.4	1.34	1.42
Res Hmstd: Ex-Hi Val	200,600	191,500	-4.5	2,868	2,997	128	4.5	1.43	1.56
Apartment	300,000	307,200	2.4	5,542	6,421	880	15.9	1.85	2.09
Comm/Ind: Lo Val	150,000	152,300	1.5	4,352	4,939	586	13.5	2.90	3.24
Comm/Ind: Med Val	300,000	304,700	1.6	10,036	11,376	1,340	13.4	3.35	3.73
Comm/Ind: Hi Val	1,000,000	1,015,600	1.6	36,560	41,407	4,847	13.3	3.66	4.08

Fillmore County | **Rushford city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	63,400	63,882	482	0.8	734	822	88	11.9	1.16	1.29
Res Non-Hm: exis	7,433	7,051	-382	-5.1	107	116	9	8.4	1.44	1.64
Apartments: exis	3,768	3,749	-19	-0.5	62	70	8	13.1	1.65	1.87
Low-inc Apts: ex	2,298	2,462	165	7.2	24	29	5	21.6	1.03	1.16
Seasnl Rec: exis	268	362	94	35.1	4	6	2	43.3	1.65	1.75
Com/Ind: Lo: exi	6,955	7,058	103	1.5	185	209	24	13.0	2.66	2.96
Com/Ind Hi: exis	5,346	5,164	-182	-3.4	185	200	14	7.6	3.47	3.86
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	885	848	-37	-4.2	30	32	2	6.7	3.38	3.77
Ag HGA: Exist	105	112	7	6.5	1	1	0	19.5	1.10	1.24
Ag Hmstd Land	284	303	19	6.6	2	2	0	24.0	0.54	0.63
Ag Non-Hmstd	183	189	6	3.3	2	2	0	-0.3	1.12	1.08
Misc props	190	188	-2	-1.2	3	4	0	12.4	1.83	2.08
ResHmstd: NewCon	0	327	327	0.0	0	4	4	0.0	0.00	1.29
All other NewCon	0	371	371	0.0	0	7	7	0.0	0.00	1.85
Total	91,113	92,065	952	1.0	1,340	1,504	164	12.2	1.47	1.63

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	1,016	891	-125	-12.3
(-) TIF Tax Capacity	9	10	1	13.8
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	1,007	881	-126	-12.5
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	32.23	33.91	0.00	0.00
City/Town	73.51	87.96	0.00	0.00
School District	6.46	6.98	24.69	26.42
Special District	0.00	0.00	0.00	0.00
Total	112.19	128.85	24.69	26.42

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	81,200	81,800	0.7	812	885	73	9.0	1.00	1.08
Res Hmstd:Avg Val	121,700	122,600	0.7	1,403	1,566	163	11.6	1.15	1.28
Res Hmstd: Hi Val	162,200	163,400	0.7	1,994	2,247	253	12.7	1.23	1.38
Res Hmstd: Ex-Hi Val	243,400	245,300	0.8	3,178	3,613	435	13.7	1.31	1.47
Apartment	300,000	298,500	-0.5	4,948	5,596	649	13.1	1.65	1.87
Comm/Ind: Lo Val	150,000	144,900	-3.4	3,993	4,294	301	7.5	2.66	2.96
Comm/Ind: Med Val	300,000	289,800	-3.4	9,194	9,847	652	7.1	3.06	3.4
Comm/Ind: Hi Val	1,000,000	966,000	-3.4	33,466	35,972	2,506	7.5	3.35	3.72

Fillmore County | **Spring Valley city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	83,605	79,503	-4,102	-4.9	999	1,007	7	0.7	1.20	1.27
Res Non-Hm: exis	10,755	11,761	1,007	9.4	162	205	43	26.3	1.51	1.74
Apartments: exis	1,307	1,300	-7	-0.5	23	27	3	14.3	1.78	2.04
Low-inc Apts: ex	1,214	1,238	24	2.0	13	15	2	16.9	1.09	1.25
Seasnl Rec: exis	232	214	-17	-7.4	4	4	0	8.3	1.75	2.04
Com/Ind: Lo: exi	10,052	10,087	35	0.3	284	321	36	12.8	2.83	3.18
Com/Ind Hi: exis	5,669	5,773	105	1.8	211	242	31	14.6	3.72	4.19
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	979	1,125	146	14.9	36	47	11	29.4	3.69	4.16
Ag HGA: Exist	742	717	-26	-3.4	9	9	0	3.3	1.22	1.31
Ag Hmstd Land	2,459	2,626	167	6.8	21	26	5	25.6	0.84	0.99
Ag Non-Hmstd	602	646	44	7.3	8	10	2	24.7	1.29	1.50
Misc props	262	252	-10	-3.8	5	5	1	10.8	1.85	2.13
ResHmstd: NewCon	0	331	331	0.0	0	4	4	0.0	0.00	1.27
All other NewCon	0	428	428	0.0	0	11	11	0.0	0.00	2.62
Total	117,877	116,002	-1,875	-1.6	1,776	1,933	157	8.8	1.51	1.67

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	1,293	1,066	-227	-17.6
(-) TIF Tax Capacity	118	119	1	0.8
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	1,175	947	-228	-19.4
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	31.27	32.42	0.00	0.00
City/Town	74.73	92.70	0.00	0.00
School District	22.91	24.65	16.41	16.79
Special District	0.00	0.00	0.00	0.00
Total	128.91	149.77	16.41	16.79

Tax Burdens on Hypothetical Properties	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	68,200	64,900	-4.8	718	692	-26	-3.6	1.05	1.07
Res Hmstd:Avg Val	102,200	97,200	-4.9	1,205	1,192	-13	-1.0	1.18	1.23
Res Hmstd: Hi Val	136,200	129,500	-4.9	1,729	1,774	44	2.6	1.27	1.37
Res Hmstd: Ex-Hi Val	204,400	194,400	-4.9	2,782	2,942	160	5.8	1.36	1.51
Apartment	300,000	298,400	-0.5	5,326	6,087	761	14.3	1.78	2.04
Comm/Ind: Lo Val	150,000	152,800	1.9	4,245	4,889	644	15.2	2.83	3.2
Comm/Ind: Med Val	300,000	305,500	1.8	9,824	11,280	1,456	14.8	3.27	3.69
Comm/Ind: Hi Val	1,000,000	1,018,400	1.8	35,857	41,119	5,262	14.7	3.59	4.04

Fillmore County | **Whalan city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	2,662	2,878	216	8.1	19	22	3	15.7	0.71	0.76
Res Non-Hm: exis	755	906	151	20.0	8	10	2	24.9	1.11	1.15
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	1,960	1,925	-36	-1.8	21	22	1	4.6	1.09	1.16
Com/Ind: Lo: exi	189	184	-5	-2.6	4	4	0	2.2	2.14	2.25
Com/Ind Hi: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	29	42	12	42.1	1	1	0	50.4	2.82	2.98
Ag HGA: Exist	166	0	-166	-100.0	1	0	-1	-100.0	0.84	0.00
Ag Hmstd Land	158	39	-119	-75.1	0	0	0	-50.4	0.24	0.48
Ag Non-Hmstd	168	210	42	25.3	1	2	1	38.5	0.87	0.96
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	6,087	6,184	97	1.6	57	62	6	9.7	0.93	1.01

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	63	57	-5	-8.4
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	63	57	-5	-8.4
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	34.31	36.22	0.00	0.00
City/Town	35.91	42.35	0.00	0.00
School District	16.43	17.22	10.87	4.43
Special District	0.00	0.00	0.00	0.00
Total	86.65	95.78	10.87	4.43

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	65,700	71,000	8.1	378	440	62	16.3	0.58	0.62
Res Hmstd:Avg Val	98,600	106,600	8.1	678	804	126	18.5	0.69	0.75
Res Hmstd: Hi Val	131,400	142,100	8.1	1,027	1,190	163	15.8	0.78	0.84
Res Hmstd: Ex-Hi Val	197,100	213,100	8.1	1,727	1,963	236	13.6	0.88	0.92
Seas Rec: Lo Val	50,000	49,100	-1.8	471	511	40	8.4	0.94	1.04
Seas Rec: Hi Val	150,000	147,300	-1.8	1,498	1,621	123	8.2	1	1.10

Fillmore County | **Wykoff city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	13,607	12,620	-986	-7.2	157	155	-1	-0.9	1.15	1.23
Res Non-Hm: exis	1,694	1,643	-51	-3.0	25	29	4	15.0	1.48	1.76
Apartments: exis	453	446	-7	-1.6	8	9	1	16.0	1.77	2.09
Low-inc Apts: ex	176	176	0	0.0	2	2	0	17.5	1.09	1.28
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	1,621	1,739	118	7.3	46	56	11	23.0	2.83	3.24
Com/Ind Hi: exis	331	333	2	0.6	12	14	2	15.5	3.72	4.27
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	395	408	13	3.3	15	17	3	18.6	3.72	4.27
Ag HGA: Exist	95	89	-6	-6.6	1	1	0	-2.5	1.15	1.20
Ag Hmstd Land	999	1,084	84	8.4	6	8	2	29.4	0.60	0.71
Ag Non-Hmstd	387	418	31	8.1	5	6	1	29.1	1.29	1.54
Misc props	64	64	0	0.0	1	1	0	17.9	1.77	2.09
ResHmstd: NewCon	0	13	13	0.0	0	0	0	0.0	0.00	1.23
All other NewCon	0	136	136	0.0	0	2	2	0.0	0.00	1.78
Total	19,823	19,168	-655	-3.3	278	303	25	9.1	1.40	1.58

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	210	164	-45	-21.6
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	210	164	-45	-21.6
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	32.32	33.67	0.00	0.00
City/Town	72.16	93.86	0.00	0.00
School District	24.33	26.37	16.41	16.79
Special District	0.00	0.00	0.00	0.00
Total	128.81	153.90	16.41	16.79

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	58,600	54,400	-7.2	617	594	-23	-3.7	1.05	1.09
Res Hmstd:Avg Val	87,800	81,400	-7.3	982	929	-53	-5.4	1.12	1.14
Res Hmstd: Hi Val	117,000	108,500	-7.3	1,432	1,429	-3	-0.2	1.22	1.32
Res Hmstd: Ex-Hi Val	175,600	162,900	-7.2	2,336	2,433	97	4.2	1.33	1.49
Apartment	300,000	295,300	-1.6	5,323	6,176	854	16.0	1.77	2.09
Comm/Ind: Lo Val	150,000	150,900	0.6	4,243	4,903	660	15.6	2.83	3.25
Comm/Ind: Med Val	300,000	301,900	0.6	9,818	11,348	1,529	15.6	3.27	3.76
Comm/Ind: Hi Val	1,000,000	1,006,300	0.6	35,837	41,412	5,575	15.6	3.58	4.12

Fillmore County | **Rushford Village city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	39,552	39,212	-340	-0.9	354	395	41	11.7	0.89	1.01
Res Non-Hm: exis	2,443	2,448	5	0.2	27	28	2	6.6	1.09	1.16
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	722	823	101	14.1	6	8	2	25.8	0.88	0.97
Com/Ind: Lo: exi	2,204	2,158	-45	-2.1	47	50	3	5.4	2.15	2.31
Com/Ind Hi: exis	5,506	5,569	63	1.1	153	167	14	8.9	2.78	2.99
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	2,403	2,445	43	1.8	67	73	6	9.6	2.78	2.99
Ag HGA: Exist	7,502	7,845	343	4.6	63	76	13	20.2	0.84	0.97
Ag Hmstd Land	28,472	29,789	1,316	4.6	98	117	18	18.5	0.35	0.39
Ag Non-Hmstd	17,193	16,421	-772	-4.5	129	135	6	4.4	0.75	0.82
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	142	142	0.0	0	1	1	0.0	0.00	1.01
All other NewCon	0	195	195	0.0	0	1	1	0.0	0.00	0.62
Total	105,997	107,048	1,051	1.0	945	1,051	107	11.3	0.89	0.98

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	1,008	948	-60	-5.9
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	1,008	948	-60	-5.9
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	34.33	36.23	0.00	0.00
City/Town	35.70	40.60	0.00	0.00
School District	7.80	8.51	24.69	26.42
Special District	0.00	0.00	0.00	0.00
Total	77.83	85.34	24.69	26.42

Tax Burdens on Hypothetical Properties	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	106,800	105,900	-0.8	819	947	128	15.7	0.77	0.89
Res Hmstd:Avg Val	160,100	158,700	-0.9	1,413	1,578	165	11.6	0.88	0.99
Res Hmstd: Hi Val	213,500	211,700	-0.8	2,009	2,211	202	10.1	0.94	1.04
Res Hmstd: Ex-Hi Val	320,300	317,500	-0.9	3,200	3,474	275	8.6	1	1.09
Comm/Ind: Lo Val	150,000	151,700	1.1	3,220	3,517	297	9.2	2.15	2.32
Comm/Ind: Med Val	300,000	303,400	1.1	7,391	8,058	667	9.0	2.46	2.66
Comm/Ind: Hi Val	1,000,000	1,011,400	1.1	26,852	29,250	2,398	8.9	2.69	2.89

Fillmore County | **Chatfield city (part)**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	68,801	67,588	-1,213	-1.8	841	952	111	13.2	1.22	1.41
Res Non-Hm: exis	11,151	12,270	1,118	10.0	163	210	48	29.3	1.46	1.71
Apartments: exis	1,708	1,706	-2	-0.1	29	34	5	17.4	1.69	1.99
Low-inc Apts: ex	909	909	0	0.0	9	11	2	18.1	1.03	1.22
Seasnl Rec: exis	324	324	0	0.0	5	6	1	17.5	1.68	1.98
Com/Ind: Lo: exi	5,785	5,896	111	1.9	159	184	25	16.0	2.74	3.12
Com/Ind Hi: exis	5,021	4,958	-63	-1.2	182	204	22	12.0	3.63	4.11
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	396	441	45	11.3	14	18	4	26.3	3.63	4.11
Ag HGA: Exist	458	462	4	0.9	6	7	1	17.1	1.26	1.46
Ag Hmstd Land	226	245	18	8.1	1	1	0	35.4	0.43	0.54
Ag Non-Hmstd	760	802	42	5.5	10	12	2	21.5	1.28	1.47
Misc props	17	18	1	3.4	0	0	0	21.2	2.01	2.36
ResHmstd: NewCon	0	719	719	0.0	0	10	10	0.0	0.00	1.41
All other NewCon	0	251	251	0.0	0	4	4	0.0	0.00	1.67
Total	95,558	96,588	1,031	1.1	1,420	1,655	235	16.6	1.49	1.71

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	1,047	959	-88	-8.4
(-) TIF Tax Capacity	52	47	-5	-9.1
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	995	912	-83	-8.4
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	33.35	35.20	0.00	0.00
City/Town	66.36	80.60	0.00	0.00
School District	27.81	31.00	9.83	15.48
Special District	0.00	0.00	0.00	0.00
Total	127.52	146.79	9.83	15.48

Tax Burdens on Hypothetical Properties	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	104,300	102,500	-1.7	1,154	1,252	98	8.5	1.11	1.22
Res Hmstd:Avg Val	156,400	153,600	-1.8	1,916	2,149	232	12.1	1.23	1.4
Res Hmstd: Hi Val	208,400	204,700	-1.8	2,677	3,046	368	13.7	1.28	1.49
Res Hmstd: Ex-Hi Val	312,700	307,200	-1.8	4,204	4,844	640	15.2	1.34	1.58
Apartment	300,000	299,600	-0.1	5,077	5,961	884	17.4	1.69	1.99
Comm/Ind: Lo Val	150,000	148,100	-1.3	4,115	4,626	510	12.4	2.74	3.12
Comm/Ind: Med Val	300,000	296,300	-1.2	9,553	10,702	1,149	12.0	3.18	3.61
Comm/Ind: Hi Val	1,000,000	987,500	-1.3	34,931	39,131	4,201	12.0	3.49	3.96

Freeborn County | **Albert Lea city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	569,476	570,047	571	0.1	7,857	8,219	362	4.6	1.38	1.44
Res Non-Hm: exis	66,896	68,778	1,882	2.8	1,138	1,301	162	14.3	1.70	1.89
Apartments: exis	22,130	21,459	-672	-3.0	433	468	35	8.1	1.95	2.18
Low-inc Apts: ex	8,886	9,758	872	9.8	108	132	24	22.0	1.21	1.35
Seasnl Rec: exis	1,274	1,276	2	0.2	25	28	3	11.6	1.95	2.18
Com/Ind: Lo: exi	56,431	55,200	-1,232	-2.2	1,707	1,836	129	7.6	3.02	3.33
Com/Ind Hi: exis	133,512	123,686	-9,826	-7.4	5,263	5,371	108	2.0	3.94	4.34
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	18,513	18,984	471	2.5	729	824	94	13.0	3.94	4.34
Ag HGA: Exist	258	471	214	82.9	3	7	4	143.8	1.09	1.45
Ag Hmstd Land	341	354	14	4.1	2	2	0	25.4	0.49	0.59
Ag Non-Hmstd	5,348	5,418	71	1.3	72	82	10	14.4	1.35	1.52
Misc props	697	697	0	0.0	14	16	2	11.5	2.03	2.26
ResHmstd: NewCon	0	2,305	2,305	0.0	0	33	33	0.0	0.00	1.44
All other NewCon	0	2,339	2,339	0.0	0	45	45	0.0	0.00	1.90
Total	883,760	880,771	-2,989	-0.3	17,350	18,362	1,012	5.8	1.96	2.08

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	10,703	9,246	-1,457	-13.6
(-) TIF Tax Capacity	123	106	-18	-14.2
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	10,580	9,141	-1,439	-13.6
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	57.65	62.93	0.00	0.00
City/Town	49.41	58.33	0.00	0.00
School District	26.28	29.39	27.12	27.71
Special District	1.37	1.48	0.00	0.00
Total	134.70	152.14	27.12	27.71

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	67,300	67,400	0.1	820	802	-18	-2.2	1.22	1.19
Res Hmstd:Avg Val	100,800	100,900	0.1	1,349	1,386	37	2.7	1.34	1.37
Res Hmstd: Hi Val	134,400	134,500	0.1	1,923	2,037	113	5.9	1.43	1.51
Res Hmstd: Ex-Hi Val	201,700	201,900	0.1	3,073	3,341	268	8.7	1.52	1.65
Apartment	300,000	290,900	-3.0	5,865	6,338	473	8.1	1.95	2.18
Comm/Ind: Lo Val	150,000	139,000	-7.3	4,536	4,623	87	1.9	3.02	3.33
Comm/Ind: Med Val	300,000	277,900	-7.4	10,449	10,542	93	0.9	3.48	3.79
Comm/Ind: Hi Val	1,000,000	926,400	-7.4	38,042	38,701	659	1.7	3.80	4.18

Freeborn County | **Alden city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	19,297	19,438	141	0.7	249	258	10	3.9	1.29	1.33
Res Non-Hm: exis	1,930	1,940	10	0.5	31	36	5	15.4	1.61	1.85
Apartments: exis	38	38	0	0.0	1	1	0	14.9	1.95	2.24
Low-inc Apts: ex	173	173	0	0.0	2	2	0	14.5	1.20	1.37
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	1,273	1,221	-52	-4.1	39	42	3	8.0	3.04	3.43
Com/Ind Hi: exis	579	661	82	14.1	23	30	7	28.8	4.01	4.52
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	354	389	35	9.9	14	18	3	24.1	4.01	4.52
Ag HGA: Exist	186	186	0	0.0	2	2	0	1.6	1.28	1.31
Ag Hmstd Land	896	938	42	4.7	8	10	2	22.4	0.91	1.07
Ag Non-Hmstd	309	323	14	4.6	4	5	1	22.0	1.43	1.67
Misc props	14	12	-2	-11.4	0	0	0	1.4	2.60	2.97
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	174	174	0.0	0	6	6	0.0	0.00	3.64
Total	25,050	25,494	445	1.8	374	411	37	10.0	1.49	1.61

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	262	211	-51	-19.4
(-) TIF Tax Capacity	0	2	2	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	262	209	-53	-20.1
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	56.08	60.77	0.00	0.00
City/Town	67.21	84.14	0.00	0.00
School District	20.09	22.38	16.16	15.32
Special District	0.00	0.00	0.00	0.00
Total	143.38	167.29	16.16	15.32

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	55,000	55,400	0.7	657	641	-17	-2.5	1.2	1.16
Res Hmstd:Avg Val	82,500	83,100	0.7	1,018	1,020	2	0.2	1.23	1.23
Res Hmstd: Hi Val	109,900	110,700	0.7	1,480	1,565	85	5.8	1.35	1.41
Res Hmstd: Ex-Hi Val	164,900	166,100	0.7	2,407	2,660	253	10.5	1.46	1.60
Apartment	300,000	300,000	0.0	5,862	6,733	871	14.9	1.95	2.24
Comm/Ind: Lo Val	150,000	171,200	14.1	4,567	6,102	1,535	33.6	3.04	3.56
Comm/Ind: Med Val	300,000	342,400	14.1	10,576	13,843	3,267	30.9	3.53	4.04
Comm/Ind: Hi Val	1,000,000	1,141,200	14.1	38,617	49,958	11,341	29.4	3.86	4.38

Freeborn County | **Clarks Grove city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	18,171	18,135	-36	-0.2	216	232	16	7.3	1.19	1.28
Res Non-Hm: exis	1,523	1,578	55	3.6	22	25	3	15.8	1.45	1.62
Apartments: exis	60	60	0	0.0	1	1	0	12.2	1.74	1.95
Low-inc Apts: ex	181	181	0	0.0	2	2	0	11.9	1.08	1.21
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	1,440	1,454	15	1.0	40	44	5	11.6	2.76	3.05
Com/Ind Hi: exis	2,387	2,387	0	0.0	86	95	9	10.6	3.59	3.97
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	424	424	0	-0.1	15	17	2	10.5	3.59	3.97
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	226	237	11	4.9	2	2	0	24.5	0.77	0.91
Ag Non-Hmstd	163	169	6	3.5	2	2	0	18.1	1.17	1.34
Misc props	281	281	0	0.0	5	5	1	12.2	1.74	1.95
ResHmstd: NewCon	0	15	15	0.0	0	0	0	0.0	0.00	1.28
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	24,856	24,922	66	0.3	391	427	36	9.3	1.57	1.71

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	284	239	-45	-15.8
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	284	239	-45	-15.8
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	58.64	64.00	0.00	0.00
City/Town	31.74	39.77	0.00	0.00
School District	25.69	28.72	27.12	27.71
Special District	1.17	1.27	0.00	0.00
Total	117.24	133.77	27.12	27.71

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	67,000	66,900	-0.1	699	722	23	3.3	1.04	1.08
Res Hmstd:Avg Val	100,400	100,200	-0.2	1,167	1,241	73	6.3	1.16	1.24
Res Hmstd: Hi Val	133,800	133,500	-0.2	1,680	1,818	139	8.3	1.26	1.36
Res Hmstd: Ex-Hi Val	200,800	200,400	-0.2	2,707	2,979	272	10.1	1.35	1.49
Apartment	300,000	300,000	0.0	5,210	5,848	638	12.2	1.74	1.95
Comm/Ind: Lo Val	150,000	150,000	0.0	4,143	4,575	432	10.4	2.76	3.05
Comm/Ind: Med Val	300,000	300,000	0.0	9,532	10,538	1,005	10.5	3.18	3.51
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	34,681	38,361	3,680	10.6	3.47	3.84

Freeborn County | **Conger city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	4,005	3,929	-76	-1.9	65	63	-1	-2.1	1.61	1.61
Res Non-Hm: exis	265	323	58	21.9	5	8	3	49.8	2.00	2.46
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	478	478	0	0.0	17	21	3	20.0	3.64	4.37
Com/Ind Hi: exis	218	218	0	0.0	10	13	2	20.2	4.80	5.78
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	156	162	5	3.5	8	9	2	24.4	4.80	5.78
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	104	109	5	4.8	1	1	0	31.5	0.92	1.16
Ag Non-Hmstd	22	19	-2	-10.2	0	0	0	12.7	1.83	2.30
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	23	23	0.0	0	0	0	0.0	0.00	1.61
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	5,248	5,262	14	0.3	107	116	9	8.9	2.03	2.21

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	58	44	-14	-24.6
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	58	44	-14	-24.6
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	58.95	64.36	0.00	0.00
City/Town	######	138.99	0.00	0.00
School District	23.58	26.74	16.16	15.32
Special District	0.00	0.00	0.00	0.00
Total	183.33	230.09	16.16	15.32

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	41,700	40,900	-1.9	665	627	-38	-5.7	1.59	1.53
Res Hmstd:Avg Val	62,600	61,400	-1.9	998	942	-57	-5.7	1.59	1.53
Res Hmstd: Hi Val	83,400	81,800	-1.9	1,366	1,320	-46	-3.4	1.64	1.61
Res Hmstd: Ex-Hi Val	125,100	122,700	-1.9	2,236	2,408	173	7.7	1.79	1.96
Comm/Ind: Lo Val	150,000	150,000	0.0	5,466	6,557	1,091	20.0	3.64	4.37
Comm/Ind: Med Val	300,000	300,000	0.0	12,673	15,223	2,550	20.1	4.22	5.07
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	46,307	55,665	9,358	20.2	4.63	5.57

Freeborn County | **Emmons city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	10,938	10,970	33	0.3	156	165	10	6.2	1.42	1.51
Res Non-Hm: exis	1,140	1,023	-117	-10.2	20	22	2	10.0	1.79	2.19
Apartments: exis	234	234	0	0.0	5	6	1	23.3	2.15	2.65
Low-inc Apts: ex	156	156	0	0.0	2	3	0	22.9	1.32	1.62
Seasnl Rec: exis	1	1	0	0.0	0	0	0	23.9	1.65	2.05
Com/Ind: Lo: exi	761	759	-3	-0.4	25	30	5	18.8	3.27	3.91
Com/Ind Hi: exis	198	198	0	0.0	9	10	2	19.4	4.31	5.14
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	238	253	15	6.1	10	13	3	26.7	4.31	5.14
Ag HGA: Exist	49	54	4	8.7	1	1	0	10.1	1.35	1.37
Ag Hmstd Land	730	764	34	4.6	5	7	2	31.6	0.72	0.91
Ag Non-Hmstd	384	399	15	3.8	6	8	2	29.4	1.58	1.96
Misc props	14	14	0	0.0	0	0	0	23.3	2.15	2.65
ResHmstd: NewCon	0	3	3	0.0	0	0	0	0.0	0.00	1.51
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	14,843	14,827	-16	-0.1	239	265	26	10.9	1.61	1.79

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	153	117	-37	-24.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	153	117	-37	-24.0
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	58.98	64.40	0.00	0.00
City/Town	93.82	127.76	0.00	0.00
School District	4.79	4.25	17.84	19.28
Special District	0.00	0.00	0.00	0.00
Total	157.59	196.41	17.84	19.28

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	50,000	50,100	0.2	677	687	10	1.5	1.35	1.37
Res Hmstd:Avg Val	74,900	75,100	0.3	1,014	1,030	15	1.5	1.35	1.37
Res Hmstd: Hi Val	99,900	100,200	0.3	1,470	1,607	137	9.3	1.47	1.60
Res Hmstd: Ex-Hi Val	149,800	150,200	0.3	2,390	2,774	383	16.0	1.6	1.85
Apartment	300,000	300,000	0.0	6,445	7,944	1,499	23.3	2.15	2.65
Comm/Ind: Lo Val	150,000	150,000	0.0	4,912	5,859	946	19.3	3.27	3.91
Comm/Ind: Med Val	300,000	300,000	0.0	11,373	13,573	2,201	19.4	3.79	4.52
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	41,521	49,576	8,056	19.4	4.15	4.96

Freeborn County

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	6,383	6,513	130	2.0	101	110	10	9.5	1.58	1.69
Res Non-Hm: exis	542	435	-107	-19.7	11	11	0	0.7	1.96	2.46
Apartments: exis	190	190	0	0.0	4	6	1	25.7	2.34	2.94
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	602	602	0	0.0	21	25	5	21.8	3.47	4.22
Com/Ind Hi: exis	136	136	0	0.0	6	8	1	22.3	4.51	5.52
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	171	187	16	9.3	8	10	3	33.7	4.51	5.52
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Misc props	18	18	0	0.0	1	1	0	24.7	3.02	3.77
ResHmstd: NewCon	0	1	1	0.0	0	0	0	0.0	0.00	1.69
All other NewCon	0	30	30	0.0	0	1	1	0.0	0.00	2.46
Total	8,043	8,113	70	0.9	151	171	20	13.3	1.88	2.11

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	87	65	-22	-25.2
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	87	65	-22	-25.2
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	55.73	60.05	0.00	0.00
City/Town	######	145.24	0.00	0.00
School District	3.31	2.14	34.25	34.53
Special District	0.00	0.00	0.00	0.00
Total	159.58	207.43	34.25	34.53

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	39,800	40,600	2.0	612	645	33	5.4	1.54	1.59
Res Hmstd:Avg Val	59,700	60,900	2.0	918	968	50	5.4	1.54	1.59
Res Hmstd: Hi Val	79,500	81,100	2.0	1,240	1,341	101	8.2	1.56	1.65
Res Hmstd: Ex-Hi Val	119,300	121,700	2.0	2,047	2,399	352	17.2	1.72	1.97
Apartment	300,000	300,000	0.0	7,012	8,814	1,803	25.7	2.34	2.94
Comm/Ind: Lo Val	150,000	150,000	0.0	5,203	6,335	1,132	21.8	3.47	4.22
Comm/Ind: Med Val	300,000	300,000	0.0	11,969	14,609	2,640	22.1	3.99	4.87
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	43,544	53,222	9,678	22.2	4.35	5.32

Freeborn city

Freeborn County | **Geneva city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	23,090	22,266	-824	-3.6	241	250	10	4.0	1.04	1.12
Res Non-Hm: exis	1,424	2,297	873	61.3	18	32	14	76.2	1.29	1.41
Apartments: exis	288	288	0	0.0	4	5	0	10.7	1.51	1.68
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	1,250	1,251	2	0.1	32	34	3	9.2	2.53	2.75
Com/Ind Hi: exis	177	176	-1	-0.8	6	6	0	8.3	3.33	3.63
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	376	387	11	2.9	12	14	2	12.3	3.33	3.63
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	49	52	2	4.7	1	1	0	16.7	1.11	1.24
Ag Non-Hmstd	69	127	57	82.6	1	2	1	103.5	1.11	1.24
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	4	4	0.0	0	0	0	0.0	0.00	1.12
All other NewCon	0	22	22	0.0	0	1	1	0.0	0.00	2.60
Total	26,723	26,869	146	0.5	315	345	31	9.7	1.18	1.29

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	280	239	-42	-14.9
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	280	239	-42	-14.9
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	58.81	64.20	0.00	0.00
City/Town	34.94	41.05	0.00	0.00
School District	17.00	18.21	12.24	12.54
Special District	0.60	0.67	0.00	0.00
Total	111.35	124.13	12.24	12.54

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	83,700	80,700	-3.6	737	731	-7	-0.9	0.88	0.91
Res Hmstd:Avg Val	125,500	121,000	-3.6	1,292	1,327	35	2.7	1.03	1.1
Res Hmstd: Hi Val	167,300	161,300	-3.6	1,846	1,923	77	4.1	1.10	1.19
Res Hmstd: Ex-Hi Val	251,000	242,000	-3.6	2,956	3,116	160	5.4	1.18	1.29
Apartment	300,000	300,000	0.0	4,543	5,031	488	10.7	1.51	1.68
Comm/Ind: Lo Val	150,000	148,800	-0.8	3,788	4,098	310	8.2	2.53	2.75
Comm/Ind: Med Val	300,000	297,600	-0.8	8,777	9,490	713	8.1	2.93	3.19
Comm/Ind: Hi Val	1,000,000	991,900	-0.8	32,061	34,696	2,635	8.2	3.21	3.5

Freeborn County | **Glenville city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	17,163	16,981	-182	-1.1	184	168	-16	-8.7	1.07	0.99
Res Non-Hm: exis	1,554	1,804	251	16.1	22	25	3	14.2	1.41	1.38
Apartments: exis	116	116	0	0.0	2	2	0	-1.8	1.71	1.68
Low-inc Apts: ex	197	197	0	0.0	2	2	0	-1.5	1.05	1.03
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	1,486	1,485	-1	-0.1	41	41	0	-0.3	2.74	2.74
Com/Ind Hi: exis	593	593	0	0.0	21	21	0	-0.3	3.60	3.59
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,020	5,913	4,893	479.6	37	212	175	477.7	3.60	3.59
Ag HGA: Exist	827	859	32	3.8	11	11	0	0.9	1.29	1.25
Ag Hmstd Land	853	558	-295	-34.6	4	2	-2	-45.5	0.50	0.42
Ag Non-Hmstd	288	599	312	108.4	4	7	4	102.3	1.22	1.19
Misc props	58	58	0	0.0	1	1	0	-0.6	2.30	2.28
ResHmstd: NewCon	0	95	95	0.0	0	1	1	0.0	0.00	0.99
All other NewCon	0	28	28	0.0	0	0	0	0.0	0.00	1.38
Total	24,155	29,286	5,131	21.2	328	494	165	50.4	1.36	1.69

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	261	306	45	17.1
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	261	306	45	17.1
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	58.12	63.67	0.00	0.00
City/Town	59.12	50.24	0.00	0.00
School District	3.65	3.27	17.84	19.28
Special District	1.37	1.48	0.00	0.00
Total	122.25	118.66	17.84	19.28

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	48,700	48,200	-1.0	487	436	-51	-10.5	1.00	0.90
Res Hmstd:Avg Val	73,000	72,200	-1.1	731	653	-77	-10.6	1.00	0.90
Res Hmstd: Hi Val	97,400	96,400	-1.0	1,080	991	-89	-8.2	1.11	1.03
Res Hmstd: Ex-Hi Val	146,100	144,600	-1.0	1,806	1,707	-99	-5.5	1.24	1.18
Apartment	300,000	300,000	0.0	5,120	5,028	-92	-1.8	1.71	1.68
Comm/Ind: Lo Val	150,000	150,000	0.0	4,117	4,109	-8	-0.2	2.74	2.74
Comm/Ind: Med Val	300,000	300,000	0.0	9,517	9,492	-26	-0.3	3.17	3.16
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	34,719	34,610	-109	-0.3	3.47	3.46

Freeborn County | **Hartland city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	7,341	7,415	75	1.0	111	111	0	0.3	1.51	1.50
Res Non-Hm: exis	752	721	-31	-4.1	14	16	2	14.4	1.87	2.23
Apartments: exis	229	229	0	0.0	5	6	1	19.5	2.29	2.73
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	1,131	753	-377	-33.4	39	30	-9	-22.4	3.45	4.02
Com/Ind Hi: exis	111	384	274	247.3	5	20	15	305.0	4.56	5.32
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	172	175	3	1.7	8	9	1	18.5	4.56	5.32
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	141	149	8	6.0	2	3	0	18.0	1.56	1.74
Ag Non-Hmstd	385	546	161	41.9	7	11	5	70.9	1.73	2.09
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	2	2	0.0	0	0	0	0.0	0.00	1.50
All other NewCon	0	369	369	0.0	0	16	16	0.0	0.00	4.38
Total	10,261	10,745	484	4.7	191	224	33	17.1	1.86	2.09

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	112	94	-17	-15.4
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	112	94	-17	-15.4
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg) Base	Net Tax Cap (Pctg) Alter	Ref Mkt Val Base	Ref Mkt Val Alter
County	58.87	64.26	0.00	0.00
City/Town	######	135.68	0.00	0.00
School District	8.11	8.68	12.24	12.55
Special District	0.00	0.00	0.00	0.00
Total	173.19	208.62	12.24	12.55

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	43,300	43,700	0.9	630	602	-28	-4.4	1.45	1.38
Res Hmstd:Avg Val	65,000	65,700	1.1	945	905	-41	-4.3	1.45	1.38
Res Hmstd: Hi Val	86,600	87,500	1.0	1,311	1,323	11	0.9	1.51	1.51
Res Hmstd: Ex-Hi Val	129,900	131,200	1.0	2,153	2,371	218	10.1	1.66	1.81
Apartment	300,000	300,000	0.0	6,862	8,200	1,338	19.5	2.29	2.73
Comm/Ind: Lo Val	150,000	521,000	247.3	5,179	25,770	20,591	397.6	3.45	4.95
Comm/Ind: Med Val	300,000	1,042,000	247.3	12,024	53,488	41,464	344.9	4.01	5.13
Comm/Ind: Hi Val	1,000,000	3,473,400	247.3	43,964	182,842	138,878	315.9	4.4	5.26

Freeborn County | **Hayward city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	8,337	8,033	-304	-3.6	151	144	-7	-4.6	1.82	1.80
Res Non-Hm: exis	605	579	-26	-4.2	13	14	2	12.0	2.11	2.47
Apartments: exis	54	40	-14	-26.6	1	1	0	-14.1	2.57	3.01
Low-inc Apts: ex	163	119	-43	-26.7	3	2	0	-14.5	1.58	1.85
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	929	996	67	7.2	35	43	8	23.1	3.76	4.32
Com/Ind Hi: exis	490	820	330	67.5	24	46	22	92.7	4.93	5.67
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	530	553	23	4.4	26	31	5	20.1	4.93	5.67
Ag HGA: Exist	126	131	5	4.3	2	3	0	11.6	1.91	2.04
Ag Hmstd Land	564	590	26	4.6	9	11	2	22.4	1.58	1.85
Ag Non-Hmstd	492	516	23	4.7	9	11	2	24.4	1.84	2.18
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	16	16	0.0	0	0	0	0.0	0.00	1.80
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	12,289	12,393	104	0.8	274	308	34	12.6	2.23	2.49

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	137	117	-19	-14.3
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	137	117	-19	-14.3
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	57.53	62.71	0.00	0.00
City/Town	######	127.09	0.00	0.00
School District	24.36	27.18	27.12	27.71
Special District	1.37	1.48	0.00	0.00
Total	183.95	218.46	27.12	27.71

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	56,200	54,200	-3.6	961	861	-101	-10.5	1.71	1.59
Res Hmstd:Avg Val	84,200	81,100	-3.7	1,481	1,342	-138	-9.3	1.76	1.66
Res Hmstd: Hi Val	112,300	108,200	-3.7	2,099	2,063	-36	-1.7	1.87	1.91
Res Hmstd: Ex-Hi Val	168,400	162,300	-3.6	3,334	3,501	167	5.0	1.98	2.16
Apartment	300,000	220,100	-26.6	7,712	6,620	-1,091	-14.2	2.57	3.01
Comm/Ind: Lo Val	150,000	251,200	67.5	5,644	12,218	6,573	116.5	3.76	4.86
Comm/Ind: Med Val	300,000	502,400	67.5	13,035	26,458	13,423	103.0	4.34	5.27
Comm/Ind: Hi Val	1,000,000	1,674,800	67.5	47,523	92,917	45,395	95.5	4.75	5.55

Freeborn County | **Hollandale city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	8,836	8,546	-290	-3.3	151	154	3	1.7	1.71	1.80
Res Non-Hm: exis	869	1,060	190	21.9	18	26	8	47.3	2.05	2.48
Apartments: exis	132	132	0	0.0	3	4	1	22.4	2.44	2.99
Low-inc Apts: ex	99	99	0	0.0	1	2	0	21.8	1.51	1.84
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	828	829	0	0.1	30	36	6	19.2	3.61	4.30
Com/Ind Hi: exis	91	91	0	-0.5	4	5	1	18.8	4.72	5.64
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	325	335	10	3.2	15	19	4	23.2	4.72	5.64
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	139	143	5	3.5	1	2	0	21.3	0.94	1.10
Ag Non-Hmstd	201	206	5	2.6	3	4	1	28.1	1.74	2.17
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	3	3	0.0	0	0	0	0.0	0.00	1.80
All other NewCon	0	9	9	0.0	0	0	0	0.0	0.00	3.45
Total	11,519	11,451	-68	-0.6	228	252	24	10.4	1.98	2.20

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	123	97	-26	-21.1
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	123	97	-26	-21.1
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	58.94	64.34	0.00	0.00
City/Town	88.01	122.71	0.00	0.00
School District	26.03	29.11	27.12	27.71
Special District	0.84	0.94	0.00	0.00
Total	173.81	217.10	27.12	27.71

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	56,700	54,800	-3.4	912	866	-47	-5.1	1.61	1.58
Res Hmstd:Avg Val	85,000	82,200	-3.3	1,412	1,364	-48	-3.4	1.66	1.66
Res Hmstd: Hi Val	113,200	109,500	-3.3	2,004	2,086	82	4.1	1.77	1.91
Res Hmstd: Ex-Hi Val	169,900	164,300	-3.3	3,194	3,535	340	10.7	1.88	2.15
Apartment	300,000	300,000	0.0	7,332	8,973	1,641	22.4	2.44	2.99
Comm/Ind: Lo Val	150,000	149,300	-0.5	5,416	6,420	1,004	18.5	3.61	4.30
Comm/Ind: Med Val	300,000	298,500	-0.5	12,503	14,828	2,326	18.6	4.17	4.97
Comm/Ind: Hi Val	1,000,000	995,000	-0.5	45,571	54,120	8,549	18.8	4.56	5.44

Freeborn County | **Manchester city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	685	675	-10	-1.5	10	9	0	-5.2	1.39	1.34
Res Non-Hm: exis	186	203	17	9.2	3	4	1	24.7	1.80	2.06
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	510	521	11	2.2	17	19	3	15.0	3.28	3.69
Com/Ind Hi: exis	78	78	0	0.0	3	4	0	12.7	4.28	4.83
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	16	17	0	1.8	1	1	0	14.8	4.28	4.83
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	25	35	10	40.3	0	0	0	63.2	0.76	0.88
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	1,500	1,528	28	1.9	34	37	3	10.3	2.25	2.44

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	18	16	-2	-13.1
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	18	16	-2	-13.1
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	58.95	64.36	0.00	0.00
City/Town	65.29	81.37	0.00	0.00
School District	26.09	29.19	27.12	27.71
Special District	1.37	1.48	0.00	0.00
Total	151.70	176.40	27.12	27.71

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	24,100	23,700	-1.7	335	317	-18	-5.4	1.39	1.34
Res Hmstd:Avg Val	36,100	35,600	-1.4	501	475	-26	-5.1	1.39	1.34
Res Hmstd: Hi Val	48,100	47,400	-1.5	668	633	-35	-5.2	1.39	1.34
Res Hmstd: Ex-Hi Val	72,100	71,000	-1.5	1,001	948	-53	-5.3	1.39	1.34
Comm/Ind: Lo Val	150,000	150,000	0.0	4,919	5,535	616	12.5	3.28	3.69
Comm/Ind: Med Val	300,000	300,000	0.0	11,341	12,776	1,435	12.7	3.78	4.26
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	41,314	46,569	5,255	12.7	4.13	4.66

Freeborn County | **Myrtle city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	738	755	17	2.3	6	7	1	24.9	0.80	0.98
Res Non-Hm: exis	332	315	-17	-5.1	4	5	1	15.2	1.19	1.45
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	240	240	0	0.0	6	7	1	16.8	2.43	2.84
Com/Ind Hi: exis	401	401	0	0.0	13	15	2	17.0	3.19	3.73
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	61	64	3	4.6	2	2	0	22.4	3.19	3.73
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	58	60	3	4.5	0	0	0	29.3	0.51	0.63
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	1,830	1,836	5	0.3	31	36	6	18.7	1.68	1.99

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	24	21	-3	-11.6
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	24	21	-3	-11.6
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	58.97	64.39	0.00	0.00
City/Town	37.75	56.95	0.00	0.00
School District	4.79	4.25	17.85	19.28
Special District	0.00	0.00	0.00	0.00
Total	101.50	125.59	17.85	19.28

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	22,400	22,900	2.2	178	217	39	21.9	0.79	0.95
Res Hmstd:Avg Val	33,600	34,400	2.4	267	326	59	22.1	0.79	0.95
Res Hmstd: Hi Val	44,700	45,700	2.2	355	432	78	21.9	0.79	0.95
Res Hmstd: Ex-Hi Val	67,100	68,600	2.2	532	649	117	21.9	0.79	0.95
Comm/Ind: Lo Val	150,000	150,000	0.0	3,650	4,265	615	16.8	2.43	2.84
Comm/Ind: Med Val	300,000	300,000	0.0	8,428	9,855	1,427	16.9	2.81	3.29
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	30,725	35,943	5,219	17.0	3.07	3.59

Freeborn County | **Twin Lakes city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	2,599	2,641	42	1.6	27	25	-1	-5.5	1.04	0.96
Res Non-Hm: exis	140	82	-58	-41.5	2	1	-1	-44.0	1.39	1.33
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	257	257	0	0.0	7	7	0	-2.5	2.67	2.60
Com/Ind Hi: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,025	1,092	67	6.5	34	36	1	4.0	3.35	3.27
Ag HGA: Exist	37	37	0	0.5	0	0	0	-7.8	0.98	0.90
Ag Hmstd Land	126	132	6	4.8	1	1	0	-3.5	0.42	0.39
Ag Non-Hmstd	288	295	7	2.5	3	3	0	-4.0	1.11	1.04
Misc props	32	32	0	0.0	1	1	0	-5.0	1.66	1.58
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	4,503	4,567	64	1.4	75	73	-1	-1.8	1.66	1.61

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	55	47	-8	-14.3
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	55	47	-8	-14.3
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg) Base	Net Tax Cap (Pctg) Alter	Ref Mkt Val Base	Ref Mkt Val Alter
County	56.28	61.24	0.00	0.00
City/Town	30.64	15.94	0.00	0.00
School District	22.82	25.38	27.12	27.71
Special District	1.37	1.48	0.00	0.00
Total	111.11	104.05	27.12	27.71

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	41,300	42,000	1.7	406	379	-27	-6.7	0.98	0.90
Res Hmstd:Avg Val	61,900	62,900	1.6	608	567	-41	-6.7	0.98	0.90
Res Hmstd: Hi Val	82,500	83,800	1.6	842	795	-47	-5.6	1.02	0.95
Res Hmstd: Ex-Hi Val	123,700	125,700	1.6	1,449	1,386	-62	-4.3	1.17	1.10

Goodhue County | **Cannon Falls city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	209,288	185,846	-23,442	-11.2	2,706	2,656	-50	-1.9	1.29	1.43
Res Non-Hm: exis	23,029	24,393	1,364	5.9	354	434	80	22.7	1.54	1.78
Apartments: exis	11,914	11,765	-148	-1.2	207	238	31	14.8	1.74	2.02
Low-inc Apts: ex	5,493	5,441	-52	-0.9	58	67	9	15.0	1.06	1.23
Seasnl Rec: exis	191	145	-46	-24.2	3	3	0	-11.9	1.74	2.02
Com/Ind: Lo: exi	22,083	21,432	-652	-3.0	617	678	61	9.9	2.79	3.16
Com/Ind Hi: exis	51,514	49,451	-2,063	-4.0	1,898	2,065	167	8.8	3.68	4.18
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	4,140	4,133	-6	-0.2	151	170	20	13.2	3.64	4.12
Ag HGA: Exist	328	315	-13	-4.1	5	5	0	10.3	1.39	1.60
Ag Hmstd Land	598	592	-5	-0.9	5	6	1	17.6	0.81	0.96
Ag Non-Hmstd	1,893	1,841	-52	-2.7	25	28	3	13.7	1.29	1.51
Misc props	2,000	1,874	-126	-6.3	37	40	3	9.0	1.83	2.13
ResHmstd: NewCon	0	303	303	0.0	0	4	4	0.0	0.00	1.43
All other NewCon	0	109	109	0.0	0	4	4	0.0	0.00	3.77
Total	332,470	307,640	-24,830	-7.5	6,064	6,398	334	5.5	1.82	2.08

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	4,032	3,501	-530	-13.2
(-) TIF Tax Capacity	314	304	-10	-3.1
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	3,718	3,198	-521	-14.0
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	43.18	46.47	0.00	0.00
City/Town	62.07	79.31	0.00	0.00
School District	20.61	22.14	11.85	12.76
Special District	3.59	3.37	0.00	0.00
Total	129.45	151.28	11.85	12.76

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	118,100	104,900	-11.2	1,403	1,300	-102	-7.3	1.19	1.24
Res Hmstd:Avg Val	177,100	157,300	-11.2	2,289	2,231	-58	-2.5	1.29	1.42
Res Hmstd: Hi Val	236,000	209,600	-11.2	3,175	3,160	-14	-0.4	1.35	1.51
Res Hmstd: Ex-Hi Val	354,100	314,400	-11.2	4,950	5,022	73	1.5	1.4	1.6
Apartment	300,000	296,300	-1.2	5,210	5,981	772	14.8	1.74	2.02
Comm/Ind: Lo Val	150,000	144,000	-4.0	4,189	4,556	367	8.8	2.79	3.16
Comm/Ind: Med Val	300,000	288,000	-4.0	9,715	10,508	793	8.2	3.24	3.65
Comm/Ind: Hi Val	1,000,000	960,000	-4.0	35,504	38,567	3,064	8.6	3.55	4.02

Goodhue County | **Goodhue city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	49,101	48,282	-819	-1.7	588	641	53	9.0	1.20	1.33
Res Non-Hm: exis	5,178	5,231	53	1.0	73	84	11	15.1	1.40	1.60
Apartments: exis	227	225	-1	-0.6	4	4	0	12.6	1.67	1.89
Low-inc Apts: ex	343	338	-5	-1.6	3	4	0	12.4	1.01	1.16
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	3,285	3,154	-131	-4.0	90	95	5	6.1	2.73	3.01
Com/Ind Hi: exis	5,483	4,892	-590	-10.8	198	194	-4	-1.9	3.61	3.97
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	477	482	5	1.1	17	19	2	11.2	3.54	3.90
Ag HGA: Exist	603	607	4	0.6	8	9	1	13.0	1.25	1.41
Ag Hmstd Land	1,204	1,240	36	3.0	8	9	1	12.3	0.67	0.73
Ag Non-Hmstd	21	159	137	641.1	0	2	2	712.0	1.29	1.41
Misc props	322	358	36	11.3	5	7	1	26.1	1.67	1.89
ResHmstd: NewCon	0	369	369	0.0	0	5	5	0.0	0.00	1.33
All other NewCon	0	10	10	0.0	0	0	0	0.0	0.00	1.60
Total	66,244	65,347	-897	-1.4	994	1,072	79	7.9	1.50	1.64

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	735	646	-90	-12.2
(-) TIF Tax Capacity	124	108	-16	-13.1
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	612	538	-74	-12.0
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	44.83	48.25	0.00	0.00
City/Town	63.50	72.90	0.00	0.00
School District	19.79	19.26	6.08	12.88
Special District	0.74	0.78	0.00	0.00
Total	128.86	141.19	6.08	12.88

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	102,700	101,000	-1.7	1,106	1,159	53	4.8	1.08	1.15
Res Hmstd:Avg Val	153,900	151,300	-1.7	1,843	1,997	155	8.4	1.2	1.32
Res Hmstd: Hi Val	205,200	201,800	-1.7	2,581	2,840	259	10.0	1.26	1.41
Res Hmstd: Ex-Hi Val	307,800	302,700	-1.7	4,058	4,522	464	11.4	1.32	1.49
Apartment	300,000	298,100	-0.6	5,014	5,645	630	12.6	1.67	1.89
Comm/Ind: Lo Val	150,000	133,900	-10.7	4,089	4,035	-54	-1.3	2.73	3.01
Comm/Ind: Med Val	300,000	267,700	-10.8	9,511	9,198	-313	-3.3	3.17	3.44
Comm/Ind: Hi Val	1,000,000	892,400	-10.8	34,813	34,029	-784	-2.3	3.48	3.81

Goodhue County | **Kenyon city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	75,467	75,942	475	0.6	921	1,016	95	10.3	1.22	1.34
Res Non-Hm: exis	9,969	9,935	-34	-0.3	150	166	16	10.7	1.50	1.67
Apartments: exis	3,355	3,311	-45	-1.3	58	64	6	10.8	1.72	1.93
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	177	179	2	0.9	3	3	0	13.2	1.72	1.93
Com/Ind: Lo: exi	5,276	4,965	-310	-5.9	146	151	5	3.6	2.76	3.04
Com/Ind Hi: exis	4,988	4,765	-223	-4.5	181	189	9	4.8	3.62	3.98
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	580	605	25	4.3	21	24	3	14.4	3.62	3.98
Ag HGA: Exist	977	875	-103	-10.5	12	12	0	0.0	1.27	1.42
Ag Hmstd Land	1,212	1,178	-34	-2.8	6	7	1	8.4	0.50	0.56
Ag Non-Hmstd	1,744	1,739	-4	-0.3	22	24	2	10.0	1.24	1.36
Misc props	365	368	3	0.7	6	7	1	13.1	1.72	1.93
ResHmstd: NewCon	0	105	105	0.0	0	1	1	0.0	0.00	1.34
All other NewCon	0	82	82	0.0	0	1	1	0.0	0.00	1.67
Total	104,110	104,047	-63	-0.1	1,526	1,667	141	9.2	1.47	1.60

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	1,134	988	-146	-12.9
(-) TIF Tax Capacity	38	32	-6	-16.2
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	1,096	956	-140	-12.8
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	43.08	46.36	0.00	0.00
City/Town	57.94	68.74	0.00	0.00
School District	21.98	20.62	17.31	22.45
Special District	0.74	0.78	0.00	0.00
Total	123.74	136.49	17.31	22.45

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	87,700	88,300	0.7	944	1,004	60	6.4	1.08	1.14
Res Hmstd:Avg Val	131,500	132,300	0.6	1,601	1,757	156	9.8	1.22	1.33
Res Hmstd: Hi Val	175,300	176,400	0.6	2,258	2,512	254	11.3	1.29	1.42
Res Hmstd: Ex-Hi Val	263,000	264,700	0.6	3,574	4,024	450	12.6	1.36	1.52
Apartment	300,000	296,000	-1.3	5,160	5,715	555	10.8	1.72	1.93
Comm/Ind: Lo Val	150,000	143,300	-4.5	4,143	4,354	212	5.1	2.76	3.04
Comm/Ind: Med Val	300,000	286,600	-4.5	9,579	9,990	411	4.3	3.19	3.49
Comm/Ind: Hi Val	1,000,000	955,300	-4.5	34,951	36,581	1,630	4.7	3.5	3.83

Goodhue County | **Red Wing city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	798,930	765,341	-33,589	-4.2	9,912	10,289	377	3.8	1.24	1.34
Res Non-Hm: exis	117,526	111,673	-5,853	-5.0	1,738	1,822	84	4.8	1.48	1.63
Apartments: exis	46,113	45,256	-857	-1.9	768	837	69	9.0	1.67	1.85
Low-inc Apts: ex	11,877	11,715	-162	-1.4	122	134	12	9.6	1.03	1.14
Seasnl Rec: exis	5,427	5,388	-39	-0.7	83	91	8	10.0	1.53	1.70
Com/Ind: Lo: exi	56,717	55,476	-1,241	-2.2	1,527	1,633	105	6.9	2.69	2.94
Com/Ind Hi: exis	189,032	180,672	-8,360	-4.4	6,665	6,958	293	4.4	3.53	3.85
Publ U: Elec Gen	330,328	345,902	15,574	4.7	8,421	9,786	1,365	16.2	2.55	2.83
Publ U: Other	94,649	95,915	1,267	1.3	3,332	3,688	356	10.7	3.52	3.85
Ag HGA: Exist	4,080	3,787	-293	-7.2	52	52	1	1.0	1.27	1.38
Ag Hmstd Land	10,653	10,622	-31	-0.3	64	72	8	12.4	0.60	0.68
Ag Non-Hmstd	13,477	13,844	367	2.7	159	181	22	13.9	1.18	1.31
Misc props	3,656	3,605	-51	-1.4	66	72	6	9.1	1.82	2.01
ResHmstd: NewCon	0	2,186	2,186	0.0	0	29	29	0.0	0.00	1.34
All other NewCon	0	2,634	2,634	0.0	0	88	88	0.0	0.00	3.35
Total	1,682,464	1,654,017	-28,447	-1.7	32,911	35,734	2,823	8.6	1.96	2.16

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	23,410	22,149	-1,261	-5.4
(-) TIF Tax Capacity	147	142	-5	-3.5
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	23,262	22,007	-1,256	-5.4
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	43.23	46.54	0.00	0.00
City/Town	54.67	60.68	0.00	0.00
School District	17.38	20.70	19.47	21.88
Special District	2.44	2.59	0.00	0.00
Total	117.73	130.51	19.47	21.88

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	111,600	106,900	-4.2	1,259	1,269	9	0.7	1.13	1.19
Res Hmstd:Avg Val	167,400	160,400	-4.2	2,075	2,147	72	3.5	1.24	1.34
Res Hmstd: Hi Val	223,100	213,700	-4.2	2,889	3,022	132	4.6	1.3	1.41
Res Hmstd: Ex-Hi Val	334,800	320,700	-4.2	4,522	4,778	256	5.7	1.35	1.49
Apartment	300,000	294,400	-1.9	4,999	5,447	448	9.0	1.67	1.85
Comm/Ind: Lo Val	150,000	143,400	-4.4	4,040	4,221	181	4.5	2.69	2.94
Comm/Ind: Med Val	300,000	286,700	-4.4	9,329	9,680	351	3.8	3.11	3.38
Comm/Ind: Hi Val	1,000,000	955,800	-4.4	34,011	35,449	1,439	4.2	3.40	3.71

Goodhue County | **Wanamingo city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	45,968	42,201	-3,767	-8.2	666	651	-16	-2.3	1.45	1.54
Res Non-Hm: exis	10,086	6,706	-3,380	-33.5	185	138	-48	-25.7	1.84	2.05
Apartments: exis	873	764	-109	-12.5	17	17	0	-0.1	1.99	2.27
Low-inc Apts: ex	753	823	69	9.2	9	11	2	25.0	1.22	1.39
Seasnl Rec: exis	243	243	0	0.0	5	6	1	14.2	1.99	2.27
Com/Ind: Lo: exi	6,355	5,859	-497	-7.8	196	202	6	3.0	3.08	3.44
Com/Ind Hi: exis	6,204	6,380	176	2.8	251	288	37	14.7	4.05	4.52
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	740	763	23	3.0	30	34	4	14.9	4.05	4.52
Ag HGA: Exist	185	185	0	-0.1	3	3	0	10.8	1.51	1.68
Ag Hmstd Land	4	4	0	-9.5	0	0	0	6.5	0.44	0.52
Ag Non-Hmstd	968	993	25	2.5	14	16	2	15.6	1.45	1.63
Misc props	313	313	0	-0.1	6	7	1	14.1	1.99	2.27
ResHmstd: NewCon	0	121	121	0.0	0	2	2	0.0	0.00	1.54
All other NewCon	0	135	135	0.0	0	5	5	0.0	0.00	3.88
Total	72,693	65,487	-7,206	-9.9	1,383	1,381	-3	-0.2	1.90	2.11

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	844	684	-160	-19.0
(-) TIF Tax Capacity	69	71	2	2.5
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	775	613	-162	-20.9
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	44.76	48.15	0.00	0.00
City/Town	77.44	93.80	0.00	0.00
School District	22.10	20.72	17.31	22.45
Special District	0.74	0.78	0.00	0.00
Total	145.04	163.46	17.31	22.45

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	94,600	86,800	-8.2	1,249	1,133	-116	-9.3	1.32	1.30
Res Hmstd:Avg Val	141,900	130,300	-8.2	2,059	2,005	-54	-2.6	1.45	1.54
Res Hmstd: Hi Val	189,100	173,600	-8.2	2,868	2,874	6	0.2	1.52	1.66
Res Hmstd: Ex-Hi Val	283,800	260,500	-8.2	4,491	4,618	127	2.8	1.58	1.77
Apartment	300,000	262,600	-12.5	5,958	5,955	-3	-0.1	1.99	2.27
Comm/Ind: Lo Val	150,000	154,300	2.9	4,622	5,359	737	15.9	3.08	3.47
Comm/Ind: Med Val	300,000	308,500	2.8	10,698	12,323	1,625	15.2	3.57	3.99
Comm/Ind: Hi Val	1,000,000	1,028,400	2.8	39,052	44,833	5,781	14.8	3.91	4.36

Goodhue County | **Zumbrota city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	163,223	158,418	-4,805	-2.9	2,005	2,107	102	5.1	1.23	1.33
Res Non-Hm: exis	20,005	18,498	-1,507	-7.5	302	308	6	2.0	1.51	1.66
Apartments: exis	3,783	3,683	-100	-2.6	63	68	5	8.4	1.65	1.84
Low-inc Apts: ex	3,043	3,043	0	0.0	31	35	3	10.9	1.03	1.14
Seasnl Rec: exis	784	774	-10	-1.3	13	14	1	9.9	1.64	1.83
Com/Ind: Lo: exi	15,324	14,884	-440	-2.9	409	436	27	6.5	2.67	2.93
Com/Ind Hi: exis	27,709	27,037	-672	-2.4	965	1,035	70	7.3	3.48	3.83
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	4,551	4,836	284	6.2	156	183	26	16.8	3.44	3.78
Ag HGA: Exist	1,216	1,045	-171	-14.0	16	15	-1	-3.2	1.29	1.45
Ag Hmstd Land	756	699	-57	-7.5	3	5	2	49.3	0.46	0.75
Ag Non-Hmstd	863	924	61	7.1	10	12	2	21.3	1.14	1.29
Misc props	771	771	0	0.0	13	14	1	11.3	1.65	1.84
ResHmstd: NewCon	0	1,379	1,379	0.0	0	18	18	0.0	0.00	1.33
All other NewCon	0	557	557	0.0	0	13	13	0.0	0.00	2.26
Total	242,029	236,548	-5,480	-2.3	3,985	4,262	276	6.9	1.65	1.80

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	2,844	2,550	-294	-10.3
(-) TIF Tax Capacity	215	211	-3	-1.5
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	2,630	2,339	-291	-11.1
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	43.27	46.57	0.00	0.00
City/Town	51.85	63.13	0.00	0.00
School District	17.89	18.34	23.03	22.87
Special District	0.74	0.78	0.00	0.00
Total	113.76	128.83	23.03	22.87

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	107,000	103,900	-2.9	1,188	1,217	29	2.5	1.11	1.17
Res Hmstd:Avg Val	160,500	155,800	-2.9	1,968	2,064	97	4.9	1.23	1.33
Res Hmstd: Hi Val	213,900	207,600	-2.9	2,746	2,910	164	6.0	1.28	1.40
Res Hmstd: Ex-Hi Val	321,000	311,600	-2.9	4,307	4,609	301	7.0	1.34	1.48
Apartment	300,000	292,100	-2.6	4,957	5,372	415	8.4	1.65	1.84
Comm/Ind: Lo Val	150,000	146,400	-2.4	4,004	4,286	283	7.1	2.67	2.93
Comm/Ind: Med Val	300,000	292,700	-2.4	9,227	9,854	627	6.8	3.08	3.37
Comm/Ind: Hi Val	1,000,000	975,700	-2.4	33,602	35,996	2,394	7.1	3.36	3.69

Goodhue County | **Bellechester city (part)**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	5,348	5,304	-44	-0.8	44	52	8	18.4	0.82	0.98
Res Non-Hm: exis	492	536	44	8.9	5	6	1	26.6	1.02	1.19
Apartments: exis	222	219	-2	-1.0	3	3	0	14.1	1.24	1.43
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	555	410	-144	-26.0	12	10	-2	-17.7	2.21	2.46
Com/Ind Hi: exis	95	246	151	159.7	3	8	5	187.1	2.93	3.24
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	66	67	1	1.8	2	2	0	12.6	2.93	3.24
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	231	245	14	6.1	2	2	0	17.6	0.72	0.80
Ag Non-Hmstd	68	73	5	7.2	1	1	0	18.3	0.95	1.04
Misc props	78	73	-5	-7.0	1	1	0	5.7	1.32	1.50
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	238	238	0.0	0	6	6	0.0	0.00	2.72
Total	7,153	7,410	257	3.6	72	92	20	27.8	1.00	1.24

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	76	71	-5	-6.7
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	76	71	-5	-6.7
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	44.91	48.34	0.00	0.00
City/Town	28.37	35.19	0.00	0.00
School District	19.96	19.45	6.08	12.88
Special District	1.39	1.44	0.00	0.00
Total	94.62	104.42	6.08	12.88

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	84,900	84,200	-0.8	559	678	119	21.3	0.66	0.81
Res Hmstd:Avg Val	127,300	126,300	-0.8	1,024	1,211	187	18.3	0.80	0.96
Res Hmstd: Hi Val	169,700	168,300	-0.8	1,489	1,743	254	17.1	0.88	1.04
Res Hmstd: Ex-Hi Val	254,700	252,600	-0.8	2,422	2,811	390	16.1	0.95	1.11
Apartment	300,000	296,900	-1.0	3,731	4,258	527	14.1	1.24	1.43
Comm/Ind: Lo Val	150,000	389,500	159.7	3,319	11,451	8,132	245.0	2.21	2.94
Comm/Ind: Med Val	300,000	779,100	159.7	7,714	24,072	16,358	212.1	2.57	3.09
Comm/Ind: Hi Val	1,000,000	2,596,900	159.7	28,223	82,958	54,736	193.9	2.82	3.19

Goodhue County | **Dennison city (part)**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	8,961	8,615	-345	-3.9	129	134	5	4.2	1.44	1.56
Res Non-Hm: exis	1,590	1,607	16	1.0	26	29	3	12.0	1.66	1.84
Apartments: exis	210	198	-12	-5.9	4	4	0	4.8	1.93	2.14
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	841	826	-15	-1.8	25	27	2	7.4	2.99	3.27
Com/Ind Hi: exis	660	625	-35	-5.3	26	27	1	3.1	3.90	4.24
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	57	58	1	1.8	2	2	0	10.7	3.88	4.22
Ag HGA: Exist	153	153	0	0.0	2	3	0	12.0	1.59	1.79
Ag Hmstd Land	1,745	1,920	175	10.0	16	17	1	4.5	0.92	0.87
Ag Non-Hmstd	809	834	25	3.1	10	11	1	9.9	1.28	1.37
Misc props	77	77	0	0.0	2	2	0	10.9	2.26	2.50
ResHmstd: NewCon	0	3	3	0.0	0	0	0	0.0	0.00	1.56
All other NewCon	0	6	6	0.0	0	0	0	0.0	0.00	1.84
Total	15,103	14,922	-182	-1.2	243	257	14	5.8	1.61	1.72

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	160	143	-17	-10.6
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	160	143	-17	-10.6
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	44.90	48.33	0.00	0.00
City/Town	52.58	55.83	0.00	0.00
School District	33.06	36.14	26.54	34.89
Special District	0.74	0.78	0.00	0.00
Total	131.28	141.09	26.54	34.89

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	103,000	99,000	-3.9	1,346	1,342	-3	-0.2	1.31	1.36
Res Hmstd:Avg Val	154,500	148,500	-3.9	2,205	2,276	71	3.2	1.43	1.53
Res Hmstd: Hi Val	205,900	198,000	-3.8	3,062	3,210	148	4.8	1.49	1.62
Res Hmstd: Ex-Hi Val	309,000	297,100	-3.9	4,782	5,080	298	6.2	1.55	1.71
Apartment	300,000	282,300	-5.9	5,719	5,963	244	4.3	1.91	2.11
Comm/Ind: Lo Val	150,000	142,100	-5.3	4,451	4,593	142	3.2	2.97	3.23
Comm/Ind: Med Val	300,000	284,200	-5.3	10,252	10,475	223	2.2	3.42	3.69
Comm/Ind: Hi Val	1,000,000	947,400	-5.3	37,325	38,282	957	2.6	3.73	4.04

Goodhue County | **Lake City city (part)**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	47,333	45,190	-2,143	-4.5	593	616	23	3.9	1.25	1.36
Res Non-Hm: exis	10,521	9,082	-1,439	-13.7	147	138	-8	-5.7	1.39	1.52
Apartments: exis	923	846	-77	-8.3	15	15	0	1.8	1.63	1.81
Low-inc Apts: ex	3,033	2,901	-132	-4.4	30	32	2	5.9	1.00	1.11
Seasnl Rec: exis	27,468	22,382	-5,086	-18.5	360	326	-34	-9.5	1.31	1.46
Com/Ind: Lo: exi	4,974	4,884	-90	-1.8	132	141	10	7.4	2.65	2.90
Com/Ind Hi: exis	7,983	7,390	-592	-7.4	277	281	4	1.4	3.47	3.80
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	228	246	17	7.6	8	9	1	17.8	3.47	3.80
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Non-Hmstd	13	14	1	6.8	0	0	0	19.7	1.15	1.29
Misc props	259	222	-37	-14.3	4	4	0	-4.3	1.48	1.66
ResHmstd: NewCon	0	10	10	0.0	0	0	0	0.0	0.00	1.36
All other NewCon	0	200	200	0.0	0	3	3	0.0	0.00	1.55
Total	102,735	93,367	-9,368	-9.1	1,566	1,566	0	0.0	1.52	1.68

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	1,134	991	-143	-12.6
(-) TIF Tax Capacity	10	9	-1	-12.1
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	1,124	982	-142	-12.6
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	43.26	46.56	0.00	0.00
City/Town	56.39	62.97	0.00	0.00
School District	14.86	18.84	18.62	19.11
Special District	0.74	0.78	0.00	0.00
Total	115.25	129.15	18.62	19.11

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	144,200	137,700	-4.5	1,688	1,721	33	2.0	1.17	1.25
Res Hmstd:Avg Val	216,100	206,300	-4.5	2,715	2,818	103	3.8	1.26	1.37
Res Hmstd: Hi Val	288,100	275,100	-4.5	3,744	3,918	174	4.6	1.3	1.42
Res Hmstd: Ex-Hi Val	432,300	412,700	-4.5	5,787	6,118	330	5.7	1.34	1.48
Apartment	300,000	275,100	-8.3	4,881	4,967	87	1.8	1.63	1.81
Seas Rec: Lo Val	50,000	40,700	-18.6	614	559	-55	-8.9	1.23	1.37
Seas Rec: Hi Val	150,000	122,200	-18.5	1,927	1,736	-190	-9.9	1.28	1.42
Comm/Ind: Lo Val	150,000	138,900	-7.4	3,971	4,021	50	1.3	2.65	2.9
Comm/Ind: Med Val	300,000	277,700	-7.4	9,173	9,191	18	0.2	3.06	3.31
Comm/Ind: Hi Val	1,000,000	925,800	-7.4	33,449	33,796	347	1.0	3.34	3.65

Goodhue County | **Pine Island city (part)**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	120,274	110,191	-10,083	-8.4	1,618	1,600	-18	-1.1	1.35	1.45
Res Non-Hm: exis	11,434	10,631	-803	-7.0	182	193	11	6.0	1.59	1.81
Apartments: exis	4,470	4,050	-420	-9.4	82	84	3	3.1	1.83	2.08
Low-inc Apts: ex	2,809	2,812	3	0.1	31	36	4	14.2	1.12	1.28
Seasnl Rec: exis	382	357	-25	-6.5	7	7	0	6.3	1.82	2.07
Com/Ind: Lo: exi	10,195	9,817	-378	-3.7	296	317	21	7.2	2.90	3.23
Com/Ind Hi: exis	12,905	12,282	-623	-4.8	494	522	28	5.7	3.83	4.25
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	3,475	3,599	123	3.5	132	152	20	15.0	3.81	4.23
Ag HGA: Exist	965	944	-21	-2.1	13	15	1	8.4	1.39	1.54
Ag Hmstd Land	2,500	2,292	-208	-8.3	21	23	2	7.6	0.84	0.99
Ag Non-Hmstd	1,328	1,717	388	29.2	18	26	8	45.1	1.36	1.53
Misc props	622	631	8	1.3	12	14	2	15.6	1.89	2.16
ResHmstd: NewCon	0	488	488	0.0	0	7	7	0.0	0.00	1.45
All other NewCon	0	476	476	0.0	0	14	14	0.0	0.00	2.98
Total	171,360	160,286	-11,074	-6.5	2,907	3,010	103	3.5	1.70	1.88

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	1,935	1,636	-298	-15.4
(-) TIF Tax Capacity	107	95	-12	-11.1
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	1,828	1,541	-286	-15.7
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	43.11	46.39	0.00	0.00
City/Town	68.32	79.73	0.00	0.00
School District	23.78	25.75	13.22	17.55
Special District	0.74	0.78	0.00	0.00
Total	135.96	152.65	13.22	17.55

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	104,700	95,900	-8.4	1,284	1,195	-88	-6.9	1.23	1.25
Res Hmstd:Avg Val	157,000	143,800	-8.4	2,111	2,077	-35	-1.6	1.34	1.44
Res Hmstd: Hi Val	209,300	191,800	-8.4	2,938	2,959	21	0.7	1.40	1.54
Res Hmstd: Ex-Hi Val	314,000	287,700	-8.4	4,595	4,723	129	2.8	1.46	1.64
Apartment	300,000	271,800	-9.4	5,495	5,663	168	3.1	1.83	2.08
Comm/Ind: Lo Val	150,000	142,800	-4.8	4,356	4,615	259	5.9	2.90	3.23
Comm/Ind: Med Val	300,000	285,500	-4.8	10,098	10,608	509	5.0	3.37	3.72
Comm/Ind: Hi Val	1,000,000	951,800	-4.8	36,895	38,931	2,036	5.5	3.69	4.09

Grant County | **Ashby city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	12,110	12,168	58	0.5	201	211	10	4.8	1.66	1.74
Res Non-Hm: exis	1,904	1,664	-240	-12.6	39	40	1	3.9	2.04	2.42
Apartments: exis	1,803	1,582	-221	-12.2	43	44	2	4.0	2.37	2.81
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	217	217	0	0.0	5	6	1	18.5	2.37	2.81
Com/Ind: Lo: exi	2,434	2,364	-70	-2.9	86	96	11	12.5	3.52	4.07
Com/Ind Hi: exis	464	464	-1	-0.1	21	25	3	15.8	4.58	5.31
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	303	316	13	4.2	14	17	3	20.7	4.58	5.31
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	10	9	0	-4.1	0	0	0	-20.0	0.82	0.69
Ag Non-Hmstd	310	294	-16	-5.2	5	6	1	13.6	1.65	1.97
Misc props	120	119	-1	-0.8	4	4	1	16.9	3.07	3.61
ResHmstd: NewCon	0	84	84	0.0	0	1	1	0.0	0.00	1.74
All other NewCon	0	91	91	0.0	0	3	3	0.0	0.00	2.90
Total	19,675	19,372	-303	-1.5	418	454	36	8.7	2.12	2.34

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	223	183	-40	-17.8
(-) TIF Tax Capacity	21	21	-1	-2.9
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	202	163	-39	-19.4
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	48.96	58.99	0.00	0.00
City/Town	84.29	104.61	0.00	0.00
School District	31.15	33.41	31.16	34.33
Special District	0.34	0.37	0.00	0.00
Total	164.75	197.38	31.16	34.33

Tax Burdens on Hypothetical Properties	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	55,700	56,000	0.5	868	855	-13	-1.5	1.56	1.53
Res Hmstd:Avg Val	83,500	83,900	0.5	1,339	1,358	19	1.5	1.60	1.62
Res Hmstd: Hi Val	111,300	111,800	0.4	1,908	2,054	146	7.6	1.71	1.84
Res Hmstd: Ex-Hi Val	167,000	167,800	0.5	3,049	3,451	402	13.2	1.83	2.06
Apartment	300,000	263,300	-12.2	7,113	7,400	287	4.0	2.37	2.81
Comm/Ind: Lo Val	150,000	149,800	-0.1	5,273	6,098	825	15.6	3.52	4.07
Comm/Ind: Med Val	300,000	299,600	-0.1	12,148	14,055	1,907	15.7	4.05	4.69
Comm/Ind: Hi Val	1,000,000	998,700	-0.1	44,230	51,199	6,969	15.8	4.42	5.13

Grant County | **Barrett city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	8,874	8,549	-325	-3.7	177	176	-2	-1.0	2.00	2.05
Res Non-Hm: exis	1,559	1,519	-40	-2.5	35	39	4	11.8	2.25	2.59
Apartments: exis	1,462	1,352	-110	-7.5	40	42	2	6.3	2.72	3.13
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	1,763	1,873	110	6.2	36	45	8	22.8	2.06	2.38
Com/Ind: Lo: exi	991	963	-29	-2.9	39	43	4	9.9	3.92	4.44
Com/Ind Hi: exis	440	541	101	22.8	22	31	9	39.4	5.10	5.79
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	401	420	19	4.7	20	24	4	18.6	5.03	5.70
Ag HGA: Exist	454	454	0	0.0	10	10	1	6.8	2.10	2.24
Ag Hmstd Land	2,104	2,001	-104	-4.9	22	25	3	11.4	1.05	1.23
Ag Non-Hmstd	133	126	-7	-5.3	2	3	0	10.4	1.87	2.18
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	124	124	0.0	0	3	3	0.0	0.00	2.05
All other NewCon	0	135	135	0.0	0	6	6	0.0	0.00	4.47
Total	18,181	18,055	-126	-0.7	404	446	42	10.3	2.22	2.47

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	189	169	-21	-10.9
(-) TIF Tax Capacity	5	5	0	-9.3
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	184	164	-20	-10.9
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg) Base	Net Tax Cap (Pctg) Alter	Ref Mkt Val Base	Ref Mkt Val Alter
County	48.87	58.94	0.00	0.00
City/Town	######	145.86	0.00	0.00
School District	11.70	13.04	38.36	40.11
Special District	0.34	0.37	0.00	0.00
Total	187.07	218.21	38.36	40.11

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	57,500	55,400	-3.7	1,066	948	-119	-11.1	1.85	1.71
Res Hmstd:Avg Val	86,200	83,000	-3.7	1,648	1,494	-154	-9.3	1.91	1.80
Res Hmstd: Hi Val	114,800	110,600	-3.7	2,319	2,262	-57	-2.5	2.02	2.04
Res Hmstd: Ex-Hi Val	172,300	166,000	-3.7	3,667	3,801	135	3.7	2.13	2.29
Apartment	300,000	277,400	-7.5	8,166	8,679	513	6.3	2.72	3.13
Seas Rec: Lo Val	50,000	53,100	6.2	973	1,203	229	23.6	1.95	2.26
Seas Rec: Hi Val	150,000	159,400	6.3	3,004	3,713	709	23.6	2.00	2.33
Comm/Ind: Lo Val	150,000	184,300	22.9	5,883	8,647	2,763	47.0	3.92	4.69
Comm/Ind: Med Val	300,000	368,500	22.8	13,536	19,307	5,771	42.6	4.51	5.24
Comm/Ind: Hi Val	1,000,000	1,228,400	22.8	49,248	69,074	19,826	40.3	4.92	5.62

Grant County | **Elbow Lake city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	25,461	24,946	-515	-2.0	553	515	-38	-6.9	2.17	2.06
Res Non-Hm: exis	5,327	5,620	292	5.5	136	164	29	21.1	2.55	2.93
Apartments: exis	751	917	166	22.1	23	32	9	40.6	3.07	3.53
Low-inc Apts: ex	82	79	-3	-3.4	2	2	0	10.9	1.90	2.18
Seasnl Rec: exis	17	17	0	0.0	0	0	0	16.4	2.22	2.59
Com/Ind: Lo: exi	5,286	5,344	59	1.1	229	263	34	14.8	4.34	4.93
Com/Ind Hi: exis	3,090	3,785	694	22.5	175	244	69	39.3	5.66	6.44
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	5	5	0	4.3	0	0	0	18.7	5.66	6.44
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	102	136	33	32.4	2	2	1	59.1	1.50	1.80
Ag Non-Hmstd	462	394	-68	-14.8	10	10	0	-0.6	2.15	2.51
Misc props	46	46	0	0.0	1	2	0	15.2	3.07	3.53
ResHmstd: NewCon	0	121	121	0.0	0	2	2	0.0	0.00	2.06
All other NewCon	0	71	71	0.0	0	3	3	0.0	0.00	4.17
Total	40,628	41,478	851	2.1	1,131	1,241	109	9.7	2.79	2.99

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	463	398	-65	-14.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	463	398	-65	-14.0
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	48.33	58.26	0.00	0.00
City/Town	######	172.17	0.00	0.00
School District	11.79	13.11	38.36	40.11
Special District	6.37	7.15	0.00	0.00
Total	214.88	250.70	38.36	40.11

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	44,100	43,200	-2.0	940	823	-117	-12.5	2.13	1.91
Res Hmstd:Avg Val	66,100	64,800	-2.0	1,409	1,235	-175	-12.4	2.13	1.91
Res Hmstd: Hi Val	88,200	86,400	-2.0	1,940	1,774	-167	-8.6	2.20	2.05
Res Hmstd: Ex-Hi Val	132,300	129,600	-2.0	3,097	3,128	31	1.0	2.34	2.41
Apartment	300,000	366,200	22.1	9,209	12,945	3,736	40.6	3.07	3.53
Comm/Ind: Lo Val	150,000	183,700	22.5	6,509	9,562	3,053	46.9	4.34	5.21
Comm/Ind: Med Val	300,000	367,400	22.5	14,995	21,387	6,392	42.6	5	5.82
Comm/Ind: Hi Val	1,000,000	1,224,700	22.5	54,600	76,575	21,975	40.2	5.46	6.25

Grant County | **Herman city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	9,197	9,185	-12	-0.1	130	168	39	29.8	1.41	1.83
Res Non-Hm: exis	842	845	3	0.3	15	22	7	47.4	1.80	2.65
Apartments: exis	144	144	0	0.0	3	5	1	43.1	2.20	3.15
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	1,695	1,670	-25	-1.5	57	75	17	30.6	3.38	4.47
Com/Ind Hi: exis	3,160	3,247	87	2.8	142	190	47	33.4	4.50	5.84
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	467	491	24	5.1	21	29	8	36.4	4.50	5.84
Ag HGA: Exist	159	66	-93	-58.6	2	1	-1	-49.5	1.40	1.71
Ag Hmstd Land	64	72	8	11.8	1	1	0	40.8	0.86	1.09
Ag Non-Hmstd	839	782	-57	-6.8	15	17	3	17.8	1.76	2.23
Misc props	66	72	6	8.5	2	3	1	50.0	2.85	3.94
ResHmstd: NewCon	0	60	60	0.0	0	1	1	0.0	0.00	1.83
All other NewCon	0	27	27	0.0	0	1	1	0.0	0.00	2.37
Total	16,633	16,660	27	0.2	388	512	124	32.0	2.33	3.07

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	211	181	-30	-14.2
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	211	181	-30	-14.2
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	48.63	58.63	0.00	0.00
City/Town	######	155.43	0.00	0.00
School District	0.03	1.30	0.00	36.96
Special District	6.37	7.15	0.00	0.00
Total	176.20	222.52	0.00	36.96

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	36,100	36,100	0.0	492	615	124	25.2	1.36	1.70
Res Hmstd:Avg Val	54,100	54,000	-0.2	737	921	184	24.9	1.36	1.70
Res Hmstd: Hi Val	72,100	72,000	-0.1	982	1,227	245	25.0	1.36	1.70
Res Hmstd: Ex-Hi Val	108,200	108,100	-0.1	1,631	2,193	561	34.4	1.51	2.03
Apartment	300,000	300,000	0.0	6,608	9,453	2,846	43.1	2.20	3.15
Comm/Ind: Lo Val	150,000	154,100	2.7	5,063	6,951	1,887	37.3	3.38	4.51
Comm/Ind: Med Val	300,000	308,300	2.8	11,814	15,959	4,145	35.1	3.94	5.18
Comm/Ind: Hi Val	1,000,000	1,027,700	2.8	43,319	57,989	14,670	33.9	4.33	5.64

Grant County | **Hoffman city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	15,853	15,480	-373	-2.4	174	202	28	16.1	1.10	1.31
Res Non-Hm: exis	2,200	2,391	191	8.7	32	41	10	30.1	1.45	1.73
Apartments: exis	330	329	0	-0.1	5	7	1	21.6	1.67	2.03
Low-inc Apts: ex	63	63	0	0.0	1	1	0	20.7	1.06	1.28
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	2,136	2,137	2	0.1	57	67	10	17.6	2.66	3.12
Com/Ind Hi: exis	2,504	2,555	51	2.0	85	103	17	20.4	3.41	4.03
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	564	592	28	5.0	19	24	5	23.9	3.40	4.00
Ag HGA: Exist	102	102	0	0.0	1	1	0	16.9	1.01	1.18
Ag Hmstd Land	1,284	1,217	-67	-5.2	6	7	1	23.9	0.46	0.60
Ag Non-Hmstd	1,254	1,169	-85	-6.8	13	15	2	18.2	1.03	1.30
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	289	289	0.0	0	4	4	0.0	0.00	1.31
All other NewCon	0	16	16	0.0	0	0	0	0.0	0.00	2.76
Total	26,289	26,340	51	0.2	393	472	79	20.1	1.50	1.79

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	299	252	-47	-15.6
(-) TIF Tax Capacity	36	35	-1	-2.2
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	263	218	-46	-17.4
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	49.33	59.45	0.00	0.00
City/Town	40.64	56.57	0.00	0.00
School District	12.33	13.75	38.36	40.11
Special District	0.34	0.37	0.00	0.00
Total	102.64	130.13	38.36	40.11

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	49,900	48,700	-2.4	504	576	72	14.2	1.01	1.18
Res Hmstd:Avg Val	74,800	73,000	-2.4	755	863	107	14.2	1.01	1.18
Res Hmstd: Hi Val	99,700	97,400	-2.3	1,123	1,288	165	14.7	1.13	1.32
Res Hmstd: Ex-Hi Val	149,600	146,100	-2.3	1,872	2,174	302	16.1	1.25	1.49
Apartment	300,000	299,800	-0.1	5,000	6,079	1,079	21.6	1.67	2.03
Comm/Ind: Lo Val	150,000	153,100	2.1	3,984	4,805	821	20.6	2.66	3.14
Comm/Ind: Med Val	300,000	306,100	2.0	9,103	10,964	1,861	20.4	3.03	3.58
Comm/Ind: Hi Val	1,000,000	1,020,500	2.1	32,995	39,726	6,732	20.4	3.3	3.89

Grant County | **Norcross city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	898	889	-9	-1.0	8	11	3	35.9	0.92	1.26
Res Non-Hm: exis	137	135	-2	-1.2	2	3	1	36.8	1.41	1.96
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	65	66	2	2.3	2	2	0	26.2	2.71	3.34
Com/Ind Hi: exis	275	412	137	49.9	10	18	8	79.8	3.61	4.33
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	42	44	2	3.8	2	2	0	24.5	3.61	4.33
Ag HGA: Exist	126	126	0	0.0	1	2	0	37.6	1.02	1.40
Ag Hmstd Land	1,945	1,842	-103	-5.3	14	14	1	5.2	0.70	0.78
Ag Non-Hmstd	310	295	-15	-4.9	4	4	0	6.1	1.32	1.47
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	4	4	0.0	0	0	0	0.0	0.00	2.98
Total	3,798	3,813	16	0.4	42	56	14	33.0	1.11	1.48

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	33	31	-2	-5.6
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	33	31	-2	-5.6
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	47.69	57.72	0.00	0.00
City/Town	77.14	81.68	0.00	0.00
School District	0.31	0.17	0.00	36.96
Special District	6.37	7.15	0.00	0.00
Total	131.51	146.72	0.00	36.96

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	21,400	21,200	-0.9	196	265	69	35.3	0.92	1.25
Res Hmstd:Avg Val	32,100	31,800	-0.9	294	397	104	35.3	0.92	1.25
Res Hmstd: Hi Val	42,800	42,400	-0.9	392	530	138	35.3	0.92	1.25
Res Hmstd: Ex-Hi Val	64,200	63,600	-0.9	587	795	207	35.3	0.92	1.25
Comm/Ind: Lo Val	150,000	224,900	49.9	4,058	8,246	4,188	103.2	2.71	3.67
Comm/Ind: Med Val	300,000	449,800	49.9	9,468	17,976	8,508	89.9	3.16	4
Comm/Ind: Hi Val	1,000,000	1,499,300	49.9	34,716	63,380	28,664	82.6	3.47	4.23

Grant County | **Wendell city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	3,739	3,659	-79	-2.1	57	58	0	0.9	1.53	1.58
Res Non-Hm: exis	221	253	32	14.6	4	6	2	37.3	1.95	2.34
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	473	463	-10	-2.1	16	19	2	14.9	3.43	4.03
Com/Ind Hi: exis	617	674	57	9.3	27	35	8	28.5	4.45	5.24
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	182	189	7	4.0	8	10	2	22.2	4.36	5.12
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	552	522	-30	-5.3	5	6	1	16.8	0.92	1.14
Ag Non-Hmstd	1,080	1,023	-57	-5.3	17	19	3	16.8	1.55	1.91
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	4	4	0.0	0	0	0	0.0	0.00	1.58
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	6,864	6,788	-76	-1.1	135	153	18	13.2	1.97	2.25

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	76	63	-14	-17.8
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	76	63	-14	-17.8
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	49.22	59.31	0.00	0.00
City/Town	86.77	110.63	0.00	0.00
School District	12.15	13.53	38.36	40.11
Special District	6.37	7.15	0.00	0.00
Total	154.51	190.63	38.36	40.11

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	32,800	32,100	-2.1	501	496	-6	-1.1	1.53	1.54
Res Hmstd:Avg Val	49,200	48,200	-2.0	752	745	-7	-1.0	1.53	1.54
Res Hmstd: Hi Val	65,600	64,200	-2.1	1,003	992	-11	-1.1	1.53	1.54
Res Hmstd: Ex-Hi Val	98,400	96,300	-2.1	1,614	1,677	63	3.9	1.64	1.74
Comm/Ind: Lo Val	150,000	163,900	9.3	5,151	6,769	1,618	31.4	3.43	4.13
Comm/Ind: Med Val	300,000	327,800	9.3	11,826	15,350	3,524	29.8	3.94	4.68
Comm/Ind: Hi Val	1,000,000	1,092,500	9.3	42,980	55,390	12,410	28.9	4.3	5.07

Hennepin County | **Brooklyn Center city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	982,025	941,376	-40,649	-4.1	14,960	14,363	-597	-4.0	1.52	1.53
Res Non-Hm: exis	149,184	152,870	3,686	2.5	2,591	2,824	234	9.0	1.74	1.85
Apartments: exis	149,496	149,809	313	0.2	3,157	3,359	201	6.4	2.11	2.24
Low-inc Apts: ex	16,460	16,254	-206	-1.2	209	220	11	5.3	1.27	1.35
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	29,193	29,052	-141	-0.5	907	965	58	6.4	3.11	3.32
Com/Ind Hi: exis	347,165	329,762	-17,403	-5.0	14,196	14,372	176	1.2	4.09	4.36
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	16,463	16,733	270	1.6	664	722	57	8.7	4.03	4.31
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Non-Hmstd	167	168	1	0.7	2	3	0	6.5	1.48	1.57
Misc props	0	449	449	0.0	0	13	13	0.0	0.00	2.84
ResHmstd: NewCon	0	1,457	1,457	0.0	0	22	22	0.0	0.00	1.53
All other NewCon	0	7,255	7,255	0.0	0	247	247	0.0	0.00	3.40
Total	1,690,153	1,645,187	-44,966	-2.7	36,687	37,109	422	1.2	2.17	2.26

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	21,017	18,703	-2,314	-11.0
(-) TIF Tax Capacity	2,094	1,927	-167	-8.0
(-) FD Contrib Tax Cap	2,775	2,619	-156	-5.6
(=) Taxable Tax Capacity	16,149	14,157	-1,992	-12.3
FD Distrib Tax Cap	7,123	7,194	71	1.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	45.63	48.73	0.00	0.00
City/Town	57.38	64.22	4.13	4.32
School District	34.20	34.47	19.27	20.27
Special District	10.87	11.18	0.00	0.00
Total	148.09	158.59	23.40	24.59

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	92,300	88,500	-4.1	1,294	1,157	-137	-10.6	1.40	1.31
Res Hmstd:Avg Val	138,400	132,700	-4.1	2,126	2,030	-96	-4.5	1.54	1.53
Res Hmstd: Hi Val	184,500	176,900	-4.1	2,958	2,902	-55	-1.9	1.60	1.64
Res Hmstd: Ex-Hi Val	276,900	265,400	-4.2	4,625	4,650	25	0.5	1.67	1.75
Apartment	300,000	300,600	0.2	6,255	6,698	443	7.1	2.09	2.23
Comm/Ind: Lo Val	150,000	142,500	-5.0	4,630	4,708	78	1.7	3.09	3.30
Comm/Ind: Med Val	300,000	285,000	-5.0	10,686	10,792	106	1.0	3.56	3.79
Comm/Ind: Hi Val	1,000,000	949,900	-5.0	38,948	39,535	588	1.5	3.89	4.16

Hennepin County | **Champlin city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	1,567,006	1,474,321	-92,685	-5.9	21,350	20,386	-964	-4.5	1.36	1.38
Res Non-Hm: exis	93,910	96,628	2,718	2.9	1,408	1,489	81	5.7	1.50	1.54
Apartments: exis	31,370	28,723	-2,647	-8.4	548	519	-29	-5.2	1.75	1.81
Low-inc Apts: ex	9,880	9,880	0	0.0	107	111	4	3.6	1.09	1.12
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	17,513	17,098	-415	-2.4	497	513	16	3.2	2.84	3.00
Com/Ind Hi: exis	165,778	145,801	-19,977	-12.1	6,135	5,706	-429	-7.0	3.70	3.91
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	9,182	9,414	232	2.5	340	368	29	8.4	3.70	3.91
Ag HGA: Exist	240	225	-15	-6.3	3	3	0	-4.7	1.38	1.41
Ag Hmstd Land	176	150	-26	-14.9	1	1	0	-17.1	0.41	0.40
Ag Non-Hmstd	1,730	1,619	-112	-6.4	21	20	-1	-3.3	1.19	1.23
Misc props	0	632	632	0.0	0	13	13	0.0	0.00	2.12
ResHmstd: NewCon	0	6,647	6,647	0.0	0	92	92	0.0	0.00	1.38
All other NewCon	0	4,629	4,629	0.0	0	83	83	0.0	0.00	1.78
Total	1,896,785	1,795,767	-101,018	-5.3	30,410	29,305	-1,105	-3.6	1.60	1.63

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	20,903	18,295	-2,608	-12.5
(-) TIF Tax Capacity	3,042	2,658	-384	-12.6
(-) FD Contrib Tax Cap	1,570	1,443	-127	-8.1
(=) Taxable Tax Capacity	16,290	14,193	-2,097	-12.9
FD Distrib Tax Cap	3,952	3,561	-391	-9.9

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	45.63	48.73	0.00	0.00
City/Town	39.18	41.17	0.00	0.00
School District	23.96	22.06	25.30	26.45
Special District	10.65	11.46	0.00	0.00
Total	119.42	123.42	25.30	26.45

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	142,400	134,000	-5.9	1,817	1,697	-119	-6.6	1.28	1.27
Res Hmstd:Avg Val	213,500	200,900	-5.9	2,910	2,774	-135	-4.6	1.36	1.38
Res Hmstd: Hi Val	284,500	267,700	-5.9	4,001	3,850	-151	-3.8	1.41	1.44
Res Hmstd: Ex-Hi Val	426,900	401,600	-5.9	6,178	6,005	-173	-2.8	1.45	1.5
Apartment	300,000	274,700	-8.4	5,237	4,964	-273	-5.2	1.75	1.81
Comm/Ind: Lo Val	150,000	131,900	-12.1	4,258	3,959	-299	-7.0	2.84	3.00
Comm/Ind: Med Val	300,000	263,800	-12.1	9,809	8,956	-853	-8.7	3.27	3.39
Comm/Ind: Hi Val	1,000,000	879,500	-12.1	35,715	33,053	-2,662	-7.5	3.57	3.76

Hennepin County | **Crystal city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	1,121,169	1,074,718	-46,451	-4.1	16,650	16,437	-213	-1.3	1.49	1.53
Res Non-Hm: exis	93,212	100,015	6,803	7.3	1,543	1,772	229	14.9	1.66	1.77
Apartments: exis	98,112	97,772	-340	-0.3	1,938	2,065	127	6.6	1.98	2.11
Low-inc Apts: ex	3,490	3,490	0	0.0	43	46	3	7.3	1.22	1.31
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	23,856	23,886	30	0.1	716	770	54	7.5	3.00	3.22
Com/Ind Hi: exis	140,537	138,344	-2,193	-1.6	5,511	5,812	302	5.5	3.92	4.20
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	6,913	7,109	196	2.8	271	299	28	10.2	3.92	4.20
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Misc props	4,594	4,594	0	0.0	109	116	7	6.7	2.37	2.53
ResHmstd: NewCon	0	4,169	4,169	0.0	0	64	64	0.0	0.00	1.53
All other NewCon	0	995	995	0.0	0	28	28	0.0	0.00	2.80
Total	1,491,882	1,455,093	-36,790	-2.5	26,780	27,409	629	2.3	1.80	1.88

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	16,779	14,790	-1,988	-11.9
(-) TIF Tax Capacity	313	313	0	0.1
(-) FD Contrib Tax Cap	1,252	1,138	-114	-9.1
(=) Taxable Tax Capacity	15,214	13,339	-1,875	-12.3
FD Distrib Tax Cap	4,170	4,130	-40	-1.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	45.63	48.73	0.00	0.00
City/Town	47.33	52.68	1.39	1.46
School District	34.31	32.73	23.08	27.57
Special District	11.15	11.62	0.00	0.00
Total	138.44	145.76	24.47	29.03

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	106,600	102,200	-4.1	1,460	1,378	-83	-5.7	1.37	1.35
Res Hmstd:Avg Val	159,800	153,200	-4.1	2,375	2,336	-39	-1.6	1.49	1.52
Res Hmstd: Hi Val	213,000	204,200	-4.1	3,289	3,294	5	0.2	1.54	1.61
Res Hmstd: Ex-Hi Val	319,600	306,400	-4.1	5,122	5,215	93	1.8	1.60	1.70
Apartment	300,000	299,000	-0.3	5,925	6,316	390	6.6	1.98	2.11
Comm/Ind: Lo Val	150,000	147,700	-1.5	4,503	4,761	258	5.7	3.00	3.22
Comm/Ind: Med Val	300,000	295,300	-1.6	10,385	10,940	555	5.3	3.46	3.70
Comm/Ind: Hi Val	1,000,000	984,400	-1.6	37,832	39,891	2,058	5.4	3.78	4.05

Hennepin County | **Deephaven city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	829,218	809,490	-19,729	-2.4	10,440	10,693	253	2.4	1.26	1.32
Res Non-Hm: exis	134,955	125,407	-9,548	-7.1	1,774	1,737	-38	-2.1	1.31	1.38
Apartments: exis	725	725	0	0.0	10	11	1	5.3	1.41	1.49
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	1,661	1,548	-113	-6.8	21	20	0	-1.5	1.25	1.32
Com/Ind: Lo: exi	3,445	3,434	-11	-0.3	89	94	5	5.9	2.58	2.74
Com/Ind Hi: exis	19,339	18,603	-736	-3.8	651	666	15	2.3	3.37	3.58
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	2,581	2,612	31	1.2	86	92	7	7.7	3.32	3.53
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Misc props	704	684	-20	-2.9	12	12	0	2.4	1.65	1.74
ResHmstd: NewCon	0	5,687	5,687	0.0	0	75	75	0.0	0.00	1.32
All other NewCon	0	3,802	3,802	0.0	0	53	53	0.0	0.00	1.39
Total	992,629	971,990	-20,638	-2.1	13,082	13,454	371	2.8	1.32	1.38

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	11,178	10,851	-327	-2.9
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	190	184	-6	-3.4
(=) Taxable Tax Capacity	10,988	10,668	-321	-2.9
FD Distrib Tax Cap	187	150	-36	-19.5

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	45.63	48.73	0.00	0.00
City/Town	17.23	17.78	0.00	0.00
School District	21.27	23.01	22.56	22.51
Special District	10.70	11.37	0.00	0.00
Total	94.83	100.89	22.56	22.51

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	438,300	427,900	-2.4	5,145	5,280	135	2.6	1.17	1.23
Res Hmstd:Avg Val	657,100	641,500	-2.4	8,087	8,273	187	2.3	1.23	1.29
Res Hmstd: Hi Val	875,900	855,100	-2.4	11,174	11,448	274	2.4	1.28	1.34
Res Hmstd: Ex-Hi Val	1,314,100	1,282,800	-2.4	17,357	17,804	447	2.6	1.32	1.39
Apartment	300,000	300,000	0.0	4,233	4,459	226	5.3	1.41	1.49
Comm/Ind: Lo Val	150,000	144,300	-3.8	3,873	3,958	86	2.2	2.58	2.74
Comm/Ind: Med Val	300,000	288,600	-3.8	8,923	9,080	157	1.8	2.97	3.15
Comm/Ind: Hi Val	1,000,000	961,900	-3.8	32,492	33,201	709	2.2	3.25	3.45

Hennepin County | **Edina city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	6,742,806	6,530,965	-211,841	-3.1	85,009	87,217	2,207	2.6	1.26	1.34
Res Non-Hm: exis	835,284	802,909	-32,375	-3.9	11,000	11,229	229	2.1	1.32	1.40
Apartments: exis	339,247	340,573	1,326	0.4	5,054	5,384	331	6.5	1.49	1.58
Low-inc Apts: ex	25,543	25,079	-464	-1.8	235	245	10	4.0	0.92	0.98
Seasnl Rec: exis	2,746	2,660	-87	-3.1	33	34	1	3.3	1.20	1.28
Com/Ind: Lo: exi	52,118	52,653	535	1.0	1,367	1,468	101	7.4	2.62	2.79
Com/Ind Hi: exis	1,423,580	1,395,514	-28,066	-2.0	48,915	50,944	2,029	4.1	3.44	3.65
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	23,490	23,851	361	1.5	804	868	64	8.0	3.42	3.64
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	27,923	27,923	0.0	0	373	373	0.0	0.00	1.34
All other NewCon	0	42,888	42,888	0.0	0	1,085	1,085	0.0	0.00	2.53
Total	9,444,814	9,245,015	-199,799	-2.1	152,418	158,847	6,429	4.2	1.61	1.72

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	114,224	110,474	-3,750	-3.3
(-) TIF Tax Capacity	4,044	4,146	102	2.5
(-) FD Contrib Tax Cap	11,040	10,283	-757	-6.9
(=) Taxable Tax Capacity	99,140	96,045	-3,095	-3.1
FD Distrib Tax Cap	3,421	3,068	-353	-10.3

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	45.63	48.73	0.00	0.00
City/Town	24.60	25.91	0.65	0.66
School District	22.52	23.51	18.75	20.34
Special District	10.55	11.22	0.00	0.00
Total	103.31	109.36	19.41	21.01

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	287,600	278,600	-3.1	3,416	3,499	83	2.4	1.19	1.26
Res Hmstd:Avg Val	431,100	417,600	-3.1	5,290	5,444	154	2.9	1.23	1.30
Res Hmstd: Hi Val	574,700	556,600	-3.1	7,245	7,411	165	2.3	1.26	1.33
Res Hmstd: Ex-Hi Val	862,300	835,200	-3.1	11,518	11,805	287	2.5	1.34	1.41
Apartment	300,000	301,200	0.4	4,456	4,750	294	6.6	1.49	1.58
Comm/Ind: Lo Val	150,000	147,000	-2.0	3,932	4,097	165	4.2	2.62	2.79
Comm/Ind: Med Val	300,000	294,100	-2.0	9,077	9,434	357	3.9	3.03	3.21
Comm/Ind: Hi Val	1,000,000	980,300	-2.0	33,089	34,453	1,364	4.1	3.31	3.51

Hennepin County | **Excelsior city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	181,386	175,966	-5,419	-3.0	2,491	2,546	55	2.2	1.37	1.45
Res Non-Hm: exis	52,541	52,042	-500	-1.0	738	776	38	5.1	1.40	1.49
Apartments: exis	32,031	30,776	-1,254	-3.9	524	533	9	1.7	1.64	1.73
Low-inc Apts: ex	3,293	3,278	-15	-0.5	33	35	2	5.2	1.01	1.07
Seasnl Rec: exis	2,095	2,204	109	5.2	30	34	3	11.1	1.44	1.52
Com/Ind: Lo: exi	14,458	14,377	-81	-0.6	398	419	21	5.3	2.76	2.92
Com/Ind Hi: exis	54,462	54,057	-405	-0.7	1,960	2,062	102	5.2	3.60	3.81
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,780	1,833	53	3.0	63	69	6	9.2	3.53	3.74
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Misc props	392	392	0	-0.1	8	8	0	6.0	1.92	2.03
ResHmstd: NewCon	0	544	544	0.0	0	8	8	0.0	0.00	1.45
All other NewCon	0	202	202	0.0	0	4	4	0.0	0.00	2.08
Total	342,438	335,672	-6,766	-2.0	6,246	6,494	248	4.0	1.82	1.93

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	4,226	4,111	-115	-2.7
(-) TIF Tax Capacity	91	90	-1	-0.8
(-) FD Contrib Tax Cap	575	489	-86	-14.9
(=) Taxable Tax Capacity	3,561	3,532	-29	-0.8
FD Distrib Tax Cap	219	184	-35	-15.9

Tax Rates

	Net Tax Cap (Pctg) Base	Net Tax Cap (Pctg) Alter	Ref Mkt Val Base	Ref Mkt Val Alter
County	45.63	48.73	0.00	0.00
City/Town	35.11	37.33	0.00	0.00
School District	21.27	23.01	22.56	22.51
Special District	10.74	11.41	0.00	0.00
Total	112.75	120.48	22.56	22.51

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	263,600	255,700	-3.0	3,432	3,485	53	1.6	1.30	1.36
Res Hmstd:Avg Val	395,200	383,400	-3.0	5,331	5,450	119	2.2	1.35	1.42
Res Hmstd: Hi Val	526,800	511,100	-3.0	7,204	7,342	138	1.9	1.37	1.44
Res Hmstd: Ex-Hi Val	790,400	766,800	-3.0	11,514	11,769	255	2.2	1.46	1.53
Apartment	300,000	288,300	-3.9	4,905	4,991	86	1.7	1.64	1.73
Comm/Ind: Lo Val	150,000	148,900	-0.7	4,134	4,344	210	5.1	2.76	2.92
Comm/Ind: Med Val	300,000	297,800	-0.7	9,533	10,014	481	5.0	3.18	3.36
Comm/Ind: Hi Val	1,000,000	992,600	-0.7	34,729	36,517	1,788	5.1	3.47	3.68

Hennepin County | **Golden Valley city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	1,915,789	1,860,071	-55,718	-2.9	29,761	30,219	458	1.5	1.55	1.62
Res Non-Hm: exis	143,231	135,585	-7,647	-5.3	2,372	2,369	-2	-0.1	1.66	1.75
Apartments: exis	85,492	84,932	-560	-0.7	1,619	1,713	94	5.8	1.89	2.02
Low-inc Apts: ex	19,147	19,139	-9	0.0	235	249	14	5.9	1.23	1.30
Seasnl Rec: exis	333	330	-3	-0.9	5	5	0	6.2	1.49	1.59
Com/Ind: Lo: exi	48,897	50,333	1,436	2.9	1,438	1,582	144	10.0	2.94	3.14
Com/Ind Hi: exis	772,497	758,253	-14,243	-1.8	29,548	31,015	1,467	5.0	3.83	4.09
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	22,326	22,814	487	2.2	866	944	77	8.9	3.88	4.14
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	5,072	5,072	0.0	0	82	82	0.0	0.00	1.62
All other NewCon	0	2,998	2,998	0.0	0	89	89	0.0	0.00	2.96
Total	3,007,713	2,939,525	-68,187	-2.3	65,844	68,268	2,423	3.7	2.19	2.32

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	38,697	36,807	-1,890	-4.9
(-) TIF Tax Capacity	3,228	3,240	13	0.4
(-) FD Contrib Tax Cap	6,221	5,875	-346	-5.6
(=) Taxable Tax Capacity	29,249	27,692	-1,557	-5.3
FD Distrib Tax Cap	1,864	1,819	-45	-2.4

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	45.63	48.73	0.00	0.00
City/Town	53.03	55.77	0.00	0.00
School District	30.64	31.07	18.92	21.80
Special District	9.83	10.58	0.00	0.00
Total	139.14	146.15	18.92	21.80

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	178,000	172,800	-2.9	2,601	2,585	-16	-0.6	1.46	1.5
Res Hmstd:Avg Val	266,900	259,100	-2.9	4,086	4,148	62	1.5	1.53	1.60
Res Hmstd: Hi Val	355,800	345,500	-2.9	5,571	5,713	141	2.5	1.57	1.65
Res Hmstd: Ex-Hi Val	533,900	518,400	-2.9	8,556	8,774	217	2.5	1.60	1.69
Apartment	300,000	298,000	-0.7	5,785	6,094	308	5.3	1.93	2.04
Comm/Ind: Lo Val	150,000	147,200	-1.9	4,431	4,643	213	4.8	2.95	3.15
Comm/Ind: Med Val	300,000	294,500	-1.8	10,243	10,704	461	4.5	3.41	3.63
Comm/Ind: Hi Val	1,000,000	981,600	-1.8	37,370	39,103	1,733	4.6	3.74	3.98

Hennepin County | **Hopkins city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	753,180	717,353	-35,826	-4.8	11,041	11,042	1	0.0	1.47	1.54
Res Non-Hm: exis	129,474	123,631	-5,843	-4.5	2,113	2,175	62	2.9	1.63	1.76
Apartments: exis	231,250	229,914	-1,336	-0.6	4,356	4,662	306	7.0	1.88	2.03
Low-inc Apts: ex	9,885	9,852	-33	-0.3	114	122	8	7.3	1.15	1.24
Seasnl Rec: exis	265	248	-17	-6.4	4	4	0	0.6	1.55	1.66
Com/Ind: Lo: exi	41,366	41,357	-10	0.0	1,204	1,294	90	7.5	2.91	3.13
Com/Ind Hi: exis	402,556	397,525	-5,030	-1.2	15,422	16,372	950	6.2	3.83	4.12
Publ U: Elec Gen	202	198	-4	-2.0	6	6	0	6.3	2.85	3.10
Publ U: Other	8,435	8,588	153	1.8	323	354	31	9.4	3.83	4.12
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Misc props	1,503	1,268	-235	-15.6	37	34	-3	-9.4	2.47	2.65
ResHmstd: NewCon	0	1,784	1,784	0.0	0	27	27	0.0	0.00	1.54
All other NewCon	0	3,043	3,043	0.0	0	81	81	0.0	0.00	2.65
Total	1,578,116	1,534,761	-43,355	-2.7	34,620	36,173	1,553	4.5	2.19	2.36

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	20,831	19,721	-1,110	-5.3
(-) TIF Tax Capacity	1,622	1,663	41	2.5
(-) FD Contrib Tax Cap	3,324	3,092	-232	-7.0
(=) Taxable Tax Capacity	15,885	14,965	-919	-5.8
FD Distrib Tax Cap	2,645	2,650	5	0.2

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	45.63	48.73	0.00	0.00
City/Town	55.67	59.28	0.00	0.00
School District	26.31	29.15	14.77	16.00
Special District	11.31	12.29	0.00	0.00
Total	138.92	149.44	14.77	16.00

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	143,000	136,200	-4.8	1,954	1,880	-74	-3.8	1.37	1.38
Res Hmstd:Avg Val	214,500	204,300	-4.8	3,117	3,098	-19	-0.6	1.45	1.52
Res Hmstd: Hi Val	285,900	272,300	-4.8	4,279	4,315	36	0.8	1.5	1.58
Res Hmstd: Ex-Hi Val	428,900	408,500	-4.8	6,592	6,751	159	2.4	1.54	1.65
Apartment	300,000	298,300	-0.6	5,652	6,050	397	7.0	1.88	2.03
Comm/Ind: Lo Val	150,000	148,100	-1.3	4,365	4,634	269	6.2	2.91	3.13
Comm/Ind: Med Val	300,000	296,300	-1.2	10,111	10,718	607	6.0	3.37	3.62
Comm/Ind: Hi Val	1,000,000	987,500	-1.3	36,925	39,183	2,258	6.1	3.69	3.97

Hennepin County | **Long Lake city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	160,169	143,628	-16,541	-10.3	1,943	1,910	-34	-1.7	1.21	1.33
Res Non-Hm: exis	15,473	13,880	-1,593	-10.3	208	203	-5	-2.4	1.35	1.46
Apartments: exis	4,472	4,466	-6	-0.1	68	76	8	11.3	1.53	1.70
Low-inc Apts: ex	2,412	2,412	0	0.0	23	25	3	11.5	0.93	1.04
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	11,852	11,917	65	0.5	314	345	32	10.1	2.65	2.90
Com/Ind Hi: exis	58,105	45,858	-12,247	-21.1	2,029	1,751	-277	-13.7	3.49	3.82
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,270	1,292	22	1.7	44	49	5	11.2	3.49	3.82
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	315	315	0.0	0	4	4	0.0	0.00	1.33
All other NewCon	0	4	4	0.0	0	0	0	0.0	0.00	1.46
Total	253,753	223,771	-29,982	-11.8	4,629	4,364	-265	-5.7	1.82	1.95

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	3,228	2,713	-514	-15.9
(-) TIF Tax Capacity	102	74	-28	-27.7
(-) FD Contrib Tax Cap	580	519	-61	-10.5
(=) Taxable Tax Capacity	2,546	2,121	-425	-16.7
FD Distrib Tax Cap	168	169	1	0.4

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	45.63	48.73	0.00	0.00
City/Town	37.11	45.16	0.00	0.00
School District	19.39	19.89	11.73	13.76
Special District	10.74	11.41	0.00	0.00
Total	112.87	125.19	11.73	13.76

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	193,200	173,200	-10.4	2,209	2,136	-73	-3.3	1.14	1.23
Res Hmstd:Avg Val	289,600	259,700	-10.3	3,496	3,435	-61	-1.8	1.21	1.32
Res Hmstd: Hi Val	386,100	346,200	-10.3	4,786	4,735	-51	-1.1	1.24	1.37
Res Hmstd: Ex-Hi Val	579,300	519,500	-10.3	7,442	7,280	-162	-2.2	1.28	1.40
Apartment	300,000	299,600	-0.1	4,584	5,101	516	11.3	1.53	1.70
Comm/Ind: Lo Val	150,000	118,400	-21.1	3,971	3,432	-540	-13.6	2.65	2.9
Comm/Ind: Med Val	300,000	236,800	-21.1	9,208	7,663	-1,546	-16.8	3.07	3.24
Comm/Ind: Hi Val	1,000,000	789,200	-21.1	33,646	28,758	-4,888	-14.5	3.36	3.64

Hennepin County | **Loretto city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	38,865	38,021	-845	-2.2	518	511	-7	-1.3	1.33	1.34
Res Non-Hm: exis	3,041	3,454	413	13.6	45	53	8	17.2	1.49	1.54
Apartments: exis	1,603	1,603	0	0.0	28	29	1	3.8	1.77	1.83
Low-inc Apts: ex	429	429	0	0.0	5	5	0	3.7	1.08	1.12
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	4,376	4,427	51	1.2	123	132	8	6.9	2.81	2.97
Com/Ind Hi: exis	7,264	7,021	-243	-3.3	269	275	6	2.2	3.71	3.92
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	415	422	7	1.6	15	17	1	7.4	3.71	3.92
Ag HGA: Exist	184	183	-1	-0.6	2	2	0	0.2	1.32	1.33
Ag Hmstd Land	11	12	0	3.6	0	0	0	7.8	0.66	0.69
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	67	67	0.0	0	1	1	0.0	0.00	1.34
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	56,189	55,637	-551	-1.0	1,007	1,026	19	1.9	1.79	1.84

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	664	617	-48	-7.2
(-) TIF Tax Capacity	12	13	1	10.5
(-) FD Contrib Tax Cap	100	84	-15	-15.2
(=) Taxable Tax Capacity	553	519	-34	-6.2
FD Distrib Tax Cap	88	98	10	11.7

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	45.63	48.73	0.00	0.00
City/Town	53.49	54.93	0.00	0.00
School District	25.19	25.65	11.77	11.71
Special District	7.60	8.00	0.00	0.00
Total	131.92	137.31	11.77	11.71

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	127,700	124,900	-2.2	1,577	1,504	-73	-4.6	1.24	1.20
Res Hmstd:Avg Val	191,500	187,300	-2.2	2,552	2,511	-40	-1.6	1.33	1.34
Res Hmstd: Hi Val	255,200	249,700	-2.2	3,524	3,518	-6	-0.2	1.38	1.41
Res Hmstd: Ex-Hi Val	382,900	374,600	-2.2	5,474	5,534	60	1.1	1.43	1.48
Apartment	300,000	300,000	0.0	5,300	5,501	201	3.8	1.77	1.83
Comm/Ind: Lo Val	150,000	145,000	-3.3	4,217	4,308	91	2.2	2.81	2.97
Comm/Ind: Med Val	300,000	290,000	-3.3	9,781	9,947	166	1.7	3.26	3.43
Comm/Ind: Hi Val	1,000,000	966,500	-3.4	35,745	36,480	734	2.1	3.57	3.77

Hennepin County | **Maple Plain city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	95,814	89,147	-6,666	-7.0	1,272	1,295	23	1.8	1.33	1.45
Res Non-Hm: exis	7,073	6,993	-80	-1.1	105	118	12	11.7	1.49	1.68
Apartments: exis	11,258	11,018	-240	-2.1	197	218	21	10.7	1.75	1.98
Low-inc Apts: ex	1,950	1,950	0	0.0	21	24	3	13.2	1.07	1.21
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	11,635	11,460	-175	-1.5	326	353	27	8.4	2.80	3.08
Com/Ind Hi: exis	43,115	39,265	-3,850	-8.9	1,594	1,596	2	0.1	3.70	4.06
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,067	1,085	18	1.7	39	44	5	11.8	3.70	4.06
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	100	0	-100	-100.0	1	0	-1	-100.0	1.31	0.00
Ag Non-Hmstd	0	100	100	0.0	0	1	1	0.0	0.00	1.48
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	103	103	0.0	0	2	2	0.0	0.00	1.45
All other NewCon	0	204	204	0.0	0	7	7	0.0	0.00	3.56
Total	172,012	161,326	-10,686	-6.2	3,556	3,659	103	2.9	2.07	2.27

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	2,246	2,005	-241	-10.7
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	453	404	-49	-10.7
(=) Taxable Tax Capacity	1,793	1,601	-192	-10.7
FD Distrib Tax Cap	301	254	-47	-15.6

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	45.63	48.73	0.00	0.00
City/Town	57.64	70.39	0.00	0.00
School District	19.39	19.89	11.73	13.76
Special District	8.08	8.50	0.00	0.00
Total	130.74	147.51	11.73	13.76

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	133,700	124,400	-7.0	1,653	1,622	-31	-1.9	1.24	1.30
Res Hmstd:Avg Val	200,400	186,500	-6.9	2,663	2,706	43	1.6	1.33	1.45
Res Hmstd: Hi Val	267,200	248,600	-7.0	3,675	3,790	115	3.1	1.38	1.52
Res Hmstd: Ex-Hi Val	400,900	373,000	-7.0	5,700	5,961	261	4.6	1.42	1.6
Apartment	300,000	293,600	-2.1	5,255	5,818	563	10.7	1.75	1.98
Comm/Ind: Lo Val	150,000	136,600	-8.9	4,203	4,211	8	0.2	2.80	3.08
Comm/Ind: Med Val	300,000	273,200	-8.9	9,748	9,631	-117	-1.2	3.25	3.53
Comm/Ind: Hi Val	1,000,000	910,700	-8.9	35,624	35,541	-84	-0.2	3.56	3.90

Hennepin County | **Minnetonka Beach city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	226,010	217,736	-8,274	-3.7	2,837	2,931	93	3.3	1.26	1.35
Res Non-Hm: exis	51,108	48,919	-2,189	-4.3	650	664	14	2.2	1.27	1.36
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	998	994	-4	-0.4	13	14	1	6.2	1.32	1.41
Com/Ind: Lo: exi	150	150	0	0.0	4	4	0	7.7	2.51	2.70
Com/Ind Hi: exis	5,247	4,486	-761	-14.5	173	159	-14	-8.0	3.30	3.55
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	412	418	7	1.7	14	15	1	9.3	3.30	3.55
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	54	54	0.0	0	1	1	0.0	0.00	1.35
All other NewCon	0	1,109	1,109	0.0	0	15	15	0.0	0.00	1.36
Total	283,924	273,865	-10,058	-3.5	3,691	3,803	112	3.0	1.30	1.39

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	3,323	3,193	-130	-3.9
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	44	40	-4	-9.6
(=) Taxable Tax Capacity	3,279	3,153	-126	-3.8
FD Distrib Tax Cap	16	12	-4	-24.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	45.63	48.73	0.00	0.00
City/Town	23.24	25.18	0.00	0.00
School District	19.39	19.89	11.73	13.76
Special District	10.74	11.41	0.00	0.00
Total	99.00	105.21	11.73	13.76

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	789,300	760,400	-3.7	9,456	9,732	276	2.9	1.2	1.28
Res Hmstd:Avg Val	1,183,300	1,140,000	-3.7	14,794	15,247	453	3.1	1.25	1.34
Res Hmstd: Hi Val	1,577,300	1,519,600	-3.7	20,132	20,762	630	3.1	1.28	1.37
Res Hmstd: Ex-Hi Val	2,366,600	2,280,000	-3.7	30,825	31,809	984	3.2	1.30	1.4
Comm/Ind: Lo Val	150,000	128,200	-14.5	3,761	3,461	-300	-8.0	2.51	2.7
Comm/Ind: Med Val	300,000	256,500	-14.5	8,717	7,834	-882	-10.1	2.91	3.05
Comm/Ind: Hi Val	1,000,000	855,000	-14.5	31,844	29,103	-2,741	-8.6	3.18	3.40

Hennepin County | **Mound city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	935,244	803,535	-131,709	-14.1	11,437	10,552	-884	-7.7	1.22	1.31
Res Non-Hm: exis	190,505	210,048	19,543	10.3	2,474	2,959	485	19.6	1.30	1.41
Apartments: exis	16,034	15,947	-86	-0.5	244	266	22	9.1	1.52	1.67
Low-inc Apts: ex	2,113	2,113	0	0.0	20	22	2	9.7	0.93	1.02
Seasnl Rec: exis	7,691	6,144	-1,547	-20.1	100	87	-13	-13.4	1.30	1.41
Com/Ind: Lo: exi	10,009	10,222	213	2.1	263	290	27	10.3	2.63	2.84
Com/Ind Hi: exis	25,886	26,097	211	0.8	895	974	79	8.8	3.46	3.73
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	4,718	4,740	22	0.5	162	175	14	8.4	3.43	3.70
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Misc props	1,294	1,198	-96	-7.4	23	24	1	2.7	1.79	1.99
ResHmstd: NewCon	0	1,180	1,180	0.0	0	15	15	0.0	0.00	1.31
All other NewCon	0	2,076	2,076	0.0	0	29	29	0.0	0.00	1.41
Total	1,193,493	1,083,299	-110,194	-9.2	15,617	15,393	-224	-1.4	1.31	1.42

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	12,684	10,975	-1,710	-13.5
(-) TIF Tax Capacity	444	371	-73	-16.5
(-) FD Contrib Tax Cap	263	243	-21	-7.9
(=) Taxable Tax Capacity	11,977	10,361	-1,615	-13.5
FD Distrib Tax Cap	967	862	-105	-10.9

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	45.63	48.73	0.00	0.00
City/Town	42.14	47.51	0.00	0.00
School District	10.90	12.19	13.03	14.58
Special District	12.64	13.39	0.00	0.00
Total	111.32	121.82	13.03	14.58

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	194,200	166,900	-14.1	2,217	2,006	-211	-9.5	1.14	1.20
Res Hmstd:Avg Val	291,200	250,200	-14.1	3,511	3,233	-277	-7.9	1.21	1.29
Res Hmstd: Hi Val	388,100	333,400	-14.1	4,803	4,460	-343	-7.1	1.24	1.34
Res Hmstd: Ex-Hi Val	582,300	500,300	-14.1	7,470	6,825	-644	-8.6	1.28	1.36
Apartment	300,000	298,400	-0.5	4,565	4,979	414	9.1	1.52	1.67
Comm/Ind: Lo Val	150,000	151,200	0.8	3,939	4,297	358	9.1	2.63	2.84
Comm/Ind: Med Val	300,000	302,400	0.8	9,126	9,939	814	8.9	3.04	3.29
Comm/Ind: Hi Val	1,000,000	1,008,100	0.8	33,331	36,272	2,941	8.8	3.33	3.6

Hennepin County | **Osseo city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	104,891	96,250	-8,641	-8.2	1,556	1,440	-116	-7.4	1.48	1.50
Res Non-Hm: exis	12,538	15,107	2,569	20.5	209	267	58	27.7	1.67	1.77
Apartments: exis	26,276	26,229	-48	-0.2	520	549	29	5.6	1.98	2.09
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	14,142	14,148	7	0.0	424	453	29	6.7	3.00	3.20
Com/Ind Hi: exis	53,686	52,153	-1,534	-2.9	2,105	2,180	75	3.6	3.92	4.18
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,964	2,021	57	2.9	77	84	7	9.8	3.90	4.16
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Misc props	166	166	0	-0.1	4	4	0	5.6	2.33	2.46
ResHmstd: NewCon	0	146	146	0.0	0	2	2	0.0	0.00	1.50
All other NewCon	0	66	66	0.0	0	2	2	0.0	0.00	3.72
Total	213,664	206,286	-7,378	-3.5	4,894	4,982	87	1.8	2.29	2.41

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	2,832	2,597	-235	-8.3
(-) TIF Tax Capacity	572	506	-66	-11.6
(-) FD Contrib Tax Cap	528	489	-39	-7.4
(=) Taxable Tax Capacity	1,731	1,601	-130	-7.5
FD Distrib Tax Cap	395	388	-7	-1.8

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	45.63	48.73	0.00	0.00
City/Town	60.60	64.10	0.00	0.00
School District	24.13	24.82	23.04	25.18
Special District	9.52	9.72	0.00	0.00
Total	139.89	147.37	23.04	25.18

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	106,000	97,300	-8.2	1,450	1,259	-191	-13.2	1.37	1.29
Res Hmstd:Avg Val	158,900	145,800	-8.2	2,360	2,160	-199	-8.4	1.48	1.48
Res Hmstd: Hi Val	211,800	194,400	-8.2	3,269	3,063	-206	-6.3	1.54	1.58
Res Hmstd: Ex-Hi Val	317,900	291,700	-8.2	5,093	4,871	-222	-4.4	1.60	1.67
Apartment	300,000	299,500	-0.2	5,937	6,271	334	5.6	1.98	2.09
Comm/Ind: Lo Val	150,000	145,700	-2.9	4,497	4,660	163	3.6	3	3.2
Comm/Ind: Med Val	300,000	291,400	-2.9	10,378	10,709	331	3.2	3.46	3.67
Comm/Ind: Hi Val	1,000,000	971,400	-2.9	37,822	39,137	1,314	3.5	3.78	4.03

Hennepin County | **Richfield city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	1,775,955	1,725,744	-50,210	-2.8	25,264	25,417	154	0.6	1.42	1.47
Res Non-Hm: exis	172,426	178,012	5,586	3.2	2,728	3,012	284	10.4	1.58	1.69
Apartments: exis	235,208	234,989	-219	-0.1	4,432	4,755	323	7.3	1.88	2.02
Low-inc Apts: ex	12,410	12,410	0	0.0	143	153	10	7.3	1.15	1.24
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	32,229	31,845	-384	-1.2	936	994	58	6.2	2.90	3.12
Com/Ind Hi: exis	483,360	469,162	-14,198	-2.9	18,479	19,288	810	4.4	3.82	4.11
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	9,863	10,067	203	2.1	376	412	37	9.8	3.81	4.10
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Misc props	2,656	2,649	-7	-0.3	56	60	4	7.1	2.10	2.26
ResHmstd: NewCon	0	3,031	3,031	0.0	0	45	45	0.0	0.00	1.47
All other NewCon	0	4,334	4,334	0.0	0	162	162	0.0	0.00	3.74
Total	2,724,108	2,672,243	-51,865	-1.9	52,412	54,299	1,886	3.6	1.92	2.03

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	32,940	30,292	-2,647	-8.0
(-) TIF Tax Capacity	3,845	3,874	28	0.7
(-) FD Contrib Tax Cap	4,297	3,719	-578	-13.4
(=) Taxable Tax Capacity	24,797	22,699	-2,098	-8.5
FD Distrib Tax Cap	5,647	5,861	214	3.8

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	45.63	48.73	0.00	0.00
City/Town	54.94	60.61	0.00	0.00
School District	26.74	28.29	14.88	15.20
Special District	11.52	12.08	0.00	0.00
Total	138.83	149.71	14.88	15.20

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	120,200	116,800	-2.8	1,583	1,526	-57	-3.6	1.32	1.31
Res Hmstd:Avg Val	180,100	175,000	-2.8	2,558	2,564	6	0.2	1.42	1.47
Res Hmstd: Hi Val	240,100	233,300	-2.8	3,534	3,604	70	2.0	1.47	1.54
Res Hmstd: Ex-Hi Val	360,300	350,100	-2.8	5,490	5,688	198	3.6	1.52	1.62
Apartment	300,000	299,700	-0.1	5,653	6,064	411	7.3	1.88	2.02
Comm/Ind: Lo Val	150,000	145,600	-2.9	4,357	4,545	188	4.3	2.90	3.12
Comm/Ind: Med Val	300,000	291,200	-2.9	10,092	10,488	396	3.9	3.36	3.60
Comm/Ind: Hi Val	1,000,000	970,600	-2.9	36,854	38,421	1,567	4.3	3.69	3.96

Hennepin County | **Robbinsdale city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	710,370	662,675	-47,695	-6.7	10,484	9,918	-566	-5.4	1.48	1.50
Res Non-Hm: exis	96,985	95,596	-1,389	-1.4	1,668	1,717	49	3.0	1.72	1.80
Apartments: exis	51,067	49,781	-1,285	-2.5	996	1,023	28	2.8	1.95	2.06
Low-inc Apts: ex	14,324	14,196	-128	-0.9	173	181	8	4.7	1.21	1.28
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	16,605	16,200	-405	-2.4	496	515	19	3.9	2.98	3.18
Com/Ind Hi: exis	59,132	57,294	-1,838	-3.1	2,303	2,373	70	3.0	3.90	4.14
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	6,739	7,127	387	5.7	261	294	33	12.5	3.87	4.12
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Misc props	129	129	0	-0.1	3	3	0	5.2	2.29	2.41
ResHmstd: NewCon	0	1,739	1,739	0.0	0	26	26	0.0	0.00	1.50
All other NewCon	0	689	689	0.0	0	14	14	0.0	0.00	1.97
Total	955,350	905,424	-49,926	-5.2	16,383	16,064	-320	-2.0	1.71	1.77

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	10,458	8,976	-1,482	-14.2
(-) TIF Tax Capacity	414	298	-116	-28.0
(-) FD Contrib Tax Cap	598	528	-70	-11.7
(=) Taxable Tax Capacity	9,446	8,150	-1,297	-13.7
FD Distrib Tax Cap	2,598	2,596	-3	-0.1

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	45.63	48.73	0.00	0.00
City/Town	44.61	48.64	1.99	0.90
School District	34.31	32.73	23.08	27.57
Special District	11.35	11.56	0.00	0.00
Total	135.91	141.65	25.06	28.47

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	109,500	102,100	-6.8	1,489	1,340	-149	-10.0	1.36	1.31
Res Hmstd:Avg Val	164,200	153,200	-6.7	2,419	2,274	-145	-6.0	1.47	1.48
Res Hmstd: Hi Val	218,800	204,100	-6.7	3,347	3,205	-142	-4.2	1.53	1.57
Res Hmstd: Ex-Hi Val	328,300	306,300	-6.7	5,208	5,074	-134	-2.6	1.59	1.66
Apartment	300,000	292,400	-2.5	5,848	6,010	161	2.8	1.95	2.06
Comm/Ind: Lo Val	150,000	145,300	-3.1	4,476	4,617	141	3.2	2.98	3.18
Comm/Ind: Med Val	300,000	290,700	-3.1	10,319	10,594	275	2.7	3.44	3.64
Comm/Ind: Hi Val	1,000,000	968,900	-3.1	37,585	38,685	1,100	2.9	3.76	3.99

Hennepin County | **Rogers city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	527,180	502,983	-24,197	-4.6	7,765	7,533	-232	-3.0	1.47	1.50
Res Non-Hm: exis	64,129	54,154	-9,975	-15.6	1,074	942	-132	-12.3	1.67	1.74
Apartments: exis	38,998	38,978	-20	-0.1	737	772	35	4.8	1.89	1.98
Low-inc Apts: ex	3,954	3,954	0	0.0	46	48	2	4.7	1.16	1.21
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	29,446	29,846	400	1.4	858	923	65	7.6	2.91	3.09
Com/Ind Hi: exis	387,516	356,115	-31,400	-8.1	14,829	14,479	-350	-2.4	3.83	4.07
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	8,962	9,109	147	1.6	343	370	27	8.0	3.83	4.07
Ag HGA: Exist	1,129	1,682	553	49.0	17	25	9	51.1	1.47	1.49
Ag Hmstd Land	1,832	2,574	742	40.5	11	16	5	43.0	0.61	0.62
Ag Non-Hmstd	24,126	19,570	-4,555	-18.9	313	272	-41	-13.2	1.30	1.39
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	6,218	6,218	0.0	0	93	93	0.0	0.00	1.50
All other NewCon	0	4,447	4,447	0.0	0	145	145	0.0	0.00	3.26
Total	1,087,271	1,029,631	-57,640	-5.3	25,993	25,619	-374	-1.4	2.39	2.49

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	15,122	13,817	-1,305	-8.6
(-) TIF Tax Capacity	3,430	252	-3,177	-92.7
(-) FD Contrib Tax Cap	3,698	3,273	-425	-11.5
(=) Taxable Tax Capacity	7,994	10,291	2,297	28.7
FD Distrib Tax Cap	771	986	215	27.9

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	45.63	48.73	0.00	0.00
City/Town	40.59	42.42	0.00	0.00
School District	43.18	45.38	17.51	17.33
Special District	7.60	8.00	0.00	0.00
Total	137.01	144.53	17.51	17.33

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	151,500	144,500	-4.6	2,105	1,989	-116	-5.5	1.39	1.38
Res Hmstd:Avg Val	227,100	216,700	-4.6	3,341	3,251	-90	-2.7	1.47	1.50
Res Hmstd: Hi Val	302,800	288,900	-4.6	4,579	4,514	-65	-1.4	1.51	1.56
Res Hmstd: Ex-Hi Val	454,300	433,400	-4.6	7,020	7,015	-5	-0.1	1.55	1.62
Apartment	300,000	299,800	-0.1	5,663	5,936	273	4.8	1.89	1.98
Comm/Ind: Lo Val	150,000	137,800	-8.1	4,368	4,260	-107	-2.5	2.91	3.09
Comm/Ind: Med Val	300,000	275,700	-8.1	10,104	9,747	-357	-3.5	3.37	3.54
Comm/Ind: Hi Val	1,000,000	919,000	-8.1	36,873	35,894	-979	-2.7	3.69	3.91

Hennepin County | **St. Bonifacius city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	159,761	147,291	-12,470	-7.8	1,954	1,874	-80	-4.1	1.22	1.27
Res Non-Hm: exis	9,466	8,910	-557	-5.9	130	131	1	0.9	1.37	1.47
Apartments: exis	1,878	1,793	-85	-4.5	30	31	1	2.9	1.60	1.73
Low-inc Apts: ex	1,085	1,050	-35	-3.2	11	11	0	3.6	0.99	1.06
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	7,061	6,796	-265	-3.8	191	198	6	3.2	2.71	2.91
Com/Ind Hi: exis	20,414	17,653	-2,761	-13.5	727	676	-50	-6.9	3.56	3.83
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,051	1,069	17	1.7	37	41	4	9.4	3.56	3.83
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	124	120	-3	-2.7	1	1	0	16.5	0.57	0.69
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	552	552	0.0	0	7	7	0.0	0.00	1.27
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	200,840	185,234	-15,606	-7.8	3,080	2,969	-111	-3.6	1.53	1.60

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	2,264	1,921	-343	-15.1
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	221	206	-16	-7.1
(=) Taxable Tax Capacity	2,042	1,715	-327	-16.0
FD Distrib Tax Cap	377	335	-42	-11.1

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	45.63	48.73	0.00	0.00
City/Town	28.64	34.72	0.00	0.00
School District	31.06	34.05	16.97	13.65
Special District	9.20	9.69	0.00	0.00
Total	114.54	127.19	16.97	13.65

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	135,900	125,300	-7.8	1,537	1,435	-103	-6.7	1.13	1.14
Res Hmstd:Avg Val	203,800	187,900	-7.8	2,491	2,388	-103	-4.1	1.22	1.27
Res Hmstd: Hi Val	271,600	250,400	-7.8	3,444	3,340	-104	-3.0	1.27	1.33
Res Hmstd: Ex-Hi Val	407,600	375,800	-7.8	5,355	5,249	-105	-2.0	1.31	1.4
Apartment	300,000	286,400	-4.5	4,804	4,944	140	2.9	1.60	1.73
Comm/Ind: Lo Val	150,000	129,700	-13.5	4,068	3,770	-298	-7.3	2.71	2.91
Comm/Ind: Med Val	300,000	259,400	-13.5	9,407	8,550	-857	-9.1	3.14	3.3
Comm/Ind: Hi Val	1,000,000	864,800	-13.5	34,323	31,737	-2,586	-7.5	3.43	3.67

Hennepin County | **St. Louis Park city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	3,262,546	3,153,367	-109,179	-3.3	42,857	44,178	1,320	3.1	1.31	1.40
Res Non-Hm: exis	361,936	360,495	-1,441	-0.4	5,142	5,528	386	7.5	1.42	1.53
Apartments: exis	484,680	488,363	3,683	0.8	8,141	8,873	732	9.0	1.68	1.82
Low-inc Apts: ex	29,625	28,991	-634	-2.1	306	324	18	5.8	1.03	1.12
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	86,603	89,419	2,816	3.3	2,388	2,652	265	11.1	2.76	2.97
Com/Ind Hi: exis	1,095,070	1,076,875	-18,194	-1.7	39,678	41,979	2,301	5.8	3.62	3.90
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	31,644	31,912	268	0.8	1,143	1,240	97	8.5	3.61	3.89
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Misc props	546	540	-6	-1.0	11	12	1	7.1	1.98	2.14
ResHmstd: NewCon	0	12,585	12,585	0.0	0	176	176	0.0	0.00	1.40
All other NewCon	0	22,679	22,679	0.0	0	582	582	0.0	0.00	2.57
Total	5,352,649	5,265,226	-87,423	-1.6	99,666	105,544	5,878	5.9	1.86	2.00

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	66,637	63,473	-3,164	-4.7
(-) TIF Tax Capacity	6,380	5,520	-860	-13.5
(-) FD Contrib Tax Cap	8,310	8,174	-136	-1.6
(=) Taxable Tax Capacity	51,947	49,779	-2,168	-4.2
FD Distrib Tax Cap	5,535	4,953	-581	-10.5

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	45.63	48.73	0.00	0.00
City/Town	41.02	43.75	0.00	0.00
School District	22.01	25.68	16.59	17.60
Special District	12.44	13.12	0.00	0.00
Total	121.10	131.27	16.59	17.60

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	160,800	155,400	-3.4	1,987	2,008	22	1.1	1.24	1.29
Res Hmstd:Avg Val	241,000	232,900	-3.4	3,163	3,253	90	2.9	1.31	1.4
Res Hmstd: Hi Val	321,300	310,500	-3.4	4,341	4,500	159	3.7	1.35	1.45
Res Hmstd: Ex-Hi Val	482,000	465,900	-3.3	6,637	6,936	299	4.5	1.38	1.49
Apartment	300,000	302,300	0.8	5,039	5,492	453	9.0	1.68	1.82
Comm/Ind: Lo Val	150,000	147,500	-1.7	4,137	4,376	239	5.8	2.76	2.97
Comm/Ind: Med Val	300,000	295,000	-1.7	9,570	10,102	532	5.6	3.19	3.42
Comm/Ind: Hi Val	1,000,000	983,400	-1.7	34,924	36,931	2,007	5.7	3.49	3.76

Hennepin County | **Spring Park city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	98,077	92,794	-5,282	-5.4	1,164	1,176	11	1.0	1.19	1.27
Res Non-Hm: exis	56,221	51,100	-5,122	-9.1	673	661	-12	-1.7	1.20	1.29
Apartments: exis	41,608	39,816	-1,792	-4.3	594	611	18	3.0	1.43	1.54
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	6,714	6,581	-134	-2.0	93	96	3	3.7	1.38	1.46
Com/Ind: Lo: exi	4,018	4,015	-3	-0.1	104	111	7	6.9	2.59	2.77
Com/Ind Hi: exis	25,070	24,391	-679	-2.7	853	888	34	4.0	3.40	3.64
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	688	732	44	6.3	23	27	3	13.7	3.40	3.64
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	219	219	0.0	0	3	3	0.0	0.00	1.27
All other NewCon	0	265	265	0.0	0	3	3	0.0	0.00	1.29
Total	232,397	219,912	-12,484	-5.4	3,504	3,576	72	2.0	1.51	1.63

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	2,775	2,606	-169	-6.1
(-) TIF Tax Capacity	74	72	-3	-3.6
(-) FD Contrib Tax Cap	250	227	-23	-9.1
(=) Taxable Tax Capacity	2,450	2,307	-143	-5.8
FD Distrib Tax Cap	176	147	-29	-16.7

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	45.63	48.73	0.00	0.00
City/Town	36.49	38.86	0.00	0.00
School District	10.90	12.19	13.03	14.58
Special District	10.74	11.41	0.00	0.00
Total	103.76	111.19	13.03	14.58

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	271,400	256,800	-5.4	3,041	3,073	31	1.0	1.12	1.2
Res Hmstd:Avg Val	407,000	385,100	-5.4	4,747	4,815	68	1.4	1.17	1.25
Res Hmstd: Hi Val	542,500	513,300	-5.4	6,446	6,493	47	0.7	1.19	1.26
Res Hmstd: Ex-Hi Val	813,900	770,100	-5.4	10,320	10,436	117	1.1	1.27	1.36
Apartment	300,000	287,100	-4.3	4,282	4,409	127	3.0	1.43	1.54
Comm/Ind: Lo Val	150,000	145,900	-2.7	3,879	4,036	158	4.1	2.59	2.77
Comm/Ind: Med Val	300,000	291,900	-2.7	8,985	9,315	330	3.7	3	3.19
Comm/Ind: Hi Val	1,000,000	972,900	-2.7	32,815	34,105	1,290	3.9	3.28	3.51

Hennepin County | **Tonka Bay city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	442,853	415,554	-27,299	-6.2	5,659	5,589	-70	-1.2	1.28	1.34
Res Non-Hm: exis	95,337	95,439	102	0.1	1,259	1,324	66	5.2	1.32	1.39
Apartments: exis	480	470	-10	-2.1	7	7	0	3.6	1.40	1.48
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	10,655	9,819	-836	-7.8	143	141	-2	-1.5	1.34	1.43
Com/Ind: Lo: exi	1,280	1,424	144	11.3	34	40	6	18.2	2.66	2.83
Com/Ind Hi: exis	6,102	6,361	259	4.2	212	235	23	10.9	3.48	3.70
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,008	1,020	13	1.3	35	38	3	7.7	3.48	3.70
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	1,318	1,318	0.0	0	18	18	0.0	0.00	1.34
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	557,715	531,405	-26,310	-4.7	7,349	7,392	43	0.6	1.32	1.39

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	6,384	6,031	-352	-5.5
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	90	90	0	-0.3
(=) Taxable Tax Capacity	6,294	5,942	-352	-5.6
FD Distrib Tax Cap	54	47	-7	-13.1

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	45.63	48.73	0.00	0.00
City/Town	16.53	17.52	0.00	0.00
School District	21.27	23.01	22.56	22.51
Special District	10.74	11.41	0.00	0.00
Total	94.17	100.67	22.56	22.51

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	529,400	496,800	-6.2	6,249	6,120	-129	-2.1	1.18	1.23
Res Hmstd:Avg Val	793,600	744,700	-6.2	9,956	9,790	-166	-1.7	1.25	1.31
Res Hmstd: Hi Val	1,057,900	992,700	-6.2	13,663	13,469	-194	-1.4	1.29	1.36
Res Hmstd: Ex-Hi Val	1,587,300	1,489,500	-6.2	21,090	20,839	-250	-1.2	1.33	1.4
Apartment	300,000	293,800	-2.1	4,208	4,359	150	3.6	1.40	1.48
Comm/Ind: Lo Val	150,000	156,400	4.3	3,997	4,483	486	12.2	2.66	2.87
Comm/Ind: Med Val	300,000	312,700	4.2	9,213	10,264	1,051	11.4	3.07	3.28
Comm/Ind: Hi Val	1,000,000	1,042,500	4.3	33,556	37,259	3,703	11.0	3.36	3.57

Hennepin County | **Wayzata city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	735,620	722,552	-13,068	-1.8	9,812	10,247	436	4.4	1.33	1.42
Res Non-Hm: exis	385,140	373,625	-11,514	-3.0	5,425	5,591	166	3.1	1.41	1.50
Apartments: exis	36,430	34,655	-1,775	-4.9	541	547	6	1.2	1.48	1.58
Low-inc Apts: ex	5,412	5,341	-70	-1.3	50	52	2	5.0	0.92	0.98
Seasnl Rec: exis	7,743	8,725	982	12.7	113	135	22	19.1	1.46	1.54
Com/Ind: Lo: exi	20,609	20,770	162	0.8	545	584	39	7.2	2.64	2.81
Com/Ind Hi: exis	291,078	273,130	-17,948	-6.2	10,069	10,048	-22	-0.2	3.46	3.68
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	7,188	7,306	118	1.6	246	266	20	8.1	3.42	3.64
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Misc props	2,369	1,831	-538	-22.7	41	34	-7	-17.8	1.74	1.85
ResHmstd: NewCon	0	4,095	4,095	0.0	0	58	58	0.0	0.00	1.42
All other NewCon	0	3,950	3,950	0.0	0	68	68	0.0	0.00	1.73
Total	1,491,588	1,455,981	-35,607	-2.4	26,842	27,630	788	2.9	1.80	1.90

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	19,621	18,988	-633	-3.2
(-) TIF Tax Capacity	1,625	1,510	-116	-7.1
(-) FD Contrib Tax Cap	2,705	2,354	-351	-13.0
(=) Taxable Tax Capacity	15,290	15,124	-166	-1.1
FD Distrib Tax Cap	154	114	-40	-25.9

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	45.63	48.73	0.00	0.00
City/Town	22.98	24.27	1.55	1.60
School District	23.92	25.31	17.75	19.06
Special District	10.74	11.41	0.00	0.00
Total	103.27	109.72	19.30	20.66

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	461,600	453,400	-1.8	5,658	5,911	253	4.5	1.23	1.30
Res Hmstd:Avg Val	692,000	679,700	-1.8	8,978	9,355	377	4.2	1.3	1.38
Res Hmstd: Hi Val	922,500	906,100	-1.8	12,398	12,927	529	4.3	1.34	1.43
Res Hmstd: Ex-Hi Val	1,384,000	1,359,400	-1.8	19,247	20,081	834	4.3	1.39	1.48
Apartment	300,000	285,400	-4.9	4,452	4,504	52	1.2	1.48	1.58
Comm/Ind: Lo Val	150,000	140,800	-6.1	3,965	3,958	-7	-0.2	2.64	2.81
Comm/Ind: Med Val	300,000	281,500	-6.2	9,155	9,055	-100	-1.1	3.05	3.22
Comm/Ind: Hi Val	1,000,000	938,300	-6.2	33,374	33,220	-154	-0.5	3.34	3.54

Hennepin County | **Medicine Lake city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	72,736	65,426	-7,310	-10.0	1,044	964	-80	-7.7	1.44	1.47
Res Non-Hm: exis	6,882	10,586	3,704	53.8	100	158	57	57.0	1.46	1.49
Apartments: exis	1,854	1,672	-182	-9.8	31	29	-2	-7.0	1.65	1.71
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	780	876	96	12.4	21	25	4	17.9	2.74	2.87
Com/Ind Hi: exis	937	899	-38	-4.1	34	34	0	0.6	3.59	3.77
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	158	158	1	0.3	6	6	0	5.2	3.59	3.77
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	87	87	0.0	0	1	1	0.0	0.00	1.47
All other NewCon	0	59	59	0.0	0	1	1	0.0	0.00	1.49
Total	83,347	79,763	-3,583	-4.3	1,236	1,218	-18	-1.5	1.48	1.53

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	908	863	-45	-5.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	11	11	-1	-4.8
(=) Taxable Tax Capacity	897	852	-45	-5.0
FD Distrib Tax Cap	22	20	-2	-10.8

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	45.63	48.73	0.00	0.00
City/Town	38.68	36.55	0.00	0.00
School District	23.96	25.35	17.79	19.10
Special District	9.80	10.55	0.00	0.00
Total	118.07	121.17	17.79	19.10

Tax Burdens on Hypothetical Properties	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	421,900	379,500	-10.0	5,732	5,286	-446	-7.8	1.36	1.39
Res Hmstd:Avg Val	632,500	568,900	-10.1	8,984	8,189	-795	-8.9	1.42	1.44
Res Hmstd: Hi Val	843,100	758,400	-10.0	12,467	11,421	-1,046	-8.4	1.48	1.51
Res Hmstd: Ex-Hi Val	1,265,000	1,137,900	-10.0	19,444	17,894	-1,550	-8.0	1.54	1.57
Apartment	300,000	270,600	-9.8	4,961	4,615	-346	-7.0	1.65	1.71
Comm/Ind: Lo Val	150,000	143,900	-4.1	4,108	4,136	28	0.7	2.74	2.87
Comm/Ind: Med Val	300,000	287,800	-4.1	9,497	9,505	7	0.1	3.17	3.30
Comm/Ind: Hi Val	1,000,000	959,400	-4.1	34,645	34,815	170	0.5	3.46	3.63

Hennepin County | **Woodland city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	216,706	211,437	-5,269	-2.4	2,679	2,765	86	3.2	1.24	1.31
Res Non-Hm: exis	74,099	62,072	-12,027	-16.2	931	825	-107	-11.4	1.26	1.33
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	771	745	-26	-3.4	8	8	0	3.9	1.03	1.11
Com/Ind: Lo: exi	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind Hi: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	266	270	4	1.7	8	8	1	7.6	2.93	3.10
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	359	359	0.0	0	5	5	0.0	0.00	1.31
All other NewCon	0	400	400	0.0	0	5	5	0.0	0.00	1.33
Total	291,841	275,283	-16,558	-5.7	3,626	3,616	-10	-0.3	1.24	1.31

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	3,435	3,227	-208	-6.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	3,435	3,227	-208	-6.0
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	45.63	48.73	0.00	0.00
City/Town	8.75	9.61	0.00	0.00
School District	21.27	23.01	22.56	22.51
Special District	10.74	11.41	0.00	0.00
Total	86.40	92.77	22.56	22.51

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	963,600	940,200	-2.4	11,501	11,860	359	3.1	1.19	1.26
Res Hmstd:Avg Val	1,444,700	1,409,600	-2.4	17,782	18,360	578	3.2	1.23	1.30
Res Hmstd: Hi Val	1,925,800	1,879,000	-2.4	24,064	24,860	796	3.3	1.25	1.32
Res Hmstd: Ex-Hi Val	2,889,400	2,819,200	-2.4	36,645	37,879	1,235	3.4	1.27	1.34

Hennepin County | **Bloomington city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	5,717,859	5,475,068	-242,792	-4.2	74,268	74,124	-143	-0.2	1.30	1.35
Res Non-Hm: exis	491,968	501,358	9,390	1.9	6,967	7,514	546	7.8	1.42	1.50
Apartments: exis	608,252	608,389	137	0.0	10,166	10,770	603	5.9	1.67	1.77
Low-inc Apts: ex	59,612	63,930	4,318	7.2	613	697	84	13.7	1.03	1.09
Seasnl Rec: exis	126	124	-1	-1.0	2	2	0	4.5	1.32	1.40
Com/Ind: Lo: exi	114,345	115,132	788	0.7	3,166	3,396	231	7.3	2.77	2.95
Com/Ind Hi: exis	3,275,643	3,224,793	-50,850	-1.6	119,068	124,822	5,754	4.8	3.63	3.87
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	77,164	76,559	-604	-0.8	2,796	2,954	158	5.7	3.62	3.86
Ag HGA: Exist	167	161	-7	-4.0	2	2	0	-1.1	1.24	1.27
Ag Hmstd Land	60	60	0	0.3	0	0	0	11.1	0.30	0.33
Ag Non-Hmstd	194	214	20	10.3	2	3	0	16.2	1.20	1.27
Misc props	3,173	3,173	0	0.0	53	56	3	5.9	1.67	1.77
ResHmstd: NewCon	0	13,273	13,273	0.0	0	180	180	0.0	0.00	1.35
All other NewCon	0	26,764	26,764	0.0	0	870	870	0.0	0.00	3.25
Total	10,348,562	10,108,997	-239,564	-2.3	217,103	225,390	8,287	3.8	2.10	2.23

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	139,342	132,084	-7,258	-5.2
(-) TIF Tax Capacity	8,194	8,755	561	6.9
(-) FD Contrib Tax Cap	31,669	28,332	-3,337	-10.5
(=) Taxable Tax Capacity	99,479	94,997	-4,482	-4.5
FD Distrib Tax Cap	10,054	9,097	-957	-9.5

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	45.63	48.73	0.00	0.00
City/Town	40.94	42.83	0.00	0.00
School District	21.74	22.44	17.01	18.89
Special District	11.84	12.55	0.00	0.00
Total	120.15	126.55	17.01	18.89

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	151,300	144,900	-4.2	1,839	1,801	-38	-2.1	1.22	1.24
Res Hmstd:Avg Val	226,900	217,300	-4.2	2,944	2,937	-7	-0.2	1.3	1.35
Res Hmstd: Hi Val	302,400	289,600	-4.2	4,047	4,070	23	0.6	1.34	1.41
Res Hmstd: Ex-Hi Val	453,800	434,500	-4.3	6,224	6,319	95	1.5	1.37	1.45
Apartment	300,000	300,100	0.0	5,016	5,314	298	5.9	1.67	1.77
Comm/Ind: Lo Val	150,000	147,700	-1.5	4,152	4,357	205	4.9	2.77	2.95
Comm/Ind: Med Val	300,000	295,300	-1.6	9,604	10,048	444	4.6	3.20	3.40
Comm/Ind: Hi Val	1,000,000	984,500	-1.6	35,044	36,721	1,678	4.8	3.50	3.73

Hennepin County | **New Hope city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	912,475	846,300	-66,176	-7.3	13,749	13,193	-557	-4.0	1.51	1.56
Res Non-Hm: exis	65,108	70,882	5,774	8.9	1,086	1,263	177	16.3	1.67	1.78
Apartments: exis	172,039	171,164	-875	-0.5	3,383	3,604	220	6.5	1.97	2.11
Low-inc Apts: ex	15,323	15,294	-29	-0.2	186	200	13	7.2	1.21	1.30
Seasnl Rec: exis	63	46	-17	-27.0	1	1	0	-22.9	1.46	1.55
Com/Ind: Lo: exi	30,380	31,062	682	2.2	909	998	89	9.8	2.99	3.21
Com/Ind Hi: exis	299,308	294,749	-4,559	-1.5	11,713	12,359	646	5.5	3.91	4.19
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	7,034	7,146	112	1.6	275	300	24	8.9	3.91	4.19
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	736	736	0.0	0	11	11	0.0	0.00	1.56
All other NewCon	0	167	167	0.0	0	3	3	0.0	0.00	1.78
Total	1,501,731	1,437,546	-64,185	-4.3	31,302	31,930	628	2.0	2.08	2.22

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	18,639	16,917	-1,722	-9.2
(-) TIF Tax Capacity	1,045	947	-98	-9.4
(-) FD Contrib Tax Cap	2,466	2,380	-86	-3.5
(=) Taxable Tax Capacity	15,127	13,589	-1,538	-10.2
FD Distrib Tax Cap	3,897	3,605	-292	-7.5

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	45.63	48.73	0.00	0.00
City/Town	49.17	54.85	0.00	0.00
School District	34.31	32.73	23.08	27.57
Special District	9.74	10.06	0.00	0.00
Total	138.86	146.37	23.08	27.57

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	121,600	112,800	-7.2	1,706	1,566	-141	-8.2	1.40	1.39
Res Hmstd:Avg Val	182,300	169,100	-7.2	2,744	2,619	-125	-4.5	1.51	1.55
Res Hmstd: Hi Val	243,000	225,400	-7.2	3,781	3,672	-109	-2.9	1.56	1.63
Res Hmstd: Ex-Hi Val	364,600	338,200	-7.2	5,860	5,783	-77	-1.3	1.61	1.71
Apartment	300,000	298,500	-0.5	5,900	6,284	385	6.5	1.97	2.11
Comm/Ind: Lo Val	150,000	147,700	-1.5	4,489	4,747	258	5.7	2.99	3.21
Comm/Ind: Med Val	300,000	295,400	-1.5	10,359	10,917	558	5.4	3.45	3.7
Comm/Ind: Hi Val	1,000,000	984,800	-1.5	37,751	39,824	2,072	5.5	3.78	4.04

Hennepin County | **Maple Grove city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	5,361,993	5,182,739	-179,254	-3.3	71,525	72,998	1,473	2.1	1.33	1.41
Res Non-Hm: exis	483,856	421,044	-62,811	-13.0	7,077	6,527	-550	-7.8	1.46	1.55
Apartments: exis	87,800	115,121	27,321	31.1	1,473	2,057	584	39.6	1.68	1.79
Low-inc Apts: ex	22,469	19,848	-2,622	-11.7	234	220	-14	-5.9	1.04	1.11
Seasnl Rec: exis	1,558	1,291	-266	-17.1	24	20	-3	-13.8	1.52	1.58
Com/Ind: Lo: exi	68,809	68,248	-561	-0.8	1,914	2,033	119	6.2	2.78	2.98
Com/Ind Hi: exis	1,433,843	1,354,239	-79,604	-5.6	52,067	52,646	579	1.1	3.63	3.89
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	90,824	89,166	-1,658	-1.8	3,285	3,453	167	5.1	3.62	3.87
Ag HGA: Exist	2,112	1,507	-606	-28.7	29	22	-7	-24.4	1.36	1.44
Ag Hmstd Land	4,904	3,085	-1,819	-37.1	28	18	-11	-37.9	0.58	0.57
Ag Non-Hmstd	37,745	39,502	1,757	4.7	437	485	48	11.0	1.16	1.23
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	88,900	88,900	0.0	0	1,252	1,252	0.0	0.00	1.41
All other NewCon	0	34,762	34,762	0.0	0	709	709	0.0	0.00	2.04
Total	7,595,914	7,419,453	-176,461	-2.3	138,093	142,439	4,346	3.1	1.82	1.92

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	92,296	86,711	-5,585	-6.1
(-) TIF Tax Capacity	1,034	976	-57	-5.6
(-) FD Contrib Tax Cap	12,608	12,342	-266	-2.1
(=) Taxable Tax Capacity	78,654	73,393	-5,261	-6.7
FD Distrib Tax Cap	7,177	6,315	-863	-12.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	45.63	48.73	0.00	0.00
City/Town	36.58	39.33	0.00	0.00
School District	24.13	24.87	22.67	24.73
Special District	9.45	9.91	0.00	0.00
Total	115.79	122.85	22.67	24.73

Tax Burdens on Hypothetical Properties	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	176,300	170,400	-3.3	2,227	2,246	18	0.8	1.26	1.32
Res Hmstd:Avg Val	264,300	255,500	-3.3	3,525	3,595	70	2.0	1.33	1.41
Res Hmstd: Hi Val	352,300	340,500	-3.3	4,823	4,944	121	2.5	1.37	1.45
Res Hmstd: Ex-Hi Val	528,600	510,900	-3.3	7,402	7,573	171	2.3	1.40	1.48
Apartment	300,000	393,400	31.1	5,022	7,014	1,991	39.6	1.67	1.78
Comm/Ind: Lo Val	150,000	141,700	-5.5	4,166	4,215	49	1.2	2.78	2.97
Comm/Ind: Med Val	300,000	283,300	-5.6	9,607	9,638	31	0.3	3.20	3.40
Comm/Ind: Hi Val	1,000,000	944,500	-5.6	35,000	35,316	317	0.9	3.5	3.74

Hennepin County | **Medina city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	971,848	922,597	-49,251	-5.1	11,379	11,634	255	2.2	1.17	1.26
Res Non-Hm: exis	151,734	135,051	-16,683	-11.0	1,879	1,801	-78	-4.2	1.24	1.33
Apartments: exis	2,778	2,723	-55	-2.0	38	41	2	5.8	1.38	1.49
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	19,038	19,153	115	0.6	486	525	39	8.1	2.55	2.74
Com/Ind Hi: exis	118,950	109,085	-9,865	-8.3	3,996	3,942	-55	-1.4	3.36	3.61
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	10,363	10,409	46	0.4	339	366	27	8.1	3.27	3.52
Ag HGA: Exist	13,027	11,822	-1,206	-9.3	142	139	-3	-2.2	1.09	1.18
Ag Hmstd Land	32,845	26,605	-6,241	-19.0	205	170	-36	-17.4	0.62	0.64
Ag Non-Hmstd	52,061	48,827	-3,234	-6.2	498	502	4	0.8	0.96	1.03
Misc props	176	163	-13	-7.5	3	3	0	-0.1	1.62	1.75
ResHmstd: NewCon	0	6,050	6,050	0.0	0	76	76	0.0	0.00	1.26
All other NewCon	0	4,058	4,058	0.0	0	91	91	0.0	0.00	2.24
Total	1,372,821	1,296,543	-76,278	-5.6	18,966	19,289	323	1.7	1.38	1.49

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	16,165	15,111	-1,054	-6.5
(-) TIF Tax Capacity	468	417	-51	-10.9
(-) FD Contrib Tax Cap	1,191	1,127	-64	-5.4
(=) Taxable Tax Capacity	14,506	13,568	-939	-6.5
FD Distrib Tax Cap	245	230	-14	-5.9

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	45.63	48.73	0.00	0.00
City/Town	18.96	21.77	0.00	0.00
School District	22.22	23.25	14.80	16.41
Special District	8.14	8.56	0.00	0.00
Total	94.96	102.31	14.80	16.41

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	417,100	396,000	-5.1	4,578	4,685	107	2.3	1.1	1.18
Res Hmstd:Avg Val	625,400	593,700	-5.1	7,162	7,288	126	1.8	1.15	1.23
Res Hmstd: Hi Val	833,600	791,400	-5.1	9,941	10,140	199	2.0	1.19	1.28
Res Hmstd: Ex-Hi Val	1,250,800	1,187,400	-5.1	15,511	15,854	344	2.2	1.24	1.34
Apartment	300,000	294,100	-2.0	4,005	4,244	239	6.0	1.33	1.44
Comm/Ind: Lo Val	150,000	137,600	-8.3	3,778	3,733	-45	-1.2	2.52	2.71
Comm/Ind: Med Val	300,000	275,100	-8.3	8,742	8,526	-216	-2.5	2.91	3.1
Comm/Ind: Hi Val	1,000,000	917,100	-8.3	31,905	31,396	-509	-1.6	3.19	3.42

Hennepin County | **Orono city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	2,046,791	1,905,303	-141,488	-6.9	22,642	22,546	-95	-0.4	1.11	1.18
Res Non-Hm: exis	552,445	495,683	-56,761	-10.3	6,348	6,116	-232	-3.7	1.15	1.23
Apartments: exis	5,061	5,056	-5	-0.1	63	68	4	7.1	1.25	1.34
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	48,738	42,126	-6,612	-13.6	560	515	-46	-8.1	1.15	1.22
Com/Ind: Lo: exi	9,681	9,863	182	1.9	235	255	20	8.7	2.43	2.59
Com/Ind Hi: exis	49,127	49,488	361	0.7	1,584	1,699	115	7.2	3.23	3.43
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	6,750	6,965	216	3.2	217	238	21	9.8	3.22	3.42
Ag HGA: Exist	2,838	2,783	-55	-1.9	32	34	2	5.3	1.12	1.21
Ag Hmstd Land	27,430	27,186	-245	-0.9	237	245	8	3.2	0.87	0.90
Ag Non-Hmstd	19,219	17,280	-1,939	-10.1	174	166	-8	-4.6	0.91	0.96
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	8,724	8,724	0.0	0	103	103	0.0	0.00	1.18
All other NewCon	0	8,076	8,076	0.0	0	100	100	0.0	0.00	1.23
Total	2,768,079	2,578,534	-189,545	-6.8	32,093	32,084	-8	0.0	1.16	1.24

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	31,677	29,265	-2,412	-7.6
(-) TIF Tax Capacity	55	55	0	0.0
(-) FD Contrib Tax Cap	536	500	-35	-6.6
(=) Taxable Tax Capacity	31,087	28,710	-2,377	-7.6
FD Distrib Tax Cap	292	254	-39	-13.3

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	45.63	48.73	0.00	0.00
City/Town	15.00	16.24	0.00	0.00
School District	16.90	17.76	12.45	14.29
Special District	10.74	11.41	0.00	0.00
Total	88.27	94.14	12.45	14.29

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	535,000	498,000	-6.9	5,466	5,400	-66	-1.2	1.02	1.08
Res Hmstd:Avg Val	802,000	746,600	-6.9	8,744	8,676	-68	-0.8	1.09	1.16
Res Hmstd: Hi Val	1,069,100	995,200	-6.9	12,024	11,957	-67	-0.6	1.12	1.20
Res Hmstd: Ex-Hi Val	1,604,100	1,493,200	-6.9	18,593	18,529	-64	-0.3	1.16	1.24
Apartment	300,000	299,700	-0.1	3,684	3,955	272	7.4	1.23	1.32
Comm/Ind: Lo Val	150,000	151,100	0.7	3,664	3,942	278	7.6	2.44	2.61
Comm/Ind: Med Val	300,000	302,200	0.7	8,486	9,114	628	7.4	2.83	3.02
Comm/Ind: Hi Val	1,000,000	1,007,400	0.7	30,992	33,251	2,260	7.3	3.1	3.30

Hennepin County | **Plymouth city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	6,049,142	5,871,768	-177,374	-2.9	76,488	78,403	1,914	2.5	1.26	1.34
Res Non-Hm: exis	581,256	584,385	3,130	0.5	7,814	8,334	521	6.7	1.34	1.43
Apartments: exis	498,640	493,952	-4,689	-0.9	7,906	8,309	403	5.1	1.59	1.68
Low-inc Apts: ex	27,490	26,285	-1,205	-4.4	261	266	5	1.9	0.95	1.01
Seasnl Rec: exis	4,760	4,152	-608	-12.8	72	66	-5	-7.6	1.51	1.59
Com/Ind: Lo: exi	83,260	84,838	1,577	1.9	2,236	2,430	194	8.7	2.69	2.86
Com/Ind Hi: exis	1,695,214	1,643,083	-52,131	-3.1	59,642	61,628	1,986	3.3	3.52	3.75
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	62,646	64,983	2,337	3.7	2,204	2,436	232	10.5	3.52	3.75
Ag HGA: Exist	2,882	2,568	-314	-10.9	35	33	-2	-5.5	1.22	1.29
Ag Hmstd Land	5,086	3,972	-1,115	-21.9	37	27	-10	-28.3	0.73	0.67
Ag Non-Hmstd	28,804	26,801	-2,003	-7.0	308	305	-3	-1.1	1.07	1.14
Misc props	1,687	1,687	0	0.0	26	27	2	6.4	1.52	1.62
ResHmstd: NewCon	0	34,057	34,057	0.0	0	455	455	0.0	0.00	1.34
All other NewCon	0	15,745	15,745	0.0	0	331	331	0.0	0.00	2.10
Total	9,040,867	8,858,275	-182,592	-2.0	157,029	163,050	6,021	3.8	1.74	1.84

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	110,317	105,340	-4,976	-4.5
(-) TIF Tax Capacity	993	955	-38	-3.9
(-) FD Contrib Tax Cap	15,021	13,962	-1,059	-7.0
(=) Taxable Tax Capacity	94,303	90,424	-3,879	-4.1
FD Distrib Tax Cap	7,814	6,972	-842	-10.8

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	45.63	48.73	0.00	0.00
City/Town	26.79	28.37	1.03	1.05
School District	26.18	26.89	19.48	21.54
Special District	10.45	11.07	0.00	0.00
Total	109.06	115.06	20.51	22.60

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	196,000	190,300	-2.9	2,343	2,388	45	1.9	1.2	1.25
Res Hmstd:Avg Val	293,800	285,200	-2.9	3,699	3,793	94	2.5	1.26	1.33
Res Hmstd: Hi Val	391,700	380,200	-2.9	5,055	5,199	144	2.8	1.29	1.37
Res Hmstd: Ex-Hi Val	587,700	570,500	-2.9	7,854	8,056	203	2.6	1.34	1.41
Apartment	300,000	297,200	-0.9	4,705	4,946	241	5.1	1.57	1.66
Comm/Ind: Lo Val	150,000	145,400	-3.1	4,048	4,183	135	3.3	2.7	2.88
Comm/Ind: Med Val	300,000	290,800	-3.1	9,344	9,611	267	2.9	3.11	3.30
Comm/Ind: Hi Val	1,000,000	969,200	-3.1	34,055	35,124	1,070	3.1	3.41	3.62

Hennepin County | **Brooklyn Park city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	3,593,784	3,388,743	-205,041	-5.7	52,637	51,558	-1,079	-2.0	1.46	1.52
Res Non-Hm: exis	380,917	341,933	-38,984	-10.2	6,298	6,021	-278	-4.4	1.65	1.76
Apartments: exis	240,803	241,270	467	0.2	4,613	4,989	375	8.1	1.92	2.07
Low-inc Apts: ex	47,632	36,509	-11,123	-23.4	586	481	-105	-18.0	1.23	1.32
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	62,772	61,236	-1,536	-2.4	1,855	1,946	92	4.9	2.95	3.18
Com/Ind Hi: exis	1,059,147	980,655	-78,492	-7.4	40,741	40,587	-154	-0.4	3.85	4.14
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	41,754	42,221	467	1.1	1,606	1,743	136	8.5	3.85	4.13
Ag HGA: Exist	729	491	-238	-32.7	11	7	-3	-31.7	1.48	1.50
Ag Hmstd Land	640	639	-1	-0.1	3	4	0	11.0	0.52	0.58
Ag Non-Hmstd	62,296	72,055	9,759	15.7	817	1,019	202	24.8	1.31	1.41
Misc props	709	709	0	0.0	17	18	1	6.8	2.38	2.55
ResHmstd: NewCon	0	14,424	14,424	0.0	0	219	219	0.0	0.00	1.52
All other NewCon	0	15,513	15,513	0.0	0	577	577	0.0	0.00	3.72
Total	5,491,181	5,196,396	-294,785	-5.4	109,184	109,168	-16	0.0	1.99	2.10

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	66,914	59,092	-7,822	-11.7
(-) TIF Tax Capacity	8,084	1,952	-6,132	-75.9
(-) FD Contrib Tax Cap	9,416	8,841	-575	-6.1
(=) Taxable Tax Capacity	49,414	48,299	-1,115	-2.3
FD Distrib Tax Cap	13,963	13,968	5	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	45.63	48.73	0.00	0.00
City/Town	50.17	56.57	2.78	2.95
School District	24.66	24.62	23.53	25.58
Special District	11.14	11.31	0.00	0.00
Total	131.60	141.23	26.31	28.53

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	121,500	114,600	-5.7	1,655	1,565	-90	-5.5	1.36	1.37
Res Hmstd:Avg Val	182,100	171,700	-5.7	2,667	2,607	-60	-2.2	1.46	1.52
Res Hmstd: Hi Val	242,800	228,900	-5.7	3,680	3,651	-29	-0.8	1.52	1.59
Res Hmstd: Ex-Hi Val	364,300	343,500	-5.7	5,708	5,742	34	0.6	1.57	1.67
Apartment	300,000	300,600	0.2	5,724	6,164	440	7.7	1.91	2.05
Comm/Ind: Lo Val	150,000	138,900	-7.4	4,433	4,410	-24	-0.5	2.96	3.17
Comm/Ind: Med Val	300,000	277,800	-7.4	10,213	10,051	-162	-1.6	3.40	3.62
Comm/Ind: Hi Val	1,000,000	925,900	-7.4	37,184	36,869	-316	-0.8	3.72	3.98

Hennepin County | **Greenwood city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	214,845	206,084	-8,761	-4.1	2,811	2,843	32	1.1	1.31	1.38
Res Non-Hm: exis	70,539	63,218	-7,321	-10.4	943	885	-58	-6.1	1.34	1.40
Apartments: exis	1,362	1,362	0	0.0	20	21	1	5.8	1.44	1.52
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	4,477	4,476	-1	0.0	61	64	4	5.9	1.35	1.43
Com/Ind: Lo: exi	1,444	1,444	0	0.0	39	41	2	6.4	2.68	2.85
Com/Ind Hi: exis	5,222	4,939	-283	-5.4	182	184	1	0.7	3.49	3.72
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	500	508	8	1.5	17	19	1	8.1	3.49	3.72
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	38	38	0.0	0	1	1	0.0	0.00	1.38
All other NewCon	0	390	390	0.0	0	5	5	0.0	0.00	1.40
Total	298,389	282,459	-15,930	-5.3	4,072	4,062	-10	-0.3	1.36	1.44

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	3,426	3,221	-205	-6.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	75	69	-6	-8.0
(=) Taxable Tax Capacity	3,352	3,152	-200	-6.0
FD Distrib Tax Cap	28	20	-8	-27.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	45.63	48.73	0.00	0.00
City/Town	19.11	20.33	0.00	0.00
School District	21.27	23.01	22.56	22.51
Special District	10.74	11.41	0.00	0.00
Total	96.75	103.49	22.56	22.51

Tax Burdens on Hypothetical Properties	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	584,900	561,000	-4.1	7,184	7,226	42	0.6	1.23	1.29
Res Hmstd:Avg Val	876,900	841,100	-4.1	11,374	11,480	106	0.9	1.3	1.36
Res Hmstd: Hi Val	1,168,900	1,121,200	-4.1	15,565	15,734	169	1.1	1.33	1.40
Res Hmstd: Ex-Hi Val	1,753,800	1,682,300	-4.1	23,958	24,256	297	1.2	1.37	1.44
Apartment	300,000	300,000	0.0	4,305	4,556	251	5.8	1.44	1.52
Comm/Ind: Lo Val	150,000	141,900	-5.4	4,016	4,040	25	0.6	2.68	2.85
Comm/Ind: Med Val	300,000	283,700	-5.4	9,257	9,246	-11	-0.1	3.09	3.26
Comm/Ind: Hi Val	1,000,000	945,800	-5.4	33,716	33,884	167	0.5	3.37	3.58

Hennepin County | **Minnetonka city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	5,092,589	4,933,355	-159,233	-3.1	67,076	68,751	1,676	2.5	1.32	1.39
Res Non-Hm: exis	511,146	508,367	-2,779	-0.5	7,173	7,575	402	5.6	1.40	1.49
Apartments: exis	412,832	423,096	10,264	2.5	6,672	7,306	635	9.5	1.62	1.73
Low-inc Apts: ex	34,699	34,476	-223	-0.6	347	368	21	5.9	1.00	1.07
Seasnl Rec: exis	5,348	4,895	-453	-8.5	73	72	-1	-1.9	1.36	1.46
Com/Ind: Lo: exi	66,939	68,393	1,454	2.2	1,822	1,992	170	9.3	2.72	2.91
Com/Ind Hi: exis	1,679,483	1,672,840	-6,643	-0.4	59,914	63,873	3,959	6.6	3.57	3.82
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	31,034	31,576	541	1.7	1,107	1,205	98	8.9	3.57	3.82
Ag HGA: Exist	250	240	-10	-4.0	3	3	0	0.8	1.27	1.34
Ag Hmstd Land	250	163	-87	-34.7	1	1	0	-41.9	0.46	0.41
Ag Non-Hmstd	2,116	2,116	0	0.0	24	25	2	6.3	1.13	1.20
Misc props	162	0	-162	-100.0	3	0	-3	-100.0	1.91	0.00
ResHmstd: NewCon	0	14,693	14,693	0.0	0	205	205	0.0	0.00	1.39
All other NewCon	0	10,085	10,085	0.0	0	182	182	0.0	0.00	1.81
Total	7,836,848	7,704,295	-132,552	-1.7	144,214	151,558	7,344	5.1	1.84	1.97

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	98,117	94,599	-3,518	-3.6
(-) TIF Tax Capacity	1,650	1,657	7	0.4
(-) FD Contrib Tax Cap	13,809	13,658	-151	-1.1
(=) Taxable Tax Capacity	82,657	79,283	-3,374	-4.1
FD Distrib Tax Cap	4,696	4,155	-541	-11.5

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	45.63	48.73	0.00	0.00
City/Town	33.51	35.35	1.44	1.48
School District	24.66	26.91	17.22	18.17
Special District	10.72	11.41	0.00	0.00
Total	114.51	122.39	18.67	19.65

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	208,800	202,300	-3.1	2,596	2,640	44	1.7	1.24	1.31
Res Hmstd:Avg Val	313,000	303,200	-3.1	4,078	4,185	107	2.6	1.30	1.38
Res Hmstd: Hi Val	417,300	404,300	-3.1	5,558	5,732	174	3.1	1.33	1.42
Res Hmstd: Ex-Hi Val	626,100	606,500	-3.1	8,699	8,940	241	2.8	1.39	1.47
Apartment	300,000	307,500	2.5	4,854	5,308	454	9.4	1.62	1.73
Comm/Ind: Lo Val	150,000	149,400	-0.4	4,086	4,352	266	6.5	2.72	2.91
Comm/Ind: Med Val	300,000	298,800	-0.4	9,441	10,052	611	6.5	3.15	3.36
Comm/Ind: Hi Val	1,000,000	996,000	-0.4	34,429	36,675	2,245	6.5	3.44	3.68

Hennepin County | **Shorewood city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	1,249,419	1,184,152	-65,267	-5.2	16,689	16,614	-74	-0.4	1.34	1.40
Res Non-Hm: exis	196,237	196,617	381	0.2	2,750	2,910	160	5.8	1.40	1.48
Apartments: exis	1,616	1,605	-11	-0.7	25	26	1	4.9	1.55	1.64
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	13,590	12,703	-887	-6.5	183	181	-2	-0.9	1.35	1.43
Com/Ind: Lo: exi	5,164	4,851	-313	-6.1	139	138	-1	-0.4	2.69	2.85
Com/Ind Hi: exis	40,412	40,155	-257	-0.6	1,422	1,500	78	5.5	3.52	3.74
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	5,398	5,854	456	8.4	189	217	29	15.2	3.49	3.71
Ag HGA: Exist	226	123	-103	-45.7	3	2	-1	-39.2	1.21	1.36
Ag Hmstd Land	35	9	-26	-74.8	0	0	0	-71.2	0.23	0.27
Ag Non-Hmstd	50	50	0	0.0	1	1	0	6.6	1.06	1.13
Misc props	913	1,122	209	22.9	14	21	6	45.2	1.57	1.85
ResHmstd: NewCon	0	3,451	3,451	0.0	0	48	48	0.0	0.00	1.40
All other NewCon	0	1,672	1,672	0.0	0	24	24	0.0	0.00	1.44
Total	1,513,060	1,452,363	-60,697	-4.0	21,415	21,684	269	1.3	1.42	1.49

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	16,721	15,863	-859	-5.1
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	419	390	-29	-6.9
(=) Taxable Tax Capacity	16,302	15,473	-829	-5.1
FD Distrib Tax Cap	479	435	-43	-9.1

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	45.63	48.73	0.00	0.00
City/Town	28.45	29.98	0.00	0.00
School District	20.70	22.43	22.08	22.13
Special District	10.70	11.37	0.00	0.00
Total	105.48	112.52	22.08	22.13

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	344,400	326,400	-5.2	4,331	4,306	-25	-0.6	1.26	1.32
Res Hmstd:Avg Val	516,300	489,300	-5.2	6,629	6,588	-41	-0.6	1.28	1.35
Res Hmstd: Hi Val	688,200	652,200	-5.2	9,275	9,210	-66	-0.7	1.35	1.41
Res Hmstd: Ex-Hi Val	1,032,600	978,700	-5.2	14,577	14,524	-53	-0.4	1.41	1.48
Apartment	300,000	298,000	-0.7	4,618	4,851	233	5.0	1.54	1.63
Comm/Ind: Lo Val	150,000	149,000	-0.7	4,030	4,245	216	5.4	2.69	2.85
Comm/Ind: Med Val	300,000	298,100	-0.6	9,292	9,791	499	5.4	3.1	3.28
Comm/Ind: Hi Val	1,000,000	993,600	-0.6	33,851	35,700	1,849	5.5	3.39	3.59

Hennepin County | **Independence city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	470,716	428,757	-41,959	-8.9	5,784	5,571	-213	-3.7	1.23	1.30
Res Non-Hm: exis	49,441	54,439	4,997	10.1	641	749	108	16.9	1.30	1.38
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	4,271	4,295	24	0.6	58	62	4	6.7	1.37	1.45
Com/Ind: Lo: exi	5,436	5,628	192	3.5	142	157	14	10.2	2.62	2.79
Com/Ind Hi: exis	12,563	12,088	-475	-3.8	432	442	10	2.3	3.44	3.66
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	6,390	7,504	1,114	17.4	220	276	56	25.7	3.44	3.68
Ag HGA: Exist	31,879	29,712	-2,167	-6.8	379	372	-7	-1.7	1.19	1.25
Ag Hmstd Land	35,041	33,506	-1,534	-4.4	162	166	3	2.1	0.46	0.49
Ag Non-Hmstd	28,378	29,566	1,188	4.2	313	346	33	10.7	1.10	1.17
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	1,958	1,958	0.0	0	25	25	0.0	0.00	1.30
All other NewCon	0	593	593	0.0	0	9	9	0.0	0.00	1.43
Total	644,115	608,046	-36,068	-5.6	8,132	8,176	44	0.5	1.26	1.34

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	6,691	6,219	-472	-7.1
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	206	187	-19	-9.3
(=) Taxable Tax Capacity	6,485	6,032	-453	-7.0
FD Distrib Tax Cap	297	245	-52	-17.6

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	45.63	48.73	0.00	0.00
City/Town	33.90	36.83	0.00	0.00
School District	21.56	22.14	11.82	12.90
Special District	7.89	8.30	0.00	0.00
Total	108.98	116.00	11.82	12.90

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	293,400	267,200	-8.9	3,436	3,291	-145	-4.2	1.17	1.23
Res Hmstd:Avg Val	439,900	400,700	-8.9	5,314	5,152	-162	-3.1	1.21	1.29
Res Hmstd: Hi Val	586,400	534,100	-8.9	7,319	6,984	-335	-4.6	1.25	1.31
Res Hmstd: Ex-Hi Val	879,800	801,400	-8.9	11,663	11,204	-458	-3.9	1.33	1.4
Comm/Ind: Lo Val	150,000	144,300	-3.8	3,933	4,023	91	2.3	2.62	2.79
Comm/Ind: Med Val	300,000	288,700	-3.8	9,118	9,279	161	1.8	3.04	3.21
Comm/Ind: Hi Val	1,000,000	962,200	-3.8	33,313	34,027	714	2.1	3.33	3.54

Hennepin County | **Greenfield city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	300,126	268,907	-31,219	-10.4	3,887	3,719	-168	-4.3	1.30	1.38
Res Non-Hm: exis	39,918	41,479	1,562	3.9	571	632	61	10.7	1.43	1.52
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	64	64	0	0.0	1	1	0	7.4	1.16	1.24
Com/Ind: Lo: exi	5,776	6,103	327	5.7	156	177	21	13.5	2.70	2.90
Com/Ind Hi: exis	23,053	22,576	-476	-2.1	822	865	43	5.2	3.57	3.83
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	5,710	6,998	1,288	22.6	203	267	64	31.6	3.56	3.82
Ag HGA: Exist	11,764	10,721	-1,043	-8.9	149	143	-6	-3.8	1.26	1.33
Ag Hmstd Land	25,172	23,674	-1,498	-6.0	147	149	2	1.0	0.59	0.63
Ag Non-Hmstd	16,094	15,344	-750	-4.7	192	199	7	3.6	1.19	1.30
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	918	918	0.0	0	13	13	0.0	0.00	1.38
All other NewCon	0	1,527	1,527	0.0	0	24	24	0.0	0.00	1.60
Total	427,676	398,311	-29,365	-6.9	6,128	6,190	61	1.0	1.43	1.55

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	4,576	4,180	-395	-8.6
(-) TIF Tax Capacity	79	91	11	14.1
(-) FD Contrib Tax Cap	299	260	-39	-13.1
(=) Taxable Tax Capacity	4,197	3,829	-367	-8.8
FD Distrib Tax Cap	258	233	-26	-9.9

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	45.63	48.73	0.00	0.00
City/Town	29.74	33.66	0.00	0.00
School District	36.09	38.99	10.96	11.55
Special District	7.60	8.00	0.00	0.00
Total	119.07	129.38	10.96	11.55

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	240,300	215,300	-10.4	2,968	2,803	-165	-5.6	1.24	1.30
Res Hmstd:Avg Val	360,300	322,800	-10.4	4,637	4,443	-194	-4.2	1.29	1.38
Res Hmstd: Hi Val	480,300	430,300	-10.4	6,245	6,064	-181	-2.9	1.30	1.41
Res Hmstd: Ex-Hi Val	720,600	645,600	-10.4	10,026	9,569	-457	-4.6	1.39	1.48
Comm/Ind: Lo Val	150,000	146,900	-2.1	4,047	4,252	206	5.1	2.7	2.89
Comm/Ind: Med Val	300,000	293,800	-2.1	9,387	9,836	449	4.8	3.13	3.35
Comm/Ind: Hi Val	1,000,000	979,300	-2.1	34,311	36,029	1,718	5.0	3.43	3.68

Hennepin County | **Corcoran city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	499,490	480,459	-19,031	-3.8	6,719	6,860	141	2.1	1.35	1.43
Res Non-Hm: exis	43,089	42,752	-338	-0.8	631	667	36	5.7	1.46	1.56
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	2,386	2,392	6	0.3	40	43	3	7.7	1.68	1.81
Com/Ind: Lo: exi	10,070	9,474	-596	-5.9	277	279	2	0.8	2.75	2.94
Com/Ind Hi: exis	29,639	26,177	-3,462	-11.7	1,073	1,014	-60	-5.5	3.62	3.87
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	9,417	15,104	5,687	60.4	340	586	246	72.6	3.61	3.88
Ag HGA: Exist	27,726	26,958	-768	-2.8	366	376	10	2.7	1.32	1.39
Ag Hmstd Land	47,328	47,505	177	0.4	269	290	21	7.8	0.57	0.61
Ag Non-Hmstd	36,535	35,165	-1,369	-3.7	447	464	16	3.6	1.22	1.32
Misc props	5,785	5,785	0	0.0	98	106	8	7.7	1.70	1.83
ResHmstd: NewCon	0	1,113	1,113	0.0	0	16	16	0.0	0.00	1.43
All other NewCon	0	840	840	0.0	0	13	13	0.0	0.00	1.50
Total	711,466	693,725	-17,741	-2.5	10,259	10,712	452	4.4	1.44	1.54

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	7,473	7,114	-358	-4.8
(-) TIF Tax Capacity	243	217	-25	-10.5
(-) FD Contrib Tax Cap	425	380	-45	-10.7
(=) Taxable Tax Capacity	6,804	6,517	-287	-4.2
FD Distrib Tax Cap	629	517	-112	-17.7

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	45.63	48.73	0.00	0.00
City/Town	37.11	40.48	0.00	0.00
School District	32.13	34.72	13.30	13.49
Special District	7.60	8.00	0.00	0.00
Total	122.48	131.93	13.30	13.49

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	219,200	210,800	-3.8	2,801	2,825	23	0.8	1.28	1.34
Res Hmstd:Avg Val	328,600	316,100	-3.8	4,385	4,481	96	2.2	1.33	1.42
Res Hmstd: Hi Val	438,000	421,300	-3.8	5,947	6,127	179	3.0	1.36	1.45
Res Hmstd: Ex-Hi Val	657,200	632,200	-3.8	9,405	9,630	225	2.4	1.43	1.52
Comm/Ind: Lo Val	150,000	132,500	-11.7	4,124	3,895	-230	-5.6	2.75	2.94
Comm/Ind: Med Val	300,000	265,000	-11.7	9,557	8,865	-692	-7.2	3.19	3.35
Comm/Ind: Hi Val	1,000,000	883,200	-11.7	34,910	32,817	-2,093	-6.0	3.49	3.72

Hennepin County | **Minnetrista city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	1,034,867	955,938	-78,929	-7.6	12,095	11,806	-289	-2.4	1.17	1.23
Res Non-Hm: exis	214,946	219,125	4,179	1.9	2,704	2,905	201	7.4	1.26	1.33
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	24,573	21,448	-3,125	-12.7	293	271	-22	-7.6	1.19	1.26
Com/Ind: Lo: exi	2,321	2,333	12	0.5	60	64	4	7.2	2.59	2.76
Com/Ind Hi: exis	6,498	6,541	44	0.7	220	237	17	7.6	3.39	3.63
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	7,898	8,009	111	1.4	266	288	22	8.3	3.37	3.60
Ag HGA: Exist	15,398	14,357	-1,041	-6.8	187	187	0	0.1	1.22	1.31
Ag Hmstd Land	20,467	20,617	150	0.7	116	122	6	5.2	0.57	0.59
Ag Non-Hmstd	57,967	47,652	-10,315	-17.8	582	512	-70	-12.0	1.00	1.08
Misc props	751	726	-25	-3.3	10	10	0	2.8	1.29	1.37
ResHmstd: NewCon	0	7,436	7,436	0.0	0	92	92	0.0	0.00	1.23
All other NewCon	0	3,592	3,592	0.0	0	48	48	0.0	0.00	1.34
Total	1,385,685	1,307,774	-77,910	-5.6	16,534	16,543	9	0.1	1.19	1.27

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	14,926	13,889	-1,037	-6.9
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	114	120	6	5.3
(=) Taxable Tax Capacity	14,812	13,769	-1,043	-7.0
FD Distrib Tax Cap	362	372	9	2.5

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	45.63	48.73	0.00	0.00
City/Town	27.24	27.73	0.00	0.00
School District	16.89	19.02	13.18	14.17
Special District	9.04	9.52	0.00	0.00
Total	98.81	105.00	13.18	14.17

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	344,600	318,300	-7.6	3,797	3,703	-94	-2.5	1.10	1.16
Res Hmstd:Avg Val	516,700	477,300	-7.6	5,828	5,688	-139	-2.4	1.13	1.19
Res Hmstd: Hi Val	688,700	636,200	-7.6	8,179	7,939	-239	-2.9	1.19	1.25
Res Hmstd: Ex-Hi Val	1,033,300	954,500	-7.6	12,889	12,568	-321	-2.5	1.25	1.32
Comm/Ind: Lo Val	150,000	151,000	0.7	3,763	4,066	304	8.1	2.51	2.69
Comm/Ind: Med Val	300,000	302,000	0.7	8,714	9,406	692	7.9	2.90	3.11
Comm/Ind: Hi Val	1,000,000	1,006,700	0.7	31,818	34,324	2,505	7.9	3.18	3.41

Hennepin County | **Eden Prairie city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	5,977,865	5,759,425	-218,441	-3.7	79,204	79,312	108	0.1	1.32	1.38
Res Non-Hm: exis	570,147	545,084	-25,063	-4.4	8,026	8,001	-25	-0.3	1.41	1.47
Apartments: exis	417,472	424,414	6,942	1.7	6,763	7,225	462	6.8	1.62	1.70
Low-inc Apts: ex	33,781	33,756	-25	-0.1	338	354	16	4.6	1.00	1.05
Seasnl Rec: exis	928	916	-12	-1.3	12	13	1	5.0	1.31	1.40
Com/Ind: Lo: exi	72,618	71,618	-1,001	-1.4	1,982	2,070	89	4.5	2.73	2.89
Com/Ind Hi: exis	1,850,858	1,778,584	-72,274	-3.9	66,226	67,521	1,295	2.0	3.58	3.80
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	57,633	58,190	557	1.0	2,061	2,206	146	7.1	3.58	3.79
Ag HGA: Exist	1,891	1,799	-93	-4.9	25	24	0	-1.3	1.30	1.35
Ag Hmstd Land	2,167	1,858	-309	-14.2	15	14	-1	-5.1	0.69	0.76
Ag Non-Hmstd	3,931	3,926	-5	-0.1	45	48	3	6.0	1.15	1.22
Misc props	9,853	11,419	1,566	15.9	188	229	41	21.8	1.91	2.01
ResHmstd: NewCon	0	17,914	17,914	0.0	0	247	247	0.0	0.00	1.38
All other NewCon	0	27,338	27,338	0.0	0	929	929	0.0	0.00	3.40
Total	8,999,145	8,736,239	-262,906	-2.9	164,886	168,195	3,309	2.0	1.83	1.93

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	112,177	106,736	-5,442	-4.9
(-) TIF Tax Capacity	2,864	2,916	52	1.8
(-) FD Contrib Tax Cap	16,433	15,040	-1,392	-8.5
(=) Taxable Tax Capacity	92,881	88,780	-4,101	-4.4
FD Distrib Tax Cap	5,976	5,391	-584	-9.8

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	45.63	48.73	0.00	0.00
City/Town	30.83	32.93	1.86	1.55
School District	28.00	29.27	16.28	15.89
Special District	10.63	11.30	0.00	0.00
Total	115.10	122.23	18.14	17.44

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	222,400	214,300	-3.6	2,791	2,774	-17	-0.6	1.25	1.29
Res Hmstd:Avg Val	333,400	321,200	-3.7	4,370	4,384	15	0.3	1.31	1.36
Res Hmstd: Hi Val	444,500	428,300	-3.6	5,922	5,982	60	1.0	1.33	1.4
Res Hmstd: Ex-Hi Val	666,900	642,500	-3.7	9,366	9,409	43	0.5	1.40	1.46
Apartment	300,000	305,000	1.7	4,860	5,192	332	6.8	1.62	1.70
Comm/Ind: Lo Val	150,000	144,100	-3.9	4,095	4,166	71	1.7	2.73	2.89
Comm/Ind: Med Val	300,000	288,300	-3.9	9,463	9,586	123	1.3	3.15	3.33
Comm/Ind: Hi Val	1,000,000	961,000	-3.9	34,517	35,123	606	1.8	3.45	3.65

Hennepin County | **Chanhassen city (part)**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	25	25	0	0.0	0	0	0	2.6	0.88	0.91
Res Non-Hm: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	1,650	1,585	-65	-3.9	44	45	1	1.5	2.69	2.84
Com/Ind Hi: exis	66,666	66,731	65	0.1	2,352	2,492	140	6.0	3.53	3.73
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	163	184	21	12.9	6	7	1	19.5	3.53	3.73
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	2,083	2,083	0.0	0	77	77	0.0	0.00	3.71
Total	68,504	70,608	2,104	3.1	2,402	2,622	219	9.1	3.51	3.71

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	1,362	1,404	42	3.1
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	579	544	-35	-6.0
(=) Taxable Tax Capacity	783	859	77	9.8
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	45.63	48.73	0.00	0.00
City/Town	26.55	28.61	1.49	1.09
School District	28.23	29.42	16.19	15.73
Special District	10.48	11.14	0.00	0.00
Total	110.90	117.89	17.67	16.82

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	16,700	16,700	0.0	148	146	-2	-1.1	0.89	0.88
Res Hmstd:Avg Val	25,000	25,000	0.0	221	219	-3	-1.1	0.89	0.88
Res Hmstd: Hi Val	33,300	33,300	0.0	295	292	-3	-1.1	0.89	0.88
Res Hmstd: Ex-Hi Val	50,000	50,000	0.0	443	438	-5	-1.1	0.89	0.88
Comm/Ind: Lo Val	150,000	150,100	0.1	4,035	4,269	233	5.8	2.69	2.84
Comm/Ind: Med Val	300,000	300,300	0.1	9,328	9,878	551	5.9	3.11	3.29
Comm/Ind: Hi Val	1,000,000	1,001,000	0.1	34,024	36,049	2,025	6.0	3.40	3.60

Hennepin County | **Dayton city (part)**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	356,882	334,337	-22,545	-6.3	5,343	5,324	-19	-0.4	1.50	1.59
Res Non-Hm: exis	31,632	27,743	-3,888	-12.3	516	484	-32	-6.2	1.63	1.74
Apartments: exis	258	252	-6	-2.3	5	5	0	6.7	1.99	2.18
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	3,830	3,725	-105	-2.7	71	74	4	5.4	1.85	2.00
Com/Ind: Lo: exi	11,016	10,644	-372	-3.4	318	333	14	4.5	2.89	3.13
Com/Ind Hi: exis	50,283	42,586	-7,698	-15.3	1,893	1,738	-154	-8.2	3.76	4.08
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	6,995	7,034	39	0.6	265	287	22	8.4	3.78	4.08
Ag HGA: Exist	12,075	11,472	-602	-5.0	177	178	1	0.6	1.47	1.56
Ag Hmstd Land	20,960	19,880	-1,080	-5.2	117	122	5	4.0	0.56	0.61
Ag Non-Hmstd	30,683	30,696	13	0.0	400	435	35	8.7	1.30	1.42
Misc props	6,917	6,916	-1	0.0	126	137	10	8.0	1.83	1.97
ResHmstd: NewCon	0	3,845	3,845	0.0	0	61	61	0.0	0.00	1.59
All other NewCon	0	831	831	0.0	0	14	14	0.0	0.00	1.72
Total	531,531	499,961	-31,570	-5.9	9,231	9,193	-38	-0.4	1.74	1.84

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	5,915	5,322	-593	-10.0
(-) TIF Tax Capacity	79	69	-10	-13.1
(-) FD Contrib Tax Cap	591	512	-79	-13.4
(=) Taxable Tax Capacity	5,244	4,741	-503	-9.6
FD Distrib Tax Cap	626	513	-113	-18.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	45.63	48.73	0.00	0.00
City/Town	48.61	57.76	0.00	0.00
School District	27.41	26.44	23.68	24.74
Special District	7.77	8.21	0.00	0.00
Total	129.43	141.14	23.68	24.74

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	187,000	175,200	-6.3	2,659	2,603	-56	-2.1	1.42	1.49
Res Hmstd:Avg Val	280,300	262,600	-6.3	4,171	4,164	-7	-0.2	1.49	1.59
Res Hmstd: Hi Val	373,700	350,100	-6.3	5,685	5,727	41	0.7	1.52	1.64
Res Hmstd: Ex-Hi Val	560,700	525,300	-6.3	8,781	8,803	22	0.3	1.57	1.68
Apartment	300,000	293,100	-2.3	5,564	5,896	332	6.0	1.85	2.01
Comm/Ind: Lo Val	150,000	127,000	-15.3	4,365	3,983	-382	-8.7	2.91	3.14
Comm/Ind: Med Val	300,000	254,100	-15.3	10,067	8,973	-1,094	-10.9	3.36	3.53
Comm/Ind: Hi Val	1,000,000	846,900	-15.3	36,674	33,275	-3,399	-9.3	3.67	3.93

Hennepin County | **Hanover city (part)**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	54,331	53,912	-419	-0.8	764	805	41	5.4	1.41	1.49
Res Non-Hm: exis	10,783	9,403	-1,380	-12.8	167	156	-12	-6.9	1.55	1.66
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	607	553	-54	-9.0	17	17	0	-2.5	2.82	3.02
Com/Ind Hi: exis	60	60	0	0.0	2	2	0	7.3	3.71	3.98
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	362	367	5	1.5	13	15	1	8.9	3.71	3.98
Ag HGA: Exist	1,164	1,085	-79	-6.8	16	16	0	-1.8	1.40	1.47
Ag Hmstd Land	1,181	1,067	-114	-9.7	7	6	0	-6.2	0.56	0.58
Ag Non-Hmstd	5,165	4,235	-931	-18.0	67	60	-7	-11.1	1.30	1.41
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	109	109	0.0	0	2	2	0.0	0.00	1.49
All other NewCon	0	36	36	0.0	0	1	1	0.0	0.00	1.53
Total	73,653	70,826	-2,827	-3.8	1,054	1,079	24	2.3	1.43	1.52

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	750	700	-50	-6.6
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	6	7	0	2.2
(=) Taxable Tax Capacity	743	694	-50	-6.7
FD Distrib Tax Cap	77	81	4	5.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	45.63	48.73	0.00	0.00
City/Town	44.44	48.59	0.00	0.00
School District	31.91	35.09	13.79	13.14
Special District	7.85	8.34	0.00	0.00
Total	129.83	140.75	13.79	13.14

Tax Burdens on Hypothetical Properties	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	204,700	203,100	-0.8	2,752	2,859	107	3.9	1.34	1.41
Res Hmstd:Avg Val	307,000	304,600	-0.8	4,313	4,549	236	5.5	1.40	1.49
Res Hmstd: Hi Val	409,200	406,000	-0.8	5,873	6,238	365	6.2	1.44	1.54
Res Hmstd: Ex-Hi Val	613,900	609,200	-0.8	9,187	9,759	572	6.2	1.5	1.60
Comm/Ind: Lo Val	150,000	150,000	0.0	4,223	4,524	302	7.1	2.82	3.02
Comm/Ind: Med Val	300,000	300,000	0.0	9,784	10,491	707	7.2	3.26	3.5
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	35,737	38,337	2,600	7.3	3.57	3.83

Hennepin County | **Rockford city (part)**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	10,979	10,544	-435	-4.0	150	149	-1	-0.8	1.37	1.41
Res Non-Hm: exis	1,092	1,267	175	16.0	17	21	4	24.2	1.55	1.66
Apartments: exis	3,034	3,034	0	0.0	56	60	4	7.6	1.84	1.98
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	1,124	1,132	8	0.7	32	35	3	9.2	2.86	3.10
Com/Ind Hi: exis	3,444	3,422	-22	-0.6	130	140	10	7.8	3.78	4.10
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	328	5,859	5,531	######	12	240	228	######	3.78	4.10
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	30	33	4	12.2	0	0	0	21.2	0.69	0.75
Ag Non-Hmstd	518	518	0	0.0	7	8	1	7.6	1.39	1.49
Misc props	1,612	1,612	0	0.0	30	32	2	7.6	1.84	1.98
ResHmstd: NewCon	0	1	1	0.0	0	0	0	0.0	0.00	1.41
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	22,161	27,421	5,261	23.7	435	685	251	57.7	1.96	2.50

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	277	371	94	34.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	39	33	-6	-14.8
(=) Taxable Tax Capacity	238	338	100	41.9
FD Distrib Tax Cap	75	90	15	20.4

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	45.40	48.57	0.00	0.00
City/Town	50.34	54.33	0.00	0.00
School District	36.82	39.86	10.49	11.30
Special District	6.20	6.56	0.00	0.00
Total	138.77	149.31	10.49	11.30

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	116,200	111,600	-4.0	1,467	1,386	-80	-5.5	1.26	1.24
Res Hmstd:Avg Val	174,300	167,400	-4.0	2,386	2,358	-29	-1.2	1.37	1.41
Res Hmstd: Hi Val	232,300	223,100	-4.0	3,304	3,327	23	0.7	1.42	1.49
Res Hmstd: Ex-Hi Val	348,500	334,700	-4.0	5,143	5,269	126	2.5	1.48	1.57
Apartment	300,000	300,000	0.0	5,519	5,938	420	7.6	1.84	1.98
Comm/Ind: Lo Val	150,000	149,000	-0.7	4,289	4,621	332	7.7	2.86	3.10
Comm/Ind: Med Val	300,000	298,100	-0.6	9,956	10,720	764	7.7	3.32	3.6
Comm/Ind: Hi Val	1,000,000	993,600	-0.6	36,401	39,219	2,818	7.7	3.64	3.95

Hennepin County | **Minneapolis city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	18,313,843	17,552,203	-761,640	-4.2	294,001	296,862	2,861	1.0	1.61	1.69
Res Non-Hm: exis	5,148,331	4,940,519	-207,813	-4.0	91,785	94,940	3,155	3.4	1.78	1.92
Apartments: exis	2,930,518	2,836,484	-94,034	-3.2	59,259	62,092	2,833	4.8	2.02	2.19
Low-inc Apts: ex	357,183	361,306	4,123	1.2	4,448	4,868	421	9.5	1.25	1.35
Seasnl Rec: exis	14,798	14,011	-787	-5.3	298	306	7	2.5	2.01	2.18
Com/Ind: Lo: exi	654,032	636,060	-17,973	-2.7	19,833	20,798	965	4.9	3.03	3.27
Com/Ind Hi: exis	7,112,826	6,692,999	-419,827	-5.9	282,527	286,740	4,213	1.5	3.97	4.28
Publ U: Elec Gen	120,360	27,339	-93,021	-77.3	3,605	892	-2,713	-75.3	3.00	3.26
Publ U: Other	283,933	284,211	278	0.1	11,277	12,175	898	8.0	3.97	4.28
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Non-Hmstd	1,496	1,473	-24	-1.6	22	23	1	6.8	1.45	1.57
Misc props	54,165	49,450	-4,715	-8.7	1,101	1,077	-24	-2.2	2.03	2.18
ResHmstd: NewCon	0	48,820	48,820	0.0	0	826	826	0.0	0.00	1.69
All other NewCon	0	96,005	96,005	0.0	0	2,481	2,481	0.0	0.00	2.58
Total	34,991,486	33,540,879	-1,450,607	-4.1	768,155	784,080	15,925	2.1	2.20	2.34

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	442,296	407,493	-34,804	-7.9
(-) TIF Tax Capacity	44,078	36,216	-7,862	-17.8
(-) FD Contrib Tax Cap	58,331	52,180	-6,152	-10.5
(=) Taxable Tax Capacity	339,887	319,097	-20,789	-6.1
FD Distrib Tax Cap	57,452	52,856	-4,596	-8.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	44.89	47.94	0.00	0.00
City/Town	69.01	72.43	2.67	2.78
School District	22.92	28.24	18.65	19.89
Special District	7.90	8.37	0.00	0.00
Total	144.72	156.98	21.32	22.68

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	155,000	148,600	-4.1	2,341	2,295	-46	-1.9	1.51	1.54
Res Hmstd:Avg Val	232,400	222,700	-4.2	3,695	3,731	36	1.0	1.59	1.68
Res Hmstd: Hi Val	309,800	296,900	-4.2	5,050	5,169	119	2.4	1.63	1.74
Res Hmstd: Ex-Hi Val	464,800	445,500	-4.2	7,717	8,004	287	3.7	1.66	1.8
Apartment	300,000	290,400	-3.2	6,066	6,357	291	4.8	2.02	2.19
Comm/Ind: Lo Val	150,000	141,100	-5.9	4,549	4,614	65	1.4	3.03	3.27
Comm/Ind: Med Val	300,000	282,300	-5.9	10,507	10,573	66	0.6	3.50	3.75
Comm/Ind: Hi Val	1,000,000	941,000	-5.9	38,311	38,793	481	1.3	3.83	4.12

Hennepin County | **MSP Intl Airport**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Res Non-Hm: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind Hi: exis	368,781	365,745	-3,036	-0.8	4,059	4,310	250	6.2	1.10	1.18
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	6,312	6,445	133	2.1	69	76	6	9.3	1.10	1.18
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	375,093	372,190	-2,903	-0.8	4,129	4,386	257	6.2	1.10	1.18

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	7,502	7,444	-58	-0.8
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	7,502	7,444	-58	-0.8
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg) Base	Net Tax Cap (Pctg) Alter	Ref Mkt Val Base	Ref Mkt Val Alter
County	45.63	48.73	0.00	0.00
City/Town	0.00	0.00		
School District	0.00	0.00		
Special District	9.40	10.19	0.00	0.00
Total	55.04	58.92		

Tax Burdens on Hypothetical Properties

	Estimated Market Value Baseline	Estimated Market Value Alternative	Pctg Chng	Net Tax Baseline	Net Tax Alternative	Net Tax Change	Net Tax Pctg Chng	Effective Tax Rates Base	Effective Tax Rates Alter
Comm/Ind: Lo Val	150,000	148,800	-0.8						
Comm/Ind: Med Val	300,000	297,500	-0.8						
Comm/Ind: Hi Val	1,000,000	991,800	-0.8						

Hennepin County | **St. Anthony city (part)**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	408,279	398,986	-9,294	-2.3	6,868	7,012	145	2.1	1.68	1.76
Res Non-Hm: exis	18,847	21,101	2,255	12.0	339	409	70	20.6	1.80	1.94
Apartments: exis	15,511	15,511	0	0.0	333	358	26	7.8	2.14	2.31
Low-inc Apts: ex	2,830	2,830	0	0.0	37	40	3	7.4	1.32	1.42
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	7,081	7,081	0	0.0	222	238	17	7.5	3.13	3.37
Com/Ind Hi: exis	42,618	42,022	-596	-1.4	1,746	1,856	110	6.3	4.10	4.42
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	2,401	2,447	46	1.9	98	108	10	9.9	4.10	4.42
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Misc props	3,511	3,511	0	0.0	75	81	6	7.8	2.14	2.31
ResHmstd: NewCon	0	1,013	1,013	0.0	0	18	18	0.0	0.00	1.76
All other NewCon	0	15	15	0.0	0	0	0	0.0	0.00	1.94
Total	501,078	494,517	-6,561	-1.3	9,719	10,122	403	4.1	1.94	2.05

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	5,540	5,155	-385	-7.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	362	335	-27	-7.4
(=) Taxable Tax Capacity	5,178	4,820	-358	-6.9
FD Distrib Tax Cap	775	678	-97	-12.5

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	45.63	48.73	0.00	0.00
City/Town	58.61	67.19	0.00	0.00
School District	36.51	38.21	22.66	21.35
Special District	12.61	13.59	0.00	0.00
Total	153.37	167.71	22.66	21.35

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	147,100	143,800	-2.2	2,349	2,311	-38	-1.6	1.6	1.61
Res Hmstd:Avg Val	220,600	215,600	-2.3	3,709	3,777	68	1.8	1.68	1.75
Res Hmstd: Hi Val	294,000	287,300	-2.3	5,067	5,241	174	3.4	1.72	1.82
Res Hmstd: Ex-Hi Val	441,100	431,100	-2.3	7,765	8,151	386	5.0	1.76	1.89
Apartment	300,000	300,000	0.0	6,431	6,930	499	7.8	2.14	2.31
Comm/Ind: Lo Val	150,000	147,900	-1.4	4,695	4,978	283	6.0	3.13	3.37
Comm/Ind: Med Val	300,000	295,800	-1.4	10,842	11,489	647	6.0	3.61	3.88
Comm/Ind: Hi Val	1,000,000	986,000	-1.4	39,528	41,974	2,447	6.2	3.95	4.26

Houston County | **Brownsville city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	23,248	23,369	120	0.5	303	317	14	4.7	1.30	1.36
Res Non-Hm: exis	4,040	4,352	312	7.7	67	79	12	17.4	1.66	1.81
Apartments: exis	362	253	-108	-29.9	7	5	-2	-23.6	1.82	1.98
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	4,508	4,508	0	0.0	66	72	7	9.9	1.46	1.60
Com/Ind: Lo: exi	544	544	0	0.0	16	17	1	8.0	2.88	3.11
Com/Ind Hi: exis	40	180	139	345.4	2	7	6	381.7	3.78	4.09
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	181	158	-23	-12.4	7	6	0	-5.3	3.78	4.09
Ag HGA: Exist	296	296	0	0.0	3	3	0	10.6	1.06	1.17
Ag Hmstd Land	673	763	90	13.3	4	5	1	25.9	0.54	0.60
Ag Non-Hmstd	344	274	-69	-20.1	5	4	-1	-20.5	1.32	1.31
Misc props	61	61	0	0.0	1	1	0	9.0	1.82	1.98
ResHmstd: NewCon	0	21	21	0.0	0	0	0	0.0	0.00	1.36
All other NewCon	0	141	141	0.0	0	3	3	0.0	0.00	1.81
Total	34,297	34,920	624	1.8	479	519	41	8.5	1.40	1.49

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	350	315	-36	-10.2
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	350	315	-36	-10.2
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	60.60	69.63	0.00	0.00
City/Town	32.47	36.67	0.00	0.00
School District	38.20	38.15	17.41	17.33
Special District	0.00	0.00	0.00	0.00
Total	131.28	144.44	17.41	17.33

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	87,100	87,600	0.6	1,001	993	-8	-0.8	1.15	1.13
Res Hmstd:Avg Val	130,600	131,300	0.5	1,687	1,757	70	4.1	1.29	1.34
Res Hmstd: Hi Val	174,100	175,000	0.5	2,373	2,521	148	6.2	1.36	1.44
Res Hmstd: Ex-Hi Val	261,200	262,600	0.5	3,746	4,052	305	8.2	1.43	1.54
Apartment	300,000	210,300	-29.9	5,445	4,162	-1,284	-23.6	1.82	1.98
Seas Rec: Lo Val	50,000	50,000	0.0	694	763	69	10.0	1.39	1.53
Seas Rec: Hi Val	150,000	150,000	0.0	2,167	2,382	215	9.9	1.44	1.59
Comm/Ind: Lo Val	150,000	668,100	345.4	4,314	25,822	21,508	498.6	2.88	3.86
Comm/Ind: Med Val	300,000	1,336,200	345.4	9,978	53,110	43,132	432.3	3.33	3.97
Comm/Ind: Hi Val	1,000,000	4,454,100	345.4	36,412	180,461	144,049	395.6	3.64	4.05

Houston County | **Caledonia city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	96,289	95,949	-340	-0.4	1,267	1,306	39	3.1	1.32	1.36
Res Non-Hm: exis	9,179	9,331	152	1.7	152	171	20	12.9	1.65	1.84
Apartments: exis	1,557	1,549	-8	-0.5	30	33	3	11.0	1.90	2.13
Low-inc Apts: ex	2,726	2,724	-2	-0.1	32	35	4	11.2	1.17	1.30
Seasnl Rec: exis	336	336	0	0.0	5	6	1	12.5	1.52	1.71
Com/Ind: Lo: exi	15,185	15,056	-129	-0.9	453	494	41	9.1	2.98	3.28
Com/Ind Hi: exis	14,111	14,301	190	1.3	553	618	65	11.7	3.92	4.32
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,216	1,276	61	5.0	48	55	7	15.7	3.92	4.32
Ag HGA: Exist	833	839	6	0.7	12	13	1	10.6	1.39	1.53
Ag Hmstd Land	2,299	2,577	278	12.1	14	18	4	31.4	0.61	0.71
Ag Non-Hmstd	229	250	21	9.1	3	4	1	23.0	1.38	1.56
Misc props	579	579	0	-0.1	12	13	1	11.5	2.09	2.33
ResHmstd: NewCon	0	481	481	0.0	0	7	7	0.0	0.00	1.36
All other NewCon	0	256	256	0.0	0	10	10	0.0	0.00	3.82
Total	144,538	145,504	966	0.7	2,580	2,783	204	7.9	1.78	1.91

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	1,666	1,449	-218	-13.1
(-) TIF Tax Capacity	23	18	-5	-22.4
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	1,643	1,431	-213	-12.9
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	58.93	67.68	0.00	0.00
City/Town	40.56	49.67	0.00	0.00
School District	37.93	37.79	17.44	17.35
Special District	1.00	1.00	0.00	0.00
Total	138.42	156.14	17.44	17.35

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	71,500	71,200	-0.4	828	791	-38	-4.6	1.16	1.11
Res Hmstd:Avg Val	107,200	106,800	-0.4	1,395	1,422	27	1.9	1.30	1.33
Res Hmstd: Hi Val	142,900	142,400	-0.3	1,983	2,089	106	5.3	1.39	1.47
Res Hmstd: Ex-Hi Val	214,500	213,700	-0.4	3,164	3,426	263	8.3	1.47	1.60
Apartment	300,000	298,400	-0.5	5,714	6,342	628	11.0	1.90	2.13
Comm/Ind: Lo Val	150,000	152,000	1.3	4,475	5,010	535	12.0	2.98	3.3
Comm/Ind: Med Val	300,000	304,000	1.3	10,354	11,574	1,221	11.8	3.45	3.81
Comm/Ind: Hi Val	1,000,000	1,013,500	1.4	37,789	42,215	4,426	11.7	3.78	4.17

Houston County | **Eitzen city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	9,030	9,060	29	0.3	140	140	0	0.3	1.55	1.55
Res Non-Hm: exis	777	869	92	11.9	15	19	4	26.3	1.97	2.23
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	1,122	1,122	0	0.0	39	44	5	13.0	3.44	3.89
Com/Ind Hi: exis	482	482	0	0.0	22	25	3	13.2	4.53	5.13
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	67	60	-6	-9.3	3	3	0	2.4	4.44	5.01
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	577	648	71	12.2	5	6	2	32.1	0.82	0.96
Ag Non-Hmstd	83	92	9	10.8	1	2	0	28.9	1.69	1.97
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	8	8	0.0	0	0	0	0.0	0.00	2.23
Total	12,138	12,341	203	1.7	225	239	15	6.5	1.85	1.94

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	130	104	-25	-19.5
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	130	104	-25	-19.5
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	58.04	66.38	0.00	0.00
City/Town	75.15	95.22	0.00	0.00
School District	35.95	35.25	17.44	17.35
Special District	0.00	0.00	0.00	0.00
Total	169.14	196.86	17.44	17.35

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	55,800	56,000	0.4	818	759	-59	-7.2	1.47	1.35
Res Hmstd:Avg Val	83,600	83,900	0.4	1,263	1,213	-50	-3.9	1.51	1.45
Res Hmstd: Hi Val	111,500	111,900	0.4	1,808	1,862	54	3.0	1.62	1.66
Res Hmstd: Ex-Hi Val	167,200	167,700	0.3	2,898	3,156	259	8.9	1.73	1.88
Comm/Ind: Lo Val	150,000	150,000	0.0	5,166	5,840	674	13.0	3.44	3.89
Comm/Ind: Med Val	300,000	300,000	0.0	11,967	13,539	1,572	13.1	3.99	4.51
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	43,703	49,470	5,767	13.2	4.37	4.95

Houston County | **Hokah city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	21,078	20,986	-92	-0.4	359	373	13	3.7	1.70	1.78
Res Non-Hm: exis	2,158	2,193	34	1.6	44	51	8	18.2	2.02	2.35
Apartments: exis	602	575	-27	-4.5	14	16	2	11.5	2.39	2.79
Low-inc Apts: ex	303	330	27	8.8	4	6	1	26.7	1.45	1.69
Seasnl Rec: exis	127	127	0	0.0	3	4	1	16.7	2.39	2.79
Com/Ind: Lo: exi	1,758	1,758	0	0.0	63	72	9	14.3	3.57	4.08
Com/Ind Hi: exis	301	301	0	0.0	14	16	2	14.4	4.71	5.39
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	177	180	3	1.6	8	10	1	16.3	4.71	5.39
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	71	70	-1	-1.7	1	1	0	21.3	0.73	0.90
Ag Non-Hmstd	193	206	13	6.8	3	4	1	25.5	1.79	2.11
Misc props	76	76	0	0.0	2	2	0	16.7	2.39	2.79
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	26,844	26,802	-43	-0.2	516	554	38	7.4	1.92	2.07

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	284	235	-48	-17.1
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	284	235	-48	-17.1
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	57.23	65.58	0.00	0.00
City/Town	######	126.94	0.00	0.00
School District	18.85	18.10	14.66	15.22
Special District	0.00	0.00	0.00	0.00
Total	179.28	210.63	14.66	15.22

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	75,600	75,300	-0.4	1,164	1,066	-97	-8.4	1.54	1.42
Res Hmstd:Avg Val	113,300	112,800	-0.4	1,927	1,977	50	2.6	1.70	1.75
Res Hmstd: Hi Val	151,100	150,400	-0.5	2,694	2,898	204	7.6	1.78	1.93
Res Hmstd: Ex-Hi Val	226,600	225,600	-0.4	4,226	4,739	513	12.1	1.86	2.10
Apartment	300,000	286,600	-4.5	7,163	7,982	820	11.4	2.39	2.79
Comm/Ind: Lo Val	150,000	150,000	0.0	5,352	6,118	765	14.3	3.57	4.08
Comm/Ind: Med Val	300,000	300,000	0.0	12,416	14,198	1,783	14.4	4.14	4.73
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	45,377	51,909	6,532	14.4	4.54	5.19

Houston County | **Houston city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	27,541	24,973	-2,569	-9.3	465	462	-3	-0.7	1.69	1.85
Res Non-Hm: exis	4,865	5,430	564	11.6	102	142	40	39.2	2.10	2.62
Apartments: exis	415	436	22	5.2	10	13	3	31.6	2.40	3.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	40	37	-3	-7.5	1	1	0	15.7	2.40	3.00
Com/Ind: Lo: exi	3,642	3,586	-56	-1.5	129	153	25	19.1	3.53	4.27
Com/Ind Hi: exis	2,417	2,417	0	0.0	110	134	23	21.0	4.57	5.53
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,062	1,009	-53	-5.0	49	56	7	15.0	4.57	5.53
Ag HGA: Exist	170	160	-10	-5.7	3	4	0	11.4	1.87	2.21
Ag Hmstd Land	272	296	24	8.9	2	3	1	39.4	0.70	0.90
Ag Non-Hmstd	84	88	4	5.2	1	2	0	32.8	1.59	2.01
Misc props	131	131	0	0.0	4	5	1	24.1	2.86	3.55
ResHmstd: NewCon	0	34	34	0.0	0	1	1	0.0	0.00	1.85
All other NewCon	0	322	322	0.0	0	10	10	0.0	0.00	3.00
Total	40,638	38,918	-1,720	-4.2	876	984	108	12.3	2.15	2.53

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	461	365	-96	-20.7
(-) TIF Tax Capacity	3	7	4	114.4
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	458	358	-100	-21.8
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	58.82	67.43	0.00	0.00
City/Town	92.74	118.54	0.00	0.00
School District	7.91	15.25	40.38	48.30
Special District	0.00	0.00	0.00	0.00
Total	159.48	201.23	40.38	48.30

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	58,900	53,400	-9.3	942	903	-39	-4.1	1.6	1.69
Res Hmstd:Avg Val	88,300	80,100	-9.3	1,472	1,394	-77	-5.3	1.67	1.74
Res Hmstd: Hi Val	117,700	106,700	-9.3	2,086	2,106	21	1.0	1.77	1.97
Res Hmstd: Ex-Hi Val	176,500	160,000	-9.3	3,314	3,533	219	6.6	1.88	2.21
Apartment	300,000	315,600	5.2	7,192	9,463	2,271	31.6	2.4	3
Comm/Ind: Lo Val	150,000	150,000	0.0	5,293	6,402	1,110	21.0	3.53	4.27
Comm/Ind: Med Val	300,000	300,000	0.0	12,148	14,697	2,549	21.0	4.05	4.9
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	44,137	53,406	9,268	21.0	4.41	5.34

Houston County | **Spring Grove city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	38,786	38,212	-574	-1.5	586	672	87	14.8	1.51	1.76
Res Non-Hm: exis	4,225	4,891	666	15.8	79	118	39	49.5	1.86	2.41
Apartments: exis	1,299	1,299	0	0.0	28	37	9	30.4	2.18	2.84
Low-inc Apts: ex	1,493	1,493	0	0.0	20	26	6	29.1	1.37	1.76
Seasnl Rec: exis	84	84	0	0.0	1	2	0	35.7	1.49	2.03
Com/Ind: Lo: exi	4,035	4,035	0	0.0	132	165	33	25.4	3.26	4.09
Com/Ind Hi: exis	2,948	2,948	0	0.0	124	157	32	26.1	4.22	5.32
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,369	1,427	59	4.3	58	76	18	31.6	4.22	5.32
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	359	400	42	11.6	3	6	2	57.8	0.97	1.38
Ag Non-Hmstd	159	163	4	2.8	2	3	1	40.9	1.42	1.94
Misc props	135	135	0	0.0	3	4	1	30.7	2.27	2.97
ResHmstd: NewCon	0	82	82	0.0	0	1	1	0.0	0.00	1.76
All other NewCon	0	1	1	0.0	0	0	0	0.0	0.00	2.41
Total	54,891	55,170	278	0.5	1,036	1,266	230	22.2	1.89	2.30

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	610	500	-111	-18.1
(-) TIF Tax Capacity	17	16	-2	-10.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	593	484	-109	-18.4
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	57.33	65.64	0.00	0.00
City/Town	78.47	122.85	0.00	0.00
School District	5.98	5.89	40.28	40.72
Special District	0.00	0.00	0.00	0.00
Total	141.78	194.38	40.28	40.72

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	57,000	56,200	-1.4	810	884	75	9.2	1.42	1.57
Res Hmstd:Avg Val	85,400	84,100	-1.5	1,259	1,400	141	11.2	1.47	1.67
Res Hmstd: Hi Val	113,900	112,200	-1.5	1,804	2,110	307	17.0	1.58	1.88
Res Hmstd: Ex-Hi Val	170,900	168,400	-1.5	2,893	3,530	637	22.0	1.69	2.1
Apartment	300,000	300,000	0.0	6,525	8,511	1,986	30.4	2.18	2.84
Comm/Ind: Lo Val	150,000	150,000	0.0	4,893	6,134	1,241	25.4	3.26	4.09
Comm/Ind: Med Val	300,000	300,000	0.0	11,216	14,110	2,894	25.8	3.74	4.70
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	40,721	51,330	10,609	26.1	4.07	5.13

Houston County | **La Crescent city (part)**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	273,337	283,836	10,499	3.8	3,710	4,229	519	14.0	1.36	1.49
Res Non-Hm: exis	19,467	21,201	1,734	8.9	308	377	69	22.4	1.58	1.78
Apartments: exis	11,115	10,886	-229	-2.1	202	223	21	10.3	1.82	2.05
Low-inc Apts: ex	1,205	1,205	0	0.0	13	15	2	12.5	1.11	1.25
Seasnl Rec: exis	7,377	7,620	243	3.3	112	131	19	16.9	1.52	1.72
Com/Ind: Lo: exi	10,340	10,108	-231	-2.2	298	323	25	8.2	2.88	3.19
Com/Ind Hi: exis	14,675	14,041	-634	-4.3	557	590	33	6.0	3.79	4.20
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	4,832	4,946	114	2.3	182	206	24	13.4	3.76	4.17
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Non-Hmstd	422	410	-12	-2.9	6	6	1	10.1	1.34	1.51
Misc props	1,621	1,653	32	2.0	33	38	5	14.5	2.02	2.27
ResHmstd: NewCon	0	1,036	1,036	0.0	0	15	15	0.0	0.00	1.49
All other NewCon	0	474	474	0.0	0	9	9	0.0	0.00	1.81
Total	344,391	357,416	13,025	3.8	5,420	6,161	741	13.7	1.57	1.72

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	3,737	3,527	-210	-5.6
(-) TIF Tax Capacity	96	95	-2	-1.8
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	3,641	3,433	-208	-5.7
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	59.33	68.19	0.00	0.00
City/Town	53.05	62.27	0.00	0.00
School District	21.20	21.01	14.66	15.22
Special District	0.00	0.00	0.00	0.00
Total	133.58	151.48	14.66	15.22

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	115,200	119,600	3.8	1,439	1,593	154	10.7	1.25	1.33
Res Hmstd:Avg Val	172,800	179,400	3.8	2,345	2,671	326	13.9	1.36	1.49
Res Hmstd: Hi Val	230,300	239,100	3.8	3,249	3,748	499	15.4	1.41	1.57
Res Hmstd: Ex-Hi Val	345,600	358,900	3.8	5,062	5,908	846	16.7	1.46	1.65
Apartment	300,000	293,800	-2.1	5,449	6,010	561	10.3	1.82	2.05
Comm/Ind: Lo Val	150,000	143,500	-4.3	4,324	4,579	255	5.9	2.88	3.19
Comm/Ind: Med Val	300,000	287,000	-4.3	10,016	10,546	530	5.3	3.34	3.67
Comm/Ind: Hi Val	1,000,000	956,800	-4.3	36,580	38,705	2,125	5.8	3.66	4.05

Hubbard County | **Akeley city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	9,167	9,509	342	3.7	87	110	23	26.6	0.95	1.15
Res Non-Hm: exis	3,619	3,013	-606	-16.7	48	52	4	9.0	1.32	1.72
Apartments: exis	281	263	-18	-6.2	4	5	1	21.0	1.57	2.02
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	6,095	6,539	444	7.3	84	115	31	37.5	1.38	1.77
Com/Ind: Lo: exi	1,613	1,576	-36	-2.3	42	50	8	19.6	2.61	3.19
Com/Ind Hi: exis	173	147	-26	-14.8	6	6	0	4.3	3.47	4.25
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	649	641	-8	-1.3	23	27	5	20.8	3.47	4.25
Ag HGA: Exist	236	235	-1	-0.4	2	3	0	17.1	0.94	1.10
Ag Hmstd Land	214	173	-41	-19.0	1	1	0	52.6	0.27	0.50
Ag Non-Hmstd	452	441	-12	-2.5	6	7	1	26.4	1.24	1.61
Misc props	114	144	30	26.0	2	3	1	52.5	1.81	2.19
ResHmstd: NewCon	0	125	125	0.0	0	1	1	0.0	0.00	1.15
All other NewCon	0	5	5	0.0	0	0	0	0.0	0.00	1.74
Total	22,613	22,812	199	0.9	304	381	78	25.6	1.34	1.67

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	244	218	-27	-10.9
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	244	218	-27	-10.9
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	31.72	34.43	0.00	0.00
City/Town	82.91	115.68	0.00	0.00
School District	8.27	9.42	1.89	1.47
Special District	0.84	1.01	0.00	0.00
Total	123.75	160.53	1.89	1.47

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	44,000	45,600	3.6	377	446	69	18.3	0.86	0.98
Res Hmstd:Avg Val	66,000	68,500	3.8	565	670	105	18.5	0.86	0.98
Res Hmstd: Hi Val	87,900	91,200	3.8	811	1,011	200	24.7	0.92	1.11
Res Hmstd: Ex-Hi Val	131,900	136,800	3.7	1,403	1,816	413	29.4	1.06	1.33
Apartment	300,000	281,300	-6.2	4,697	5,686	989	21.1	1.57	2.02
Seas Rec: Lo Val	50,000	53,600	7.2	657	905	248	37.8	1.31	1.69
Seas Rec: Hi Val	150,000	160,900	7.3	2,054	2,821	767	37.3	1.37	1.75
Comm/Ind: Lo Val	150,000	127,800	-14.8	3,911	4,076	165	4.2	2.61	3.19
Comm/Ind: Med Val	300,000	255,600	-14.8	9,117	9,270	153	1.7	3.04	3.63
Comm/Ind: Hi Val	1,000,000	852,000	-14.8	33,411	34,603	1,192	3.6	3.34	4.06

Hubbard County

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	3,988	3,804	-185	-4.6	40	40	1	2.0	0.99	1.06
Res Non-Hm: exis	832	682	-150	-18.0	11	10	-1	-9.3	1.28	1.42
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	1,989	1,869	-120	-6.0	26	27	1	4.3	1.31	1.45
Com/Ind: Lo: exi	927	900	-26	-2.8	23	25	2	6.5	2.53	2.78
Com/Ind Hi: exis	167	160	-7	-4.2	6	6	0	5.0	3.36	3.69
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	126	124	-2	-1.8	4	5	0	7.6	3.36	3.69
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	114	147	33	28.8	1	1	0	55.2	0.59	0.71
Ag Non-Hmstd	91	76	-15	-16.8	1	1	0	-6.9	1.17	1.31
Misc props	0	36	36	0.0	0	1	1	0.0	0.00	1.68
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	8,234	7,797	-437	-5.3	111	115	4	3.5	1.35	1.48

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	90	76	-13	-14.9
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	90	76	-13	-14.9
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	31.71	34.42	0.00	0.00
City/Town	49.48	58.65	0.00	0.00
School District	35.05	36.93	4.56	4.55
Special District	0.84	1.01	0.00	0.00
Total	117.09	131.01	4.56	4.55

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	57,800	55,100	-4.7	472	458	-14	-2.9	0.82	0.83
Res Hmstd:Avg Val	86,700	82,700	-4.6	760	731	-30	-3.9	0.88	0.88
Res Hmstd: Hi Val	115,600	110,200	-4.7	1,138	1,136	-2	-0.2	0.98	1.03
Res Hmstd: Ex-Hi Val	173,400	165,400	-4.6	1,893	1,949	56	3.0	1.09	1.18
Seas Rec: Lo Val	50,000	47,000	-6.0	623	655	31	5.0	1.25	1.39
Seas Rec: Hi Val	150,000	140,900	-6.1	1,954	2,043	88	4.5	1.30	1.45
Comm/Ind: Lo Val	150,000	143,700	-4.2	3,802	3,991	189	5.0	2.53	2.78
Comm/Ind: Med Val	300,000	287,400	-4.2	8,848	9,233	386	4.4	2.95	3.21
Comm/Ind: Hi Val	1,000,000	958,000	-4.2	32,396	33,965	1,569	4.8	3.24	3.55

Laporte city

Hubbard County | **Nevis city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	12,544	11,293	-1,252	-10.0	120	124	4	2.9	0.96	1.10
Res Non-Hm: exis	3,459	2,720	-739	-21.4	45	43	-1	-3.2	1.30	1.60
Apartments: exis	515	496	-19	-3.7	8	9	1	17.8	1.51	1.85
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	4,740	4,336	-405	-8.5	62	68	6	9.4	1.31	1.57
Com/Ind: Lo: exi	2,752	2,621	-131	-4.8	70	78	8	11.5	2.54	2.97
Com/Ind Hi: exis	252	200	-52	-20.6	8	8	-1	-7.1	3.37	3.94
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	534	538	4	0.8	18	21	3	17.9	3.32	3.89
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Non-Hmstd	184	150	-34	-18.7	2	2	0	-1.3	1.17	1.42
Misc props	4	4	0	-5.0	0	0	0	16.4	1.22	1.50
ResHmstd: NewCon	0	39	39	0.0	0	0	0	0.0	0.00	1.10
All other NewCon	0	183	183	0.0	0	3	3	0.0	0.00	1.81
Total	24,984	22,580	-2,404	-9.6	333	357	24	7.1	1.33	1.58

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	275	218	-57	-20.7
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	275	218	-57	-20.7
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	31.70	34.41	0.00	0.00
City/Town	77.28	97.36	0.00	0.00
School District	6.88	8.79	5.47	8.16
Special District	0.84	1.01	0.00	0.00
Total	116.71	141.56	5.47	8.16

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	63,400	57,100	-9.9	521	532	11	2.0	0.82	0.93
Res Hmstd:Avg Val	95,000	85,500	-10.0	874	862	-12	-1.4	0.92	1.01
Res Hmstd: Hi Val	126,700	114,100	-9.9	1,290	1,326	37	2.9	1.02	1.16
Res Hmstd: Ex-Hi Val	190,100	171,100	-10.0	2,121	2,252	131	6.2	1.12	1.32
Apartment	300,000	289,000	-3.7	4,541	5,350	809	17.8	1.51	1.85
Seas Rec: Lo Val	50,000	45,700	-8.6	621	685	63	10.2	1.24	1.5
Seas Rec: Hi Val	150,000	137,200	-8.5	1,949	2,131	183	9.4	1.3	1.55
Comm/Ind: Lo Val	150,000	119,200	-20.5	3,807	3,542	-265	-6.9	2.54	2.97
Comm/Ind: Med Val	300,000	238,300	-20.6	8,855	7,932	-923	-10.4	2.95	3.33
Comm/Ind: Hi Val	1,000,000	794,400	-20.6	32,414	29,815	-2,599	-8.0	3.24	3.75

Hubbard County | **Park Rapids city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	102,921	102,050	-871	-0.8	1,001	1,074	73	7.3	0.97	1.05
Res Non-Hm: exis	30,611	25,383	-5,228	-17.1	390	355	-35	-8.9	1.27	1.40
Apartments: exis	7,717	7,575	-142	-1.8	112	122	9	8.4	1.45	1.61
Low-inc Apts: ex	9,331	9,273	-58	-0.6	83	91	8	9.4	0.89	0.98
Seasnl Rec: exis	16,221	14,936	-1,284	-7.9	192	197	5	2.5	1.18	1.32
Com/Ind: Lo: exi	38,569	36,501	-2,069	-5.4	946	975	29	3.1	2.45	2.67
Com/Ind Hi: exis	66,570	61,069	-5,501	-8.3	2,150	2,153	3	0.1	3.23	3.53
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	4,467	5,048	582	13.0	144	178	34	24.0	3.21	3.53
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	231	187	-44	-18.9	1	1	0	-2.2	0.53	0.64
Ag Non-Hmstd	3,323	3,277	-47	-1.4	33	38	4	12.1	1.01	1.15
Misc props	711	320	-390	-54.9	13	6	-7	-56.5	1.80	1.74
ResHmstd: NewCon	0	707	707	0.0	0	7	7	0.0	0.00	1.05
All other NewCon	0	650	650	0.0	0	17	17	0.0	0.00	2.61
Total	280,671	266,975	-13,696	-4.9	5,066	5,214	148	2.9	1.80	1.95

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	3,724	3,309	-414	-11.1
(-) TIF Tax Capacity	159	93	-67	-41.8
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	3,564	3,216	-348	-9.8
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	31.14	33.80	0.00	0.00
City/Town	59.29	67.07	0.00	0.00
School District	15.22	17.57	12.34	11.39
Special District	0.84	1.01	0.00	0.00
Total	106.49	119.44	12.34	11.39

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	78,400	77,700	-0.9	630	655	26	4.1	0.80	0.84
Res Hmstd:Avg Val	117,500	116,500	-0.9	1,130	1,205	75	6.6	0.96	1.03
Res Hmstd: Hi Val	156,600	155,300	-0.8	1,629	1,754	125	7.7	1.04	1.13
Res Hmstd: Ex-Hi Val	235,000	233,000	-0.9	2,631	2,854	223	8.5	1.12	1.22
Apartment	300,000	294,500	-1.8	4,363	4,732	369	8.5	1.45	1.61
Seas Rec: Lo Val	50,000	46,000	-8.0	570	587	17	3.0	1.14	1.28
Seas Rec: Hi Val	150,000	138,100	-7.9	1,795	1,840	45	2.5	1.2	1.33
Comm/Ind: Lo Val	150,000	137,600	-8.3	3,680	3,677	-3	-0.1	2.45	2.67
Comm/Ind: Med Val	300,000	275,200	-8.3	8,525	8,422	-103	-1.2	2.84	3.06
Comm/Ind: Hi Val	1,000,000	917,400	-8.3	31,133	31,060	-73	-0.2	3.11	3.39

Isanti County | **Cambridge city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	265,213	250,747	-14,466	-5.5	3,616	3,629	14	0.4	1.36	1.45
Res Non-Hm: exis	78,897	78,152	-745	-0.9	1,339	1,521	182	13.6	1.70	1.95
Apartments: exis	15,935	16,135	200	1.3	309	363	54	17.3	1.94	2.25
Low-inc Apts: ex	3,401	3,124	-276	-8.1	40	42	3	6.4	1.17	1.35
Seasnl Rec: exis	2	2	0	0.0	0	0	0	15.8	1.61	1.86
Com/Ind: Lo: exi	32,042	31,594	-448	-1.4	979	1,093	114	11.6	3.06	3.46
Com/Ind Hi: exis	108,376	103,573	-4,804	-4.4	4,407	4,769	363	8.2	4.07	4.60
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	7,470	8,281	810	10.8	303	380	77	25.5	4.06	4.59
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	510	731	221	43.4	4	6	3	67.2	0.74	0.87
Ag Non-Hmstd	3,535	2,111	-1,424	-40.3	54	38	-17	-30.7	1.53	1.78
Misc props	2,700	2,687	-13	-0.5	58	67	9	15.1	2.15	2.49
ResHmstd: NewCon	0	511	511	0.0	0	7	7	0.0	0.00	1.45
All other NewCon	0	3,841	3,841	0.0	0	122	122	0.0	0.00	3.18
Total	518,081	501,489	-16,592	-3.2	11,108	12,038	930	8.4	2.14	2.40

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	6,611	5,913	-698	-10.6
(-) TIF Tax Capacity	63	64	1	0.9
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	6,548	5,849	-698	-10.7
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	48.13	58.44	0.00	0.00
City/Town	71.48	80.81	0.00	0.00
School District	33.66	38.70	2.09	1.98
Special District	0.18	0.22	0.00	0.00
Total	153.45	178.17	2.09	1.98

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	88,100	83,300	-5.4	1,077	971	-107	-9.9	1.22	1.17
Res Hmstd:Avg Val	132,100	124,900	-5.5	1,801	1,787	-14	-0.8	1.36	1.43
Res Hmstd: Hi Val	176,100	166,500	-5.5	2,525	2,603	78	3.1	1.43	1.56
Res Hmstd: Ex-Hi Val	264,300	249,900	-5.4	3,976	4,239	263	6.6	1.50	1.7
Apartment	300,000	303,800	1.3	5,817	6,826	1,009	17.3	1.94	2.25
Comm/Ind: Lo Val	150,000	143,400	-4.4	4,583	4,960	377	8.2	3.06	3.46
Comm/Ind: Med Val	300,000	286,700	-4.4	10,683	11,484	801	7.5	3.56	4.01
Comm/Ind: Hi Val	1,000,000	955,700	-4.4	39,149	42,294	3,145	8.0	3.91	4.43

Isanti County

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	201,792	172,794	-28,998	-14.4	2,448	2,215	-233	-9.5	1.21	1.28
Res Non-Hm: exis	43,375	38,122	-5,253	-12.1	666	678	12	1.8	1.53	1.78
Apartments: exis	14,062	13,697	-365	-2.6	245	281	35	14.3	1.75	2.05
Low-inc Apts: ex	1,817	1,678	-139	-7.7	19	21	2	8.3	1.05	1.23
Seasnl Rec: exis	592	496	-96	-16.2	10	10	0	-1.6	1.75	2.05
Com/Ind: Lo: exi	15,162	15,611	449	3.0	428	503	75	17.5	2.82	3.22
Com/Ind Hi: exis	26,250	24,142	-2,107	-8.0	986	1,035	49	5.0	3.76	4.29
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	3,900	4,096	196	5.0	147	176	29	19.9	3.76	4.29
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	468	553	85	18.3	3	5	1	41.0	0.69	0.82
Ag Non-Hmstd	6,883	3,503	-3,380	-49.1	95	57	-38	-40.1	1.38	1.62
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	1,173	1,173	0.0	0	15	15	0.0	0.00	1.28
All other NewCon	0	152	152	0.0	0	4	4	0.0	0.00	2.64
Total	314,301	276,018	-38,283	-12.2	5,048	4,998	-50	-1.0	1.61	1.81

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	3,591	2,795	-796	-22.2
(-) TIF Tax Capacity	123	126	3	2.4
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	3,468	2,669	-799	-23.0
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	48.20	58.46	0.00	0.00
City/Town	56.23	65.30	0.00	0.00
School District	33.38	38.33	2.09	1.98
Special District	0.18	0.22	0.00	0.00
Total	137.98	162.30	2.09	1.98

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	90,300	77,300	-14.4	974	778	-195	-20.1	1.08	1.01
Res Hmstd:Avg Val	135,400	115,900	-14.4	1,646	1,469	-177	-10.8	1.22	1.27
Res Hmstd: Hi Val	180,500	154,600	-14.3	2,318	2,161	-157	-6.8	1.28	1.4
Res Hmstd: Ex-Hi Val	270,900	232,000	-14.4	3,666	3,546	-120	-3.3	1.35	1.53
Apartment	300,000	292,200	-2.6	5,237	5,986	749	14.3	1.75	2.05
Comm/Ind: Lo Val	150,000	138,000	-8.0	4,235	4,445	210	5.0	2.82	3.22
Comm/Ind: Med Val	300,000	275,900	-8.0	9,871	10,230	360	3.6	3.29	3.71
Comm/Ind: Hi Val	1,000,000	919,700	-8.0	36,172	37,837	1,666	4.6	3.62	4.11

Isanti city

Isanti County | **St. Francis city (part)**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Res Non-Hm: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind Hi: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Non-Hmstd	996	826	-170	-17.1	12	12	0	-3.5	1.25	1.45
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	996	826	-170	-17.1	12	12	0	-3.5	1.25	1.45

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	10	8	-2	-17.1
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	10	8	-2	-17.1
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	48.49	58.83	#####	#####
City/Town	47.12	53.33	#####	#####
School District	28.80	32.54	#####	#####
Special District	0.18	0.22	#####	#####
Total	124.59	144.92	#####	#####

Isanti County | **Braham city (part)**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	47,382	41,038	-6,344	-13.4	625	585	-40	-6.4	1.32	1.42
Res Non-Hm: exis	8,833	8,411	-422	-4.8	145	171	26	17.9	1.64	2.03
Apartments: exis	3,318	3,279	-39	-1.2	64	80	15	23.5	1.94	2.43
Low-inc Apts: ex	875	871	-4	-0.4	10	13	2	23.9	1.19	1.47
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	4,579	4,333	-246	-5.4	139	158	19	13.9	3.04	3.65
Com/Ind Hi: exis	2,918	2,708	-210	-7.2	116	130	14	12.0	3.99	4.81
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	3,019	2,714	-305	-10.1	120	129	8	7.1	3.98	4.73
Ag HGA: Exist	200	172	-28	-13.8	3	2	0	-11.2	1.30	1.34
Ag Hmstd Land	131	117	-14	-10.8	1	1	0	16.9	0.51	0.67
Ag Non-Hmstd	65	44	-21	-32.5	1	1	0	-14.0	1.44	1.84
Misc props	207	207	0	0.0	4	5	1	25.0	1.94	2.43
ResHmstd: NewCon	0	9	9	0.0	0	0	0	0.0	0.00	1.42
All other NewCon	0	10	10	0.0	0	0	0	0.0	0.00	3.98
Total	71,527	63,913	-7,614	-10.6	1,228	1,275	47	3.8	1.72	1.99

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	806	602	-204	-25.3
(-) TIF Tax Capacity	46	40	-6	-13.1
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	759	562	-198	-26.0
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	48.30	58.59	0.00	0.00
City/Town	69.82	94.40	0.00	0.00
School District	26.16	30.82	13.57	12.58
Special District	0.18	0.22	0.00	0.00
Total	144.46	184.02	13.57	12.58

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	71,800	62,200	-13.4	847	765	-82	-9.7	1.18	1.23
Res Hmstd:Avg Val	107,700	93,300	-13.4	1,427	1,304	-123	-8.6	1.32	1.4
Res Hmstd: Hi Val	143,500	124,300	-13.4	2,025	1,964	-60	-3.0	1.41	1.58
Res Hmstd: Ex-Hi Val	215,400	186,600	-13.4	3,226	3,292	67	2.1	1.5	1.76
Apartment	300,000	296,500	-1.2	5,824	7,193	1,369	23.5	1.94	2.43
Comm/Ind: Lo Val	150,000	139,200	-7.2	4,553	5,085	532	11.7	3.04	3.65
Comm/Ind: Med Val	300,000	278,500	-7.2	10,555	11,684	1,129	10.7	3.52	4.2
Comm/Ind: Hi Val	1,000,000	928,200	-7.2	38,567	43,055	4,488	11.6	3.86	4.64

Itasca County | **Bigfork city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	7,928	6,719	-1,209	-15.3	64	50	-14	-22.1	0.80	0.74
Res Non-Hm: exis	2,565	2,372	-193	-7.5	36	38	2	5.1	1.40	1.59
Apartments: exis	111	102	-8	-7.6	2	2	0	5.0	1.69	1.92
Low-inc Apts: ex	1,036	966	-69	-6.7	11	11	1	6.0	1.02	1.16
Seasnl Rec: exis	72	67	-6	-7.6	1	1	0	4.9	1.41	1.61
Com/Ind: Lo: exi	2,529	2,580	51	2.0	70	78	8	11.5	2.77	3.03
Com/Ind Hi: exis	989	1,078	89	9.0	37	44	7	19.2	3.69	4.04
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,325	1,355	30	2.3	46	52	6	12.0	3.48	3.82
Ag HGA: Exist	33	0	-33	-100.0	0	0	0	-100.0	0.50	0.00
Ag Hmstd Land	103	0	-103	-100.0	0	0	0	-100.0	0.21	0.00
Ag Non-Hmstd	298	337	39	13.1	3	4	1	31.9	1.11	1.29
Misc props	143	141	-2	-1.5	2	3	0	12.0	1.69	1.92
ResHmstd: NewCon	0	6	6	0.0	0	0	0	0.0	0.00	0.74
All other NewCon	0	350	350	0.0	0	7	7	0.0	0.00	2.11
Total	17,132	16,073	-1,059	-6.2	272	290	18	6.5	1.59	1.80

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	202	177	-25	-12.5
(-) TIF Tax Capacity	10	10	0	-4.4
(-) FD Contrib Tax Cap	19	20	1	5.3
(=) Taxable Tax Capacity	172	146	-26	-15.0
FD Distrib Tax Cap	36	35	-1	-2.9

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	43.78	46.14	0.00	0.00
City/Town	67.15	82.48	0.00	0.00
School District	15.70	16.15	1.90	1.88
Special District	7.18	7.54	0.00	0.00
Total	133.81	152.31	1.90	1.88

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	60,800	51,500	-15.3	292	207	-86	-29.3	0.48	0.40
Res Hmstd:Avg Val	91,100	77,200	-15.3	656	439	-217	-33.1	0.72	0.57
Res Hmstd: Hi Val	121,500	103,000	-15.2	1,096	872	-224	-20.4	0.90	0.85
Res Hmstd: Ex-Hi Val	182,200	154,400	-15.3	1,975	1,735	-239	-12.1	1.08	1.12
Apartment	300,000	277,300	-7.6	5,075	5,332	256	5.1	1.69	1.92
Comm/Ind: Lo Val	150,000	163,500	9.0	4,161	5,095	934	22.4	2.77	3.12
Comm/Ind: Med Val	300,000	327,000	9.0	9,699	11,696	1,997	20.6	3.23	3.58
Comm/Ind: Hi Val	1,000,000	1,090,000	9.0	35,546	42,504	6,958	19.6	3.55	3.9

Itasca County | **Bovey city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	17,677	15,761	-1,916	-10.8	149	141	-7	-4.8	0.84	0.90
Res Non-Hm: exis	4,539	5,329	789	17.4	70	104	34	48.1	1.55	1.95
Apartments: exis	72	270	198	274.3	1	6	5	373.3	1.91	2.41
Low-inc Apts: ex	330	287	-43	-13.1	4	4	0	9.8	1.15	1.45
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	1,396	1,428	32	2.3	42	50	9	21.1	2.98	3.53
Com/Ind Hi: exis	379	687	308	81.4	15	32	17	114.6	3.97	4.69
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	298	345	46	15.6	12	16	4	36.7	3.97	4.69
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Non-Hmstd	910	1,004	94	10.3	14	19	5	39.4	1.50	1.90
Misc props	8	8	0	0.0	0	0	0	21.1	4.01	4.86
ResHmstd: NewCon	0	409	409	0.0	0	4	4	0.0	0.00	0.90
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	1.95
Total	25,610	25,527	-83	-0.3	306	378	72	23.4	1.20	1.48

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	268	222	-47	-17.4
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	6	7	1	12.0
(=) Taxable Tax Capacity	262	215	-47	-18.1
FD Distrib Tax Cap	59	64	6	9.4

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	40.76	42.47	0.00	0.00
City/Town	83.18	109.95	0.00	0.00
School District	26.04	37.26	2.74	3.51
Special District	0.40	0.42	0.00	0.00
Total	150.38	190.09	2.74	3.51

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	52,900	47,200	-10.8	283	240	-43	-15.3	0.54	0.51
Res Hmstd:Avg Val	79,300	70,700	-10.8	598	516	-82	-13.7	0.75	0.73
Res Hmstd: Hi Val	105,700	94,200	-10.9	1,026	962	-64	-6.3	0.97	1.02
Res Hmstd: Ex-Hi Val	158,500	141,300	-10.9	1,882	1,954	72	3.8	1.19	1.38
Apartment	300,000	1,123,000	274.3	5,722	27,079	21,357	373.3	1.91	2.41
Comm/Ind: Lo Val	150,000	272,000	81.3	4,472	11,019	6,547	146.4	2.98	4.05
Comm/Ind: Med Val	300,000	544,100	81.4	10,422	23,790	13,369	128.3	3.47	4.37
Comm/Ind: Hi Val	1,000,000	1,813,600	81.4	38,185	83,374	45,189	118.3	3.82	4.6

Itasca County | **Calumet city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	7,146	6,819	-327	-4.6	66	52	-14	-20.6	0.92	0.77
Res Non-Hm: exis	1,902	1,803	-100	-5.2	34	38	4	11.2	1.81	2.12
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	888	895	6	0.7	29	33	4	12.9	3.30	3.70
Com/Ind Hi: exis	430	542	112	26.0	19	27	8	41.2	4.39	4.92
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	284	296	12	4.3	12	15	2	16.9	4.39	4.92
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Non-Hmstd	623	621	-2	-0.3	11	13	2	17.0	1.76	2.07
Misc props	138	138	0	0.0	4	4	1	17.5	2.67	3.14
ResHmstd: NewCon	0	100	100	0.0	0	1	1	0.0	0.00	0.77
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	11,411	11,213	-198	-1.7	176	183	7	4.1	1.54	1.63

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	126	101	-25	-20.1
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	5	6	1	26.2
(=) Taxable Tax Capacity	121	94	-27	-22.0
FD Distrib Tax Cap	32	31	-1	-2.6

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	39.46	40.52	0.00	0.00
City/Town	######	130.03	0.00	0.00
School District	25.18	35.98	2.74	3.51
Special District	0.40	0.42	0.00	0.00
Total	176.33	206.94	2.74	3.51

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	39,100	37,300	-4.6	229	162	-67	-29.2	0.58	0.43
Res Hmstd:Avg Val	58,600	55,900	-4.6	500	399	-101	-20.3	0.85	0.71
Res Hmstd: Hi Val	78,100	74,500	-4.6	781	636	-145	-18.6	1.00	0.85
Res Hmstd: Ex-Hi Val	117,100	111,700	-4.6	1,515	1,473	-42	-2.8	1.29	1.32
Comm/Ind: Lo Val	150,000	189,000	26.0	4,953	7,474	2,521	50.9	3.30	3.95
Comm/Ind: Med Val	300,000	377,900	26.0	11,542	16,776	5,234	45.3	3.85	4.44
Comm/Ind: Hi Val	1,000,000	1,259,800	26.0	42,295	60,206	17,911	42.3	4.23	4.78

Itasca County

Cohasset city

Tax Burdens by Property Class

	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	223,727	218,980	-4,746	-2.1	1,569	1,572	2	0.1	0.70	0.72
Res Non-Hm: exis	17,093	14,631	-2,462	-14.4	160	139	-21	-13.4	0.94	0.95
Apartments: exis	1,975	1,463	-511	-25.9	21	16	-5	-24.5	1.09	1.11
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	50,801	47,735	-3,067	-6.0	523	505	-18	-3.4	1.03	1.06
Com/Ind: Lo: exi	8,323	8,384	60	0.7	169	177	8	5.0	2.03	2.12
Com/Ind Hi: exis	9,964	10,309	344	3.5	269	290	21	7.8	2.70	2.82
Publ U: Elec Gen	217,421	273,304	55,883	25.7	3,751	4,902	1,151	30.7	1.73	1.79
Publ U: Other	57,007	81,652	24,646	43.2	1,538	2,297	759	49.4	2.70	2.81
Ag HGA: Exist	739	973	234	31.7	4	7	3	78.5	0.53	0.71
Ag Hmstd Land	1,045	1,168	123	11.8	3	3	1	22.6	0.27	0.29
Ag Non-Hmstd	26,310	27,181	871	3.3	222	232	10	4.7	0.84	0.85
Misc props	898	847	-51	-5.7	10	10	0	-3.9	1.13	1.16
ResHmstd: NewCon	0	2,279	2,279	0.0	0	16	16	0.0	0.00	0.72
All other NewCon	0	861	861	0.0	0	14	14	0.0	0.00	1.67
Total	615,304	689,767	74,463	12.1	8,240	10,182	1,941	23.6	1.34	1.48

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	9,096	10,498	1,402	15.4
(-) TIF Tax Capacity	43	43	-1	-2.1
(-) FD Contrib Tax Cap	0	237	237	0.0
(=) Taxable Tax Capacity	9,053	10,219	1,166	12.9
FD Distrib Tax Cap	34	33	-1	-2.1

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	46.14	48.92	0.00	0.00
City/Town	21.22	19.36	0.00	0.00
School District	17.55	18.31	1.90	1.88
Special District	0.40	0.42	0.00	0.00
Total	85.31	87.01	1.90	1.88

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	166,700	163,200	-2.1	916	939	23	2.5	0.55	0.58
Res Hmstd:Avg Val	250,000	244,700	-2.1	1,718	1,728	10	0.6	0.69	0.71
Res Hmstd: Hi Val	333,200	326,100	-2.1	2,518	2,515	-4	-0.1	0.76	0.77
Res Hmstd: Ex-Hi Val	499,900	489,300	-2.1	4,045	4,034	-11	-0.3	0.81	0.82
Apartment	300,000	222,300	-25.9	3,256	2,460	-797	-24.5	1.09	1.11
Seas Rec: Lo Val	50,000	47,000	-6.0	464	448	-17	-3.6	0.93	0.95
Seas Rec: Hi Val	150,000	140,900	-6.1	1,478	1,423	-55	-3.7	0.99	1.01
Comm/Ind: Lo Val	150,000	155,200	3.5	3,047	3,321	275	9.0	2.03	2.14
Comm/Ind: Med Val	300,000	310,400	3.5	7,100	7,692	592	8.3	2.37	2.48
Comm/Ind: Hi Val	1,000,000	1,034,600	3.5	26,014	28,085	2,071	8.0	2.60	2.71

Itasca County | **Coleraine city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	86,909	84,753	-2,156	-2.5	793	779	-15	-1.9	0.91	0.92
Res Non-Hm: exis	16,881	15,430	-1,450	-8.6	235	226	-9	-3.6	1.39	1.47
Apartments: exis	1,564	1,503	-62	-3.9	26	26	1	2.0	1.63	1.73
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	708	336	-372	-52.6	10	5	-5	-50.3	1.41	1.48
Com/Ind: Lo: exi	6,168	5,999	-169	-2.7	168	171	4	2.2	2.72	2.85
Com/Ind Hi: exis	2,536	2,530	-6	-0.2	92	96	4	4.7	3.61	3.79
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	10,525	24,151	13,626	129.5	378	914	536	141.5	3.60	3.79
Ag HGA: Exist	1,393	1,296	-97	-6.9	11	12	1	12.8	0.77	0.93
Ag Hmstd Land	2,443	2,281	-162	-6.6	11	12	1	6.5	0.44	0.51
Ag Non-Hmstd	8,758	8,991	233	2.7	111	121	10	8.7	1.27	1.34
Misc props	137	137	0	0.1	3	3	0	6.1	2.08	2.21
ResHmstd: NewCon	0	1,061	1,061	0.0	0	10	10	0.0	0.00	0.92
All other NewCon	0	828	828	0.0	0	14	14	0.0	0.00	1.70
Total	138,022	149,297	11,275	8.2	1,837	2,388	552	30.0	1.33	1.60

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	1,541	1,634	94	6.1
(-) TIF Tax Capacity	196	195	-1	-0.3
(-) FD Contrib Tax Cap	74	98	24	32.3
(=) Taxable Tax Capacity	1,271	1,341	70	5.5
FD Distrib Tax Cap	59	80	21	36.3

Tax Rates

	Net Tax Cap (Pctg) Base	Net Tax Cap (Pctg) Alter	Ref Mkt Val Base	Ref Mkt Val Alter
County	43.35	46.19	0.00	0.00
City/Town	56.91	49.56	0.00	0.00
School District	27.74	39.72	2.74	3.51
Special District	0.40	0.42	0.00	0.00
Total	128.41	135.89	2.74	3.51

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	92,600	90,300	-2.5	610	548	-62	-10.2	0.66	0.61
Res Hmstd:Avg Val	138,800	135,400	-2.4	1,258	1,232	-26	-2.1	0.91	0.91
Res Hmstd: Hi Val	185,100	180,500	-2.5	1,907	1,916	9	0.5	1.03	1.06
Res Hmstd: Ex-Hi Val	277,700	270,800	-2.5	3,205	3,285	81	2.5	1.15	1.21
Apartment	300,000	288,200	-3.9	4,898	4,997	99	2.0	1.63	1.73
Comm/Ind: Lo Val	150,000	149,700	-0.2	4,075	4,272	197	4.8	2.72	2.85
Comm/Ind: Med Val	300,000	299,300	-0.2	9,495	9,944	449	4.7	3.17	3.32
Comm/Ind: Hi Val	1,000,000	997,700	-0.2	34,788	36,436	1,647	4.7	3.48	3.65

Itasca County | **Deer River city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	17,236	16,221	-1,015	-5.9	200	172	-28	-13.9	1.16	1.06
Res Non-Hm: exis	3,107	3,275	168	5.4	59	71	12	20.5	1.90	2.18
Apartments: exis	738	732	-6	-0.8	17	19	2	13.5	2.31	2.65
Low-inc Apts: ex	1,271	1,271	0	0.0	18	20	3	14.4	1.39	1.59
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	5,264	5,375	111	2.1	184	212	27	14.8	3.50	3.94
Com/Ind Hi: exis	3,175	3,281	106	3.3	148	172	24	16.2	4.66	5.24
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,337	1,259	-78	-5.8	58	64	5	8.9	4.37	5.05
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Non-Hmstd	121	127	6	4.7	2	3	0	20.0	1.82	2.09
Misc props	243	243	0	-0.1	6	7	1	14.1	2.63	3.00
ResHmstd: NewCon	0	98	98	0.0	0	1	1	0.0	0.00	1.06
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	32,493	31,883	-610	-1.9	693	741	48	6.9	2.13	2.32

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	394	340	-54	-13.7
(-) TIF Tax Capacity	6	6	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	387	333	-54	-13.9
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	44.36	46.85	0.00	0.00
City/Town	######	150.74	0.00	0.00
School District	9.73	10.79	3.51	3.68
Special District	0.40	0.42	0.00	0.00
Total	182.17	208.80	3.51	3.68

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	50,200	47,200	-6.0	442	319	-123	-27.8	0.88	0.68
Res Hmstd:Avg Val	75,300	70,900	-5.8	807	625	-183	-22.6	1.07	0.88
Res Hmstd: Hi Val	100,300	94,400	-5.9	1,290	1,116	-175	-13.5	1.29	1.18
Res Hmstd: Ex-Hi Val	150,500	141,600	-5.9	2,268	2,207	-60	-2.7	1.51	1.56
Apartment	300,000	297,500	-0.8	6,937	7,874	938	13.5	2.31	2.65
Comm/Ind: Lo Val	150,000	155,000	3.3	5,250	6,165	915	17.4	3.50	3.98
Comm/Ind: Med Val	300,000	310,000	3.3	12,233	14,280	2,047	16.7	4.08	4.61
Comm/Ind: Hi Val	1,000,000	1,033,400	3.3	44,819	52,151	7,331	16.4	4.48	5.05

Itasca County | **Effie city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	2,279	2,359	79	3.5	13	12	0	-3.1	0.56	0.52
Res Non-Hm: exis	899	780	-118	-13.2	12	11	-1	-7.5	1.31	1.39
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	548	526	-22	-4.0	7	8	0	2.2	1.34	1.43
Com/Ind: Lo: exi	315	314	0	0.0	8	9	0	5.1	2.69	2.83
Com/Ind Hi: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	23	23	0	-0.9	1	1	0	4.3	3.58	3.77
Ag HGA: Exist	20	20	0	0.0	0	0	0	93.8	0.23	0.44
Ag Hmstd Land	127	86	-42	-32.7	1	0	0	-53.6	0.41	0.28
Ag Non-Hmstd	803	830	27	3.4	10	11	1	10.0	1.27	1.35
Misc props	31	31	0	0.0	1	1	0	6.3	1.92	2.04
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	5,045	4,969	-76	-1.5	52	53	0	0.4	1.04	1.06

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	52	44	-8	-15.7
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	1	1	0	-0.9
(=) Taxable Tax Capacity	50	42	-8	-16.1
FD Distrib Tax Cap	4	8	4	87.3

Tax Rates

	Net Tax Cap (Pctg) Base	Net Tax Cap (Pctg) Alter	Ref Mkt Val Base	Ref Mkt Val Alter
County	46.14	48.92	0.00	0.00
City/Town	55.79	59.99	0.00	0.00
School District	17.51	18.27	1.90	1.88
Special District	7.18	7.54	0.00	0.00
Total	126.61	134.72	1.90	1.88

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	46,100	47,700	3.5	175	170	-6	-3.3	0.38	0.36
Res Hmstd:Avg Val	69,100	71,500	3.5	322	302	-20	-6.3	0.47	0.42
Res Hmstd: Hi Val	92,100	95,300	3.5	604	626	22	3.6	0.66	0.66
Res Hmstd: Ex-Hi Val	138,100	142,900	3.5	1,237	1,334	97	7.8	0.9	0.93
Seas Rec: Lo Val	50,000	48,000	-4.0	671	686	15	2.3	1.34	1.43
Seas Rec: Hi Val	150,000	144,000	-4.0	2,097	2,143	46	2.2	1.4	1.49

Itasca County | **Grand Rapids city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	419,285	407,872	-11,412	-2.7	3,720	3,634	-86	-2.3	0.89	0.89
Res Non-Hm: exis	66,637	61,030	-5,607	-8.4	862	826	-36	-4.2	1.29	1.35
Apartments: exis	20,823	22,322	1,500	7.2	324	363	39	12.0	1.56	1.63
Low-inc Apts: ex	14,871	16,332	1,462	9.8	139	160	20	14.7	0.94	0.98
Seasnl Rec: exis	4,421	3,608	-813	-18.4	63	54	-9	-14.5	1.43	1.50
Com/Ind: Lo: exi	52,335	52,311	-24	0.0	1,388	1,444	56	4.0	2.65	2.76
Com/Ind Hi: exis	174,710	173,405	-1,305	-0.7	6,166	6,370	204	3.3	3.53	3.67
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	15,111	20,480	5,369	35.5	527	748	220	41.8	3.49	3.65
Ag HGA: Exist	24	167	143	590.5	0	2	2	######	0.28	0.99
Ag Hmstd Land	133	297	165	124.3	0	1	1	322.8	0.19	0.35
Ag Non-Hmstd	10,693	11,088	394	3.7	130	142	12	9.5	1.21	1.28
Misc props	4,450	2,816	-1,634	-36.7	71	52	-19	-26.9	1.60	1.85
ResHmstd: NewCon	0	2,631	2,631	0.0	0	23	23	0.0	0.00	0.89
All other NewCon	0	4,333	4,333	0.0	0	96	96	0.0	0.00	2.22
Total	783,493	778,693	-4,800	-0.6	13,391	13,915	524	3.9	1.71	1.79

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	10,036	9,377	-658	-6.6
(-) TIF Tax Capacity	116	133	16	14.1
(-) FD Contrib Tax Cap	1,125	1,088	-37	-3.3
(=) Taxable Tax Capacity	8,795	8,157	-638	-7.3
FD Distrib Tax Cap	405	445	40	10.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	44.95	47.65	0.00	0.00
City/Town	59.93	61.96	0.00	0.00
School District	17.53	18.68	1.93	1.94
Special District	0.22	0.23	0.00	0.00
Total	122.62	128.52	1.93	1.94

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	99,100	96,400	-2.7	661	601	-61	-9.2	0.67	0.62
Res Hmstd:Avg Val	148,600	144,600	-2.7	1,322	1,285	-37	-2.8	0.89	0.89
Res Hmstd: Hi Val	198,100	192,700	-2.7	1,983	1,968	-15	-0.8	1.00	1.02
Res Hmstd: Ex-Hi Val	297,300	289,200	-2.7	3,308	3,339	31	0.9	1.11	1.15
Apartment	300,000	321,600	7.2	4,656	5,229	573	12.3	1.55	1.63
Comm/Ind: Lo Val	150,000	148,900	-0.7	3,973	4,109	136	3.4	2.65	2.76
Comm/Ind: Med Val	300,000	297,800	-0.7	9,260	9,568	308	3.3	3.09	3.21
Comm/Ind: Hi Val	1,000,000	992,500	-0.8	33,933	35,082	1,149	3.4	3.39	3.53

Itasca County | **Keewatin city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	22,649	21,986	-663	-2.9	163	170	6	3.9	0.72	0.77
Res Non-Hm: exis	3,369	3,104	-265	-7.9	54	62	9	15.8	1.59	2.00
Apartments: exis	219	205	-14	-6.2	4	5	1	18.5	1.94	2.45
Low-inc Apts: ex	915	915	0	0.0	11	14	3	25.7	1.19	1.50
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	1,787	1,546	-242	-13.5	54	54	0	0.8	3.01	3.51
Com/Ind Hi: exis	126	220	94	74.8	5	10	5	104.2	3.96	4.63
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	489	557	68	13.9	19	26	6	33.1	3.96	4.63
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Non-Hmstd	62	62	0	0.2	1	1	0	29.5	1.41	1.83
Misc props	166	166	0	-0.3	4	4	1	25.2	2.14	2.69
ResHmstd: NewCon	0	16	16	0.0	0	0	0	0.0	0.00	0.77
All other NewCon	0	94	94	0.0	0	4	4	0.0	0.00	3.80
Total	29,782	28,871	-911	-3.1	315	350	35	11.2	1.06	1.21

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	307	221	-85	-27.8
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	10	11	1	6.8
(=) Taxable Tax Capacity	297	211	-86	-28.9
FD Distrib Tax Cap	116	110	-6	-5.3

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	39.11	39.28	0.00	0.00
City/Town	89.66	134.89	0.00	0.00
School District	12.01	7.95	17.58	16.99
Special District	0.40	0.42	0.00	0.00
Total	141.19	182.54	17.58	16.99

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	40,700	39,500	-2.9	168	185	16	9.7	0.41	0.47
Res Hmstd:Avg Val	61,000	59,200	-3.0	409	434	24	6.0	0.67	0.73
Res Hmstd: Hi Val	81,400	79,000	-2.9	678	711	33	4.9	0.83	0.90
Res Hmstd: Ex-Hi Val	122,100	118,500	-2.9	1,361	1,564	203	14.9	1.11	1.32
Apartment	300,000	281,300	-6.2	5,822	6,896	1,075	18.5	1.94	2.45
Comm/Ind: Lo Val	150,000	262,300	74.9	4,522	10,464	5,942	131.4	3.01	3.99
Comm/Ind: Med Val	300,000	524,500	74.8	10,463	22,595	12,132	116.0	3.49	4.31
Comm/Ind: Hi Val	1,000,000	1,748,500	74.9	38,189	79,224	41,036	107.5	3.82	4.53

Itasca County | **La Prairie city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	29,797	28,953	-844	-2.8	239	245	6	2.6	0.80	0.85
Res Non-Hm: exis	5,461	5,234	-228	-4.2	72	75	3	3.5	1.32	1.42
Apartments: exis	84	84	0	0.0	1	1	0	9.9	1.48	1.63
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	3,819	4,055	235	6.2	98	108	11	10.9	2.56	2.67
Com/Ind Hi: exis	8,316	8,260	-56	-0.7	278	286	7	2.7	3.35	3.46
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	2,906	3,849	943	32.4	99	138	39	39.6	3.40	3.58
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Non-Hmstd	335	335	0	0.0	4	4	0	9.6	1.16	1.27
Misc props	506	505	-1	-0.3	8	8	0	4.2	1.51	1.58
ResHmstd: NewCon	0	5	5	0.0	0	0	0	0.0	0.00	0.85
All other NewCon	0	218	218	0.0	0	5	5	0.0	0.00	2.07
Total	51,225	51,497	272	0.5	798	869	71	8.9	1.56	1.69

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	652	613	-40	-6.1
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	83	80	-3	-3.3
(=) Taxable Tax Capacity	569	532	-37	-6.5
FD Distrib Tax Cap	7	25	19	274.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	46.10	48.88	0.00	0.00
City/Town	39.88	35.95	0.00	0.00
School District	27.24	36.55	2.59	3.21
Special District	0.40	0.42	0.00	0.00
Total	113.63	121.79	2.59	3.21

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	92,000	89,400	-2.8	490	472	-18	-3.6	0.53	0.53
Res Hmstd:Avg Val	137,900	134,000	-2.8	1,065	1,079	14	1.3	0.77	0.80
Res Hmstd: Hi Val	183,900	178,700	-2.8	1,640	1,686	46	2.8	0.89	0.94
Res Hmstd: Ex-Hi Val	275,900	268,100	-2.8	2,792	2,902	109	3.9	1.01	1.08
Apartment	300,000	300,000	0.0	4,339	4,664	325	7.5	1.45	1.55
Comm/Ind: Lo Val	150,000	149,000	-0.7	3,857	4,029	172	4.5	2.57	2.70
Comm/Ind: Med Val	300,000	298,000	-0.7	8,986	9,376	390	4.3	3	3.15
Comm/Ind: Hi Val	1,000,000	993,200	-0.7	32,924	34,367	1,444	4.4	3.29	3.46

Itasca County | **Marble city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	14,260	13,049	-1,211	-8.5	93	76	-17	-17.9	0.65	0.59
Res Non-Hm: exis	2,393	2,620	227	9.5	35	45	10	28.2	1.47	1.72
Apartments: exis	154	149	-5	-3.2	3	3	0	13.1	1.82	2.13
Low-inc Apts: ex	467	466	0	-0.1	5	6	1	16.8	1.10	1.28
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	1,181	1,156	-25	-2.1	34	37	3	8.9	2.89	3.22
Com/Ind Hi: exis	346	407	61	17.7	13	17	4	30.9	3.85	4.28
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	460	480	19	4.2	18	21	3	15.9	3.85	4.28
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Non-Hmstd	547	547	0	0.0	8	9	1	16.7	1.43	1.67
Misc props	150	148	-2	-1.1	4	4	1	14.3	2.52	2.91
ResHmstd: NewCon	0	24	24	0.0	0	0	0	0.0	0.00	0.59
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	19,958	19,046	-912	-4.6	213	219	6	3.0	1.07	1.15

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	209	156	-52	-25.1
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	7	8	1	13.1
(=) Taxable Tax Capacity	201	148	-53	-26.5
FD Distrib Tax Cap	62	64	2	2.5

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	38.56	38.83	0.00	0.00
City/Town	79.74	93.09	0.00	0.00
School District	24.59	34.87	2.74	3.51
Special District	0.40	0.42	0.00	0.00
Total	143.29	167.20	2.74	3.51

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	46,600	42,600	-8.6	179	150	-29	-16.0	0.38	0.35
Res Hmstd:Avg Val	69,900	64,000	-8.4	426	349	-77	-18.0	0.61	0.55
Res Hmstd: Hi Val	93,200	85,300	-8.5	757	647	-111	-14.6	0.81	0.76
Res Hmstd: Ex-Hi Val	139,800	127,900	-8.5	1,480	1,438	-42	-2.8	1.06	1.12
Apartment	300,000	290,300	-3.2	5,456	6,169	714	13.1	1.82	2.13
Comm/Ind: Lo Val	150,000	176,500	17.7	4,339	5,962	1,623	37.4	2.89	3.38
Comm/Ind: Med Val	300,000	353,000	17.7	10,110	13,515	3,405	33.7	3.37	3.83
Comm/Ind: Hi Val	1,000,000	1,176,800	17.7	37,042	48,768	11,726	31.7	3.70	4.14

Itasca County | **Nashwauk city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	29,363	28,174	-1,189	-4.0	238	225	-12	-5.2	0.81	0.80
Res Non-Hm: exis	4,109	4,362	252	6.1	59	68	9	16.2	1.43	1.56
Apartments: exis	2,510	2,510	0	0.0	43	48	4	9.8	1.73	1.90
Low-inc Apts: ex	1,069	1,069	0	0.0	11	12	1	9.5	1.06	1.16
Seasnl Rec: exis	79	79	0	0.1	1	1	0	11.3	1.32	1.46
Com/Ind: Lo: exi	7,014	6,848	-165	-2.4	199	208	9	4.4	2.84	3.04
Com/Ind Hi: exis	1,050	1,198	148	14.1	39	48	9	23.0	3.73	4.01
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,702	1,852	150	8.8	63	74	10	16.2	3.73	3.98
Ag HGA: Exist	75	76	1	1.7	0	1	0	24.7	0.54	0.66
Ag Hmstd Land	39	38	-1	-3.0	0	0	0	41.4	0.17	0.25
Ag Non-Hmstd	5,171	5,158	-13	-0.2	70	82	11	16.1	1.36	1.59
Misc props	141	141	0	0.0	4	4	0	10.6	2.83	3.13
ResHmstd: NewCon	0	108	108	0.0	0	1	1	0.0	0.00	0.80
All other NewCon	0	247	247	0.0	0	7	7	0.0	0.00	2.98
Total	52,321	51,860	-461	-0.9	729	779	51	7.0	1.39	1.50

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	588	514	-73	-12.5
(-) TIF Tax Capacity	1	1	0	-2.9
(-) FD Contrib Tax Cap	51	55	4	8.2
(=) Taxable Tax Capacity	535	458	-77	-14.5
FD Distrib Tax Cap	55	48	-8	-13.9

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	42.07	44.15	0.00	0.00
City/Town	68.20	82.90	0.00	0.00
School District	14.72	13.40	17.57	16.91
Special District	0.40	0.42	0.00	0.00
Total	125.39	140.86	17.57	16.91

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	57,300	55,000	-4.0	275	243	-32	-11.7	0.48	0.44
Res Hmstd:Avg Val	85,900	82,400	-4.1	618	565	-53	-8.6	0.72	0.69
Res Hmstd: Hi Val	114,400	109,800	-4.0	1,051	1,032	-19	-1.8	0.92	0.94
Res Hmstd: Ex-Hi Val	171,700	164,700	-4.1	1,922	1,968	46	2.4	1.12	1.19
Apartment	300,000	300,000	0.0	5,229	5,790	560	10.7	1.74	1.93
Comm/Ind: Lo Val	150,000	171,200	14.1	4,275	5,430	1,154	27.0	2.85	3.17
Comm/Ind: Med Val	300,000	342,400	14.1	9,888	12,301	2,413	24.4	3.3	3.59
Comm/Ind: Hi Val	1,000,000	1,141,400	14.1	36,080	44,371	8,291	23.0	3.61	3.89

Itasca County | **Squaw Lake city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	2,186	2,658	472	21.6	14	19	5	37.2	0.62	0.70
Res Non-Hm: exis	302	145	-157	-51.9	3	2	-2	-48.5	1.04	1.12
Apartments: exis	350	350	0	0.0	4	5	0	5.6	1.28	1.35
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	1,911	1,507	-404	-21.1	21	17	-4	-17.8	1.09	1.13
Com/Ind: Lo: exi	315	314	-1	-0.3	8	8	0	4.3	2.41	2.52
Com/Ind Hi: exis	276	276	0	0.0	9	9	0	4.6	3.20	3.35
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	20	20	0	-0.2	1	1	0	4.3	2.51	2.62
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Non-Hmstd	271	271	0	0.1	3	3	0	5.7	1.01	1.07
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	5,631	5,541	-90	-1.6	62	63	1	1.6	1.10	1.13

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	61	56	-5	-8.4
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	3	3	0	0.0
(=) Taxable Tax Capacity	58	53	-5	-8.8
FD Distrib Tax Cap	5	6	1	25.5

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	46.14	48.92	0.00	0.00
City/Town	37.00	39.14	0.00	0.00
School District	17.51	18.27	1.91	1.88
Special District	0.40	0.42	0.00	0.00
Total	101.05	106.75	1.91	1.88

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	85,800	104,300	21.6	298	546	248	83.0	0.35	0.52
Res Hmstd:Avg Val	128,600	156,400	21.6	777	1,162	384	49.4	0.60	0.74
Res Hmstd: Hi Val	171,400	208,400	21.6	1,257	1,777	520	41.4	0.73	0.85
Res Hmstd: Ex-Hi Val	257,200	312,700	21.6	2,217	3,010	793	35.8	0.86	0.96
Apartment	300,000	300,100	0.0	3,846	4,061	214	5.6	1.28	1.35
Seas Rec: Lo Val	50,000	39,400	-21.2	543	453	-90	-16.6	1.09	1.15
Seas Rec: Hi Val	150,000	118,300	-21.1	1,714	1,413	-301	-17.5	1.14	1.19
Comm/Ind: Lo Val	150,000	150,000	0.0	3,611	3,778	167	4.6	2.41	2.52
Comm/Ind: Med Val	300,000	300,000	0.0	8,417	8,806	389	4.6	2.81	2.94
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	30,842	32,270	1,428	4.6	3.08	3.23

Itasca County | **Taconite city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	8,584	8,626	42	0.5	69	59	-10	-14.3	0.81	0.69
Res Non-Hm: exis	1,071	605	-466	-43.5	17	10	-7	-39.8	1.56	1.66
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	629	610	-20	-3.1	10	11	0	2.9	1.63	1.73
Com/Ind: Lo: exi	2,716	2,729	13	0.5	82	86	5	5.9	3.00	3.16
Com/Ind Hi: exis	393	479	86	21.8	16	20	4	28.3	3.99	4.21
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	275	293	18	6.6	11	12	1	12.3	3.99	4.21
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Non-Hmstd	8,351	8,363	12	0.1	125	132	8	6.1	1.49	1.58
Misc props	41	41	0	0.0	2	2	0	5.8	4.05	4.28
ResHmstd: NewCon	0	11	11	0.0	0	0	0	0.0	0.00	0.69
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	22,061	21,757	-304	-1.4	331	333	2	0.7	1.50	1.53

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	239	210	-29	-12.3
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	10	11	1	5.6
(=) Taxable Tax Capacity	229	199	-30	-13.1
FD Distrib Tax Cap	13	17	3	26.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	41.75	43.86	0.00	0.00
City/Town	83.72	79.25	0.00	0.00
School District	26.24	37.70	2.74	3.52
Special District	0.40	0.42	0.00	0.00
Total	152.11	161.23	2.74	3.52

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	50,200	50,400	0.4	261	190	-71	-27.3	0.52	0.38
Res Hmstd:Avg Val	75,300	75,700	0.5	550	444	-106	-19.3	0.73	0.59
Res Hmstd: Hi Val	100,400	100,900	0.5	958	893	-64	-6.7	0.95	0.89
Res Hmstd: Ex-Hi Val	150,600	151,300	0.5	1,780	1,797	17	0.9	1.18	1.19
Comm/Ind: Lo Val	150,000	182,600	21.7	4,503	6,117	1,614	35.8	3.00	3.35
Comm/Ind: Med Val	300,000	365,300	21.8	10,493	13,803	3,310	31.5	3.5	3.78
Comm/Ind: Hi Val	1,000,000	1,217,600	21.8	38,447	49,657	11,210	29.2	3.84	4.08

Itasca County | **Warba city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	4,820	4,661	-159	-3.3	27	22	-5	-18.8	0.55	0.46
Res Non-Hm: exis	645	687	41	6.4	7	7	0	-2.6	1.15	1.05
Apartments: exis	77	77	0	0.0	1	1	0	-2.9	1.32	1.28
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	500	499	-2	-0.4	6	6	0	-2.3	1.13	1.11
Com/Ind: Lo: exi	312	311	-1	-0.3	7	7	0	-0.2	2.34	2.34
Com/Ind Hi: exis	196	253	57	28.9	6	8	2	29.0	3.11	3.11
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	855	2,511	1,656	193.8	26	78	52	196.1	3.08	3.10
Ag HGA: Exist	227	227	0	0.0	1	1	0	11.6	0.56	0.62
Ag Hmstd Land	195	192	-3	-1.5	0	0	0	31.0	0.12	0.16
Ag Non-Hmstd	960	960	0	0.0	10	10	0	-3.0	1.04	1.01
Misc props	24	24	0	0.0	0	0	0	-2.9	1.32	1.28
ResHmstd: NewCon	0	6	6	0.0	0	0	0	0.0	0.00	0.46
All other NewCon	0	28	28	0.0	0	0	0	0.0	0.00	1.05
Total	8,812	10,435	1,623	18.4	92	140	48	52.3	1.05	1.35

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	100	121	21	21.1
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	1	4	2	214.4
(=) Taxable Tax Capacity	98	117	19	18.8
FD Distrib Tax Cap	10	10	1	7.4

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	46.14	48.92	0.00	0.00
City/Town	40.21	33.58	0.00	0.00
School District	17.51	18.27	1.90	1.88
Special District	0.40	0.42	0.00	0.00
Total	104.26	101.19	1.90	1.88

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	60,700	58,700	-3.3	173	158	-15	-8.5	0.28	0.27
Res Hmstd:Avg Val	90,900	87,900	-3.3	385	319	-65	-17.0	0.42	0.36
Res Hmstd: Hi Val	121,200	117,200	-3.3	734	648	-86	-11.7	0.61	0.55
Res Hmstd: Ex-Hi Val	181,900	175,900	-3.3	1,433	1,306	-126	-8.8	0.79	0.74
Apartment	300,000	300,000	0.0	3,967	3,851	-116	-2.9	1.32	1.28
Seas Rec: Lo Val	50,000	49,800	-0.4	559	545	-14	-2.5	1.12	1.09
Seas Rec: Hi Val	150,000	149,500	-0.3	1,762	1,727	-35	-2.0	1.17	1.16
Comm/Ind: Lo Val	150,000	193,400	28.9	3,508	4,862	1,354	38.6	2.34	2.51
Comm/Ind: Med Val	300,000	386,800	28.9	8,176	10,885	2,710	33.1	2.73	2.81
Comm/Ind: Hi Val	1,000,000	1,289,300	28.9	29,959	38,992	9,034	30.2	3	3.02

Itasca County | **Zemple city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	1,403	1,367	-36	-2.6	4	4	-1	-16.5	0.32	0.27
Res Non-Hm: exis	162	154	-8	-4.8	1	1	0	-1.5	0.87	0.90
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	45	45	0	0.0	1	1	0	3.8	2.02	2.10
Com/Ind Hi: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,397	1,748	351	25.1	37	49	11	29.9	2.68	2.78
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	35	35	0	0.0	0	0	0	15.3	0.42	0.48
Ag Non-Hmstd	191	191	0	0.0	2	2	0	3.3	0.83	0.86
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	3,232	3,539	307	9.5	46	56	11	23.0	1.42	1.60

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	46	49	2	5.2
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	46	49	2	5.2
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	46.14	48.92	0.00	0.00
City/Town	25.89	24.60	0.00	0.00
School District	10.92	12.18	3.51	3.68
Special District	0.40	0.42	0.00	0.00
Total	83.35	86.11	3.51	3.68

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	39,000	38,000	-2.6	79	90	12	15.1	0.20	0.24
Res Hmstd:Avg Val	58,500	57,000	-2.6	118	136	18	15.1	0.20	0.24
Res Hmstd: Hi Val	77,900	75,900	-2.6	161	181	20	12.2	0.21	0.24
Res Hmstd: Ex-Hi Val	116,900	113,900	-2.6	458	501	42	9.2	0.39	0.44

Jackson County | **Alpha city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	1,381	1,471	91	6.6	27	28	0	1.0	1.98	1.88
Res Non-Hm: exis	265	207	-58	-21.7	6	6	0	-5.2	2.45	2.96
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	316	316	0	0.0	13	16	3	19.0	4.25	5.05
Com/Ind Hi: exis	102	169	67	65.8	6	11	6	98.0	5.57	6.65
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	149	174	25	16.5	3	4	1	45.9	1.93	2.42
Ag Non-Hmstd	10	11	1	10.1	0	0	0	37.0	2.16	2.69
Misc props	8	5	-3	-40.0	0	0	0	-27.5	2.43	2.94
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	2,231	2,354	123	5.5	56	66	9	16.7	2.52	2.79

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	25	21	-4	-15.1
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	25	21	-4	-15.1
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg) Base	Net Tax Cap (Pctg) Alter	Ref Mkt Val Base	Ref Mkt Val Alter
County	41.66	42.25	0.00	0.00
City/Town	######	210.88	0.00	0.00
School District	15.15	15.44	27.42	25.64
Special District	0.33	0.19	0.00	0.00
Total	216.05	268.75	27.42	25.64

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	19,600	20,900	6.6	399	391	-8	-2.1	2.03	1.87
Res Hmstd:Avg Val	29,400	31,300	6.5	598	585	-13	-2.2	2.03	1.87
Res Hmstd: Hi Val	39,200	41,800	6.6	798	781	-16	-2.1	2.03	1.87
Res Hmstd: Ex-Hi Val	58,700	62,600	6.6	1,194	1,170	-24	-2.0	2.03	1.87
Comm/Ind: Lo Val	150,000	248,700	65.8	6,371	14,148	7,777	122.1	4.25	5.69
Comm/Ind: Med Val	300,000	497,500	65.8	14,729	30,703	15,974	108.5	4.91	6.17
Comm/Ind: Hi Val	1,000,000	1,658,200	65.8	53,731	107,931	54,199	100.9	5.37	6.51

Jackson County | **Heron Lake city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	13,792	13,316	-475	-3.4	249	244	-5	-2.0	1.81	1.83
Res Non-Hm: exis	1,509	1,842	333	22.0	32	45	12	38.1	2.15	2.43
Apartments: exis	1,009	1,000	-9	-0.9	25	29	3	12.6	2.52	2.87
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	76	94	18	23.5	1	2	1	43.5	1.58	1.84
Com/Ind: Lo: exi	1,305	1,308	3	0.3	47	53	6	12.4	3.63	4.08
Com/Ind Hi: exis	2,947	3,049	102	3.5	137	159	22	16.4	4.63	5.21
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	379	408	29	7.6	18	21	4	21.0	4.63	5.21
Ag HGA: Exist	237	224	-13	-5.7	5	4	0	-1.7	1.92	2.00
Ag Hmstd Land	614	680	65	10.6	5	7	2	30.8	0.84	0.99
Ag Non-Hmstd	404	439	35	8.6	6	8	2	26.5	1.51	1.76
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	42	42	0.0	0	1	1	0.0	0.00	1.83
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	22,272	22,400	128	0.6	526	573	47	8.9	2.36	2.56

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	263	219	-43	-16.5
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	263	219	-43	-16.5
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	45.52	46.16	0.00	0.00
City/Town	84.38	111.21	0.00	0.00
School District	18.70	16.43	63.80	67.10
Special District	2.30	2.04	0.00	0.00
Total	150.90	175.84	63.80	67.10

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	40,300	38,900	-3.5	704	671	-33	-4.6	1.75	1.73
Res Hmstd:Avg Val	60,500	58,400	-3.5	1,057	1,008	-49	-4.6	1.75	1.73
Res Hmstd: Hi Val	80,600	77,800	-3.5	1,431	1,358	-72	-5.0	1.77	1.75
Res Hmstd: Ex-Hi Val	121,000	116,800	-3.5	2,334	2,368	33	1.4	1.93	2.03
Apartment	300,000	297,300	-0.9	7,572	8,530	957	12.6	2.52	2.87
Comm/Ind: Lo Val	150,000	155,200	3.5	5,451	6,384	933	17.1	3.63	4.11
Comm/Ind: Med Val	300,000	310,400	3.5	12,400	14,470	2,070	16.7	4.13	4.66
Comm/Ind: Hi Val	1,000,000	1,034,500	3.5	44,828	52,197	7,369	16.4	4.48	5.05

Jackson County | **Jackson city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	86,613	87,297	683	0.8	1,052	1,056	4	0.4	1.21	1.21
Res Non-Hm: exis	8,598	8,887	289	3.4	133	145	12	9.2	1.55	1.64
Apartments: exis	3,877	4,672	794	20.5	71	90	19	27.6	1.82	1.93
Low-inc Apts: ex	1,346	735	-611	-45.4	15	9	-6	-42.5	1.13	1.19
Seasnl Rec: exis	197	343	146	74.5	3	6	3	90.2	1.70	1.85
Com/Ind: Lo: exi	12,409	12,268	-142	-1.1	355	371	16	4.6	2.86	3.03
Com/Ind Hi: exis	21,228	20,916	-312	-1.5	790	825	35	4.5	3.72	3.95
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	2,500	2,650	150	6.0	93	105	12	12.5	3.72	3.95
Ag HGA: Exist	935	699	-236	-25.2	13	10	-3	-26.7	1.39	1.36
Ag Hmstd Land	682	697	14	2.1	5	6	1	16.0	0.80	0.90
Ag Non-Hmstd	2,288	2,491	203	8.9	28	33	5	17.6	1.24	1.34
Misc props	54	54	0	-0.1	1	1	0	6.3	2.26	2.41
ResHmstd: NewCon	0	492	492	0.0	0	6	6	0.0	0.00	1.21
All other NewCon	0	2,616	2,616	0.0	0	59	59	0.0	0.00	2.26
Total	140,729	144,815	4,087	2.9	2,560	2,723	163	6.4	1.82	1.88

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	1,712	1,514	-198	-11.6
(-) TIF Tax Capacity	69	64	-4	-6.3
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	1,643	1,450	-194	-11.8
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	40.18	40.83	0.00	0.00
City/Town	66.90	75.95	0.00	0.00
School District	16.12	16.54	27.42	25.64
Special District	0.33	0.19	0.00	0.00
Total	123.53	133.51	27.42	25.64

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	53,600	54,000	0.7	595	571	-24	-4.0	1.11	1.06
Res Hmstd:Avg Val	80,400	81,000	0.7	914	889	-24	-2.7	1.14	1.1
Res Hmstd: Hi Val	107,200	108,000	0.7	1,342	1,351	9	0.7	1.25	1.25
Res Hmstd: Ex-Hi Val	160,800	162,100	0.8	2,200	2,277	78	3.5	1.37	1.40
Apartment	300,000	361,400	20.5	5,455	6,958	1,503	27.5	1.82	1.93
Comm/Ind: Lo Val	150,000	147,800	-1.5	4,289	4,472	182	4.3	2.86	3.03
Comm/Ind: Med Val	300,000	295,600	-1.5	9,872	10,288	416	4.2	3.29	3.48
Comm/Ind: Hi Val	1,000,000	985,300	-1.5	35,922	37,523	1,601	4.5	3.59	3.81

Jackson County | **Lakefield city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	47,279	45,139	-2,141	-4.5	573	561	-12	-2.2	1.21	1.24
Res Non-Hm: exis	5,829	5,389	-439	-7.5	89	92	2	2.7	1.53	1.70
Apartments: exis	4,036	4,024	-12	-0.3	74	82	8	11.3	1.82	2.03
Low-inc Apts: ex	164	164	0	0.0	2	2	0	11.0	1.13	1.26
Seasnl Rec: exis	174	174	0	0.0	3	4	0	11.6	1.82	2.03
Com/Ind: Lo: exi	4,953	4,865	-88	-1.8	142	154	12	8.3	2.86	3.16
Com/Ind Hi: exis	2,497	2,491	-6	-0.3	93	103	10	10.3	3.73	4.12
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	361	383	23	6.2	13	16	2	17.5	3.73	4.12
Ag HGA: Exist	119	109	-10	-8.6	1	1	0	-8.8	1.17	1.16
Ag Hmstd Land	191	199	8	4.2	1	1	0	49.4	0.29	0.42
Ag Non-Hmstd	422	506	84	19.8	5	7	2	37.6	1.24	1.42
Misc props	48	47	0	-0.2	1	1	0	11.5	2.42	2.70
ResHmstd: NewCon	0	67	67	0.0	0	1	1	0.0	0.00	1.24
All other NewCon	0	69	69	0.0	0	2	2	0.0	0.00	2.32
Total	66,071	63,625	-2,446	-3.7	998	1,025	27	2.7	1.51	1.61

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	724	561	-163	-22.5
(-) TIF Tax Capacity	31	1	-30	-95.8
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	693	560	-133	-19.2
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	39.56	39.58	0.00	0.00
City/Town	69.16	88.19	0.00	0.00
School District	12.81	12.42	27.42	25.64
Special District	2.30	2.04	0.00	0.00
Total	123.83	142.23	27.42	25.64

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	50,600	48,300	-4.5	563	536	-27	-4.8	1.11	1.11
Res Hmstd:Avg Val	75,900	72,500	-4.5	844	805	-40	-4.7	1.11	1.11
Res Hmstd: Hi Val	101,200	96,600	-4.5	1,249	1,216	-34	-2.7	1.23	1.26
Res Hmstd: Ex-Hi Val	151,800	144,900	-4.5	2,060	2,088	28	1.4	1.36	1.44
Apartment	300,000	299,100	-0.3	5,466	6,084	618	11.3	1.82	2.03
Comm/Ind: Lo Val	150,000	149,600	-0.3	4,296	4,722	426	9.9	2.86	3.16
Comm/Ind: Med Val	300,000	299,200	-0.3	9,888	10,887	999	10.1	3.3	3.64
Comm/Ind: Hi Val	1,000,000	997,400	-0.3	35,980	39,675	3,695	10.3	3.6	3.98

Jackson County | **Okabena city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	3,519	3,651	132	3.7	90	88	-1	-1.5	2.54	2.42
Res Non-Hm: exis	394	435	41	10.5	12	15	4	30.6	2.92	3.45
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	357	349	-8	-2.2	17	20	2	14.4	4.79	5.60
Com/Ind Hi: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	146	155	10	6.6	9	11	2	25.1	6.17	7.25
Ag HGA: Exist	70	0	-70	-100.0	2	0	-2	-100.0	2.52	0.00
Ag Hmstd Land	388	368	-20	-5.2	5	6	1	27.1	1.16	1.56
Ag Non-Hmstd	129	203	74	57.4	3	6	3	91.7	2.28	2.78
Misc props	12	13	0	3.2	1	1	0	22.4	4.34	5.15
ResHmstd: NewCon	0	12	12	0.0	0	0	0	0.0	0.00	2.42
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	5,015	5,187	172	3.4	137	146	10	7.0	2.73	2.82

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	52	40	-12	-22.5
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	52	40	-12	-22.5
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg) Base	Net Tax Cap (Pctg) Alter	Ref Mkt Val Base	Ref Mkt Val Alter
County	37.22	36.38	0.00	0.00
City/Town	######	239.31	0.00	0.00
School District	3.06	0.00	63.80	67.10
Special District	2.30	2.04	0.00	0.00
Total	228.00	277.73	63.80	67.10

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	31,300	32,500	3.8	788	760	-28	-3.6	2.52	2.34
Res Hmstd:Avg Val	46,900	48,700	3.8	1,181	1,138	-43	-3.6	2.52	2.34
Res Hmstd: Hi Val	62,500	64,800	3.7	1,574	1,515	-59	-3.8	2.52	2.34
Res Hmstd: Ex-Hi Val	93,800	97,300	3.7	2,449	2,564	115	4.7	2.61	2.64

Jackson County | **Wilder city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	694	701	7	1.0	11	10	-1	-9.5	1.58	1.42
Res Non-Hm: exis	140	137	-3	-2.0	3	3	0	3.9	2.09	2.21
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	155	155	0	0.0	5	6	0	6.0	3.52	3.73
Com/Ind Hi: exis	426	456	30	7.0	19	22	3	13.4	4.57	4.85
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	26	25	-1	-2.4	1	1	0	3.5	4.57	4.85
Ag HGA: Exist	187	192	5	2.8	3	3	0	-6.9	1.60	1.45
Ag Hmstd Land	718	795	77	10.8	5	6	1	20.0	0.71	0.76
Ag Non-Hmstd	129	143	14	10.6	2	2	0	17.8	1.61	1.72
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	9	9	0.0	0	0	0	0.0	0.00	2.21
Total	2,475	2,613	138	5.6	50	54	3	6.8	2.03	2.05

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	27	24	-2	-8.5
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	27	24	-2	-8.5
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	42.87	43.70	0.00	0.00
City/Town	94.01	102.69	0.00	0.00
School District	22.31	23.69	36.53	38.26
Special District	2.30	2.04	0.00	0.00
Total	161.49	172.12	36.53	38.26

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	22,000	22,200	0.9	348	314	-33	-9.6	1.58	1.42
Res Hmstd:Avg Val	33,100	33,400	0.9	523	473	-50	-9.6	1.58	1.42
Res Hmstd: Hi Val	44,100	44,500	0.9	697	630	-67	-9.6	1.58	1.42
Res Hmstd: Ex-Hi Val	66,100	66,700	0.9	1,045	944	-101	-9.6	1.58	1.42
Comm/Ind: Lo Val	150,000	160,500	7.0	5,280	6,106	825	15.6	3.52	3.80
Comm/Ind: Med Val	300,000	320,900	7.0	12,138	13,880	1,743	14.4	4.05	4.33
Comm/Ind: Hi Val	1,000,000	1,069,700	7.0	44,140	50,176	6,036	13.7	4.41	4.69

Kanabec County | **Grasston city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	5,467	4,380	-1,087	-19.9	60	51	-9	-15.1	1.09	1.16
Res Non-Hm: exis	1,213	1,244	31	2.6	17	21	4	22.4	1.41	1.68
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	225	198	-27	-11.9	6	6	0	2.7	2.70	3.15
Com/Ind Hi: exis	223	274	51	23.0	8	11	3	43.8	3.55	4.15
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	189	187	-3	-1.5	7	8	1	15.2	3.55	4.15
Ag HGA: Exist	236	201	-36	-15.1	3	3	0	-6.0	1.14	1.26
Ag Hmstd Land	695	662	-33	-4.7	4	4	1	21.8	0.52	0.67
Ag Non-Hmstd	176	140	-35	-20.1	2	2	0	-1.6	1.21	1.49
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	8,424	7,286	-1,138	-13.5	106	106	0	0.1	1.26	1.46

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	86	61	-25	-29.1
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	86	61	-25	-29.1
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	79.86	97.21	2.05	2.22
City/Town	15.02	21.19	0.00	0.00
School District	25.97	30.53	13.57	12.59
Special District	0.17	0.21	0.00	0.00
Total	121.02	149.13	15.62	14.81

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	68,800	55,100	-19.9	665	575	-90	-13.6	0.97	1.04
Res Hmstd:Avg Val	103,100	82,600	-19.9	1,129	910	-219	-19.4	1.1	1.10
Res Hmstd: Hi Val	137,500	110,200	-19.9	1,630	1,399	-231	-14.2	1.19	1.27
Res Hmstd: Ex-Hi Val	206,300	165,300	-19.9	2,632	2,376	-256	-9.7	1.28	1.44
Comm/Ind: Lo Val	150,000	184,500	23.0	4,056	6,160	2,104	51.9	2.70	3.34
Comm/Ind: Med Val	300,000	369,000	23.0	9,386	13,823	4,437	47.3	3.13	3.75
Comm/Ind: Hi Val	1,000,000	1,230,000	23.0	34,258	49,580	15,322	44.7	3.43	4.03

Kanabec County | **Mora city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	93,835	83,239	-10,596	-11.3	1,057	1,035	-22	-2.1	1.13	1.24
Res Non-Hm: exis	18,754	17,807	-947	-5.0	268	310	41	15.5	1.43	1.74
Apartments: exis	14,186	11,769	-2,417	-17.0	237	239	2	0.9	1.67	2.03
Low-inc Apts: ex	4,978	4,894	-83	-1.7	50	60	10	19.4	1.01	1.23
Seasnl Rec: exis	309	278	-31	-10.1	5	5	0	8.1	1.58	1.90
Com/Ind: Lo: exi	18,053	19,108	1,054	5.8	491	609	118	24.0	2.72	3.19
Com/Ind Hi: exis	21,310	20,002	-1,308	-6.1	767	845	77	10.1	3.60	4.22
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	464	491	27	5.9	17	21	4	24.2	3.60	4.22
Ag HGA: Exist	1,303	1,138	-165	-12.7	16	15	0	-1.6	1.19	1.35
Ag Hmstd Land	1,221	1,478	257	21.1	5	9	4	65.9	0.44	0.60
Ag Non-Hmstd	1,216	1,360	144	11.8	15	21	6	37.2	1.27	1.56
Misc props	2,144	2,076	-68	-3.2	37	44	7	17.8	1.75	2.12
ResHmstd: NewCon	0	91	91	0.0	0	1	1	0.0	0.00	1.24
All other NewCon	0	153	153	0.0	0	3	3	0.0	0.00	1.91
Total	177,772	163,883	-13,889	-7.8	2,967	3,218	251	8.5	1.67	1.96

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	2,118	1,752	-366	-17.3
(-) TIF Tax Capacity	143	99	-43	-30.4
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	1,976	1,653	-323	-16.3
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	80.26	97.77	2.05	2.22
City/Town	29.45	41.06	0.00	0.00
School District	17.33	16.96	6.01	6.00
Special District	0.17	0.21	0.00	0.00
Total	127.21	155.99	8.06	8.22

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	78,100	69,300	-11.3	754	706	-49	-6.5	0.97	1.02
Res Hmstd:Avg Val	117,100	103,900	-11.3	1,317	1,271	-46	-3.5	1.12	1.22
Res Hmstd: Hi Val	156,200	138,600	-11.3	1,881	1,890	8	0.5	1.20	1.36
Res Hmstd: Ex-Hi Val	234,300	207,800	-11.3	3,008	3,123	115	3.8	1.28	1.50
Apartment	300,000	248,900	-17.0	5,012	5,058	46	0.9	1.67	2.03
Comm/Ind: Lo Val	150,000	140,800	-6.1	4,082	4,490	408	10.0	2.72	3.19
Comm/Ind: Med Val	300,000	281,600	-6.1	9,484	10,342	858	9.0	3.16	3.67
Comm/Ind: Hi Val	1,000,000	938,600	-6.1	34,695	38,096	3,401	9.8	3.47	4.06

Kanabec County | **Ogilvie city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	9,040	8,013	-1,027	-11.4	106	93	-13	-12.1	1.17	1.16
Res Non-Hm: exis	1,265	1,475	210	16.6	20	27	7	34.7	1.59	1.83
Apartments: exis	420	409	-12	-2.8	8	9	1	12.7	1.87	2.17
Low-inc Apts: ex	990	969	-21	-2.2	11	13	1	13.3	1.13	1.31
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	2,383	2,327	-55	-2.3	71	78	7	10.6	2.97	3.36
Com/Ind Hi: exis	882	795	-87	-9.9	35	35	1	2.1	3.94	4.46
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,032	1,011	-20	-2.0	41	45	4	11.0	3.94	4.46
Ag HGA: Exist	165	147	-18	-10.8	2	2	0	-14.9	1.15	1.10
Ag Hmstd Land	388	371	-18	-4.5	2	2	0	15.5	0.54	0.65
Ag Non-Hmstd	150	166	16	10.7	2	3	1	29.0	1.45	1.69
Misc props	184	183	-1	-0.6	3	4	1	15.2	1.87	2.17
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	29	29	0.0	0	1	1	0.0	0.00	1.92
Total	16,899	15,895	-1,004	-5.9	301	312	11	3.7	1.78	1.96

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	196	158	-38	-19.5
(-) TIF Tax Capacity	3	3	0	-1.7
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	193	155	-38	-19.8
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	78.44	95.51	2.05	2.22
City/Town	29.51	36.80	0.00	0.00
School District	36.89	36.35	4.10	3.94
Special District	0.17	0.21	0.00	0.00
Total	145.02	168.87	6.16	6.16

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	56,900	50,400	-11.4	633	542	-91	-14.4	1.11	1.07
Res Hmstd:Avg Val	85,300	75,600	-11.4	994	813	-181	-18.2	1.17	1.07
Res Hmstd: Hi Val	113,700	100,800	-11.3	1,449	1,289	-160	-11.1	1.27	1.28
Res Hmstd: Ex-Hi Val	170,600	151,200	-11.4	2,360	2,247	-113	-4.8	1.38	1.49
Apartment	300,000	291,700	-2.8	5,623	6,337	714	12.7	1.87	2.17
Comm/Ind: Lo Val	150,000	135,200	-9.9	4,454	4,545	90	2.0	2.97	3.36
Comm/Ind: Med Val	300,000	270,300	-9.9	10,362	10,409	47	0.5	3.45	3.85
Comm/Ind: Hi Val	1,000,000	901,200	-9.9	37,933	38,555	622	1.6	3.79	4.28

Kanabec County | **Quamba city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	3,206	2,854	-352	-11.0	42	41	-1	-1.7	1.30	1.43
Res Non-Hm: exis	734	792	58	7.9	12	16	4	36.6	1.59	2.01
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	115	109	-6	-5.3	3	4	1	15.3	3.04	3.70
Com/Ind Hi: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	26	25	-1	-3.1	1	1	0	18.1	4.03	4.91
Ag HGA: Exist	332	298	-34	-10.2	4	4	0	-3.7	1.24	1.33
Ag Hmstd Land	309	303	-6	-1.8	2	2	1	40.5	0.51	0.73
Ag Non-Hmstd	273	266	-7	-2.5	4	5	1	24.9	1.48	1.90
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	4,993	4,646	-347	-7.0	68	73	6	8.6	1.35	1.58

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	49	37	-13	-25.9
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	49	37	-13	-25.9
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	80.26	97.77	2.05	2.22
City/Town	50.67	75.24	0.00	0.00
School District	17.33	16.96	6.01	5.99
Special District	0.17	0.21	0.00	0.00
Total	148.43	190.18	8.06	8.22

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	64,800	57,700	-11.0	755	706	-49	-6.5	1.16	1.22
Res Hmstd:Avg Val	97,200	86,500	-11.0	1,236	1,156	-80	-6.5	1.27	1.34
Res Hmstd: Hi Val	129,500	115,300	-11.0	1,771	1,777	6	0.3	1.37	1.54
Res Hmstd: Ex-Hi Val	194,300	173,000	-11.0	2,843	3,020	177	6.2	1.46	1.75

Kanabec County | **Braham city (part)**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Res Non-Hm: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	150	150	0	0.0	5	6	1	20.6	3.54	4.27
Com/Ind Hi: exis	18	12	-7	-36.4	1	1	0	-23.1	4.67	5.65
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	5	5	0	-3.8	0	0	0	16.2	4.67	5.65
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	37	35	-2	-4.9	0	0	0	25.7	0.89	1.17
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	211	202	-9	-4.1	7	8	1	15.1	3.20	3.85

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	3	3	0	-5.1
(-) TIF Tax Capacity	3	2	0	-5.3
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	0	0	0	-3.5
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	80.59	98.18	2.02	2.18
City/Town	69.92	94.52	0.00	0.00
School District	26.36	31.07	13.60	12.61
Special District	0.17	0.21	0.00	0.00
Total	177.04	223.98	15.62	14.80

Tax Burdens on Hypothetical Properties	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Comm/Ind: Lo Val	150,000	95,400	-36.4	5,316	4,078	-1,239	-23.3	3.54	4.27
Comm/Ind: Med Val	300,000	190,800	-36.4	12,327	8,717	-3,610	-29.3	4.11	4.57
Comm/Ind: Hi Val	1,000,000	635,900	-36.4	45,043	33,865	-11,178	-24.8	4.50	5.33

Kandiyohi County | **Atwater city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	35,504	31,777	-3,727	-10.5	485	454	-31	-6.3	1.37	1.43
Res Non-Hm: exis	4,744	4,336	-408	-8.6	82	88	6	7.0	1.74	2.03
Apartments: exis	1,399	1,402	3	0.2	28	33	5	17.9	1.98	2.34
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	4,133	4,168	36	0.9	126	146	20	15.8	3.06	3.51
Com/Ind Hi: exis	2,956	2,914	-43	-1.4	118	134	16	13.4	3.99	4.59
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,067	1,103	36	3.3	42	50	8	19.0	3.96	4.56
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	35	41	6	17.2	0	1	0	47.2	1.04	1.31
Ag Non-Hmstd	115	116	1	0.4	2	2	0	20.4	1.37	1.65
Misc props	35	35	0	0.0	1	1	0	17.7	1.98	2.34
ResHmstd: NewCon	0	64	64	0.0	0	1	1	0.0	0.00	1.43
All other NewCon	0	151	151	0.0	0	5	5	0.0	0.00	3.11
Total	49,989	46,106	-3,883	-7.8	885	915	30	3.4	1.77	1.98

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	567	433	-134	-23.6
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	567	433	-134	-23.6
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	55.61	59.54	0.00	0.00
City/Town	64.88	88.35	0.00	0.00
School District	13.57	13.37	26.92	27.87
Special District	3.17	3.32	0.00	0.00
Total	137.24	164.58	26.92	27.87

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	64,200	57,500	-10.4	797	728	-69	-8.7	1.24	1.27
Res Hmstd:Avg Val	96,200	86,100	-10.5	1,293	1,172	-122	-9.4	1.34	1.36
Res Hmstd: Hi Val	128,300	114,800	-10.5	1,849	1,766	-83	-4.5	1.44	1.54
Res Hmstd: Ex-Hi Val	192,400	172,200	-10.5	2,959	2,956	-3	-0.1	1.54	1.72
Apartment	300,000	300,600	0.2	5,954	7,022	1,068	17.9	1.98	2.34
Comm/Ind: Lo Val	150,000	147,800	-1.5	4,590	5,194	603	13.1	3.06	3.51
Comm/Ind: Med Val	300,000	295,700	-1.4	10,576	11,963	1,386	13.1	3.53	4.05
Comm/Ind: Hi Val	1,000,000	985,600	-1.4	38,511	43,647	5,136	13.3	3.85	4.43

Kandiyohi County | **Blomkest city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	5,791	5,779	-13	-0.2	63	67	4	6.1	1.09	1.16
Res Non-Hm: exis	304	278	-25	-8.4	4	5	0	3.7	1.47	1.66
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	630	606	-24	-3.9	17	18	1	6.4	2.70	2.99
Com/Ind Hi: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	68	70	1	1.9	2	3	0	13.0	3.54	3.92
Ag HGA: Exist	267	265	-3	-1.0	3	3	0	7.2	1.18	1.28
Ag Hmstd Land	2,309	1,236	-1,073	-46.5	19	13	-5	-29.0	0.80	1.07
Ag Non-Hmstd	0	1,064	1,064	0.0	0	15	15	0.0	0.00	1.36
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	9,369	9,297	-72	-0.8	109	124	15	13.6	1.16	1.33

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	90	78	-13	-13.9
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	90	78	-13	-13.9
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	56.94	61.28	0.00	0.00
City/Town	41.10	51.29	0.00	0.00
School District	19.91	22.22	17.34	17.47
Special District	1.51	1.57	0.00	0.00
Total	119.45	136.36	17.34	17.47

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	59,400	59,300	-0.2	575	589	14	2.4	0.97	0.99
Res Hmstd:Avg Val	89,100	88,900	-0.2	927	969	42	4.6	1.04	1.09
Res Hmstd: Hi Val	118,800	118,500	-0.3	1,360	1,461	101	7.4	1.14	1.23
Res Hmstd: Ex-Hi Val	178,200	177,800	-0.2	2,226	2,445	220	9.9	1.25	1.38

Kandiyohi County | **Kandiyohi city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	17,539	16,575	-963	-5.5	217	226	9	4.3	1.24	1.36
Res Non-Hm: exis	1,120	1,100	-20	-1.8	17	20	3	18.1	1.51	1.81
Apartments: exis	1,326	1,329	2	0.2	24	29	5	20.8	1.80	2.17
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	1,115	1,113	-2	-0.2	32	37	5	16.6	2.86	3.34
Com/Ind Hi: exis	203	206	2	1.0	8	9	1	18.2	3.75	4.39
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag HGA: Exist	170	161	-9	-5.5	2	2	0	8.5	1.35	1.55
Ag Hmstd Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Non-Hmstd	218	215	-3	-1.3	3	3	1	21.1	1.30	1.60
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	25	25	0.0	0	0	0	0.0	0.00	1.36
All other NewCon	0	159	159	0.0	0	3	3	0.0	0.00	2.17
Total	21,691	20,883	-808	-3.7	302	331	29	9.5	1.39	1.58

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	228	178	-50	-22.1
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	228	178	-50	-22.1
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	56.97	61.31	0.00	0.00
City/Town	51.85	74.70	0.00	0.00
School District	19.91	22.22	17.34	17.47
Special District	1.51	1.57	0.00	0.00
Total	130.23	159.81	17.34	17.47

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	74,000	69,900	-5.5	796	792	-4	-0.5	1.08	1.13
Res Hmstd:Avg Val	111,000	104,900	-5.5	1,366	1,415	50	3.6	1.23	1.35
Res Hmstd: Hi Val	148,000	139,900	-5.5	1,945	2,086	141	7.3	1.31	1.49
Res Hmstd: Ex-Hi Val	222,000	209,800	-5.5	3,104	3,426	322	10.4	1.4	1.63
Apartment	300,000	300,600	0.2	5,404	6,530	1,126	20.8	1.80	2.17
Comm/Ind: Lo Val	150,000	151,500	1.0	4,289	5,074	785	18.3	2.86	3.35
Comm/Ind: Med Val	300,000	303,100	1.0	9,921	11,734	1,812	18.3	3.31	3.87
Comm/Ind: Hi Val	1,000,000	1,010,300	1.0	36,205	42,802	6,597	18.2	3.62	4.24

Kandiyohi County | **Lake Lillian city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	7,219	7,148	-71	-1.0	97	101	3	3.3	1.35	1.41
Res Non-Hm: exis	845	529	-317	-37.5	15	11	-4	-26.4	1.80	2.11
Apartments: exis	98	292	194	196.7	2	7	5	256.6	2.06	2.48
Low-inc Apts: ex	251	242	-9	-3.8	3	4	0	15.4	1.26	1.51
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	1,052	979	-73	-6.9	33	36	3	8.7	3.17	3.70
Com/Ind Hi: exis	226	180	-45	-20.1	9	9	0	-4.2	4.07	4.88
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	110	112	2	1.8	5	5	1	19.0	4.18	4.88
Ag HGA: Exist	190	185	-5	-2.5	3	3	0	2.4	1.39	1.46
Ag Hmstd Land	306	322	16	5.3	2	2	1	29.7	0.59	0.72
Ag Non-Hmstd	154	191	37	23.9	2	4	1	50.3	1.52	1.84
Misc props	42	42	0	0.0	1	1	0	20.2	2.06	2.48
ResHmstd: NewCon	0	4	4	0.0	0	0	0	0.0	0.00	1.41
All other NewCon	0	25	25	0.0	0	1	1	0.0	0.00	3.89
Total	10,493	10,251	-242	-2.3	173	184	11	6.5	1.64	1.79

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	112	85	-27	-24.1
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	112	85	-27	-24.1
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	56.60	60.83	0.00	0.00
City/Town	83.54	112.34	0.00	0.00
School District	10.32	9.60	16.04	17.17
Special District	1.51	1.57	0.00	0.00
Total	151.96	184.34	16.04	17.17

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	49,100	48,600	-1.0	628	621	-8	-1.2	1.28	1.28
Res Hmstd:Avg Val	73,700	73,000	-0.9	943	933	-11	-1.1	1.28	1.28
Res Hmstd: Hi Val	98,200	97,200	-1.0	1,366	1,433	68	5.0	1.39	1.47
Res Hmstd: Ex-Hi Val	147,300	145,900	-1.0	2,235	2,496	261	11.7	1.52	1.71
Apartment	300,000	890,000	196.7	6,180	22,035	15,856	256.6	2.06	2.48
Comm/Ind: Lo Val	150,000	119,900	-20.1	4,758	4,440	-318	-6.7	3.17	3.70
Comm/Ind: Med Val	300,000	239,700	-20.1	11,023	9,933	-1,090	-9.9	3.67	4.14
Comm/Ind: Hi Val	1,000,000	799,000	-20.1	40,257	37,231	-3,026	-7.5	4.03	4.66

Kandiyohi County | **New London city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	46,420	49,282	2,862	6.2	557	661	104	18.6	1.20	1.34
Res Non-Hm: exis	6,666	6,681	14	0.2	100	119	18	18.1	1.51	1.78
Apartments: exis	3,692	3,835	143	3.9	63	76	13	20.1	1.72	1.99
Low-inc Apts: ex	598	584	-15	-2.4	6	7	1	12.6	1.05	1.21
Seasnl Rec: exis	246	0	-246	-100.0	4	0	-4	-100.0	1.43	0.00
Com/Ind: Lo: exi	6,909	6,510	-399	-5.8	191	204	12	6.4	2.77	3.13
Com/Ind Hi: exis	5,265	5,149	-115	-2.2	192	212	20	10.6	3.65	4.13
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	777	810	33	4.3	28	33	5	17.9	3.63	4.11
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	58	62	4	6.9	0	0	0	33.4	0.64	0.79
Ag Non-Hmstd	284	530	246	86.7	4	8	4	118.3	1.27	1.49
Misc props	57	57	0	0.0	1	1	0	15.4	1.40	1.62
ResHmstd: NewCon	0	653	653	0.0	0	9	9	0.0	0.00	1.34
All other NewCon	0	242	242	0.0	0	9	9	0.0	0.00	3.86
Total	70,971	74,394	3,423	4.8	1,147	1,339	192	16.8	1.62	1.80

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	817	761	-57	-6.9
(-) TIF Tax Capacity	35	35	0	1.4
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	782	725	-57	-7.3
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	56.86	61.20	0.00	0.00
City/Town	48.78	64.30	0.00	0.00
School District	18.36	19.86	12.91	12.96
Special District	3.17	3.32	0.00	0.00
Total	127.18	148.68	12.91	12.96

Tax Burdens on Hypothetical Properties	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	82,300	87,400	6.2	855	976	121	14.2	1.04	1.12
Res Hmstd:Avg Val	123,500	131,100	6.2	1,469	1,741	272	18.5	1.19	1.33
Res Hmstd: Hi Val	164,600	174,700	6.1	2,082	2,504	422	20.3	1.26	1.43
Res Hmstd: Ex-Hi Val	246,900	262,100	6.2	3,309	4,034	725	21.9	1.34	1.54
Apartment	300,000	311,600	3.9	5,157	6,195	1,038	20.1	1.72	1.99
Comm/Ind: Lo Val	150,000	146,700	-2.2	4,154	4,587	433	10.4	2.77	3.13
Comm/Ind: Med Val	300,000	293,400	-2.2	9,628	10,606	978	10.2	3.21	3.61
Comm/Ind: Hi Val	1,000,000	978,100	-2.2	35,173	38,853	3,679	10.5	3.52	3.97

Kandiyohi County | **Pennock city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	12,776	12,347	-429	-3.4	175	176	1	0.3	1.37	1.43
Res Non-Hm: exis	1,325	1,548	223	16.8	22	30	8	35.4	1.67	1.93
Apartments: exis	329	338	9	2.8	7	8	1	19.4	2.03	2.35
Low-inc Apts: ex	170	172	2	0.9	2	2	0	16.9	1.24	1.44
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	1,015	1,015	0	0.0	32	36	4	13.6	3.13	3.55
Com/Ind Hi: exis	184	199	15	8.0	8	9	2	23.0	4.11	4.68
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	221	231	10	4.5	9	11	2	18.9	4.11	4.68
Ag HGA: Exist	96	108	12	12.3	1	2	0	22.0	1.36	1.47
Ag Hmstd Land	585	653	68	11.6	4	5	1	32.9	0.70	0.84
Ag Non-Hmstd	1,041	1,190	149	14.4	15	21	5	34.5	1.48	1.74
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	69	69	0.0	0	1	1	0.0	0.00	1.43
All other NewCon	0	82	82	0.0	0	2	2	0.0	0.00	1.93
Total	17,742	17,953	210	1.2	276	303	27	9.9	1.55	1.69

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	184	151	-33	-17.9
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	184	151	-33	-17.9
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	56.73	61.02	0.00	0.00
City/Town	70.25	89.69	0.00	0.00
School District	19.65	21.90	17.34	17.47
Special District	1.51	1.57	0.00	0.00
Total	148.14	174.19	17.34	17.47

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	60,900	58,900	-3.3	764	719	-46	-6.0	1.25	1.22
Res Hmstd:Avg Val	91,300	88,200	-3.4	1,221	1,180	-41	-3.3	1.34	1.34
Res Hmstd: Hi Val	121,600	117,500	-3.4	1,749	1,788	38	2.2	1.44	1.52
Res Hmstd: Ex-Hi Val	182,500	176,400	-3.3	2,812	3,009	197	7.0	1.54	1.71
Apartment	300,000	308,500	2.8	6,076	7,256	1,181	19.4	2.03	2.35
Comm/Ind: Lo Val	150,000	162,100	8.1	4,692	5,898	1,206	25.7	3.13	3.64
Comm/Ind: Med Val	300,000	324,100	8.0	10,861	13,481	2,619	24.1	3.62	4.16
Comm/Ind: Hi Val	1,000,000	1,080,400	8.0	39,652	48,882	9,230	23.3	3.97	4.52

Kandiyohi County | **Prinsburg city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	18,475	19,109	634	3.4	269	272	3	1.3	1.46	1.43
Res Non-Hm: exis	1,150	1,119	-31	-2.7	20	21	1	6.2	1.73	1.89
Apartments: exis	244	253	9	3.5	5	6	1	14.3	2.12	2.34
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	1,510	1,519	9	0.6	49	54	5	10.5	3.24	3.56
Com/Ind Hi: exis	2,304	2,295	-9	-0.4	98	108	10	10.4	4.26	4.72
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	207	211	4	1.8	9	10	1	12.8	4.26	4.72
Ag HGA: Exist	136	136	0	0.1	2	2	0	0.4	1.54	1.55
Ag Hmstd Land	543	1,067	524	96.6	8	14	6	84.1	1.40	1.31
Ag Non-Hmstd	1,249	859	-390	-31.2	19	16	-4	-19.7	1.56	1.82
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	97	97	0.0	0	1	1	0.0	0.00	1.43
All other NewCon	0	35	35	0.0	0	1	1	0.0	0.00	3.20
Total	25,817	26,698	881	3.4	479	506	27	5.6	1.86	1.90

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	291	249	-41	-14.3
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	291	249	-41	-14.3
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	56.76	61.07	0.00	0.00
City/Town	88.95	116.18	0.00	0.00
School District	8.77	3.32	16.61	5.92
Special District	1.51	1.57	0.00	0.00
Total	155.98	182.13	16.61	5.92

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	65,200	67,400	3.4	865	776	-88	-10.2	1.33	1.15
Res Hmstd:Avg Val	97,700	101,100	3.5	1,402	1,389	-13	-0.9	1.43	1.37
Res Hmstd: Hi Val	130,300	134,800	3.5	1,994	2,078	84	4.2	1.53	1.54
Res Hmstd: Ex-Hi Val	195,500	202,200	3.4	3,178	3,456	278	8.7	1.63	1.71
Apartment	300,000	310,600	3.5	6,348	7,255	907	14.3	2.12	2.34
Comm/Ind: Lo Val	150,000	149,400	-0.4	4,858	5,316	458	9.4	3.24	3.56
Comm/Ind: Med Val	300,000	298,800	-0.4	11,251	12,366	1,115	9.9	3.75	4.14
Comm/Ind: Hi Val	1,000,000	996,000	-0.4	41,089	45,303	4,214	10.3	4.11	4.55

Kandiyohi County | **Raymond city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	21,437	20,684	-752	-3.5	341	366	24	7.2	1.59	1.77
Res Non-Hm: exis	2,858	2,731	-127	-4.4	55	63	8	14.9	1.91	2.30
Apartments: exis	221	212	-9	-4.1	5	6	1	15.2	2.21	2.66
Low-inc Apts: ex	751	737	-14	-1.9	11	12	2	17.8	1.40	1.68
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	1,785	1,784	-1	0.0	59	69	10	16.6	3.30	3.85
Com/Ind Hi: exis	1,036	1,334	298	28.7	44	66	22	50.1	4.24	4.94
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	259	263	5	1.8	11	13	2	18.7	4.24	4.94
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	222	236	15	6.6	2	2	1	29.7	0.84	1.02
Ag Non-Hmstd	287	306	20	6.9	4	5	1	28.6	1.40	1.68
Misc props	51	51	0	0.0	1	1	0	20.1	2.21	2.66
ResHmstd: NewCon	0	8	8	0.0	0	0	0	0.0	0.00	1.77
All other NewCon	0	47	47	0.0	0	1	1	0.0	0.00	2.74
Total	28,904	28,392	-512	-1.8	532	604	72	13.6	1.84	2.13

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	310	250	-60	-19.4
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	310	249	-60	-19.5
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	56.11	60.25	0.00	0.00
City/Town	70.54	95.82	0.00	0.00
School District	11.46	10.30	46.86	55.98
Special District	1.51	1.57	0.00	0.00
Total	139.61	167.93	46.86	55.98

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	62,200	60,000	-3.5	911	940	29	3.2	1.46	1.57
Res Hmstd:Avg Val	93,200	89,900	-3.5	1,449	1,523	74	5.1	1.56	1.69
Res Hmstd: Hi Val	124,200	119,800	-3.5	2,055	2,238	183	8.9	1.65	1.87
Res Hmstd: Ex-Hi Val	186,400	179,900	-3.5	3,271	3,675	404	12.3	1.75	2.04
Apartment	300,000	287,600	-4.1	6,641	7,647	1,006	15.1	2.21	2.66
Comm/Ind: Lo Val	150,000	193,100	28.7	4,943	7,898	2,955	59.8	3.3	4.09
Comm/Ind: Med Val	300,000	386,200	28.7	11,299	17,438	6,139	54.3	3.77	4.52
Comm/Ind: Hi Val	1,000,000	1,287,500	28.8	40,961	61,969	21,008	51.3	4.1	4.81

Kandiyohi County | **Regal city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	996	979	-17	-1.7	8	9	0	0.8	0.85	0.87
Res Non-Hm: exis	269	277	9	3.3	3	3	0	9.0	1.19	1.25
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	222	222	0	0.0	5	6	0	5.1	2.43	2.55
Com/Ind Hi: exis	137	169	32	23.7	4	6	1	30.1	3.20	3.37
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	27	27	1	1.9	1	1	0	7.2	3.20	3.37
Ag HGA: Exist	344	343	-1	-0.3	4	4	0	3.8	1.04	1.09
Ag Hmstd Land	539	566	27	5.0	3	3	0	11.7	0.54	0.57
Ag Non-Hmstd	75	80	5	7.0	1	1	0	13.6	1.06	1.13
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	8	8	0.0	0	0	0	0.0	0.00	0.87
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	2,608	2,672	64	2.4	30	32	3	9.0	1.13	1.20

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	27	24	-3	-10.4
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	27	24	-3	-10.4
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	56.98	61.33	0.00	0.00
City/Town	26.25	29.30	0.00	0.00
School District	17.64	16.74	11.88	11.54
Special District	4.50	4.23	0.00	0.00
Total	105.38	111.60	11.88	11.54

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	51,100	50,200	-1.8	395	394	-1	-0.2	0.77	0.78
Res Hmstd:Avg Val	76,600	75,300	-1.7	595	591	-4	-0.6	0.78	0.78
Res Hmstd: Hi Val	102,100	100,300	-1.8	917	920	3	0.4	0.9	0.92
Res Hmstd: Ex-Hi Val	153,200	150,500	-1.8	1,562	1,589	27	1.7	1.02	1.06
Comm/Ind: Lo Val	150,000	185,600	23.7	3,648	5,034	1,386	38.0	2.43	2.71
Comm/Ind: Med Val	300,000	371,200	23.7	8,453	11,288	2,835	33.5	2.82	3.04
Comm/Ind: Hi Val	1,000,000	1,237,200	23.7	30,874	40,469	9,595	31.1	3.09	3.27

Kandiyohi County | **Spicer city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	82,559	78,364	-4,195	-5.1	1,261	1,312	51	4.1	1.53	1.67
Res Non-Hm: exis	11,085	11,037	-49	-0.4	183	205	22	12.2	1.65	1.86
Apartments: exis	1,800	1,832	31	1.7	35	40	5	15.0	1.93	2.19
Low-inc Apts: ex	1,949	2,042	93	4.8	23	27	4	18.2	1.18	1.33
Seasnl Rec: exis	22,829	23,324	495	2.2	378	438	60	15.8	1.66	1.88
Com/Ind: Lo: exi	8,808	8,395	-413	-4.7	267	282	16	5.9	3.03	3.36
Com/Ind Hi: exis	9,007	8,295	-712	-7.9	360	369	9	2.5	3.99	4.44
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,553	1,632	79	5.1	62	73	10	16.9	3.99	4.44
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Non-Hmstd	349	368	19	5.4	5	6	1	20.1	1.44	1.65
Misc props	622	621	0	-0.1	16	18	2	12.6	2.58	2.91
ResHmstd: NewCon	0	300	300	0.0	0	5	5	0.0	0.00	1.67
All other NewCon	0	1,093	1,093	0.0	0	21	21	0.0	0.00	1.88
Total	140,562	137,302	-3,260	-2.3	2,589	2,795	207	8.0	1.84	2.04

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	1,590	1,480	-110	-6.9
(-) TIF Tax Capacity	205	200	-5	-2.4
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	1,385	1,280	-105	-7.6
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	56.46	60.77	0.00	0.00
City/Town	66.86	81.10	0.00	0.00
School District	17.90	19.36	12.91	12.96
Special District	3.17	3.32	0.00	0.00
Total	144.40	164.56	12.91	12.96

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	151,700	144,000	-5.1	2,151	2,157	6	0.3	1.42	1.5
Res Hmstd:Avg Val	227,400	215,800	-5.1	3,410	3,538	128	3.8	1.5	1.64
Res Hmstd: Hi Val	303,200	287,800	-5.1	4,670	4,922	252	5.4	1.54	1.71
Res Hmstd: Ex-Hi Val	454,900	431,800	-5.1	7,156	7,665	509	7.1	1.57	1.78
Apartment	300,000	305,200	1.7	5,802	6,673	871	15.0	1.93	2.19
Seas Rec: Lo Val	50,000	51,100	2.2	760	883	123	16.2	1.52	1.73
Seas Rec: Hi Val	150,000	153,300	2.2	2,364	2,745	381	16.1	1.58	1.79
Comm/Ind: Lo Val	150,000	138,100	-7.9	4,541	4,647	105	2.3	3.03	3.36
Comm/Ind: Med Val	300,000	276,300	-7.9	10,532	10,659	126	1.2	3.51	3.86
Comm/Ind: Hi Val	1,000,000	921,000	-7.9	38,489	39,303	814	2.1	3.85	4.27

Kandiyohi County | **Sunburg city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	1,683	1,670	-13	-0.8	27	25	-2	-8.3	1.61	1.49
Res Non-Hm: exis	217	194	-24	-10.9	4	5	0	2.3	2.04	2.34
Apartments: exis	288	301	13	4.5	7	8	1	19.9	2.44	2.79
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	487	487	0	0.0	18	20	2	12.8	3.61	4.08
Com/Ind Hi: exis	78	81	3	4.0	4	4	1	17.5	4.75	5.37
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	72	75	3	4.2	3	4	1	17.7	4.75	5.37
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	303	316	14	4.5	3	3	0	14.2	0.94	1.03
Ag Non-Hmstd	146	156	10	6.8	3	3	1	23.6	1.78	2.07
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	3,274	3,280	6	0.2	69	72	4	5.5	2.10	2.21

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	36	30	-6	-17.8
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	36	30	-6	-17.8
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	56.87	61.19	0.00	0.00
City/Town	######	127.67	0.00	0.00
School District	16.46	16.07	20.47	21.34
Special District	1.51	1.57	0.00	0.00
Total	178.43	206.50	20.47	21.34

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	28,100	27,900	-0.7	447	405	-41	-9.2	1.59	1.45
Res Hmstd:Avg Val	42,100	41,800	-0.7	669	607	-62	-9.2	1.59	1.45
Res Hmstd: Hi Val	56,100	55,700	-0.7	891	809	-82	-9.2	1.59	1.45
Res Hmstd: Ex-Hi Val	84,100	83,400	-0.8	1,376	1,286	-90	-6.5	1.64	1.54
Apartment	300,000	313,500	4.5	7,305	8,761	1,456	19.9	2.44	2.79
Comm/Ind: Lo Val	150,000	156,000	4.0	5,421	6,438	1,018	18.8	3.61	4.13
Comm/Ind: Med Val	300,000	312,000	4.0	12,546	14,809	2,263	18.0	4.18	4.75
Comm/Ind: Hi Val	1,000,000	1,039,900	4.0	45,796	53,866	8,070	17.6	4.58	5.18

Kandiyohi County | **Willmar city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	604,800	602,133	-2,667	-0.4	6,404	6,860	456	7.1	1.06	1.14
Res Non-Hm: exis	84,799	87,299	2,499	2.9	1,110	1,245	135	12.2	1.31	1.43
Apartments: exis	50,565	50,038	-527	-1.0	767	827	60	7.8	1.52	1.65
Low-inc Apts: ex	13,598	14,936	1,338	9.8	127	152	25	19.4	0.94	1.02
Seasnl Rec: exis	1,200	1,237	36	3.0	18	20	2	12.3	1.52	1.65
Com/Ind: Lo: exi	67,965	68,112	147	0.2	1,711	1,849	138	8.1	2.52	2.72
Com/Ind Hi: exis	205,733	204,609	-1,124	-0.5	6,788	7,288	500	7.4	3.30	3.56
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	5,721	5,809	88	1.5	187	206	19	9.9	3.27	3.54
Ag HGA: Exist	351	352	1	0.2	4	5	0	8.5	1.20	1.30
Ag Hmstd Land	1,958	1,920	-38	-2.0	13	11	-2	-18.7	0.66	0.55
Ag Non-Hmstd	7,564	8,768	1,204	15.9	81	104	22	27.5	1.07	1.18
Misc props	4,042	3,849	-193	-4.8	70	73	3	4.6	1.73	1.90
ResHmstd: NewCon	0	3,488	3,488	0.0	0	40	40	0.0	0.00	1.14
All other NewCon	0	6,179	6,179	0.0	0	109	109	0.0	0.00	1.76
Total	1,048,297	1,058,727	10,430	1.0	17,281	18,789	1,508	8.7	1.65	1.77

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	13,082	12,078	-1,004	-7.7
(-) TIF Tax Capacity	23	19	-4	-16.9
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	13,059	12,059	-1,000	-7.7
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg) Base	Net Tax Cap (Pctg) Alter	Ref Mkt Val Base	Ref Mkt Val Alter
County	55.91	60.18	0.00	0.00
City/Town	29.07	33.11	0.00	0.00
School District	20.02	22.34	17.34	17.47
Special District	2.46	2.62	0.00	0.00
Total	107.46	118.25	17.34	17.47

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	87,600	87,200	-0.5	800	836	36	4.5	0.91	0.96
Res Hmstd:Avg Val	131,400	130,800	-0.5	1,386	1,474	88	6.4	1.05	1.13
Res Hmstd: Hi Val	175,100	174,300	-0.5	1,971	2,111	140	7.1	1.13	1.21
Res Hmstd: Ex-Hi Val	262,800	261,600	-0.5	3,144	3,389	245	7.8	1.2	1.3
Apartment	300,000	296,900	-1.0	4,550	4,907	357	7.9	1.52	1.65
Comm/Ind: Lo Val	150,000	149,200	-0.5	3,777	4,051	274	7.3	2.52	2.72
Comm/Ind: Med Val	300,000	298,400	-0.5	8,726	9,359	633	7.3	2.91	3.14
Comm/Ind: Hi Val	1,000,000	994,500	-0.6	31,822	34,154	2,333	7.3	3.18	3.43

Kittson County | **Lake Bronson city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	1,452	1,662	210	14.5	29	31	2	5.3	2.00	1.84
Res Non-Hm: exis	438	396	-42	-9.5	11	11	1	5.3	2.45	2.86
Apartments: exis	102	104	2	2.1	3	4	1	17.9	2.99	3.46
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	14	15	1	8.1	0	0	0	20.1	2.31	2.57
Com/Ind: Lo: exi	253	256	4	1.4	11	12	2	14.6	4.29	4.84
Com/Ind Hi: exis	207	272	65	31.3	12	17	6	47.5	5.65	6.34
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	155	162	6	4.1	9	10	1	17.0	5.65	6.34
Ag HGA: Exist	54	85	31	58.7	1	2	1	78.5	1.63	1.84
Ag Hmstd Land	94	79	-15	-16.0	1	1	0	-19.9	0.99	0.95
Ag Non-Hmstd	12	13	1	4.1	0	0	0	15.8	2.24	2.49
Misc props	19	19	0	-0.1	1	1	0	14.2	3.84	4.39
ResHmstd: NewCon	0	21	21	0.0	0	0	0	0.0	0.00	1.84
All other NewCon	0	2	2	0.0	0	0	0	0.0	0.00	3.23
Total	2,800	3,086	286	10.2	77	90	12	16.1	2.76	2.91

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	33	29	-3	-9.9
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	33	29	-3	-9.9
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	30.37	31.41	0.00	0.00
City/Town	######	193.72	0.00	0.00
School District	11.91	15.74	19.71	34.48
Special District	7.02	8.01	0.00	0.00
Total	223.76	248.88	19.71	34.48

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	12,100	13,800	14.0	246	254	7	3.0	2.03	1.84
Res Hmstd:Avg Val	18,200	20,800	14.3	370	382	12	3.2	2.03	1.84
Res Hmstd: Hi Val	24,200	27,700	14.5	492	509	17	3.4	2.03	1.84
Res Hmstd: Ex-Hi Val	36,300	41,500	14.3	739	763	24	3.3	2.03	1.84
Apartment	300,000	306,400	2.1	8,982	10,589	1,607	17.9	2.99	3.46
Comm/Ind: Lo Val	150,000	197,000	31.3	6,429	10,249	3,820	59.4	4.29	5.20
Comm/Ind: Med Val	300,000	394,000	31.3	14,902	22,748	7,846	52.7	4.97	5.77
Comm/Ind: Hi Val	1,000,000	1,313,400	31.3	54,444	81,082	26,638	48.9	5.44	6.17

Kittson County | **Donaldson city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	152	153	1	0.4	2	1	0	-18.4	1.06	0.86
Res Non-Hm: exis	109	111	1	1.4	2	1	0	-10.0	1.48	1.31
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	154	154	0	0.0	4	4	0	-6.8	2.80	2.61
Com/Ind Hi: exis	467	536	69	14.7	17	18	1	7.1	3.66	3.41
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	115	119	4	3.7	4	4	0	-3.2	3.66	3.41
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	2	2	0	0.0	0	0	0	0.0	#####	0.25
Ag Non-Hmstd	511	511	0	0.0	6	6	-1	-10.1	1.22	1.09
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	1,509	1,584	75	5.0	35	35	0	0.1	2.30	2.19

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	22	23	1	4.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	22	23	1	4.0
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	33.97	35.39	0.00	0.00
City/Town	72.05	57.03	0.00	0.00
School District	8.48	8.80	24.81	20.65
Special District	7.02	8.01	0.00	0.00
Total	121.52	109.23	24.81	20.65

Tax Burdens on Hypothetical Properties	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	9,200	9,200	0.0	98	79	-19	-18.9	1.06	0.86
Res Hmstd:Avg Val	13,800	13,900	0.7	147	120	-27	-18.4	1.06	0.86
Res Hmstd: Hi Val	18,400	18,500	0.5	196	159	-36	-18.5	1.06	0.86
Res Hmstd: Ex-Hi Val	27,600	27,700	0.4	293	239	-55	-18.6	1.06	0.86
Comm/Ind: Lo Val	150,000	172,100	14.7	4,205	4,672	467	11.1	2.80	2.71
Comm/Ind: Med Val	300,000	344,100	14.7	9,688	10,543	855	8.8	3.23	3.06
Comm/Ind: Hi Val	1,000,000	1,147,100	14.7	35,273	37,953	2,680	7.6	3.53	3.31

Kittson County | **Hallock city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	22,946	22,536	-410	-1.8	342	330	-12	-3.5	1.49	1.46
Res Non-Hm: exis	1,960	2,405	446	22.7	36	49	13	36.6	1.83	2.04
Apartments: exis	1,091	1,110	19	1.7	24	27	3	14.4	2.19	2.46
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	33	33	0	0.0	1	1	0	15.6	1.66	1.92
Com/Ind: Lo: exi	3,981	3,960	-21	-0.5	132	146	14	10.6	3.31	3.68
Com/Ind Hi: exis	1,078	1,147	69	6.4	47	55	9	18.9	4.33	4.83
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	961	1,012	51	5.3	42	49	7	17.6	4.33	4.83
Ag HGA: Exist	160	150	-10	-6.3	2	2	0	-6.8	1.53	1.52
Ag Hmstd Land	303	384	81	26.9	2	3	1	64.4	0.63	0.82
Ag Non-Hmstd	498	426	-71	-14.3	8	8	0	-0.4	1.55	1.80
Misc props	85	84	-1	-1.3	2	3	0	11.3	2.65	2.99
ResHmstd: NewCon	0	149	149	0.0	0	2	2	0.0	0.00	1.46
All other NewCon	0	56	56	0.0	0	1	1	0.0	0.00	1.60
Total	33,095	33,452	357	1.1	636	676	39	6.2	1.92	2.02

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	373	309	-64	-17.2
(-) TIF Tax Capacity	10	0	-10	-100.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	363	309	-54	-14.9
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	33.62	34.99	0.00	0.00
City/Town	######	128.97	0.00	0.00
School District	8.05	8.29	24.80	20.64
Special District	7.02	8.01	0.00	0.00
Total	155.07	180.27	24.80	20.64

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	43,200	42,400	-1.9	604	546	-58	-9.6	1.4	1.29
Res Hmstd:Avg Val	64,800	63,600	-1.9	906	819	-87	-9.6	1.4	1.29
Res Hmstd: Hi Val	86,400	84,900	-1.7	1,259	1,172	-87	-6.9	1.46	1.38
Res Hmstd: Ex-Hi Val	129,600	127,300	-1.8	2,075	2,093	17	0.8	1.60	1.64
Apartment	300,000	305,100	1.7	6,559	7,505	945	14.4	2.19	2.46
Comm/Ind: Lo Val	150,000	159,600	6.4	4,960	5,980	1,020	20.6	3.31	3.75
Comm/Ind: Med Val	300,000	319,200	6.4	11,449	13,695	2,246	19.6	3.82	4.29
Comm/Ind: Hi Val	1,000,000	1,064,100	6.4	41,732	49,703	7,972	19.1	4.17	4.67

Kittson County | **Halma city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	619	630	10	1.7	8	9	1	19.4	1.24	1.46
Res Non-Hm: exis	84	76	-8	-9.5	1	2	0	21.0	1.68	2.25
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	8	8	0	-3.7	0	0	0	22.3	1.53	1.94
Com/Ind: Lo: exi	54	54	0	0.0	2	2	0	25.4	3.11	3.90
Com/Ind Hi: exis	77	128	51	65.6	3	7	3	106.4	4.08	5.08
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	51	55	4	8.4	2	3	1	35.1	4.08	5.08
Ag HGA: Exist	50	56	5	10.7	1	1	0	29.4	1.25	1.46
Ag Hmstd Land	111	113	2	2.0	0	1	0	49.8	0.43	0.63
Ag Non-Hmstd	40	40	0	0.0	1	1	0	27.9	1.45	1.86
Misc props	2	2	1	55.0	0	0	0	105.4	2.01	2.67
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	1,097	1,163	66	6.0	18	25	7	38.9	1.63	2.14

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	12	10	-2	-12.9
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	12	10	-2	-12.9
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	33.41	34.76	0.00	0.00
City/Town	88.31	122.18	0.00	0.00
School District	16.62	20.94	19.70	34.48
Special District	7.02	8.01	0.00	0.00
Total	145.36	185.89	19.70	34.48

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	18,000	18,300	1.7	225	267	42	18.7	1.25	1.46
Res Hmstd:Avg Val	26,900	27,300	1.5	336	399	62	18.5	1.25	1.46
Res Hmstd: Hi Val	35,900	36,500	1.7	449	533	84	18.7	1.25	1.46
Res Hmstd: Ex-Hi Val	53,900	54,800	1.7	674	800	126	18.7	1.25	1.46
Comm/Ind: Lo Val	150,000	248,400	65.6	4,665	10,853	6,188	132.7	3.11	4.37
Comm/Ind: Med Val	300,000	496,900	65.6	10,786	23,489	12,703	117.8	3.6	4.73
Comm/Ind: Hi Val	1,000,000	1,656,300	65.6	39,352	82,443	43,091	109.5	3.94	4.98

Kittson County | **Humboldt city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	257	253	-4	-1.7	1	2	0	28.3	0.48	0.63
Res Non-Hm: exis	91	90	-2	-1.8	1	1	0	1.2	0.92	0.94
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	32	32	0	-0.2	1	1	0	4.7	1.93	2.03
Com/Ind Hi: exis	220	235	15	6.9	5	6	1	12.9	2.49	2.63
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	72	75	3	4.0	2	2	0	9.9	2.49	2.63
Ag HGA: Exist	86	87	1	0.6	0	1	0	31.2	0.48	0.63
Ag Hmstd Land	20	19	0	-2.0	0	0	0	11.9	0.39	0.44
Ag Non-Hmstd	34	36	2	4.7	0	0	0	16.0	0.63	0.70
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	2	2	0.0	0	0	0	0.0	0.00	0.63
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	813	828	16	1.9	11	12	1	13.7	1.31	1.47

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	11	10	-1	-9.2
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	11	10	-1	-9.2
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	34.00	35.43	0.00	0.00
City/Town	16.80	21.19	0.00	0.00
School District	8.48	8.80	24.80	20.64
Special District	4.02	4.76	0.00	0.00
Total	63.30	70.17	24.80	20.64

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	11,400	11,200	-1.8	55	70	15	28.1	0.48	0.63
Res Hmstd:Avg Val	17,200	16,900	-1.7	83	106	23	28.2	0.48	0.63
Res Hmstd: Hi Val	22,900	22,500	-1.7	110	141	31	28.2	0.48	0.63
Res Hmstd: Ex-Hi Val	34,300	33,700	-1.7	165	211	46	28.2	0.48	0.63
Comm/Ind: Lo Val	150,000	160,300	6.9	2,895	3,310	415	14.3	1.93	2.06
Comm/Ind: Med Val	300,000	320,600	6.9	6,631	7,529	898	13.5	2.21	2.35
Comm/Ind: Hi Val	1,000,000	1,068,600	6.9	24,066	27,218	3,152	13.1	2.41	2.55

Kittson County | **Karlstad city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	10,426	11,065	638	6.1	114	145	31	27.0	1.09	1.31
Res Non-Hm: exis	2,374	2,279	-95	-4.0	35	42	7	19.8	1.48	1.85
Apartments: exis	1,952	1,918	-34	-1.7	35	42	7	21.3	1.78	2.20
Low-inc Apts: ex	628	673	45	7.2	7	9	2	33.8	1.10	1.37
Seasnl Rec: exis	36	25	-11	-30.0	0	0	0	-18.4	1.35	1.57
Com/Ind: Lo: exi	1,839	1,903	64	3.5	52	64	11	22.0	2.83	3.34
Com/Ind Hi: exis	641	758	117	18.3	24	33	9	38.2	3.71	4.34
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,221	1,269	48	3.9	45	55	10	21.5	3.71	4.34
Ag HGA: Exist	51	52	2	3.2	1	1	0	19.7	1.07	1.24
Ag Hmstd Land	31	31	0	0.0	0	0	0	32.1	0.34	0.44
Ag Non-Hmstd	62	62	0	0.0	1	1	0	17.0	1.27	1.49
Misc props	44	45	1	2.5	1	1	0	23.5	2.20	2.65
ResHmstd: NewCon	0	25	25	0.0	0	0	0	0.0	0.00	1.31
All other NewCon	0	50	50	0.0	0	2	2	0.0	0.00	3.37
Total	19,305	20,156	851	4.4	315	396	80	25.5	1.63	1.96

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	224	196	-28	-12.4
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	224	196	-28	-12.4
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	33.51	34.88	0.00	0.00
City/Town	69.66	84.65	0.00	0.00
School District	16.65	20.98	19.71	34.48
Special District	7.18	8.13	0.00	0.00
Total	127.00	148.65	19.71	34.48

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	32,600	34,600	6.1	348	428	80	23.0	1.07	1.24
Res Hmstd:Avg Val	48,900	51,900	6.1	522	642	120	23.0	1.07	1.24
Res Hmstd: Hi Val	65,300	69,300	6.1	697	857	160	23.0	1.07	1.24
Res Hmstd: Ex-Hi Val	97,900	103,900	6.1	1,152	1,488	336	29.2	1.18	1.43
Apartment	300,000	294,800	-1.7	5,354	6,494	1,141	21.3	1.78	2.20
Comm/Ind: Lo Val	150,000	177,400	18.3	4,252	6,201	1,949	45.8	2.83	3.5
Comm/Ind: Med Val	300,000	354,900	18.3	9,822	13,905	4,083	41.6	3.27	3.92
Comm/Ind: Hi Val	1,000,000	1,182,900	18.3	35,818	49,841	14,023	39.2	3.58	4.21

Kittson County | **Kennedy city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	2,557	2,553	-4	-0.2	51	48	-4	-7.0	2.00	1.87
Res Non-Hm: exis	352	338	-14	-4.0	8	10	1	17.7	2.41	2.95
Apartments: exis	21	21	0	0.0	1	1	0	23.4	2.94	3.62
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	415	419	4	0.9	17	21	4	21.6	4.21	5.07
Com/Ind Hi: exis	225	261	35	15.7	12	17	5	40.2	5.52	6.69
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	244	251	7	3.0	13	17	3	24.8	5.52	6.69
Ag HGA: Exist	181	177	-3	-1.9	4	3	0	-9.1	2.00	1.85
Ag Hmstd Land	19	61	42	218.6	0	1	1	357.4	0.92	1.32
Ag Non-Hmstd	57	60	2	4.1	1	2	0	32.3	2.15	2.73
Misc props	62	62	0	0.0	2	3	1	22.8	3.76	4.61
ResHmstd: NewCon	0	32	32	0.0	0	1	1	0.0	0.00	1.87
All other NewCon	0	8	8	0.0	0	0	0	0.0	0.00	2.17
Total	4,133	4,241	108	2.6	111	123	12	11.0	2.69	2.91

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	48	39	-10	-19.7
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	48	39	-10	-19.7
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg) Base	Net Tax Cap (Pctg) Alter	Ref Mkt Val Base	Ref Mkt Val Alter
County	31.76	32.65	0.00	0.00
City/Town	######	226.82	0.00	0.00
School District	6.02	5.74	24.80	20.64
Special District	7.02	8.01	0.00	0.00
Total	214.97	273.22	24.80	20.64

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	19,600	19,600	0.0	392	362	-30	-7.6	2	1.85
Res Hmstd:Avg Val	29,400	29,400	0.0	587	543	-45	-7.6	2	1.85
Res Hmstd: Hi Val	39,200	39,100	-0.3	783	722	-61	-7.8	2	1.85
Res Hmstd: Ex-Hi Val	58,800	58,700	-0.2	1,175	1,083	-91	-7.8	2	1.85
Apartment	300,000	300,000	0.0	8,806	10,865	2,060	23.4	2.94	3.62
Comm/Ind: Lo Val	150,000	173,600	15.7	6,308	9,187	2,879	45.6	4.21	5.29
Comm/Ind: Med Val	300,000	347,200	15.7	14,594	20,806	6,212	42.6	4.86	5.99
Comm/Ind: Hi Val	1,000,000	1,157,300	15.7	53,263	75,027	21,764	40.9	5.33	6.48

Kittson County | **Lancaster city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	5,753	5,842	89	1.6	98	108	10	9.7	1.70	1.84
Res Non-Hm: exis	775	691	-84	-10.8	16	16	0	2.3	2.07	2.37
Apartments: exis	137	146	8	6.1	3	4	1	23.1	2.35	2.73
Low-inc Apts: ex	299	314	16	5.3	5	6	1	20.7	1.55	1.77
Seasnl Rec: exis	84	82	-2	-2.2	1	1	0	22.1	1.25	1.56
Com/Ind: Lo: exi	417	421	4	1.0	14	16	2	15.6	3.38	3.87
Com/Ind Hi: exis	118	169	50	42.3	5	8	3	64.3	4.21	4.86
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	290	305	15	5.1	12	15	3	21.4	4.21	4.86
Ag HGA: Exist	196	209	13	6.4	3	4	0	13.4	1.66	1.77
Ag Hmstd Land	339	358	19	5.5	1	2	1	62.2	0.31	0.48
Ag Non-Hmstd	99	79	-20	-20.2	1	1	0	0.4	1.17	1.48
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	29	29	0.0	0	1	1	0.0	0.00	1.84
All other NewCon	0	3	3	0.0	0	0	0	0.0	0.00	3.87
Total	8,507	8,647	141	1.7	160	181	22	13.5	1.88	2.10

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	89	70	-19	-21.6
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	89	70	-19	-21.6
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	33.83	35.22	0.00	0.00
City/Town	69.74	97.52	0.00	0.00
School District	6.83	7.03	88.71	88.48
Special District	7.02	8.01	0.00	0.00
Total	117.42	147.79	88.71	88.48

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	34,300	34,800	1.5	570	616	47	8.2	1.66	1.77
Res Hmstd:Avg Val	51,400	52,200	1.6	854	925	71	8.3	1.66	1.77
Res Hmstd: Hi Val	68,500	69,600	1.6	1,138	1,233	95	8.3	1.66	1.77
Res Hmstd: Ex-Hi Val	102,700	104,300	1.6	1,837	2,053	216	11.7	1.79	1.97
Apartment	300,000	318,200	6.1	7,065	8,694	1,629	23.1	2.35	2.73
Comm/Ind: Lo Val	150,000	213,400	42.3	5,071	8,885	3,814	75.2	3.38	4.16
Comm/Ind: Med Val	300,000	426,900	42.3	11,390	19,268	7,878	69.2	3.8	4.51
Comm/Ind: Hi Val	1,000,000	1,423,000	42.3	40,875	67,706	26,831	65.6	4.09	4.76

Kittson County | **St. Vincent city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	881	780	-101	-11.5	7	7	0	-2.0	0.78	0.87
Res Non-Hm: exis	382	330	-52	-13.6	5	4	0	-5.8	1.19	1.30
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	30	48	18	60.5	1	1	1	74.8	2.39	2.60
Com/Ind Hi: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	49	51	2	4.1	2	2	0	14.1	3.10	3.40
Ag HGA: Exist	79	51	-27	-34.5	1	0	0	-28.7	0.79	0.86
Ag Hmstd Land	166	64	-102	-61.5	0	0	0	-42.3	0.16	0.24
Ag Non-Hmstd	472	574	102	21.7	4	6	2	40.8	0.94	1.09
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	5	5	0.0	0	0	0	0.0	0.00	0.87
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	2,058	1,904	-154	-7.5	19	21	2	10.0	0.92	1.10

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	20	16	-4	-20.6
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	20	16	-4	-20.6
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	34.30	35.74	0.00	0.00
City/Town	47.20	59.42	0.00	0.00
School District	8.48	8.80	24.81	20.65
Special District	4.02	4.76	0.00	0.00
Total	94.01	108.72	24.81	20.65

Tax Burdens on Hypothetical Properties	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	22,600	20,000	-11.5	178	172	-6	-3.6	0.79	0.86
Res Hmstd:Avg Val	33,900	30,000	-11.5	267	258	-10	-3.6	0.79	0.86
Res Hmstd: Hi Val	45,200	40,000	-11.5	356	344	-13	-3.6	0.79	0.86
Res Hmstd: Ex-Hi Val	67,800	60,000	-11.5	534	515	-19	-3.6	0.79	0.86

Koochiching County | **Big Falls city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	3,460	3,371	-89	-2.6	46	37	-9	-19.7	1.33	1.10
Res Non-Hm: exis	472	491	18	3.9	9	9	1	6.6	1.81	1.86
Apartments: exis	135	135	0	0.0	3	3	0	3.0	2.16	2.22
Low-inc Apts: ex	260	260	0	0.0	3	3	0	2.7	1.30	1.34
Seasnl Rec: exis	368	418	50	13.6	6	8	1	18.6	1.76	1.84
Com/Ind: Lo: exi	261	257	-4	-1.5	9	9	0	1.9	3.31	3.43
Com/Ind Hi: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	333	326	-7	-2.0	15	15	0	1.6	4.40	4.56
Ag HGA: Exist	139	142	3	2.0	2	2	0	-13.3	1.28	1.09
Ag Hmstd Land	77	69	-8	-10.4	0	0	0	-4.8	0.54	0.58
Ag Non-Hmstd	441	442	2	0.4	7	8	0	4.6	1.68	1.75
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	13	13	0.0	0	0	0	0.0	0.00	1.10
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	5,946	5,924	-22	-0.4	100	94	-7	-6.5	1.69	1.58

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	63	50	-14	-21.5
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	63	50	-14	-21.5
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	37.19	40.54	0.00	0.00
City/Town	84.41	90.90	0.00	0.00
School District	39.63	36.47	5.70	3.35
Special District	6.99	7.36	0.00	0.00
Total	168.22	175.27	5.70	3.35

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	25,100	24,500	-2.4	336	266	-70	-20.9	1.34	1.09
Res Hmstd:Avg Val	37,600	36,600	-2.7	504	397	-106	-21.1	1.34	1.09
Res Hmstd: Hi Val	50,100	48,800	-2.6	671	530	-141	-21.1	1.34	1.09
Res Hmstd: Ex-Hi Val	75,200	73,300	-2.5	1,007	795	-212	-21.0	1.34	1.09
Apartment	300,000	300,000	0.0	6,479	6,673	194	3.0	2.16	2.22
Seas Rec: Lo Val	50,000	56,800	13.6	879	1,042	163	18.6	1.76	1.84
Seas Rec: Hi Val	150,000	170,400	13.6	2,721	3,244	523	19.2	1.81	1.90

Koochiching County | **International Falls city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	139,759	141,665	1,906	1.4	1,326	1,434	108	8.2	0.95	1.01
Res Non-Hm: exis	19,572	19,651	78	0.4	257	284	27	10.4	1.32	1.45
Apartments: exis	3,061	3,061	0	0.0	47	52	5	10.4	1.55	1.71
Low-inc Apts: ex	1,914	1,914	0	0.0	18	20	2	10.1	0.95	1.05
Seasnl Rec: exis	260	226	-34	-13.2	2	2	0	0.4	0.88	1.01
Com/Ind: Lo: exi	19,377	18,560	-817	-4.2	496	518	22	4.3	2.56	2.79
Com/Ind Hi: exis	48,824	46,463	-2,361	-4.8	1,642	1,705	63	3.8	3.36	3.67
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	7,145	7,739	593	8.3	239	282	43	18.1	3.34	3.64
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Non-Hmstd	1,805	1,797	-8	-0.4	20	22	2	11.3	1.12	1.25
Misc props	885	863	-22	-2.5	16	17	1	7.2	1.79	1.97
ResHmstd: NewCon	0	273	273	0.0	0	3	3	0.0	0.00	1.01
All other NewCon	0	2,323	2,323	0.0	0	72	72	0.0	0.00	3.09
Total	242,603	244,535	1,931	0.8	4,064	4,411	347	8.5	1.67	1.80

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	3,085	2,669	-416	-13.5
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	3,085	2,669	-416	-13.5
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	31.02	33.91	0.00	0.00
City/Town	66.39	79.04	0.00	0.00
School District	14.00	11.63	15.47	15.15
Special District	0.15	0.16	0.00	0.00
Total	111.57	124.74	15.47	15.15

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	47,800	48,500	1.5	416	436	20	4.9	0.87	0.9
Res Hmstd:Avg Val	71,600	72,600	1.4	623	653	30	4.8	0.87	0.9
Res Hmstd: Hi Val	95,500	96,800	1.4	927	998	72	7.7	0.97	1.03
Res Hmstd: Ex-Hi Val	143,300	145,300	1.4	1,577	1,731	154	9.8	1.10	1.19
Apartment	300,000	300,000	0.0	4,648	5,132	484	10.4	1.55	1.71
Comm/Ind: Lo Val	150,000	142,700	-4.9	3,841	3,980	139	3.6	2.56	2.79
Comm/Ind: Med Val	300,000	285,500	-4.8	8,885	9,155	270	3.0	2.96	3.21
Comm/Ind: Hi Val	1,000,000	951,600	-4.8	32,424	33,592	1,168	3.6	3.24	3.53

Koochiching County | **Littlefork city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	15,040	14,543	-497	-3.3	164	156	-8	-4.9	1.09	1.08
Res Non-Hm: exis	2,691	2,872	180	6.7	39	45	6	16.5	1.45	1.58
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	239	239	0	0.0	3	3	0	9.2	1.04	1.14
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	735	736	1	0.2	21	22	2	8.7	2.79	3.03
Com/Ind Hi: exis	10	10	0	0.0	0	0	0	8.8	3.71	4.03
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	909	889	-19	-2.1	32	34	2	6.5	3.54	3.85
Ag HGA: Exist	539	616	76	14.2	6	8	1	19.5	1.17	1.22
Ag Hmstd Land	204	209	5	2.6	1	1	0	22.9	0.37	0.45
Ag Non-Hmstd	15	15	0	0.0	0	0	0	11.4	1.34	1.49
Misc props	88	88	0	0.0	2	2	0	9.7	2.20	2.41
ResHmstd: NewCon	0	93	93	0.0	0	1	1	0.0	0.00	1.08
All other NewCon	0	112	112	0.0	0	2	2	0.0	0.00	1.58
Total	20,471	20,421	-49	-0.2	268	275	7	2.6	1.31	1.35

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	216	171	-45	-20.9
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	216	171	-45	-20.9
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	37.77	41.30	0.00	0.00
City/Town	55.55	70.17	0.00	0.00
School District	40.12	37.11	5.70	3.35
Special District	0.15	0.16	0.00	0.00
Total	133.58	148.74	5.70	3.35

Tax Burdens on Hypothetical Properties	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	51,400	49,700	-3.3	510	460	-50	-9.8	0.99	0.93
Res Hmstd:Avg Val	77,100	74,600	-3.2	771	691	-80	-10.4	1	0.93
Res Hmstd: Hi Val	102,800	99,400	-3.3	1,152	1,091	-61	-5.3	1.12	1.1
Res Hmstd: Ex-Hi Val	154,300	149,200	-3.3	1,916	1,915	0	0.0	1.24	1.28
Comm/Ind: Lo Val	150,000	150,000	0.0	4,190	4,547	357	8.5	2.79	3.03
Comm/Ind: Med Val	300,000	300,000	0.0	9,748	10,593	845	8.7	3.25	3.53
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	35,685	38,808	3,123	8.8	3.57	3.88

Koochiching County | **Mizpah city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	608	608	0	0.0	3	4	0	10.2	0.57	0.63
Res Non-Hm: exis	107	102	-5	-4.6	1	1	0	-0.2	0.96	1.01
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	141	141	0	0.0	1	1	0	5.0	0.95	1.00
Com/Ind: Lo: exi	105	105	0	0.0	2	2	0	4.6	2.12	2.22
Com/Ind Hi: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	6	6	0	-3.3	0	0	0	1.1	2.80	2.93
Ag HGA: Exist	264	269	5	1.9	1	2	0	23.0	0.52	0.63
Ag Hmstd Land	613	607	-5	-0.8	1	1	0	7.5	0.20	0.21
Ag Non-Hmstd	563	563	0	0.0	5	5	0	4.7	0.87	0.91
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	3	3	0.0	0	0	0	0.0	0.00	0.63
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	2,406	2,404	-2	-0.1	16	17	1	7.5	0.65	0.70

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	21	18	-3	-15.2
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	21	18	-3	-15.2
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	35.68	39.29	0.00	0.00
City/Town	11.72	13.83	0.00	0.00
School District	36.59	34.55	7.88	8.05
Special District	3.32	3.73	0.00	0.00
Total	87.31	91.39	7.88	8.05

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	23,900	23,900	0.0	132	150	18	13.9	0.55	0.63
Res Hmstd:Avg Val	35,800	35,800	0.0	198	225	28	13.9	0.55	0.63
Res Hmstd: Hi Val	47,700	47,700	0.0	263	300	37	13.9	0.55	0.63
Res Hmstd: Ex-Hi Val	71,600	71,600	0.0	395	450	55	13.9	0.55	0.63
Seas Rec: Lo Val	50,000	50,000	0.0	474	498	24	5.0	0.95	1
Seas Rec: Hi Val	150,000	150,000	0.0	1,507	1,586	79	5.2	1.00	1.06

Koochiching County | **Northome city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	3,606	3,646	40	1.1	44	43	-1	-2.2	1.22	1.18
Res Non-Hm: exis	671	642	-29	-4.3	11	11	1	5.7	1.61	1.78
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	253	253	0	0.0	3	3	0	10.5	1.18	1.30
Seasnl Rec: exis	5	5	0	0.0	0	0	0	10.9	1.57	1.74
Com/Ind: Lo: exi	920	974	54	5.9	28	32	4	15.7	3.05	3.33
Com/Ind Hi: exis	58	58	0	0.0	2	3	0	9.3	4.04	4.42
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	84	81	-3	-3.3	3	4	0	5.7	4.04	4.42
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Non-Hmstd	37	124	87	238.1	1	2	2	275.3	1.49	1.66
Misc props	2	2	0	0.0	0	0	0	10.6	1.95	2.15
ResHmstd: NewCon	0	2	2	0.0	0	0	0	0.0	0.00	1.18
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	5,637	5,788	151	2.7	92	99	6	6.8	1.64	1.70

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	62	51	-10	-16.7
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	62	51	-10	-16.7
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	30.24	32.76	0.00	0.00
City/Town	78.09	93.77	0.00	0.00
School District	32.21	29.29	7.88	8.05
Special District	8.76	9.88	0.00	0.00
Total	149.30	165.70	7.88	8.05

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	37,000	37,400	1.1	434	402	-32	-7.3	1.17	1.07
Res Hmstd:Avg Val	55,500	56,100	1.1	650	603	-47	-7.3	1.17	1.07
Res Hmstd: Hi Val	74,000	74,800	1.1	867	804	-63	-7.3	1.17	1.07
Res Hmstd: Ex-Hi Val	111,000	112,200	1.1	1,472	1,500	27	1.9	1.33	1.34
Comm/Ind: Lo Val	150,000	150,000	0.0	4,576	4,999	423	9.2	3.05	3.33
Comm/Ind: Med Val	300,000	300,000	0.0	10,639	11,624	986	9.3	3.55	3.87
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	38,929	42,542	3,612	9.3	3.89	4.25

Koochiching County | **Ranier city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	6,387	30,154	23,767	372.1	49	275	226	461.4	0.77	0.91
Res Non-Hm: exis	1,177	3,294	2,116	179.7	12	36	24	205.7	1.01	1.10
Apartments: exis	161	161	0	0.0	2	2	0	10.3	1.20	1.32
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	823	2,872	2,049	248.9	8	31	23	292.1	0.96	1.08
Com/Ind: Lo: exi	350	874	525	150.1	7	20	13	171.6	2.14	2.32
Com/Ind Hi: exis	704	5,233	4,529	643.5	20	159	140	708.6	2.80	3.05
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	374	391	17	4.5	10	12	1	13.7	2.80	3.05
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Non-Hmstd	0	79	79	0.0	0	1	1	0.0	0.00	0.94
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	100	100	0.0	0	1	1	0.0	0.00	0.91
All other NewCon	0	116	116	0.0	0	1	1	0.0	0.00	1.09
Total	9,976	43,273	33,297	333.8	108	539	431	397.3	1.09	1.25

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	112	437	325	288.8
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	112	437	325	288.8
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	35.67	39.28	0.00	0.00
City/Town	28.51	36.61	0.00	0.00
School District	19.12	17.55	15.47	15.15
Special District	0.15	0.16	0.00	0.00
Total	83.46	93.61	15.47	15.15

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	71,000	335,200	372.1	418	3,579	3,161	755.5	0.59	1.07
Res Hmstd:Avg Val	106,400	502,300	372.1	776	5,468	4,692	604.7	0.73	1.09
Res Hmstd: Hi Val	141,900	670,000	372.2	1,159	7,685	6,526	563.0	0.82	1.15
Res Hmstd: Ex-Hi Val	212,900	1,005,200	372.1	1,925	12,115	10,189	529.2	0.90	1.21
Apartment	300,000	300,000	0.0	3,594	3,965	371	10.3	1.2	1.32
Seas Rec: Lo Val	50,000	174,400	248.8	455	1,898	1,443	317.0	0.91	1.09
Seas Rec: Hi Val	150,000	523,300	248.9	1,450	5,951	4,501	310.5	0.97	1.14
Comm/Ind: Lo Val	150,000	1,115,200	643.5	3,209	32,883	29,674	924.8	2.14	2.95
Comm/Ind: Med Val	300,000	2,230,500	643.5	7,409	66,854	59,444	802.3	2.47	3
Comm/Ind: Hi Val	1,000,000	7,434,900	643.5	27,013	225,375	198,362	734.3	2.70	3.03

Lac qui Parle County | **Bellingham city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	2,718	2,918	200	7.4	20	26	6	29.9	0.73	0.89
Res Non-Hm: exis	660	564	-96	-14.5	8	7	-1	-8.0	1.19	1.28
Apartments: exis	37	37	0	0.0	1	1	0	9.1	1.39	1.51
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	14	15	1	4.3	0	0	0	15.0	0.96	1.06
Com/Ind: Lo: exi	422	427	5	1.3	10	11	1	9.2	2.34	2.52
Com/Ind Hi: exis	1,677	1,695	18	1.1	51	55	5	9.1	3.03	3.27
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	189	196	7	3.9	6	6	1	12.2	3.03	3.27
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	156	156	0	0.0	1	2	0	10.4	0.88	0.97
Ag Non-Hmstd	101	101	0	0.0	1	1	0	10.4	0.88	0.97
Misc props	10	9	-1	-8.8	0	0	0	-0.4	1.89	2.07
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	28	28	0.0	0	1	1	0.0	0.00	2.51
Total	5,984	6,146	163	2.7	97	110	13	12.9	1.62	1.79

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	80	72	-9	-10.9
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	80	72	-9	-10.9
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	33.75	38.37	0.00	0.00
City/Town	32.47	40.08	0.00	0.00
School District	19.08	15.97	28.44	29.51
Special District	2.92	3.00	0.00	0.00
Total	88.23	97.41	28.44	29.51

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	25,500	27,400	7.5	195	241	46	23.3	0.77	0.88
Res Hmstd:Avg Val	38,300	41,100	7.3	294	361	68	23.1	0.77	0.88
Res Hmstd: Hi Val	51,000	54,800	7.5	391	482	91	23.3	0.77	0.88
Res Hmstd: Ex-Hi Val	76,600	82,200	7.3	590	753	162	27.5	0.77	0.92
Apartment	300,000	300,000	0.0	4,162	4,538	377	9.1	1.39	1.51
Comm/Ind: Lo Val	150,000	151,600	1.1	3,510	3,837	326	9.3	2.34	2.53
Comm/Ind: Med Val	300,000	303,300	1.1	8,049	8,791	742	9.2	2.68	2.9
Comm/Ind: Hi Val	1,000,000	1,010,900	1.1	29,228	31,898	2,671	9.1	2.92	3.16

Lac qui Parle County | **Boyd city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	1,800	1,814	14	0.8	45	41	-4	-9.6	2.52	2.26
Res Non-Hm: exis	541	558	17	3.1	16	20	4	25.5	2.98	3.62
Apartments: exis	10	10	0	0.0	0	0	0	20.9	3.61	4.36
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	302	297	-6	-1.8	15	18	2	16.3	5.02	5.94
Com/Ind Hi: exis	79	92	13	16.7	5	7	2	38.0	6.63	7.84
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	161	171	11	6.7	11	13	3	26.2	6.63	7.84
Ag HGA: Exist	51	51	0	0.0	1	1	0	-11.5	2.53	2.24
Ag Hmstd Land	334	334	0	0.1	8	10	2	20.3	2.48	2.98
Ag Non-Hmstd	245	245	0	0.0	7	8	1	20.1	2.72	3.27
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	34	34	0.0	0	1	1	0.0	0.00	2.26
All other NewCon	0	6	6	0.0	0	0	0	0.0	0.00	5.21
Total	3,522	3,611	89	2.5	109	120	11	10.1	3.10	3.33

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	39	33	-6	-15.9
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	39	33	-6	-15.9
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	24.52	27.51	0.00	0.00
City/Town	######	296.62	0.00	0.00
School District	0.81	0.00	20.03	27.04
Special District	2.92	3.00	0.00	0.00
Total	272.46	327.12	20.03	27.04

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	17,400	17,500	0.6	439	391	-49	-11.0	2.52	2.23
Res Hmstd:Avg Val	26,100	26,300	0.8	659	587	-72	-10.9	2.52	2.23
Res Hmstd: Hi Val	34,800	35,100	0.9	879	784	-95	-10.8	2.52	2.23
Res Hmstd: Ex-Hi Val	52,200	52,600	0.8	1,318	1,175	-143	-10.9	2.52	2.23
Apartment	300,000	300,000	0.0	10,818	13,078	2,260	20.9	3.61	4.36
Comm/Ind: Lo Val	150,000	175,100	16.7	7,530	10,882	3,353	44.5	5.02	6.21
Comm/Ind: Med Val	300,000	350,100	16.7	17,469	24,594	7,125	40.8	5.82	7.02
Comm/Ind: Hi Val	1,000,000	1,167,100	16.7	63,852	88,606	24,755	38.8	6.39	7.59

Lac qui Parle County | **Dawson city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	29,907	30,230	323	1.1	556	563	8	1.4	1.86	1.86
Res Non-Hm: exis	4,205	3,780	-425	-10.1	95	99	5	4.9	2.25	2.63
Apartments: exis	1,322	1,322	0	0.0	36	42	6	16.6	2.69	3.14
Low-inc Apts: ex	702	702	0	0.0	12	14	2	16.6	1.67	1.95
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	4,497	4,363	-135	-3.0	175	194	19	10.9	3.89	4.45
Com/Ind Hi: exis	5,133	5,310	177	3.5	260	307	47	18.2	5.06	5.78
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	2,670	3,069	399	14.9	135	177	42	31.3	5.05	5.77
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	391	389	-2	-0.5	5	6	1	16.9	1.24	1.46
Ag Non-Hmstd	446	446	0	0.0	8	10	1	16.4	1.85	2.16
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	124	124	0.0	0	2	2	0.0	0.00	1.86
All other NewCon	0	493	493	0.0	0	26	26	0.0	0.00	5.33
Total	49,273	50,228	955	1.9	1,280	1,440	159	12.5	2.60	2.87

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	590	510	-81	-13.7
(-) TIF Tax Capacity	7	5	-2	-26.8
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	583	505	-79	-13.5
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg) Base	Net Tax Cap (Pctg) Alter	Ref Mkt Val Base	Ref Mkt Val Alter
County	28.64	32.59	0.00	0.00
City/Town	######	169.13	17.76	17.36
School District	7.54	5.91	20.03	27.04
Special District	7.03	8.04	0.00	0.00
Total	185.24	215.66	37.79	44.40

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	40,700	41,100	1.0	745	714	-31	-4.1	1.83	1.74
Res Hmstd:Avg Val	61,000	61,700	1.1	1,116	1,072	-44	-4.0	1.83	1.74
Res Hmstd: Hi Val	81,400	82,300	1.1	1,516	1,497	-19	-1.3	1.86	1.82
Res Hmstd: Ex-Hi Val	122,100	123,400	1.1	2,461	2,646	185	7.5	2.02	2.14
Apartment	300,000	300,000	0.0	8,080	9,419	1,339	16.6	2.69	3.14
Comm/Ind: Lo Val	150,000	155,200	3.5	5,833	6,969	1,136	19.5	3.89	4.49
Comm/Ind: Med Val	300,000	310,400	3.5	13,422	15,939	2,517	18.7	4.47	5.13
Comm/Ind: Hi Val	1,000,000	1,034,600	3.5	48,837	57,794	8,957	18.3	4.88	5.59

Lac qui Parle County | **Louisburg city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	429	451	22	5.2	5	5	0	-3.9	1.21	1.10
Res Non-Hm: exis	119	98	-21	-17.8	2	2	0	-17.5	1.64	1.64
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	56	56	0	0.0	1	1	0	-0.1	1.41	1.41
Com/Ind: Lo: exi	16	16	0	0.0	0	0	0	1.1	3.02	3.05
Com/Ind Hi: exis	382	630	249	65.1	15	25	10	66.8	3.93	3.97
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	22	23	1	3.6	1	1	0	4.7	3.93	3.97
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	57	57	0	0.0	0	0	0	-0.6	0.67	0.66
Ag Non-Hmstd	275	275	0	0.0	4	4	0	-0.6	1.33	1.33
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	1	1	0.0	0	0	0	0.0	0.00	1.10
All other NewCon	0	3	3	0.0	0	0	0	0.0	0.00	1.64
Total	1,356	1,611	255	18.8	28	38	10	33.8	2.09	2.35

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	17	21	3	18.9
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	17	21	3	18.9
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	33.75	38.48	0.00	0.00
City/Town	77.57	74.93	0.00	0.00
School District	19.09	16.13	28.44	29.51
Special District	2.92	3.00	0.00	0.00
Total	133.33	132.54	28.44	29.51

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	17,900	18,800	5.0	218	205	-13	-6.0	1.22	1.09
Res Hmstd:Avg Val	26,800	28,200	5.2	326	307	-19	-5.8	1.22	1.09
Res Hmstd: Hi Val	35,700	37,600	5.3	435	410	-25	-5.7	1.22	1.09
Res Hmstd: Ex-Hi Val	53,600	56,400	5.2	653	615	-38	-5.8	1.22	1.09
Comm/Ind: Lo Val	150,000	247,700	65.1	4,525	8,452	3,926	86.8	3.02	3.41
Comm/Ind: Med Val	300,000	495,300	65.1	10,417	18,277	7,860	75.5	3.47	3.69
Comm/Ind: Hi Val	1,000,000	1,651,000	65.1	37,911	64,137	26,227	69.2	3.79	3.88

Lac qui Parle County | **Madison city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	33,397	33,230	-167	-0.5	484	529	45	9.3	1.45	1.59
Res Non-Hm: exis	3,287	3,111	-176	-5.3	60	71	12	19.4	1.82	2.30
Apartments: exis	445	445	0	0.0	10	12	3	27.4	2.16	2.76
Low-inc Apts: ex	665	665	0	0.0	9	11	2	26.0	1.35	1.70
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	4,073	4,057	-16	-0.4	133	163	30	22.6	3.26	4.01
Com/Ind Hi: exis	1,251	1,227	-24	-1.9	53	64	11	21.6	4.24	5.25
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	553	572	19	3.5	23	30	7	28.3	4.24	5.25
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	162	162	0	0.0	1	2	0	34.5	0.74	0.99
Ag Non-Hmstd	106	105	-1	-0.9	2	2	1	33.3	1.46	1.96
Misc props	95	92	-2	-2.2	3	3	1	23.6	2.78	3.52
ResHmstd: NewCon	0	348	348	0.0	0	6	6	0.0	0.00	1.59
All other NewCon	0	99	99	0.0	0	4	4	0.0	0.00	4.09
Total	44,031	44,112	81	0.2	777	898	121	15.5	1.77	2.04

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	478	364	-114	-23.8
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	478	364	-114	-23.8
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	28.84	32.16	0.00	0.00
City/Town	######	161.04	0.00	0.00
School District	-0.01	0.00	34.06	30.48
Special District	2.92	3.00	0.00	0.00
Total	145.90	196.20	34.06	30.48

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	37,900	37,700	-0.5	530	559	28	5.3	1.4	1.48
Res Hmstd:Avg Val	56,800	56,500	-0.5	795	837	42	5.3	1.4	1.48
Res Hmstd: Hi Val	75,700	75,300	-0.5	1,060	1,116	56	5.3	1.4	1.48
Res Hmstd: Ex-Hi Val	113,600	113,000	-0.5	1,774	2,030	256	14.4	1.56	1.8
Apartment	300,000	300,000	0.0	6,493	8,272	1,779	27.4	2.16	2.76
Comm/Ind: Lo Val	150,000	147,200	-1.9	4,892	5,909	1,017	20.8	3.26	4.01
Comm/Ind: Med Val	300,000	294,300	-1.9	11,246	13,599	2,353	20.9	3.75	4.62
Comm/Ind: Hi Val	1,000,000	981,100	-1.9	40,893	49,663	8,770	21.4	4.09	5.06

Lac qui Parle County | **Marietta city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	1,924	1,805	-119	-6.2	17	20	4	21.2	0.88	1.13
Res Non-Hm: exis	307	435	129	42.0	4	7	3	88.1	1.29	1.71
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	16	16	0	0.0	0	0	0	45.6	1.01	1.47
Com/Ind: Lo: exi	298	288	-10	-3.4	7	9	2	23.1	2.48	3.16
Com/Ind Hi: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	140	151	11	7.5	4	6	2	38.5	3.16	4.07
Ag HGA: Exist	42	42	0	0.0	0	0	0	30.1	0.88	1.14
Ag Hmstd Land	172	172	0	0.0	1	1	0	50.1	0.45	0.68
Ag Non-Hmstd	85	85	0	0.0	1	1	0	48.6	0.93	1.39
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	26	26	0.0	0	0	0	0.0	0.00	1.13
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	2,984	3,020	36	1.2	35	46	12	33.8	1.16	1.54

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	32	25	-7	-22.4
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	32	25	-7	-22.4
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	29.46	32.96	0.00	0.00
City/Town	61.11	102.99	0.00	0.00
School District	-0.01	0.00	34.06	30.48
Special District	2.92	3.00	0.00	0.00
Total	93.48	138.94	34.06	30.48

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	18,600	17,500	-5.9	163	199	36	22.4	0.88	1.14
Res Hmstd:Avg Val	27,900	26,200	-6.1	244	298	54	22.1	0.88	1.14
Res Hmstd: Hi Val	37,200	34,900	-6.2	326	397	72	22.0	0.88	1.14
Res Hmstd: Ex-Hi Val	55,800	52,400	-6.1	488	597	108	22.1	0.88	1.14

Lac qui Parle County | **Nassau city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	951	996	45	4.8	8	9	1	17.7	0.79	0.89
Res Non-Hm: exis	219	177	-42	-19.1	3	2	0	-13.6	1.18	1.26
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	132	145	13	10.2	3	4	1	18.4	2.33	2.50
Com/Ind Hi: exis	946	959	14	1.4	28	31	3	9.7	2.99	3.24
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	106	110	4	3.4	3	4	0	11.8	2.99	3.24
Ag HGA: Exist	76	76	0	0.0	1	1	0	12.8	0.78	0.88
Ag Hmstd Land	18	18	0	0.0	0	0	0	14.9	0.72	0.83
Ag Non-Hmstd	20	20	0	0.0	0	0	0	14.0	0.84	0.95
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	26	26	0.0	0	0	0	0.0	0.00	0.89
All other NewCon	0	14	14	0.0	0	0	0	0.0	0.00	3.24
Total	2,468	2,542	75	3.0	46	51	5	12.0	1.85	2.01

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	36	33	-3	-8.7
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	36	33	-3	-8.7
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	33.74	38.48	0.00	0.00
City/Town	41.96	47.50	0.00	0.00
School District	5.14	6.50	34.07	30.49
Special District	2.92	3.00	0.00	0.00
Total	83.76	95.47	34.07	30.49

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	20,500	21,500	4.9	160	189	29	18.3	0.78	0.88
Res Hmstd:Avg Val	30,700	32,200	4.9	239	283	44	18.3	0.78	0.88
Res Hmstd: Hi Val	40,900	42,800	4.6	318	376	57	18.0	0.78	0.88
Res Hmstd: Ex-Hi Val	61,400	64,300	4.7	478	564	86	18.1	0.78	0.88
Comm/Ind: Lo Val	150,000	152,200	1.5	3,494	3,827	332	9.5	2.33	2.51
Comm/Ind: Med Val	300,000	304,300	1.4	7,983	8,749	766	9.6	2.66	2.88
Comm/Ind: Hi Val	1,000,000	1,014,500	1.5	28,932	31,735	2,804	9.7	2.89	3.13

Lake County | **Beaver Bay city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	8,743	8,491	-252	-2.9	94	111	17	18.2	1.07	1.30
Res Non-Hm: exis	2,069	2,243	175	8.5	28	37	10	35.2	1.34	1.67
Apartments: exis	200	200	0	0.0	3	4	1	24.4	1.64	2.04
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	23,253	23,225	-27	-0.1	342	419	78	22.8	1.47	1.81
Com/Ind: Lo: exi	1,393	1,428	35	2.5	38	44	6	16.1	2.74	3.11
Com/Ind Hi: exis	3,002	3,007	5	0.2	110	124	15	13.5	3.65	4.14
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	97	94	-3	-3.0	4	4	0	9.8	3.65	4.14
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Non-Hmstd	4,144	4,131	-13	-0.3	54	67	13	24.3	1.30	1.62
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	8	8	0.0	0	0	0	0.0	0.00	1.30
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	42,900	42,828	-72	-0.2	671	811	140	20.8	1.56	1.89

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	470	460	-9	-1.9
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	29	30	0	1.3
(=) Taxable Tax Capacity	440	431	-10	-2.2
FD Distrib Tax Cap	2	2	1	29.1

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	39.69	44.03	0.00	0.00
City/Town	71.71	97.11	0.00	0.00
School District	16.66	18.85	1.73	1.79
Special District	2.01	2.18	0.00	0.00
Total	130.08	162.16	1.73	1.79

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	124,100	120,500	-2.9	1,085	1,258	173	15.9	0.87	1.04
Res Hmstd:Avg Val	186,000	180,600	-2.9	1,957	2,331	374	19.1	1.05	1.29
Res Hmstd: Hi Val	248,000	240,900	-2.9	2,830	3,408	578	20.4	1.14	1.41
Res Hmstd: Ex-Hi Val	372,000	361,300	-2.9	4,576	5,557	981	21.4	1.23	1.54
Apartment	300,000	300,000	0.0	4,930	6,135	1,205	24.4	1.64	2.04
Seas Rec: Lo Val	50,000	49,900	-0.2	688	850	162	23.5	1.38	1.70
Seas Rec: Hi Val	150,000	149,800	-0.1	2,149	2,644	495	23.0	1.43	1.77
Comm/Ind: Lo Val	150,000	150,300	0.2	4,116	4,674	558	13.6	2.74	3.11
Comm/Ind: Med Val	300,000	300,500	0.2	9,595	10,889	1,294	13.5	3.2	3.62
Comm/Ind: Hi Val	1,000,000	1,001,800	0.2	35,163	39,906	4,742	13.5	3.52	3.98

Lake County | **Two Harbors city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	132,751	121,869	-10,882	-8.2	958	954	-4	-0.4	0.72	0.78
Res Non-Hm: exis	24,815	22,602	-2,212	-8.9	306	324	19	6.1	1.23	1.44
Apartments: exis	5,281	5,241	-40	-0.8	78	90	12	15.6	1.47	1.72
Low-inc Apts: ex	2,992	2,719	-273	-9.1	27	28	2	5.9	0.89	1.03
Seasnl Rec: exis	19,724	19,010	-714	-3.6	255	284	29	11.5	1.29	1.50
Com/Ind: Lo: exi	15,023	14,717	-306	-2.0	391	420	29	7.4	2.60	2.85
Com/Ind Hi: exis	23,049	22,269	-780	-3.4	798	845	47	5.9	3.46	3.80
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Non-Hmstd	2,687	2,687	0	0.0	31	37	5	16.7	1.16	1.36
Misc props	849	816	-34	-4.0	17	19	2	11.0	2.01	2.32
ResHmstd: NewCon	0	349	349	0.0	0	3	3	0.0	0.00	0.78
All other NewCon	0	348	348	0.0	0	7	7	0.0	0.00	1.93
Total	227,171	212,626	-14,545	-6.4	2,860	3,011	151	5.3	1.26	1.42

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	2,591	2,153	-438	-16.9
(-) TIF Tax Capacity	176	166	-10	-5.6
(-) FD Contrib Tax Cap	221	226	5	2.0
(=) Taxable Tax Capacity	2,193	1,761	-432	-19.7
FD Distrib Tax Cap	155	185	29	18.9

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	35.91	39.14	0.00	0.00
City/Town	63.59	77.89	0.00	0.00
School District	15.43	17.20	1.73	1.79
Special District	1.50	1.63	0.00	0.00
Total	116.43	135.86	1.73	1.79

Tax Burdens on Hypothetical Properties	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	80,800	74,200	-8.2	365	328	-37	-10.1	0.45	0.44
Res Hmstd:Avg Val	121,100	111,200	-8.2	878	871	-7	-0.8	0.72	0.78
Res Hmstd: Hi Val	161,500	148,300	-8.2	1,391	1,427	36	2.6	0.86	0.96
Res Hmstd: Ex-Hi Val	242,200	222,300	-8.2	2,418	2,536	118	4.9	1	1.14
Apartment	300,000	297,700	-0.8	4,418	5,109	691	15.6	1.47	1.72
Seas Rec: Lo Val	50,000	48,200	-3.6	620	695	75	12.0	1.24	1.44
Seas Rec: Hi Val	150,000	144,600	-3.6	1,944	2,169	225	11.6	1.3	1.5
Comm/Ind: Lo Val	150,000	144,900	-3.4	3,902	4,132	230	5.9	2.60	2.85
Comm/Ind: Med Val	300,000	289,800	-3.4	9,096	9,585	489	5.4	3.03	3.31
Comm/Ind: Hi Val	1,000,000	966,200	-3.4	33,336	35,264	1,928	5.8	3.33	3.65

Lake County | **Silver Bay city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	74,210	66,753	-7,457	-10.0	535	564	29	5.4	0.72	0.84
Res Non-Hm: exis	11,844	10,834	-1,011	-8.5	157	185	28	18.1	1.32	1.71
Apartments: exis	394	326	-69	-17.4	6	7	0	6.5	1.63	2.10
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	3,252	3,092	-160	-4.9	46	56	10	22.0	1.40	1.80
Com/Ind: Lo: exi	3,595	3,409	-186	-5.2	98	108	10	9.8	2.73	3.16
Com/Ind Hi: exis	4,913	4,593	-320	-6.5	178	193	15	8.3	3.63	4.21
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	13,549	13,690	141	1.0	491	575	84	17.0	3.62	4.20
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Non-Hmstd	1,970	1,816	-154	-7.8	25	30	5	19.2	1.29	1.67
Misc props	62	56	-6	-9.4	1	1	0	16.9	1.95	2.52
ResHmstd: NewCon	0	85	85	0.0	0	1	1	0.0	0.00	0.84
All other NewCon	0	412	412	0.0	0	7	7	0.0	0.00	1.80
Total	113,790	105,065	-8,725	-7.7	1,538	1,727	189	12.3	1.35	1.64

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	1,339	1,056	-283	-21.2
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	132	141	9	6.9
(=) Taxable Tax Capacity	1,207	915	-292	-24.2
FD Distrib Tax Cap	95	96	1	0.8

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	35.59	38.40	0.00	0.00
City/Town	76.12	109.32	0.00	0.00
School District	15.30	16.89	1.73	1.79
Special District	2.01	2.18	0.00	0.00
Total	129.01	166.79	1.73	1.79

Tax Burdens on Hypothetical Properties	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	67,000	60,300	-10.0	293	299	6	2.1	0.44	0.5
Res Hmstd:Avg Val	100,400	90,300	-10.1	716	722	6	0.8	0.71	0.8
Res Hmstd: Hi Val	133,900	120,400	-10.1	1,184	1,274	90	7.6	0.88	1.06
Res Hmstd: Ex-Hi Val	200,800	180,600	-10.1	2,119	2,379	261	12.3	1.06	1.32
Apartment	300,000	247,700	-17.4	4,890	5,209	318	6.5	1.63	2.10
Comm/Ind: Lo Val	150,000	140,200	-6.5	4,092	4,429	337	8.2	2.73	3.16
Comm/Ind: Med Val	300,000	280,400	-6.5	9,539	10,222	684	7.2	3.18	3.65
Comm/Ind: Hi Val	1,000,000	934,800	-6.5	34,958	37,745	2,787	8.0	3.5	4.04

Lake of the Woods County | **Baudette city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	24,058	24,237	179	0.7	263	283	20	7.5	1.10	1.17
Res Non-Hm: exis	4,927	4,855	-72	-1.5	73	81	9	12.2	1.47	1.68
Apartments: exis	268	271	4	1.3	5	5	1	15.4	1.71	1.95
Low-inc Apts: ex	1,378	1,378	0	0.0	14	16	2	13.5	1.05	1.19
Seasnl Rec: exis	92	92	0	0.0	1	1	0	15.4	1.30	1.50
Com/Ind: Lo: exi	7,792	7,628	-164	-2.1	214	234	20	9.3	2.75	3.07
Com/Ind Hi: exis	13,120	12,679	-441	-3.4	473	511	38	8.1	3.61	4.03
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	428	486	58	13.5	15	20	4	27.0	3.61	4.03
Ag HGA: Exist	259	185	-74	-28.4	3	2	-1	-23.2	1.07	1.15
Ag Hmstd Land	598	605	8	1.3	3	4	1	16.2	0.52	0.60
Ag Non-Hmstd	315	315	0	-0.1	4	4	1	15.7	1.23	1.42
Misc props	386	398	13	3.3	8	10	1	17.6	2.18	2.48
ResHmstd: NewCon	0	69	69	0.0	0	1	1	0.0	0.00	1.17
All other NewCon	0	64	64	0.0	0	2	2	0.0	0.00	3.23
Total	53,619	53,263	-356	-0.7	1,077	1,176	99	9.2	2.01	2.21

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	708	629	-79	-11.2
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	708	629	-79	-11.2
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	45.11	49.94	0.00	0.00
City/Town	35.63	41.53	0.00	0.00
School District	41.68	50.32	17.49	16.96
Special District	0.30	0.32	0.00	0.00
Total	122.72	142.12	17.49	16.96

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	51,100	51,500	0.8	512	526	14	2.8	1.00	1.02
Res Hmstd:Avg Val	76,600	77,200	0.8	771	798	27	3.5	1.01	1.03
Res Hmstd: Hi Val	102,100	102,900	0.8	1,151	1,239	88	7.7	1.13	1.20
Res Hmstd: Ex-Hi Val	153,200	154,300	0.7	1,913	2,123	209	10.9	1.25	1.38
Apartment	300,000	304,000	1.3	5,127	5,916	789	15.4	1.71	1.95
Comm/Ind: Lo Val	150,000	145,000	-3.3	4,122	4,449	326	7.9	2.75	3.07
Comm/Ind: Med Val	300,000	289,900	-3.4	9,531	10,246	715	7.5	3.18	3.53
Comm/Ind: Hi Val	1,000,000	966,400	-3.4	34,773	37,537	2,765	8.0	3.48	3.88

Lake of the Woods County | **Williams city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	2,545	2,662	117	4.6	42	40	-1	-3.0	1.64	1.52
Res Non-Hm: exis	1,037	900	-137	-13.2	22	22	0	0.9	2.11	2.45
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	91	91	0	0.0	2	2	0	17.9	1.94	2.29
Com/Ind: Lo: exi	617	617	0	0.0	23	26	3	14.6	3.71	4.24
Com/Ind Hi: exis	640	714	75	11.7	31	40	9	28.2	4.88	5.60
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	121	117	-4	-3.3	6	7	1	11.0	4.88	5.60
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	202	202	0	-0.1	2	2	0	16.0	0.80	0.93
Ag Non-Hmstd	219	232	13	5.8	4	5	1	25.1	1.87	2.21
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	39	39	0.0	0	1	1	0.0	0.00	1.52
All other NewCon	0	15	15	0.0	0	0	0	0.0	0.00	2.45
Total	5,470	5,588	117	2.1	131	145	14	10.9	2.39	2.60

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	65	56	-9	-13.4
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	65	56	-9	-13.4
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	45.11	49.92	0.00	0.00
City/Town	99.42	120.01	0.00	0.00
School District	41.71	50.32	17.49	16.96
Special District	0.30	0.32	0.00	0.00
Total	186.54	220.57	17.49	16.96

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	23,900	25,000	4.6	392	373	-19	-4.8	1.64	1.49
Res Hmstd:Avg Val	35,800	37,400	4.5	587	558	-29	-4.9	1.64	1.49
Res Hmstd: Hi Val	47,800	50,000	4.6	784	746	-38	-4.8	1.64	1.49
Res Hmstd: Ex-Hi Val	71,700	75,000	4.6	1,176	1,120	-56	-4.8	1.64	1.49
Comm/Ind: Lo Val	150,000	167,500	11.7	5,558	7,348	1,789	32.2	3.71	4.39
Comm/Ind: Med Val	300,000	335,000	11.7	12,882	16,733	3,851	29.9	4.29	4.99
Comm/Ind: Hi Val	1,000,000	1,116,800	11.7	47,059	60,539	13,481	28.6	4.71	5.42

Lake of the Woods County | **Roosevelt city (part)**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	29	29	0	0.0	0	0	0	-17.5	0.94	0.78
Res Non-Hm: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	150	150	0	0.0	4	4	0	-6.9	2.67	2.49
Com/Ind Hi: exis	7	7	0	0.0	0	0	0	-7.0	3.52	3.27
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	4	4	0	-2.8	0	0	0	-9.6	3.52	3.27
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Non-Hmstd	3	3	0	0.0	0	0	0	-12.3	1.19	1.05
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	192	192	0	-0.1	5	4	0	-7.7	2.44	2.25

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	3	3	0	-4.2
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	3	3	0	-4.2
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	46.20	51.17	0.00	0.00
City/Town	25.96	3.45	0.00	0.00
School District	47.04	49.88	14.92	14.98
Special District	0.30	0.32	0.00	0.00
Total	119.49	104.82	14.92	14.98

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	19,100	19,100	0.0	180	149	-32	-17.5	0.94	0.78
Res Hmstd:Avg Val	28,700	28,700	0.0	271	223	-47	-17.5	0.94	0.78
Res Hmstd: Hi Val	38,300	38,300	0.0	362	298	-63	-17.5	0.94	0.78
Res Hmstd: Ex-Hi Val	57,400	57,400	0.0	542	447	-95	-17.5	0.94	0.78
Comm/Ind: Lo Val	150,000	150,000	0.0	4,011	3,733	-278	-6.9	2.67	2.49
Comm/Ind: Med Val	300,000	300,000	0.0	9,285	8,636	-649	-7.0	3.09	2.88
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	33,895	31,516	-2,379	-7.0	3.39	3.15

Le Sueur County | **Cleveland city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	32,079	33,221	1,143	3.6	299	369	70	23.5	0.93	1.11
Res Non-Hm: exis	2,895	3,406	511	17.7	34	46	13	36.9	1.17	1.36
Apartments: exis	134	58	-76	-56.9	2	1	-1	-49.8	1.37	1.60
Low-inc Apts: ex	218	190	-28	-12.9	2	2	0	1.9	0.84	0.99
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	1,483	1,283	-200	-13.5	35	34	-1	-2.5	2.35	2.65
Com/Ind Hi: exis	317	243	-74	-23.2	10	8	-1	-13.7	3.10	3.48
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	352	359	7	2.1	11	12	2	14.7	3.10	3.48
Ag HGA: Exist	263	268	5	1.9	2	3	1	20.5	0.93	1.10
Ag Hmstd Land	488	444	-43	-8.9	2	2	0	-6.6	0.48	0.49
Ag Non-Hmstd	457	635	179	39.2	5	7	3	59.8	0.99	1.14
Misc props	0	46	46	0.0	0	1	1	0.0	0.00	2.20
ResHmstd: NewCon	0	83	83	0.0	0	1	1	0.0	0.00	1.11
All other NewCon	0	8	8	0.0	0	0	0	0.0	0.00	1.36
Total	38,685	40,246	1,561	4.0	402	488	86	21.5	1.04	1.21

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	400	354	-45	-11.4
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	400	354	-45	-11.4
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	37.85	42.98	0.00	0.00
City/Town	53.27	65.75	0.00	0.00
School District	8.13	5.26	13.01	17.37
Special District	0.19	0.21	0.00	0.00
Total	99.45	114.20	13.01	17.37

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	86,600	89,700	3.6	679	847	168	24.7	0.78	0.94
Res Hmstd:Avg Val	129,900	134,500	3.5	1,205	1,483	277	23.0	0.93	1.10
Res Hmstd: Hi Val	173,100	179,300	3.6	1,730	2,118	388	22.4	1	1.18
Res Hmstd: Ex-Hi Val	259,700	268,900	3.5	2,782	3,389	607	21.8	1.07	1.26
Apartment	300,000	129,200	-56.9	4,120	2,069	-2,051	-49.8	1.37	1.60
Comm/Ind: Lo Val	150,000	115,200	-23.2	3,531	3,057	-475	-13.4	2.35	2.65
Comm/Ind: Med Val	300,000	230,300	-23.2	8,175	6,774	-1,401	-17.1	2.73	2.94
Comm/Ind: Hi Val	1,000,000	767,800	-23.2	29,845	25,479	-4,366	-14.6	2.98	3.32

Le Sueur County | **Heidelberg city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	9,469	8,598	-872	-9.2	100	101	1	0.7	1.05	1.17
Res Non-Hm: exis	992	708	-284	-28.6	11	9	-2	-19.3	1.13	1.28
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	347	347	0	0.0	8	9	1	10.7	2.38	2.63
Com/Ind Hi: exis	94	101	8	8.2	3	4	1	19.9	3.14	3.48
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	35	48	13	37.1	1	2	1	51.9	3.14	3.48
Ag HGA: Exist	277	240	-37	-13.4	3	3	0	-4.2	1.09	1.20
Ag Hmstd Land	372	369	-2	-0.6	2	2	0	21.3	0.44	0.54
Ag Non-Hmstd	364	364	0	0.0	4	4	1	14.1	1.03	1.17
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	66	66	0.0	0	1	1	0.0	0.00	1.17
All other NewCon	0	11	11	0.0	0	0	0	0.0	0.00	1.28
Total	11,949	10,852	-1,097	-9.2	132	134	2	1.7	1.10	1.23

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	121	102	-19	-15.8
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	121	102	-19	-15.8
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	39.57	44.92	0.00	0.00
City/Town	24.87	29.55	0.00	0.00
School District	38.19	42.63	10.40	10.73
Special District	0.19	0.21	0.00	0.00
Total	102.81	117.30	10.40	10.73

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	150,400	136,600	-9.2	1,466	1,456	-9	-0.6	0.97	1.07
Res Hmstd:Avg Val	225,500	204,700	-9.2	2,384	2,400	17	0.7	1.06	1.17
Res Hmstd: Hi Val	300,500	272,800	-9.2	3,300	3,344	44	1.3	1.1	1.23
Res Hmstd: Ex-Hi Val	450,900	409,400	-9.2	5,105	5,237	132	2.6	1.13	1.28
Comm/Ind: Lo Val	150,000	162,300	8.2	3,568	4,378	810	22.7	2.38	2.7
Comm/Ind: Med Val	300,000	324,700	8.2	8,274	10,022	1,749	21.1	2.76	3.09
Comm/Ind: Hi Val	1,000,000	1,082,200	8.2	30,232	36,350	6,118	20.2	3.02	3.36

Le Sueur County | **Kasota city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	27,935	27,627	-308	-1.1	195	246	51	26.2	0.70	0.89
Res Non-Hm: exis	1,552	1,864	312	20.1	14	20	6	40.8	0.93	1.09
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	729	751	22	3.0	5	6	1	20.7	0.69	0.81
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	1,158	1,063	-95	-8.2	24	24	1	2.7	2.04	2.28
Com/Ind Hi: exis	1,272	1,489	218	17.1	34	44	10	30.4	2.66	2.97
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	198	201	3	1.5	5	6	1	13.1	2.66	2.97
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	49	0	-49	-100.0	0	0	0	-100.0	0.38	0.00
Ag Non-Hmstd	472	739	267	56.6	4	6	3	76.7	0.76	0.86
Misc props	112	112	0	0.0	1	1	0	16.5	1.11	1.30
ResHmstd: NewCon	0	80	80	0.0	0	1	1	0.0	0.00	0.89
All other NewCon	0	320	320	0.0	0	8	8	0.0	0.00	2.49
Total	33,477	34,247	770	2.3	282	364	81	28.7	0.84	1.06

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	352	305	-48	-13.5
(-) TIF Tax Capacity	4	4	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	348	301	-48	-13.7
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	39.57	44.92	0.00	0.00
City/Town	20.99	24.33	0.00	0.00
School District	15.66	16.75	15.81	21.95
Special District	0.19	0.21	0.00	0.00
Total	76.42	86.21	15.81	21.95

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	78,600	77,700	-1.1	423	580	156	36.9	0.54	0.75
Res Hmstd:Avg Val	117,900	116,600	-1.1	821	1,031	209	25.5	0.7	0.88
Res Hmstd: Hi Val	157,100	155,400	-1.1	1,218	1,480	262	21.5	0.78	0.95
Res Hmstd: Ex-Hi Val	235,700	233,100	-1.1	2,014	2,381	367	18.2	0.85	1.02
Comm/Ind: Lo Val	150,000	175,700	17.1	3,055	4,181	1,126	36.9	2.04	2.38
Comm/Ind: Med Val	300,000	351,300	17.1	7,050	9,390	2,340	33.2	2.35	2.67
Comm/Ind: Hi Val	1,000,000	1,171,100	17.1	25,692	33,705	8,013	31.2	2.57	2.88

Le Sueur County | **Kilkenny city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	5,621	4,995	-626	-11.1	60	59	-1	-2.3	1.07	1.18
Res Non-Hm: exis	1,298	1,441	143	11.1	18	24	6	30.7	1.42	1.67
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	261	261	0	0.0	7	8	1	15.6	2.72	3.14
Com/Ind Hi: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	91	93	2	1.8	3	4	1	17.7	3.53	4.09
Ag HGA: Exist	56	54	-3	-5.1	0	1	0	10.3	0.84	0.98
Ag Hmstd Land	135	135	0	0.0	1	1	0	29.8	0.60	0.78
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	7,462	6,979	-483	-6.5	90	97	6	6.9	1.21	1.38

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	77	58	-19	-25.1
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	77	58	-19	-25.1
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	38.55	43.55	0.00	0.00
City/Town	52.22	69.64	0.00	0.00
School District	28.43	30.77	15.34	15.30
Special District	0.19	0.21	0.00	0.00
Total	119.38	144.16	15.34	15.30

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	63,500	56,400	-11.2	602	574	-27	-4.6	0.95	1.02
Res Hmstd:Avg Val	95,300	84,700	-11.1	997	924	-74	-7.4	1.05	1.09
Res Hmstd: Hi Val	127,000	112,900	-11.1	1,453	1,410	-43	-3.0	1.14	1.25
Res Hmstd: Ex-Hi Val	190,500	169,300	-11.1	2,366	2,382	17	0.7	1.24	1.41

Le Sueur County | **Le Center city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	82,247	79,084	-3,163	-3.8	928	1,049	121	13.1	1.13	1.33
Res Non-Hm: exis	12,140	11,050	-1,091	-9.0	169	189	19	11.3	1.40	1.71
Apartments: exis	3,804	4,283	479	12.6	62	86	24	39.1	1.63	2.01
Low-inc Apts: ex	2,079	2,024	-54	-2.6	21	25	4	19.8	1.00	1.23
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	11,182	10,760	-423	-3.8	297	339	42	14.1	2.66	3.15
Com/Ind Hi: exis	7,288	6,962	-326	-4.5	255	289	35	13.6	3.49	4.15
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,184	1,180	-4	-0.4	41	49	8	18.5	3.49	4.15
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	161	162	1	0.6	1	1	0	27.7	0.59	0.75
Ag Non-Hmstd	1,462	1,588	126	8.6	17	24	6	36.9	1.18	1.49
Misc props	577	576	0	0.0	11	13	2	22.8	1.86	2.29
ResHmstd: NewCon	0	277	277	0.0	0	4	4	0.0	0.00	1.33
All other NewCon	0	200	200	0.0	0	4	4	0.0	0.00	1.91
Total	122,124	118,147	-3,977	-3.3	1,802	2,072	270	15.0	1.48	1.75

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	1,372	1,161	-211	-15.4
(-) TIF Tax Capacity	27	27	0	-0.9
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	1,345	1,134	-211	-15.7
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	39.08	44.33	0.00	0.00
City/Town	54.40	80.66	0.00	0.00
School District	24.48	23.71	15.34	15.29
Special District	0.19	0.21	0.00	0.00
Total	118.14	148.91	15.34	15.29

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	83,600	80,400	-3.8	819	873	55	6.7	0.98	1.09
Res Hmstd:Avg Val	125,400	120,600	-3.8	1,414	1,587	173	12.2	1.13	1.32
Res Hmstd: Hi Val	167,100	160,700	-3.8	2,008	2,300	291	14.5	1.20	1.43
Res Hmstd: Ex-Hi Val	250,800	241,200	-3.8	3,201	3,729	528	16.5	1.28	1.55
Apartment	300,000	337,800	12.6	4,891	6,804	1,914	39.1	1.63	2.01
Comm/Ind: Lo Val	150,000	143,300	-4.5	3,987	4,519	532	13.3	2.66	3.15
Comm/Ind: Med Val	300,000	286,600	-4.5	9,227	10,404	1,177	12.8	3.08	3.63
Comm/Ind: Hi Val	1,000,000	955,300	-4.5	33,677	38,178	4,501	13.4	3.37	4

Le Sueur County

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	160,359	158,487	-1,871	-1.2	1,869	2,154	285	15.2	1.17	1.36
Res Non-Hm: exis	24,023	24,847	824	3.4	331	406	76	22.8	1.38	1.64
Apartments: exis	8,193	8,193	0	0.0	134	158	24	17.8	1.63	1.93
Low-inc Apts: ex	2,727	2,754	28	1.0	27	33	5	20.1	1.00	1.19
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	14,934	15,195	261	1.7	398	460	62	15.6	2.67	3.03
Com/Ind Hi: exis	28,823	29,113	291	1.0	1,011	1,152	141	14.0	3.51	3.96
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,025	1,035	11	1.0	36	41	5	14.0	3.51	3.96
Ag HGA: Exist	705	697	-8	-1.1	9	10	1	15.8	1.22	1.42
Ag Hmstd Land	680	657	-23	-3.4	4	5	0	11.2	0.61	0.71
Ag Non-Hmstd	2,642	2,256	-386	-14.6	32	30	-2	-5.0	1.19	1.33
Misc props	664	838	174	26.2	11	17	6	53.1	1.67	2.03
ResHmstd: NewCon	0	207	207	0.0	0	3	3	0.0	0.00	1.36
All other NewCon	0	195	195	0.0	0	7	7	0.0	0.00	3.50
Total	244,773	244,474	-298	-0.1	3,862	4,475	614	15.9	1.58	1.83

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	2,841	2,574	-267	-9.4
(-) TIF Tax Capacity	92	93	1	1.2
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	2,749	2,481	-268	-9.7
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	39.25	44.56	0.00	0.00
City/Town	58.53	67.04	4.93	4.77
School District	21.41	22.74	9.33	19.59
Special District	0.19	0.21	0.00	0.00
Total	119.38	134.55	14.25	24.36

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	94,300	93,200	-1.2	973	1,093	120	12.4	1.03	1.17
Res Hmstd:Avg Val	141,400	139,700	-1.2	1,644	1,888	244	14.8	1.16	1.35
Res Hmstd: Hi Val	188,500	186,300	-1.2	2,316	2,685	369	15.9	1.23	1.44
Res Hmstd: Ex-Hi Val	282,800	279,500	-1.2	3,661	4,279	618	16.9	1.29	1.53
Apartment	300,000	300,000	0.0	4,904	5,776	872	17.8	1.63	1.93
Comm/Ind: Lo Val	150,000	151,500	1.0	3,999	4,602	604	15.1	2.67	3.04
Comm/Ind: Med Val	300,000	303,000	1.0	9,259	10,597	1,338	14.5	3.09	3.5
Comm/Ind: Hi Val	1,000,000	1,010,100	1.0	33,806	38,576	4,770	14.1	3.38	3.82

Le Sueur city

Le Sueur County | **Montgomery city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	118,247	114,579	-3,669	-3.1	1,693	1,765	72	4.3	1.43	1.54
Res Non-Hm: exis	32,973	32,474	-498	-1.5	586	671	85	14.5	1.78	2.07
Apartments: exis	4,397	4,394	-3	-0.1	89	104	15	17.0	2.02	2.36
Low-inc Apts: ex	492	492	0	0.0	6	7	1	16.9	1.23	1.43
Seasnl Rec: exis	821	821	0	0.0	17	19	3	17.1	2.02	2.36
Com/Ind: Lo: exi	10,053	10,006	-47	-0.5	315	358	43	13.8	3.13	3.58
Com/Ind Hi: exis	13,870	14,016	146	1.0	575	664	90	15.6	4.14	4.74
Publ U: Elec Gen	1,127	1,115	-12	-1.0	36	41	6	16.1	3.17	3.72
Publ U: Other	2,745	2,890	145	5.3	114	136	23	19.8	4.14	4.71
Ag HGA: Exist	281	280	-1	-0.3	4	4	1	16.3	1.37	1.59
Ag Hmstd Land	888	857	-31	-3.4	8	8	1	10.4	0.85	0.97
Ag Non-Hmstd	775	587	-188	-24.2	12	11	-1	-10.7	1.53	1.80
Misc props	614	614	0	0.0	14	17	2	16.7	2.30	2.69
ResHmstd: NewCon	0	202	202	0.0	0	3	3	0.0	0.00	1.54
All other NewCon	0	49	49	0.0	0	1	1	0.0	0.00	2.07
Total	187,283	183,378	-3,905	-2.1	3,467	3,811	344	9.9	1.85	2.08

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	2,140	1,865	-275	-12.9
(-) TIF Tax Capacity	49	29	-20	-40.4
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	2,092	1,836	-255	-12.2
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	38.35	43.53	0.00	0.00
City/Town	77.62	95.49	0.00	0.00
School District	36.99	41.26	10.40	10.73
Special District	0.19	0.21	0.00	0.00
Total	153.16	180.50	10.40	10.73

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	84,600	82,000	-3.1	1,087	1,029	-58	-5.4	1.29	1.25
Res Hmstd:Avg Val	126,900	123,000	-3.1	1,817	1,880	62	3.4	1.43	1.53
Res Hmstd: Hi Val	169,100	163,900	-3.1	2,546	2,728	183	7.2	1.51	1.66
Res Hmstd: Ex-Hi Val	253,700	245,800	-3.1	4,005	4,427	422	10.5	1.58	1.80
Apartment	300,000	299,800	-0.1	6,055	7,086	1,030	17.0	2.02	2.36
Comm/Ind: Lo Val	150,000	151,600	1.1	4,701	5,448	747	15.9	3.13	3.59
Comm/Ind: Med Val	300,000	303,100	1.0	10,916	12,628	1,712	15.7	3.64	4.17
Comm/Ind: Hi Val	1,000,000	1,010,500	1.1	39,923	46,156	6,233	15.6	3.99	4.57

Le Sueur County | **Waterville city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	81,438	80,216	-1,222	-1.5	906	957	51	5.7	1.11	1.19
Res Non-Hm: exis	11,623	11,953	330	2.8	152	169	17	10.9	1.31	1.41
Apartments: exis	2,375	2,402	27	1.1	37	40	3	9.5	1.54	1.67
Low-inc Apts: ex	529	526	-3	-0.6	5	5	0	7.1	0.97	1.04
Seasnl Rec: exis	19,821	20,645	824	4.2	229	264	35	15.2	1.15	1.28
Com/Ind: Lo: exi	6,944	6,813	-130	-1.9	175	185	10	5.5	2.52	2.71
Com/Ind Hi: exis	2,868	2,899	32	1.1	94	102	8	9.1	3.27	3.52
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,830	2,088	258	14.1	60	74	14	23.1	3.27	3.52
Ag HGA: Exist	312	310	-2	-0.7	4	4	0	6.3	1.14	1.22
Ag Hmstd Land	398	406	8	2.0	1	2	0	13.4	0.37	0.42
Ag Non-Hmstd	760	747	-13	-1.7	8	8	1	9.3	1.00	1.11
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	195	195	0.0	0	2	2	0.0	0.00	1.19
All other NewCon	0	144	144	0.0	0	2	2	0.0	0.00	1.41
Total	128,897	129,345	448	0.3	1,670	1,814	144	8.6	1.30	1.40

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	1,373	1,241	-132	-9.6
(-) TIF Tax Capacity	28	28	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	1,345	1,213	-132	-9.8
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	38.59	43.83	0.00	0.00
City/Town	57.45	63.69	0.00	0.00
School District	3.96	3.69	28.66	27.34
Special District	0.19	0.21	0.00	0.00
Total	100.19	111.43	28.66	27.34

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	92,200	90,800	-1.5	899	936	37	4.2	0.97	1.03
Res Hmstd:Avg Val	138,300	136,200	-1.5	1,534	1,612	77	5.0	1.11	1.18
Res Hmstd: Hi Val	184,300	181,500	-1.5	2,168	2,286	117	5.4	1.18	1.26
Res Hmstd: Ex-Hi Val	276,500	272,400	-1.5	3,439	3,638	199	5.8	1.24	1.34
Apartment	300,000	303,400	1.1	4,617	5,055	438	9.5	1.54	1.67
Seas Rec: Lo Val	50,000	52,100	4.2	539	624	85	15.7	1.08	1.2
Seas Rec: Hi Val	150,000	156,200	4.1	1,701	1,969	268	15.8	1.13	1.26
Comm/Ind: Lo Val	150,000	151,700	1.1	3,783	4,127	344	9.1	2.52	2.72
Comm/Ind: Med Val	300,000	303,300	1.1	8,684	9,470	786	9.1	2.89	3.12
Comm/Ind: Hi Val	1,000,000	1,011,100	1.1	31,554	34,414	2,860	9.1	3.16	3.40

Le Sueur County | **Elysian city (part)**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	44,750	44,599	-152	-0.3	492	534	42	8.6	1.10	1.20
Res Non-Hm: exis	9,667	8,391	-1,276	-13.2	130	122	-8	-5.8	1.34	1.46
Apartments: exis	275	459	184	66.7	4	7	3	82.0	1.44	1.58
Low-inc Apts: ex	168	168	1	0.3	2	2	0	8.9	0.91	0.99
Seasnl Rec: exis	24,573	24,434	-139	-0.6	269	300	31	11.5	1.09	1.23
Com/Ind: Lo: exi	3,416	3,412	-3	-0.1	82	89	7	8.0	2.41	2.60
Com/Ind Hi: exis	725	725	0	0.0	23	25	2	8.5	3.12	3.38
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	488	493	5	1.1	15	17	1	9.7	3.12	3.38
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	333	530	197	58.9	2	3	2	120.0	0.46	0.64
Ag Non-Hmstd	489	155	-334	-68.2	5	2	-3	-64.2	0.93	1.04
Misc props	221	221	0	0.0	4	4	0	9.4	1.74	1.90
ResHmstd: NewCon	0	225	225	0.0	0	3	3	0.0	0.00	1.20
All other NewCon	0	472	472	0.0	0	6	6	0.0	0.00	1.23
Total	85,105	84,283	-822	-1.0	1,026	1,113	87	8.5	1.21	1.32

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	896	834	-62	-6.9
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	896	834	-62	-6.9
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	38.80	44.09	0.00	0.00
City/Town	49.46	56.05	0.00	0.00
School District	4.17	3.95	28.67	27.34
Special District	0.19	0.21	0.00	0.00
Total	92.62	104.31	28.67	27.34

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	119,900	119,500	-0.3	1,190	1,297	107	9.0	0.99	1.09
Res Hmstd:Avg Val	179,700	179,100	-0.3	1,969	2,138	169	8.6	1.1	1.19
Res Hmstd: Hi Val	239,600	238,800	-0.3	2,749	2,979	230	8.4	1.15	1.25
Res Hmstd: Ex-Hi Val	359,400	358,200	-0.3	4,310	4,663	353	8.2	1.2	1.30
Apartment	300,000	500,100	66.7	4,333	7,888	3,554	82.0	1.44	1.58
Seas Rec: Lo Val	50,000	49,700	-0.6	501	559	58	11.7	1.00	1.13
Seas Rec: Hi Val	150,000	149,200	-0.5	1,587	1,770	183	11.5	1.06	1.19
Comm/Ind: Lo Val	150,000	150,000	0.0	3,613	3,907	294	8.1	2.41	2.60
Comm/Ind: Med Val	300,000	300,000	0.0	8,286	8,980	693	8.4	2.76	2.99
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	30,097	32,653	2,556	8.5	3.01	3.27

Le Sueur County | **New Prague city (part)**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	168,133	166,889	-1,244	-0.7	2,404	2,514	110	4.6	1.43	1.51
Res Non-Hm: exis	30,951	30,266	-686	-2.2	506	535	29	5.6	1.64	1.77
Apartments: exis	961	953	-8	-0.8	18	20	1	7.8	1.88	2.05
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	10,266	10,090	-176	-1.7	303	321	18	6.1	2.95	3.18
Com/Ind Hi: exis	18,401	17,876	-525	-2.9	711	747	36	5.1	3.86	4.18
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,349	1,328	-21	-1.6	52	55	3	6.5	3.86	4.17
Ag HGA: Exist	117	117	0	0.0	2	2	0	1.5	1.32	1.34
Ag Hmstd Land	489	400	-89	-18.2	3	3	0	-11.4	0.62	0.67
Ag Non-Hmstd	1,056	1,056	0	0.0	14	16	1	10.5	1.34	1.48
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	565	565	0.0	0	9	9	0.0	0.00	1.51
All other NewCon	0	875	875	0.0	0	31	31	0.0	0.00	3.50
Total	231,724	230,415	-1,308	-0.6	4,012	4,250	238	5.9	1.73	1.84

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	2,585	2,378	-207	-8.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	2,585	2,378	-207	-8.0
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	39.79	45.18	0.00	0.00
City/Town	64.01	70.03	1.05	1.06
School District	29.74	32.28	20.03	18.96
Special District	0.19	0.21	0.00	0.00
Total	133.72	147.71	21.07	20.01

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	120,100	119,200	-0.7	1,595	1,608	13	0.8	1.33	1.35
Res Hmstd:Avg Val	180,000	178,700	-0.7	2,576	2,685	109	4.2	1.43	1.50
Res Hmstd: Hi Val	240,000	238,200	-0.8	3,559	3,762	203	5.7	1.48	1.58
Res Hmstd: Ex-Hi Val	360,000	357,300	-0.8	5,524	5,918	393	7.1	1.53	1.66
Apartment	300,000	297,500	-0.8	5,647	6,088	442	7.8	1.88	2.05
Comm/Ind: Lo Val	150,000	145,700	-2.9	4,424	4,637	213	4.8	2.95	3.18
Comm/Ind: Med Val	300,000	291,400	-2.9	10,216	10,680	463	4.5	3.41	3.66
Comm/Ind: Hi Val	1,000,000	971,500	-2.9	37,250	39,085	1,835	4.9	3.72	4.02

Lincoln County | **Arco city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	826	826	0	0.0	19	19	0	-0.7	2.29	2.27
Res Non-Hm: exis	118	124	6	4.8	3	4	1	34.2	2.73	3.49
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	134	122	-12	-9.2	6	7	1	11.9	4.65	5.73
Com/Ind Hi: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	44	44	1	1.4	2	3	1	24.7	5.50	6.77
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	250	284	35	13.8	6	8	2	41.7	2.24	2.78
Ag Non-Hmstd	407	464	57	14.0	10	14	4	41.4	2.38	2.95
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	1	1	0.0	0	0	0	0.0	0.00	2.27
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	1,778	1,865	87	4.9	46	55	9	18.8	2.59	2.93

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	19	16	-3	-13.4
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	19	16	-3	-13.4
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg) Base	Net Tax Cap (Pctg) Alter	Ref Mkt Val Base	Ref Mkt Val Alter
County	33.14	33.14	0.00	0.00
City/Town	######	247.69	0.00	0.00
School District	30.67	12.49	33.09	50.77
Special District	1.95	1.81	0.00	0.00
Total	237.26	295.13	33.09	50.77

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	16,200	16,200	0.0	373	369	-4	-1.1	2.30	2.28
Res Hmstd:Avg Val	24,300	24,300	0.0	560	554	-6	-1.1	2.30	2.28
Res Hmstd: Hi Val	32,400	32,400	0.0	746	738	-8	-1.1	2.30	2.28
Res Hmstd: Ex-Hi Val	48,600	48,600	0.0	1,119	1,107	-12	-1.1	2.30	2.28

Lincoln County | **Hendricks city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	11,545	13,039	1,495	12.9	224	237	12	5.5	1.94	1.82
Res Non-Hm: exis	2,213	2,542	330	14.9	54	68	14	26.3	2.43	2.68
Apartments: exis	259	315	56	21.7	7	10	3	35.0	2.79	3.09
Low-inc Apts: ex	198	180	-18	-9.0	3	3	0	0.4	1.74	1.91
Seasnl Rec: exis	205	213	9	4.3	4	5	1	18.9	1.99	2.27
Com/Ind: Lo: exi	1,480	1,490	10	0.7	59	66	6	10.9	3.99	4.40
Com/Ind Hi: exis	768	747	-21	-2.7	40	43	3	7.6	5.18	5.73
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	417	446	29	7.0	21	25	4	18.4	5.10	5.65
Ag HGA: Exist	146	169	23	15.9	3	4	1	22.4	2.15	2.27
Ag Hmstd Land	503	573	69	13.7	5	6	1	29.9	0.94	1.08
Ag Non-Hmstd	60	69	9	14.6	1	1	0	30.8	1.89	2.16
Misc props	8	8	0	-5.2	0	0	0	5.6	3.26	3.63
ResHmstd: NewCon	0	36	36	0.0	0	1	1	0.0	0.00	1.82
All other NewCon	0	76	76	0.0	0	3	3	0.0	0.00	4.43
Total	17,800	19,903	2,103	11.8	422	472	50	11.8	2.37	2.37

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	195	173	-22	-11.4
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	195	173	-22	-11.4
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	43.78	45.49	0.00	0.00
City/Town	######	155.54	0.00	0.00
School District	4.97	12.41	42.38	39.44
Special District	2.49	2.32	0.00	0.00
Total	189.06	215.76	42.38	39.44

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	32,000	36,100	12.8	613	610	-3	-0.5	1.91	1.69
Res Hmstd:Avg Val	47,900	54,100	12.9	917	914	-3	-0.4	1.91	1.69
Res Hmstd: Hi Val	63,900	72,200	13.0	1,223	1,219	-4	-0.3	1.91	1.69
Res Hmstd: Ex-Hi Val	95,800	108,200	12.9	1,931	2,168	237	12.3	2.02	2.00
Apartment	300,000	365,000	21.7	8,361	11,283	2,922	35.0	2.79	3.09
Comm/Ind: Lo Val	150,000	145,900	-2.7	5,988	6,416	428	7.1	3.99	4.4
Comm/Ind: Med Val	300,000	291,900	-2.7	13,761	14,730	969	7.0	4.59	5.05
Comm/Ind: Hi Val	1,000,000	972,900	-2.7	50,032	53,763	3,731	7.5	5.00	5.53

Lincoln County | **Ivanhoe city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	11,376	11,355	-21	-0.2	254	268	15	5.8	2.23	2.36
Res Non-Hm: exis	915	948	33	3.6	24	33	9	36.6	2.61	3.44
Apartments: exis	294	275	-20	-6.6	9	11	2	22.5	3.17	4.16
Low-inc Apts: ex	504	480	-24	-4.8	10	12	3	25.5	1.95	2.58
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	1,478	1,562	84	5.7	66	88	22	33.7	4.47	5.65
Com/Ind Hi: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	558	576	18	3.2	32	41	10	30.1	5.72	7.21
Ag HGA: Exist	135	135	0	0.0	3	3	0	7.7	2.26	2.43
Ag Hmstd Land	428	497	69	16.1	5	7	2	51.2	1.07	1.39
Ag Non-Hmstd	229	256	27	11.8	5	7	2	43.4	2.27	2.91
Misc props	34	33	-1	-1.8	1	2	0	26.9	4.02	5.20
ResHmstd: NewCon	0	173	173	0.0	0	4	4	0.0	0.00	2.36
All other NewCon	0	60	60	0.0	0	3	3	0.0	0.00	5.07
Total	15,950	16,349	399	2.5	409	481	72	17.6	2.56	2.94

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	170	131	-39	-22.7
(-) TIF Tax Capacity	4	5	0	6.7
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	165	127	-39	-23.5
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	41.37	42.25	0.00	0.00
City/Town	######	225.24	0.00	0.00
School District	39.57	21.29	34.09	52.93
Special District	1.95	1.81	0.00	0.00
Total	226.53	290.59	34.09	52.93

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	34,600	34,500	-0.3	763	784	21	2.7	2.21	2.27
Res Hmstd:Avg Val	51,900	51,800	-0.2	1,145	1,177	32	2.8	2.21	2.27
Res Hmstd: Hi Val	69,200	69,100	-0.1	1,527	1,571	44	2.9	2.21	2.27
Res Hmstd: Ex-Hi Val	103,900	103,700	-0.2	2,429	2,751	322	13.3	2.34	2.65
Apartment	300,000	280,100	-6.6	9,518	11,657	2,139	22.5	3.17	4.16

Lincoln County | **Lake Benton city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	14,438	14,103	-336	-2.3	216	222	6	2.8	1.50	1.57
Res Non-Hm: exis	2,771	2,557	-214	-7.7	51	55	4	6.9	1.84	2.14
Apartments: exis	230	230	0	0.0	5	6	1	16.2	2.18	2.53
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	203	204	2	0.7	2	2	0	16.7	0.92	1.06
Com/Ind: Lo: exi	1,668	1,652	-16	-0.9	54	61	7	12.7	3.26	3.71
Com/Ind Hi: exis	486	589	103	21.2	20	28	8	38.1	4.21	4.79
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	567	604	38	6.7	23	29	5	21.6	4.14	4.72
Ag HGA: Exist	681	681	0	0.0	11	11	1	7.2	1.56	1.67
Ag Hmstd Land	1,683	1,895	212	12.6	16	21	5	34.6	0.94	1.12
Ag Non-Hmstd	759	832	73	9.7	11	14	3	29.2	1.40	1.65
Misc props	115	114	0	-0.3	3	4	0	15.3	2.82	3.26
ResHmstd: NewCon	0	81	81	0.0	0	1	1	0.0	0.00	1.57
All other NewCon	0	90	90	0.0	0	1	1	0.0	0.00	1.55
Total	23,599	23,632	32	0.1	413	456	43	10.4	1.75	1.93

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	250	203	-48	-19.1
(-) TIF Tax Capacity	20	17	-2	-10.5
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	231	185	-46	-19.8
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	39.52	40.11	0.00	0.00
City/Town	91.45	117.26	0.00	0.00
School District	8.14	6.93	42.92	46.98
Special District	1.00	0.82	0.00	0.00
Total	140.12	165.12	42.92	46.98

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	40,100	39,200	-2.2	574	573	-1	-0.2	1.43	1.46
Res Hmstd:Avg Val	60,200	58,800	-2.3	861	859	-2	-0.3	1.43	1.46
Res Hmstd: Hi Val	80,200	78,300	-2.4	1,168	1,162	-6	-0.5	1.46	1.48
Res Hmstd: Ex-Hi Val	120,300	117,500	-2.3	1,938	2,052	114	5.9	1.61	1.75
Apartment	300,000	300,000	0.0	6,542	7,601	1,059	16.2	2.18	2.53
Comm/Ind: Lo Val	150,000	181,800	21.2	4,895	7,095	2,199	44.9	3.26	3.90
Comm/Ind: Med Val	300,000	363,700	21.2	11,208	15,816	4,608	41.1	3.74	4.35
Comm/Ind: Hi Val	1,000,000	1,212,200	21.2	40,665	56,497	15,832	38.9	4.07	4.66

Lincoln County | **Tyler city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	27,969	27,908	-61	-0.2	260	305	45	17.4	0.93	1.09
Res Non-Hm: exis	3,210	3,143	-67	-2.1	41	49	8	18.9	1.29	1.57
Apartments: exis	422	422	0	0.0	6	8	1	21.8	1.52	1.85
Low-inc Apts: ex	303	303	0	0.0	3	3	1	21.1	0.94	1.13
Seasnl Rec: exis	249	281	32	12.9	4	5	1	37.5	1.52	1.85
Com/Ind: Lo: exi	3,878	3,441	-437	-11.3	98	102	4	3.9	2.52	2.95
Com/Ind Hi: exis	154	637	483	312.6	5	25	20	384.7	3.30	3.88
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	277	277	0	0.0	8	9	1	17.3	2.77	3.25
Ag HGA: Exist	279	280	1	0.4	3	3	0	17.8	0.96	1.13
Ag Hmstd Land	704	794	91	12.9	5	7	2	43.6	0.65	0.83
Ag Non-Hmstd	846	951	105	12.4	9	13	4	40.3	1.07	1.34
Misc props	17	14	-3	-17.3	0	0	0	-0.4	2.07	2.49
ResHmstd: NewCon	0	105	105	0.0	0	1	1	0.0	0.00	1.09
All other NewCon	0	781	781	0.0	0	24	24	0.0	0.00	3.06
Total	38,307	39,337	1,030	2.7	442	554	112	25.5	1.15	1.41

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	405	335	-70	-17.3
(-) TIF Tax Capacity	13	22	9	64.6
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	392	313	-79	-20.1
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	41.24	42.25	0.00	0.00
City/Town	59.29	81.64	0.00	0.00
School District	5.95	9.47	17.41	17.11
Special District	1.00	0.82	0.00	0.00
Total	107.49	134.17	17.41	17.11

Tax Burdens on Hypothetical Properties	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	46,500	46,400	-0.2	395	453	58	14.7	0.85	0.98
Res Hmstd:Avg Val	69,700	69,500	-0.3	592	678	87	14.7	0.85	0.98
Res Hmstd: Hi Val	93,000	92,800	-0.2	873	1,016	143	16.4	0.94	1.1
Res Hmstd: Ex-Hi Val	139,500	139,200	-0.2	1,495	1,774	279	18.6	1.07	1.27
Apartment	300,000	300,000	0.0	4,553	5,545	992	21.8	1.52	1.85
Comm/Ind: Lo Val	150,000	619,000	312.7	3,778	22,608	18,830	498.4	2.52	3.65
Comm/Ind: Med Val	300,000	1,237,900	312.6	8,729	46,602	37,873	433.9	2.91	3.76
Comm/Ind: Hi Val	1,000,000	4,126,500	312.7	31,833	158,589	126,756	398.2	3.18	3.84

Lyon County | **Balaton city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	15,199	15,152	-47	-0.3	227	227	0	0.0	1.49	1.50
Res Non-Hm: exis	2,605	2,659	54	2.1	48	56	8	16.5	1.86	2.12
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	318	318	0	0.0	4	5	1	14.0	1.35	1.54
Seasnl Rec: exis	255	255	0	0.0	4	5	1	15.4	1.70	1.97
Com/Ind: Lo: exi	1,385	1,552	167	12.1	46	58	12	26.0	3.32	3.73
Com/Ind Hi: exis	58	190	132	227.4	3	9	7	268.7	4.35	4.90
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	266	273	7	2.6	12	13	2	15.5	4.35	4.90
Ag HGA: Exist	158	158	0	0.0	2	2	0	1.1	1.51	1.53
Ag Hmstd Land	1,270	1,440	170	13.4	14	18	4	31.9	1.09	1.27
Ag Non-Hmstd	70	45	-25	-35.4	1	1	0	-25.1	1.57	1.82
Misc props	3	3	0	0.0	0	0	0	14.4	2.20	2.51
ResHmstd: NewCon	0	36	36	0.0	0	1	1	0.0	0.00	1.50
All other NewCon	0	4	4	0.0	0	0	0	0.0	0.00	2.12
Total	21,587	22,086	498	2.3	362	396	35	9.6	1.67	1.79

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	222	182	-40	-18.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	222	182	-40	-18.0
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	42.07	41.53	0.00	0.00
City/Town	######	137.19	0.00	0.00
School District	4.23	3.01	23.46	23.79
Special District	0.32	0.18	0.00	0.00
Total	156.89	181.90	23.46	23.79

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	46,300	46,200	-0.2	650	614	-36	-5.5	1.40	1.33
Res Hmstd:Avg Val	69,400	69,200	-0.3	974	920	-54	-5.6	1.40	1.33
Res Hmstd: Hi Val	92,500	92,200	-0.3	1,379	1,370	-9	-0.7	1.49	1.49
Res Hmstd: Ex-Hi Val	138,800	138,400	-0.3	2,256	2,396	140	6.2	1.63	1.73
Comm/Ind: Lo Val	150,000	491,000	227.3	4,981	22,302	17,321	347.8	3.32	4.54
Comm/Ind: Med Val	300,000	982,100	227.4	11,505	46,357	34,852	302.9	3.83	4.72
Comm/Ind: Hi Val	1,000,000	3,273,700	227.4	41,949	158,601	116,652	278.1	4.19	4.84

Lyon County | **Cottonwood city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	50,079	50,341	261	0.5	653	687	34	5.2	1.30	1.37
Res Non-Hm: exis	5,131	4,578	-553	-10.8	80	77	-3	-3.8	1.55	1.67
Apartments: exis	1,001	1,001	0	0.0	18	19	1	8.1	1.77	1.92
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	72	72	0.0	0	1	1	0.0	0.00	1.92
Com/Ind: Lo: exi	3,148	3,143	-5	-0.2	89	95	6	7.1	2.82	3.03
Com/Ind Hi: exis	7,654	7,724	69	0.9	283	306	24	8.3	3.69	3.96
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	904	921	17	1.9	33	36	3	9.4	3.69	3.96
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	80	88	7	9.2	1	1	0	18.9	1.25	1.37
Ag Non-Hmstd	29	41	12	41.1	0	1	0	53.6	1.25	1.37
Misc props	109	109	0	0.0	2	2	0	8.1	1.77	1.92
ResHmstd: NewCon	0	519	519	0.0	0	7	7	0.0	0.00	1.37
All other NewCon	0	251	251	0.0	0	8	8	0.0	0.00	3.19
Total	68,135	68,787	652	1.0	1,159	1,241	83	7.1	1.70	1.80

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	789	719	-70	-8.9
(-) TIF Tax Capacity	13	12	0	-1.7
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	777	707	-70	-9.0
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	42.65	42.26	0.00	0.00
City/Town	58.94	71.05	0.00	0.00
School District	22.56	22.06	20.76	21.18
Special District	1.23	1.14	0.00	0.00
Total	125.38	136.51	20.76	21.18

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	96,000	96,500	0.5	1,117	1,132	15	1.3	1.16	1.17
Res Hmstd:Avg Val	143,900	144,700	0.6	1,860	1,951	91	4.9	1.29	1.35
Res Hmstd: Hi Val	191,800	192,800	0.5	2,603	2,769	165	6.4	1.36	1.44
Res Hmstd: Ex-Hi Val	287,800	289,300	0.5	4,093	4,409	316	7.7	1.42	1.52
Apartment	300,000	300,000	0.0	5,325	5,754	430	8.1	1.77	1.92
Comm/Ind: Lo Val	150,000	151,400	0.9	4,231	4,595	363	8.6	2.82	3.03
Comm/Ind: Med Val	300,000	302,700	0.9	9,769	10,593	824	8.4	3.26	3.5
Comm/Ind: Hi Val	1,000,000	1,009,100	0.9	35,613	38,596	2,984	8.4	3.56	3.82

Lyon County | **Florence city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	357	350	-7	-1.9	5	5	0	-1.2	1.45	1.46
Res Non-Hm: exis	147	113	-33	-22.8	3	3	0	-5.4	1.96	2.40
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	13	13	0	0.0	0	1	0	18.6	3.50	4.15
Com/Ind Hi: exis	78	85	6	7.9	4	5	1	28.3	4.61	5.48
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	49	49	1	1.9	2	3	0	21.1	4.61	5.48
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	130	147	17	12.9	2	3	1	39.9	1.73	2.14
Ag Non-Hmstd	156	176	20	12.9	3	4	1	39.9	1.73	2.14
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	3	3	0.0	0	0	0	0.0	0.00	1.46
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	930	936	7	0.7	19	23	3	17.5	2.08	2.42

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	11	9	-1	-11.9
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	11	9	-1	-11.9
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	42.56	42.14	0.00	0.00
City/Town	######	159.52	0.00	0.00
School District	8.34	12.53	17.41	17.11
Special District	0.32	0.18	0.00	0.00
Total	172.98	214.37	17.41	17.11

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	19,900	19,500	-2.0	299	284	-15	-5.0	1.50	1.46
Res Hmstd:Avg Val	29,800	29,200	-2.0	448	426	-23	-5.0	1.50	1.46
Res Hmstd: Hi Val	39,700	38,900	-2.0	597	567	-30	-5.0	1.50	1.46
Res Hmstd: Ex-Hi Val	59,500	58,300	-2.0	895	850	-45	-5.1	1.50	1.46
Comm/Ind: Lo Val	150,000	161,900	7.9	5,252	6,882	1,630	31.0	3.50	4.25
Comm/Ind: Med Val	300,000	323,800	7.9	12,168	15,756	3,588	29.5	4.06	4.87
Comm/Ind: Hi Val	1,000,000	1,079,200	7.9	44,440	57,157	12,717	28.6	4.44	5.3

Lyon County | **Garvin city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	1,687	1,576	-111	-6.6	35	34	-1	-3.6	2.06	2.13
Res Non-Hm: exis	492	450	-42	-8.5	13	16	3	23.7	2.57	3.47
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	208	228	20	9.5	9	13	4	43.8	4.30	5.65
Com/Ind Hi: exis	57	98	41	71.0	3	7	4	125.2	5.66	7.45
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	140	142	3	1.8	8	11	3	34.0	5.66	7.45
Ag HGA: Exist	54	51	-3	-5.0	1	1	0	-3.2	2.06	2.10
Ag Hmstd Land	138	145	8	5.5	2	3	1	73.9	1.24	2.05
Ag Non-Hmstd	56	64	8	13.7	1	2	1	58.3	2.22	3.10
Misc props	6	6	0	0.0	0	0	0	36.7	3.57	4.88
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	4	4	0.0	0	0	0	0.0	0.00	3.47
Total	2,837	2,764	-73	-2.6	72	86	15	20.3	2.53	3.13

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	31	25	-6	-20.8
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	31	25	-6	-20.8
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	37.54	35.79	0.00	0.00
City/Town	######	273.57	0.00	0.00
School District	-0.14	0.00	23.46	23.79
Special District	0.32	0.18	0.00	0.00
Total	222.33	309.54	23.46	23.79

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	25,000	23,400	-6.4	514	490	-24	-4.7	2.06	2.1
Res Hmstd:Avg Val	37,500	35,000	-6.7	772	733	-38	-5.0	2.06	2.1
Res Hmstd: Hi Val	50,000	46,700	-6.6	1,029	978	-51	-4.9	2.06	2.1
Res Hmstd: Ex-Hi Val	75,000	70,100	-6.5	1,543	1,469	-75	-4.8	2.06	2.1
Comm/Ind: Lo Val	150,000	256,500	71.0	6,453	16,407	9,953	154.2	4.30	6.4
Comm/Ind: Med Val	300,000	512,900	71.0	14,940	35,511	20,571	137.7	4.98	6.92
Comm/Ind: Hi Val	1,000,000	1,709,800	71.0	54,545	124,690	70,145	128.6	5.45	7.29

Lyon County | **Ghent city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	13,170	12,602	-568	-4.3	196	197	1	0.4	1.49	1.56
Res Non-Hm: exis	914	976	61	6.7	17	20	3	18.7	1.85	2.06
Apartments: exis	58	58	0	0.0	1	1	0	17.1	2.15	2.52
Low-inc Apts: ex	163	163	0	0.0	2	3	0	16.8	1.31	1.53
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	1,063	1,012	-52	-4.9	34	37	3	8.0	3.22	3.66
Com/Ind Hi: exis	195	195	0	0.0	8	9	1	13.8	4.24	4.82
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	149	155	6	4.0	6	7	1	18.4	4.25	4.84
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	137	148	11	8.2	1	1	0	26.2	0.76	0.89
Ag Non-Hmstd	143	148	5	3.1	2	3	1	22.4	1.59	1.88
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	44	44	0.0	0	1	1	0.0	0.00	1.56
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	15,994	15,501	-492	-3.1	268	279	11	4.2	1.68	1.80

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	168	131	-37	-22.2
(-) TIF Tax Capacity	57	45	-12	-20.6
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	111	86	-26	-23.0
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	42.65	42.22	0.00	0.00
City/Town	86.96	116.30	0.00	0.00
School District	26.21	25.24	16.86	16.80
Special District	0.32	0.18	0.00	0.00
Total	156.14	183.94	16.86	16.80

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	63,700	61,000	-4.2	847	776	-72	-8.4	1.33	1.27
Res Hmstd:Avg Val	95,400	91,300	-4.3	1,364	1,299	-65	-4.8	1.43	1.42
Res Hmstd: Hi Val	127,200	121,700	-4.3	1,943	1,959	17	0.9	1.53	1.61
Res Hmstd: Ex-Hi Val	190,900	182,700	-4.3	3,102	3,285	183	5.9	1.62	1.8
Apartment	300,000	300,000	0.0	6,361	7,402	1,040	16.4	2.12	2.47
Comm/Ind: Lo Val	150,000	150,000	0.0	4,865	5,541	676	13.9	3.24	3.69
Comm/Ind: Med Val	300,000	300,000	0.0	11,267	12,844	1,577	14.0	3.76	4.28
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	41,144	46,928	5,784	14.1	4.11	4.69

Lyon County | **Lynd city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	19,951	19,325	-626	-3.1	244	256	12	5.0	1.22	1.33
Res Non-Hm: exis	3,139	3,027	-111	-3.5	47	49	3	5.5	1.49	1.63
Apartments: exis	47	47	0	0.0	1	1	0	7.6	1.58	1.70
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	793	795	2	0.3	13	13	1	7.8	1.58	1.70
Com/Ind: Lo: exi	399	399	0	0.0	10	11	1	6.5	2.55	2.71
Com/Ind Hi: exis	148	156	8	5.2	5	5	1	11.8	3.27	3.47
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	253	250	-2	-0.9	8	9	0	5.3	3.27	3.47
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Non-Hmstd	503	580	77	15.3	5	6	1	21.6	0.95	1.00
Misc props	66	65	-1	-1.6	1	1	0	5.9	1.48	1.59
ResHmstd: NewCon	0	45	45	0.0	0	1	1	0.0	0.00	1.33
All other NewCon	0	2	2	0.0	0	0	0	0.0	0.00	1.63
Total	25,298	24,691	-607	-2.4	333	352	19	5.7	1.32	1.43

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	266	238	-28	-10.6
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	266	238	-28	-10.6
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	42.29	41.86	0.00	0.00
City/Town	48.82	52.57	0.00	0.00
School District	3.74	5.76	38.76	44.19
Special District	0.32	0.18	0.00	0.00
Total	95.17	100.37	38.76	44.19

Tax Burdens on Hypothetical Properties	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	110,000	106,500	-3.2	1,200	1,262	62	5.2	1.09	1.18
Res Hmstd:Avg Val	164,900	159,700	-3.2	1,985	2,079	95	4.8	1.20	1.30
Res Hmstd: Hi Val	219,800	212,900	-3.1	2,769	2,896	127	4.6	1.26	1.36
Res Hmstd: Ex-Hi Val	329,800	319,500	-3.1	4,341	4,534	192	4.4	1.32	1.42
Apartment	300,000	300,000	0.0	4,732	5,090	358	7.6	1.58	1.7
Comm/Ind: Lo Val	150,000	157,800	5.2	3,821	4,342	521	13.6	2.55	2.75
Comm/Ind: Med Val	300,000	315,600	5.2	8,723	9,820	1,097	12.6	2.91	3.11
Comm/Ind: Hi Val	1,000,000	1,052,000	5.2	31,597	35,385	3,789	12.0	3.16	3.36

Lyon County | **Marshall city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	433,746	428,351	-5,396	-1.2	5,280	5,143	-137	-2.6	1.22	1.20
Res Non-Hm: exis	57,896	63,551	5,655	9.8	854	948	95	11.1	1.47	1.49
Apartments: exis	47,151	47,199	48	0.1	790	801	11	1.3	1.68	1.70
Low-inc Apts: ex	12,296	12,287	-9	-0.1	127	128	1	1.1	1.03	1.04
Seasnl Rec: exis	50	50	0	0.0	1	1	0	1.2	1.68	1.70
Com/Ind: Lo: exi	54,159	52,168	-1,991	-3.7	1,468	1,445	-23	-1.6	2.71	2.77
Com/Ind Hi: exis	200,921	204,419	3,497	1.7	7,151	7,438	288	4.0	3.56	3.64
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	2,200	2,367	167	7.6	77	85	8	10.3	3.50	3.59
Ag HGA: Exist	219	219	0	0.0	3	3	0	-0.2	1.29	1.29
Ag Hmstd Land	2,888	1,428	-1,460	-50.6	30	14	-17	-55.3	1.05	0.95
Ag Non-Hmstd	5,104	6,406	1,302	25.5	62	79	17	27.4	1.21	1.23
Misc props	1,102	1,657	555	50.3	19	28	8	43.2	1.76	1.68
ResHmstd: NewCon	0	1,301	1,301	0.0	0	16	16	0.0	0.00	1.20
All other NewCon	0	10,671	10,671	0.0	0	346	346	0.0	0.00	3.24
Total	817,732	832,072	14,341	1.8	15,861	16,474	612	3.9	1.94	1.98

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	10,611	10,210	-402	-3.8
(-) TIF Tax Capacity	937	594	-342	-36.5
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	9,675	9,615	-59	-0.6
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	41.66	41.30	0.00	0.00
City/Town	49.69	51.11	0.00	0.00
School District	29.12	30.04	16.65	16.43
Special District	0.32	0.18	0.00	0.00
Total	120.79	122.61	16.65	16.43

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	98,900	97,700	-1.2	1,076	1,010	-66	-6.2	1.09	1.03
Res Hmstd:Avg Val	148,300	146,500	-1.2	1,799	1,742	-57	-3.2	1.21	1.19
Res Hmstd: Hi Val	197,700	195,200	-1.3	2,523	2,473	-50	-2.0	1.28	1.27
Res Hmstd: Ex-Hi Val	296,600	292,900	-1.2	3,971	3,939	-32	-0.8	1.34	1.34
Apartment	300,000	300,300	0.1	5,029	5,096	67	1.3	1.68	1.7
Comm/Ind: Lo Val	150,000	152,600	1.7	4,066	4,250	184	4.5	2.71	2.79
Comm/Ind: Med Val	300,000	305,200	1.7	9,404	9,803	398	4.2	3.13	3.21
Comm/Ind: Hi Val	1,000,000	1,017,400	1.7	34,317	35,719	1,402	4.1	3.43	3.51

Lyon County | **Minneota city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	41,572	38,818	-2,754	-6.6	568	564	-4	-0.8	1.37	1.45
Res Non-Hm: exis	3,238	2,666	-573	-17.7	53	51	-2	-3.9	1.65	1.93
Apartments: exis	3,502	3,483	-19	-0.5	69	82	12	17.6	1.98	2.34
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	376	408	32	8.4	7	10	2	28.3	1.98	2.34
Com/Ind: Lo: exi	3,394	3,429	35	1.0	104	121	17	16.4	3.07	3.54
Com/Ind Hi: exis	1,191	1,184	-7	-0.6	48	55	7	14.8	4.03	4.66
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	642	666	24	3.8	26	31	5	19.8	4.03	4.66
Ag HGA: Exist	138	118	-20	-14.5	2	2	0	-9.6	1.44	1.52
Ag Hmstd Land	961	1,081	120	12.5	11	16	4	37.6	1.17	1.43
Ag Non-Hmstd	221	213	-7	-3.3	3	4	1	16.0	1.44	1.72
Misc props	46	46	0	0.0	1	1	0	18.3	1.97	2.33
ResHmstd: NewCon	0	209	209	0.0	0	3	3	0.0	0.00	1.45
All other NewCon	0	25	25	0.0	0	1	1	0.0	0.00	3.83
Total	55,280	52,346	-2,934	-5.3	894	940	46	5.1	1.62	1.80

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	596	464	-132	-22.1
(-) TIF Tax Capacity	27	21	-6	-22.5
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	569	444	-126	-22.1
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	41.18	40.70	0.00	0.00
City/Town	79.55	112.30	0.00	0.00
School District	21.89	18.33	18.04	18.46
Special District	1.23	1.14	0.00	0.00
Total	143.86	172.46	18.04	18.46

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	63,200	59,000	-6.6	770	719	-51	-6.6	1.22	1.22
Res Hmstd:Avg Val	94,700	88,400	-6.7	1,246	1,183	-63	-5.1	1.32	1.34
Res Hmstd: Hi Val	126,200	117,800	-6.7	1,784	1,790	5	0.3	1.41	1.52
Res Hmstd: Ex-Hi Val	189,400	176,900	-6.6	2,864	3,010	145	5.1	1.51	1.70
Apartment	300,000	298,400	-0.5	5,936	6,984	1,048	17.7	1.98	2.34
Comm/Ind: Lo Val	150,000	149,100	-0.6	4,606	5,275	669	14.5	3.07	3.54
Comm/Ind: Med Val	300,000	298,300	-0.6	10,658	12,212	1,555	14.6	3.55	4.09
Comm/Ind: Hi Val	1,000,000	994,300	-0.6	38,897	44,619	5,721	14.7	3.89	4.49

Lyon County | **Russell city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	10,325	10,310	-16	-0.2	96	110	14	14.9	0.93	1.07
Res Non-Hm: exis	1,633	1,364	-269	-16.5	21	20	0	-1.1	1.26	1.49
Apartments: exis	126	126	0	0.0	2	2	0	18.7	1.52	1.80
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	20	27	7	35.5	0	0	0	63.3	1.15	1.38
Com/Ind: Lo: exi	602	579	-23	-3.9	15	17	2	10.4	2.52	2.89
Com/Ind Hi: exis	266	278	13	4.9	9	11	2	20.8	3.30	3.80
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	106	115	9	8.9	3	4	1	25.4	3.30	3.80
Ag HGA: Exist	109	109	0	-0.1	1	1	0	14.9	1.00	1.15
Ag Hmstd Land	219	262	43	19.4	1	2	1	62.5	0.52	0.70
Ag Non-Hmstd	256	283	27	10.7	3	4	1	34.3	1.07	1.30
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	106	106	0.0	0	1	1	0.0	0.00	1.07
All other NewCon	0	8	8	0.0	0	0	0	0.0	0.00	1.48
Total	13,662	13,567	-95	-0.7	151	173	22	14.5	1.11	1.28

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	142	109	-33	-23.1
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	142	109	-33	-23.1
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	41.07	40.17	0.00	0.00
City/Town	62.13	83.83	0.00	0.00
School District	3.83	6.07	17.41	17.11
Special District	0.32	0.18	0.00	0.00
Total	107.34	130.24	17.41	17.11

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	51,000	50,900	-0.2	432	485	53	12.2	0.85	0.95
Res Hmstd:Avg Val	76,500	76,400	-0.1	651	730	80	12.2	0.85	0.96
Res Hmstd: Hi Val	102,000	101,800	-0.2	992	1,134	142	14.4	0.97	1.11
Res Hmstd: Ex-Hi Val	153,000	152,800	-0.1	1,674	1,946	272	16.2	1.09	1.27
Apartment	300,000	300,000	0.0	4,548	5,397	850	18.7	1.52	1.8
Comm/Ind: Lo Val	150,000	157,300	4.9	3,775	4,614	839	22.2	2.52	2.93
Comm/Ind: Med Val	300,000	314,600	4.9	8,722	10,589	1,867	21.4	2.91	3.37
Comm/Ind: Hi Val	1,000,000	1,048,600	4.9	31,805	38,468	6,663	20.9	3.18	3.67

Lyon County

Taunton city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	2,948	2,824	-124	-4.2	32	29	-3	-8.1	1.08	1.03
Res Non-Hm: exis	423	514	90	21.4	6	8	2	26.0	1.45	1.50
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	508	430	-77	-15.2	14	13	-2	-11.6	2.79	2.91
Com/Ind Hi: exis	209	289	79	37.8	8	11	3	43.8	3.66	3.82
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	161	120	-41	-25.4	6	5	-1	-22.2	3.66	3.82
Ag HGA: Exist	76	76	0	0.0	1	1	0	-6.1	1.03	0.97
Ag Hmstd Land	1,731	1,874	143	8.2	12	14	2	16.6	0.67	0.73
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	5	5	0.0	0	0	0	0.0	0.00	1.03
All other NewCon	0	105	105	0.0	0	3	3	0.0	0.00	3.13
Total	6,055	6,236	181	3.0	78	83	5	6.0	1.29	1.33

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	59	51	-8	-13.7
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	59	51	-8	-13.7
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	42.82	42.44	0.00	0.00
City/Town	58.93	68.30	0.00	0.00
School District	22.41	18.99	18.04	18.46
Special District	1.23	1.14	0.00	0.00
Total	125.38	130.87	18.04	18.46

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	34,500	33,100	-4.1	357	321	-36	-10.0	1.03	0.97
Res Hmstd:Avg Val	51,700	49,500	-4.3	535	480	-55	-10.2	1.03	0.97
Res Hmstd: Hi Val	68,900	66,000	-4.2	713	640	-72	-10.2	1.03	0.97
Res Hmstd: Ex-Hi Val	103,400	99,100	-4.2	1,204	1,109	-94	-7.8	1.16	1.12
Comm/Ind: Lo Val	150,000	206,700	37.8	4,191	6,540	2,349	56.1	2.79	3.16
Comm/Ind: Med Val	300,000	413,500	37.8	9,688	14,449	4,761	49.1	3.23	3.49
Comm/Ind: Hi Val	1,000,000	1,378,300	37.8	35,341	51,345	16,004	45.3	3.53	3.73

Lyon County | **Tracy city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	39,565	39,793	227	0.6	726	695	-30	-4.1	1.83	1.75
Res Non-Hm: exis	4,789	4,537	-252	-5.3	105	115	10	9.7	2.20	2.55
Apartments: exis	1,254	1,234	-21	-1.6	33	38	5	14.2	2.67	3.10
Low-inc Apts: ex	484	484	0	0.0	8	9	1	15.7	1.64	1.89
Seasnl Rec: exis	35	35	0	0.0	1	1	0	16.1	2.67	3.10
Com/Ind: Lo: exi	5,492	5,336	-156	-2.8	213	237	23	10.8	3.89	4.43
Com/Ind Hi: exis	2,416	3,781	1,365	56.5	123	221	97	78.8	5.10	5.83
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,712	1,733	21	1.2	87	101	14	15.7	5.10	5.83
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	143	256	113	79.5	1	3	2	129.3	0.85	1.09
Ag Non-Hmstd	1,386	1,479	93	6.7	27	34	7	25.4	1.95	2.29
Misc props	112	110	-2	-1.7	3	4	0	13.9	2.87	3.32
ResHmstd: NewCon	0	37	37	0.0	0	1	1	0.0	0.00	1.75
All other NewCon	0	329	329	0.0	0	16	16	0.0	0.00	4.72
Total	57,389	59,145	1,756	3.1	1,329	1,474	145	10.9	2.32	2.49

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	643	542	-101	-15.8
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	643	542	-101	-15.8
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	39.71	39.00	0.00	0.00
City/Town	######	188.30	0.00	0.00
School District	2.63	1.14	23.46	23.79
Special District	0.32	0.18	0.00	0.00
Total	194.61	228.62	23.46	23.79

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	40,700	40,900	0.5	725	658	-66	-9.2	1.78	1.61
Res Hmstd:Avg Val	61,100	61,500	0.7	1,088	990	-98	-9.0	1.78	1.61
Res Hmstd: Hi Val	81,400	81,900	0.6	1,476	1,384	-92	-6.2	1.81	1.69
Res Hmstd: Ex-Hi Val	122,100	122,800	0.6	2,400	2,501	101	4.2	1.97	2.04
Apartment	300,000	295,100	-1.6	8,002	9,135	1,133	14.2	2.67	3.1
Comm/Ind: Lo Val	150,000	234,700	56.5	5,829	11,591	5,761	98.8	3.89	4.94
Comm/Ind: Med Val	300,000	469,500	56.5	13,485	25,285	11,801	87.5	4.49	5.39
Comm/Ind: Hi Val	1,000,000	1,564,900	56.5	49,210	89,174	39,965	81.2	4.92	5.7

McLeod County | **Biscay city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	4,179	3,849	-330	-7.9	37	41	4	11.4	0.89	1.07
Res Non-Hm: exis	277	498	221	80.0	3	7	4	120.1	1.16	1.42
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	22	31	9	41.8	1	1	0	66.5	2.38	2.80
Com/Ind Hi: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	4,477	4,378	-99	-2.2	41	49	8	20.7	0.91	1.12

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	45	33	-12	-26.8
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	45	33	-12	-26.8
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	54.71	62.50	0.00	0.00
City/Town	37.05	52.10	0.00	0.00
School District	5.85	6.95	18.26	20.25
Special District	0.22	0.24	0.00	0.00
Total	97.82	121.78	18.26	20.25

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	64,800	59,700	-7.9	493	557	64	13.0	0.76	0.93
Res Hmstd:Avg Val	97,200	89,500	-7.9	843	916	72	8.6	0.87	1.02
Res Hmstd: Hi Val	129,500	119,300	-7.9	1,247	1,372	124	10.0	0.96	1.15
Res Hmstd: Ex-Hi Val	194,300	179,000	-7.9	2,058	2,285	227	11.0	1.06	1.28

McLeod County | **Brownton city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	23,625	18,767	-4,858	-20.6	424	411	-13	-3.1	1.80	2.19
Res Non-Hm: exis	2,754	2,018	-736	-26.7	58	67	8	14.2	2.12	3.31
Apartments: exis	202	190	-12	-5.8	5	8	2	47.3	2.56	4.01
Low-inc Apts: ex	471	452	-19	-4.0	7	11	4	49.3	1.57	2.44
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	1,156	1,155	-1	-0.1	44	64	20	46.6	3.77	5.54
Com/Ind Hi: exis	214	214	0	0.0	11	16	5	47.2	4.97	7.31
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Non-Hmstd	139	139	0	0.0	3	4	2	59.8	1.91	3.04
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	8	8	0.0	0	0	0	0.0	0.00	3.31
Total	28,561	22,943	-5,618	-19.7	552	581	28	5.2	1.93	2.53

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	293	172	-121	-41.3
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	293	172	-121	-41.3
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	52.77	59.23	0.00	0.00
City/Town	######	225.48	0.00	0.00
School District	16.71	18.78	18.26	20.25
Special District	0.91	1.00	0.00	0.00
Total	190.53	304.49	18.26	20.25

Tax Burdens on Hypothetical Properties	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	61,800	49,100	-20.6	1,043	996	-47	-4.5	1.69	2.03
Res Hmstd:Avg Val	92,600	73,600	-20.5	1,644	1,494	-151	-9.2	1.78	2.03
Res Hmstd: Hi Val	123,500	98,100	-20.6	2,317	2,321	3	0.1	1.88	2.37
Res Hmstd: Ex-Hi Val	185,300	147,200	-20.6	3,663	4,050	386	10.5	1.98	2.75
Apartment	300,000	282,700	-5.8	7,693	11,332	3,640	47.3	2.56	4.01
Comm/Ind: Lo Val	150,000	150,000	0.0	5,660	8,305	2,645	46.7	3.77	5.54
Comm/Ind: Med Val	300,000	300,000	0.0	13,114	19,276	6,162	47.0	4.37	6.43
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	47,903	70,478	22,575	47.1	4.79	7.05

McLeod County | **Glencoe city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	198,561	193,707	-4,854	-2.4	2,547	2,852	305	12.0	1.28	1.47
Res Non-Hm: exis	20,872	24,571	3,699	17.7	324	456	132	40.9	1.55	1.86
Apartments: exis	11,687	12,607	920	7.9	211	275	64	30.2	1.81	2.18
Low-inc Apts: ex	4,409	3,752	-657	-14.9	49	50	1	2.5	1.11	1.34
Seasnl Rec: exis	462	462	0	0.0	8	10	2	20.7	1.81	2.18
Com/Ind: Lo: exi	18,860	18,897	37	0.2	540	632	91	16.9	2.86	3.34
Com/Ind Hi: exis	22,583	23,005	422	1.9	849	1,010	161	19.0	3.76	4.39
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	2,238	2,309	71	3.2	83	100	17	20.6	3.70	4.32
Ag HGA: Exist	179	174	-5	-2.9	2	3	0	13.1	1.36	1.59
Ag Hmstd Land	5	5	0	0.0	0	0	0	43.6	0.34	0.49
Ag Non-Hmstd	456	432	-23	-5.1	6	7	1	15.5	1.30	1.58
Misc props	676	925	249	36.9	12	22	9	76.5	1.81	2.33
ResHmstd: NewCon	0	597	597	0.0	0	9	9	0.0	0.00	1.47
All other NewCon	0	910	910	0.0	0	35	35	0.0	0.00	3.87
Total	280,988	282,354	1,367	0.5	4,632	5,460	828	17.9	1.65	1.93

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	3,182	2,831	-351	-11.0
(-) TIF Tax Capacity	181	206	25	13.7
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	3,001	2,625	-376	-12.5
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	53.50	61.12	0.00	0.00
City/Town	70.27	89.83	0.00	0.00
School District	5.31	6.33	18.26	20.25
Special District	0.91	1.00	0.00	0.00
Total	129.98	158.28	18.26	20.25

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	85,400	83,300	-2.5	970	1,016	46	4.7	1.14	1.22
Res Hmstd:Avg Val	128,100	125,000	-2.4	1,642	1,820	178	10.9	1.28	1.46
Res Hmstd: Hi Val	170,800	166,600	-2.5	2,313	2,622	309	13.4	1.35	1.57
Res Hmstd: Ex-Hi Val	256,200	249,900	-2.5	3,656	4,228	572	15.6	1.43	1.69
Apartment	300,000	323,600	7.9	5,422	7,058	1,636	30.2	1.81	2.18
Comm/Ind: Lo Val	150,000	152,800	1.9	4,297	5,138	841	19.6	2.86	3.36
Comm/Ind: Med Val	300,000	305,600	1.9	9,935	11,846	1,911	19.2	3.31	3.88
Comm/Ind: Hi Val	1,000,000	1,018,700	1.9	36,247	43,154	6,906	19.1	3.62	4.24

McLeod County | **Hutchinson city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	567,044	542,191	-24,853	-4.4	7,847	8,007	159	2.0	1.38	1.48
Res Non-Hm: exis	62,339	64,579	2,240	3.6	1,015	1,180	165	16.3	1.63	1.83
Apartments: exis	47,043	44,640	-2,403	-5.1	886	949	63	7.1	1.88	2.13
Low-inc Apts: ex	8,682	7,685	-997	-11.5	101	100	0	-0.5	1.16	1.31
Seasnl Rec: exis	872	872	0	0.0	16	19	2	12.8	1.88	2.13
Com/Ind: Lo: exi	41,899	43,027	1,127	2.7	1,237	1,410	173	14.0	2.95	3.28
Com/Ind Hi: exis	142,420	137,025	-5,395	-3.8	5,506	5,895	389	7.1	3.87	4.30
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	268	257	-10	-3.8	10	11	1	7.0	3.87	4.30
Ag HGA: Exist	257	240	-17	-6.5	3	3	0	-2.8	1.35	1.40
Ag Hmstd Land	929	934	6	0.6	7	9	2	30.5	0.75	0.98
Ag Non-Hmstd	2,502	2,482	-20	-0.8	34	38	5	13.9	1.34	1.54
Misc props	2,560	2,491	-69	-2.7	54	59	5	10.0	2.10	2.37
ResHmstd: NewCon	0	1,616	1,616	0.0	0	24	24	0.0	0.00	1.48
All other NewCon	0	2,249	2,249	0.0	0	87	87	0.0	0.00	3.87
Total	876,813	850,288	-26,525	-3.0	16,716	17,792	1,075	6.4	1.91	2.09

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	10,543	9,308	-1,235	-11.7
(-) TIF Tax Capacity	215	211	-4	-1.8
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	10,328	9,096	-1,231	-11.9
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	53.63	61.27	0.00	0.00
City/Town	61.59	72.42	0.00	0.00
School District	15.72	16.61	20.99	20.41
Special District	3.02	3.48	0.00	0.00
Total	133.96	153.78	20.99	20.41

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	96,800	92,600	-4.3	1,215	1,168	-46	-3.8	1.25	1.26
Res Hmstd:Avg Val	145,100	138,700	-4.4	2,006	2,035	29	1.4	1.38	1.47
Res Hmstd: Hi Val	193,500	185,000	-4.4	2,800	2,906	106	3.8	1.45	1.57
Res Hmstd: Ex-Hi Val	290,300	277,600	-4.4	4,387	4,647	260	5.9	1.51	1.67
Apartment	300,000	284,700	-5.1	5,653	6,054	401	7.1	1.88	2.13
Comm/Ind: Lo Val	150,000	144,300	-3.8	4,428	4,729	302	6.8	2.95	3.28
Comm/Ind: Med Val	300,000	288,600	-3.8	10,226	10,879	653	6.4	3.41	3.77
Comm/Ind: Hi Val	1,000,000	962,100	-3.8	37,287	39,853	2,566	6.9	3.73	4.14

McLeod County | **Lester Prairie city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	66,726	59,736	-6,990	-10.5	956	883	-73	-7.7	1.43	1.48
Res Non-Hm: exis	5,677	6,690	1,013	17.8	98	129	31	31.6	1.73	1.93
Apartments: exis	1,574	1,888	314	19.9	31	43	11	36.1	1.99	2.26
Low-inc Apts: ex	156	169	13	8.4	2	2	0	22.5	1.24	1.40
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	3,215	3,575	360	11.2	99	123	24	24.2	3.07	3.43
Com/Ind Hi: exis	4,116	4,496	381	9.2	165	202	37	22.4	4.00	4.49
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	828	865	37	4.4	33	39	6	17.0	4.00	4.49
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	68	68	0	0.0	0	1	0	16.7	0.69	0.81
Ag Non-Hmstd	78	24	-54	-69.0	1	0	-1	-63.9	1.38	1.60
Misc props	144	151	7	4.8	3	3	1	18.9	1.99	2.26
ResHmstd: NewCon	0	13	13	0.0	0	0	0	0.0	0.00	1.48
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	82,582	77,676	-4,906	-5.9	1,389	1,425	36	2.6	1.68	1.83

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	898	713	-185	-20.6
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	898	713	-185	-20.6
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	54.38	62.10	0.00	0.00
City/Town	71.52	90.09	0.00	0.00
School District	11.93	8.02	26.73	25.67
Special District	0.22	0.24	0.00	0.00
Total	138.04	160.44	26.73	25.67

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	80,600	72,200	-10.4	1,028	880	-148	-14.4	1.28	1.22
Res Hmstd:Avg Val	120,900	108,200	-10.5	1,729	1,572	-156	-9.0	1.43	1.45
Res Hmstd: Hi Val	161,100	144,200	-10.5	2,427	2,294	-133	-5.5	1.51	1.59
Res Hmstd: Ex-Hi Val	241,800	216,500	-10.5	3,829	3,744	-85	-2.2	1.58	1.73
Apartment	300,000	359,800	19.9	5,979	8,139	2,161	36.1	1.99	2.26
Comm/Ind: Lo Val	150,000	163,900	9.3	4,606	5,769	1,163	25.3	3.07	3.52
Comm/Ind: Med Val	300,000	327,700	9.2	10,613	13,120	2,507	23.6	3.54	4.00
Comm/Ind: Hi Val	1,000,000	1,092,500	9.3	38,647	47,442	8,795	22.8	3.86	4.34

McLeod County | **Plato city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	17,207	14,057	-3,150	-18.3	221	224	3	1.2	1.28	1.59
Res Non-Hm: exis	446	787	340	76.3	7	16	9	139.0	1.49	2.02
Apartments: exis	92	109	17	18.3	2	3	1	62.5	1.79	2.45
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	1,471	1,457	-15	-1.0	42	53	12	28.0	2.84	3.67
Com/Ind Hi: exis	1,721	1,787	66	3.8	64	86	22	34.5	3.72	4.83
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	264	268	5	1.7	10	13	3	31.8	3.72	4.83
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	97	97	0	0.0	0	1	0	63.2	0.43	0.69
Ag Non-Hmstd	192	192	0	0.0	2	3	1	40.4	1.28	1.80
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	32	32	0.0	0	1	1	0.0	0.00	1.59
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	21,491	18,786	-2,705	-12.6	348	400	52	14.9	1.62	2.13

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	242	183	-59	-24.2
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	242	183	-59	-24.2
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	53.03	60.30	0.00	0.00
City/Town	70.67	114.70	0.00	0.00
School District	3.66	4.06	18.26	20.25
Special District	0.91	1.00	0.00	0.00
Total	128.28	180.06	18.26	20.25

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	90,400	73,900	-18.3	1,034	948	-86	-8.3	1.14	1.28
Res Hmstd:Avg Val	135,500	110,700	-18.3	1,735	1,726	-9	-0.5	1.28	1.56
Res Hmstd: Hi Val	180,600	147,500	-18.3	2,437	2,523	87	3.6	1.35	1.71
Res Hmstd: Ex-Hi Val	271,000	221,400	-18.3	3,843	4,123	281	7.3	1.42	1.86
Apartment	300,000	354,900	18.3	5,358	8,707	3,349	62.5	1.79	2.45
Comm/Ind: Lo Val	150,000	155,700	3.8	4,259	5,780	1,521	35.7	2.84	3.71
Comm/Ind: Med Val	300,000	311,400	3.8	9,846	13,294	3,448	35.0	3.28	4.27
Comm/Ind: Hi Val	1,000,000	1,038,100	3.8	35,919	48,365	12,446	34.6	3.59	4.66

McLeod County | **Silver Lake city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	32,627	30,368	-2,259	-6.9	536	553	17	3.1	1.64	1.82
Res Non-Hm: exis	2,786	3,779	994	35.7	54	90	37	68.6	1.92	2.39
Apartments: exis	800	2,146	1,346	168.4	18	62	44	236.3	2.30	2.89
Low-inc Apts: ex	234	240	6	2.4	3	4	1	28.0	1.41	1.76
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	2,296	2,238	-58	-2.5	79	94	14	18.0	3.46	4.19
Com/Ind Hi: exis	970	87	-883	-91.1	44	5	-39	-89.2	4.55	5.52
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	434	442	8	1.8	20	24	5	23.4	4.55	5.51
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Non-Hmstd	32	32	0	0.0	1	1	0	26.5	1.70	2.15
Misc props	117	117	0	0.0	4	4	1	23.9	3.01	3.73
ResHmstd: NewCon	0	5	5	0.0	0	0	0	0.0	0.00	1.82
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	40,296	39,455	-841	-2.1	759	838	79	10.4	1.88	2.12

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	431	342	-89	-20.6
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	431	342	-89	-20.6
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	53.44	60.91	0.00	0.00
City/Town	######	148.37	0.00	0.00
School District	4.43	5.16	18.26	20.25
Special District	0.22	0.24	0.00	0.00
Total	169.66	214.68	18.26	20.25

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	75,000	69,800	-6.9	1,109	1,040	-69	-6.2	1.48	1.49
Res Hmstd:Avg Val	112,500	104,700	-6.9	1,843	1,862	20	1.1	1.64	1.78
Res Hmstd: Hi Val	150,000	139,600	-6.9	2,581	2,750	168	6.5	1.72	1.97
Res Hmstd: Ex-Hi Val	225,000	209,400	-6.9	4,058	4,524	466	11.5	1.80	2.16
Apartment	300,000	805,200	168.4	6,910	23,238	16,327	236.3	2.30	2.89
Comm/Ind: Lo Val	150,000	13,400	-91.1	5,190	561	-4,629	-89.2	3.46	4.19
Comm/Ind: Med Val	300,000	26,800	-91.1	12,019	1,123	-10,896	-90.7	4.01	4.19
Comm/Ind: Hi Val	1,000,000	89,400	-91.1	43,887	3,745	-40,142	-91.5	4.39	4.19

McLeod County | **Stewart city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	14,028	13,304	-724	-5.2	293	285	-8	-2.7	2.09	2.14
Res Non-Hm: exis	2,080	2,489	409	19.7	51	78	27	51.7	2.47	3.13
Apartments: exis	364	348	-16	-4.3	11	13	2	22.4	2.99	3.82
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	1,128	1,105	-23	-2.0	48	59	10	21.4	4.27	5.30
Com/Ind Hi: exis	1,354	1,360	6	0.5	76	95	19	24.6	5.63	6.98
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	641	637	-5	-0.8	35	44	8	23.1	5.53	6.86
Ag HGA: Exist	146	141	-5	-3.6	3	4	0	11.0	2.27	2.61
Ag Hmstd Land	306	477	171	55.8	4	7	3	87.1	1.23	1.47
Ag Non-Hmstd	776	637	-139	-17.9	17	18	1	5.5	2.22	2.85
Misc props	28	30	2	7.8	1	1	0	37.9	2.99	3.82
ResHmstd: NewCon	0	21	21	0.0	0	0	0	0.0	0.00	2.14
All other NewCon	0	20	20	0.0	0	1	1	0.0	0.00	5.28
Total	20,851	20,569	-282	-1.4	540	605	65	12.0	2.59	2.94

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	233	185	-49	-20.8
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	233	185	-49	-20.8
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	50.30	56.92	0.00	0.00
City/Town	######	216.21	0.00	0.00
School District	11.73	10.28	21.09	25.25
Special District	1.33	1.73	0.00	0.00
Total	221.94	285.15	21.09	25.25

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	50,900	48,300	-5.1	1,033	948	-85	-8.2	2.03	1.96
Res Hmstd:Avg Val	76,200	72,300	-5.1	1,548	1,420	-128	-8.3	2.03	1.96
Res Hmstd: Hi Val	101,600	96,400	-5.1	2,188	2,178	-10	-0.5	2.15	2.26
Res Hmstd: Ex-Hi Val	152,500	144,600	-5.2	3,471	3,798	327	9.4	2.28	2.63
Apartment	300,000	287,200	-4.3	8,955	10,962	2,007	22.4	2.99	3.82
Comm/Ind: Lo Val	150,000	150,700	0.5	6,409	7,994	1,585	24.7	4.27	5.30
Comm/Ind: Med Val	300,000	301,400	0.5	14,848	18,509	3,661	24.7	4.95	6.14
Comm/Ind: Hi Val	1,000,000	1,004,600	0.5	54,232	67,577	13,345	24.6	5.42	6.73

McLeod County | **Winsted city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	100,442	83,592	-16,850	-16.8	1,584	1,423	-161	-10.2	1.58	1.70
Res Non-Hm: exis	8,083	7,643	-440	-5.4	145	166	22	14.9	1.79	2.18
Apartments: exis	3,639	4,172	533	14.6	78	110	32	40.4	2.15	2.63
Low-inc Apts: ex	1,224	1,291	67	5.5	16	21	5	28.6	1.31	1.60
Seasnl Rec: exis	178	0	-178	-100.0	3	0	-3	-100.0	1.74	0.00
Com/Ind: Lo: exi	7,791	7,985	194	2.5	256	311	56	21.7	3.28	3.90
Com/Ind Hi: exis	11,403	12,013	611	5.4	493	618	125	25.4	4.32	5.15
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,447	1,516	69	4.8	63	78	15	24.7	4.32	5.15
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	70	70	0	0.0	0	1	0	36.2	0.58	0.79
Ag Non-Hmstd	1,500	1,409	-92	-6.1	24	28	4	16.9	1.59	1.98
Misc props	1,244	1,224	-21	-1.7	31	38	7	21.1	2.50	3.07
ResHmstd: NewCon	0	59	59	0.0	0	1	1	0.0	0.00	1.70
All other NewCon	0	563	563	0.0	0	26	26	0.0	0.00	4.62
Total	137,021	121,536	-15,485	-11.3	2,693	2,821	128	4.7	1.97	2.32

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	1,550	1,227	-323	-20.8
(-) TIF Tax Capacity	23	33	10	45.3
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	1,527	1,193	-333	-21.8
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	54.85	62.64	0.00	0.00
City/Town	73.21	98.33	0.00	0.00
School District	31.33	37.65	15.57	14.78
Special District	0.22	0.24	0.00	0.00
Total	159.60	198.86	15.57	14.78

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	94,600	78,700	-16.8	1,370	1,082	-288	-21.0	1.45	1.37
Res Hmstd:Avg Val	141,900	118,100	-16.8	2,241	1,994	-247	-11.0	1.58	1.69
Res Hmstd: Hi Val	189,100	157,400	-16.8	3,110	2,904	-206	-6.6	1.64	1.84
Res Hmstd: Ex-Hi Val	283,700	236,100	-16.8	4,853	4,726	-127	-2.6	1.71	2.00
Apartment	300,000	343,900	14.6	6,452	9,057	2,605	40.4	2.15	2.63
Comm/Ind: Lo Val	150,000	158,000	5.3	4,923	6,258	1,335	27.1	3.28	3.96
Comm/Ind: Med Val	300,000	316,100	5.4	11,410	14,396	2,986	26.2	3.80	4.55
Comm/Ind: Hi Val	1,000,000	1,053,600	5.4	41,681	52,357	10,676	25.6	4.17	4.97

Mahnomen County | **Bejou city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	1,263	1,274	11	0.9	14	13	-2	-10.9	1.14	1.01
Res Non-Hm: exis	109	103	-6	-5.6	2	2	0	-1.6	1.55	1.62
Apartments: exis	49	49	0	0.0	1	1	0	4.1	1.89	1.97
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	309	129	-179	-58.1	9	4	-5	-56.3	3.00	3.12
Com/Ind Hi: exis	81	277	196	242.8	3	11	8	257.5	3.98	4.15
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	121	165	44	36.6	5	7	2	42.5	3.98	4.15
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	121	126	5	4.1	1	2	0	8.4	1.18	1.22
Ag Non-Hmstd	8	8	0	0.0	0	0	0	4.2	1.48	1.54
Misc props	6	2	-4	-64.1	0	0	0	-62.6	2.26	2.36
ResHmstd: NewCon	0	10	10	0.0	0	0	0	0.0	0.00	1.01
All other NewCon	0	513	513	0.0	0	19	19	0.0	0.00	3.69
Total	2,066	2,657	591	28.6	36	59	23	62.9	1.74	2.21

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	24	31	7	27.1
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	24	31	7	27.1
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	92.79	97.32	0.00	0.00
City/Town	28.99	28.51	0.00	0.00
School District	18.81	20.80	4.68	4.73
Special District	7.14	7.33	0.00	0.00
Total	147.73	153.95	4.68	4.73

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	33,700	34,000	0.9	379	330	-49	-12.8	1.12	0.97
Res Hmstd:Avg Val	50,500	50,900	0.8	568	494	-73	-12.9	1.12	0.97
Res Hmstd: Hi Val	67,300	67,900	0.9	757	659	-97	-12.8	1.12	0.97
Res Hmstd: Ex-Hi Val	101,000	101,900	0.9	1,258	1,185	-73	-5.8	1.25	1.16
Apartment	300,000	300,000	0.0	5,680	5,915	235	4.1	1.89	1.97
Comm/Ind: Lo Val	150,000	514,200	242.8	4,493	19,794	15,301	340.6	3	3.85
Comm/Ind: Med Val	300,000	1,028,500	242.8	10,460	41,131	30,671	293.2	3.49	4
Comm/Ind: Hi Val	1,000,000	3,428,200	242.8	38,307	140,686	102,379	267.3	3.83	4.10

Mahnomen County | **Mahnomen city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	22,244	17,819	-4,424	-19.9	268	194	-74	-27.7	1.21	1.09
Res Non-Hm: exis	3,708	3,410	-298	-8.0	58	59	0	0.5	1.58	1.72
Apartments: exis	698	698	0	0.0	14	15	1	9.4	1.94	2.12
Low-inc Apts: ex	1,083	1,083	0	0.0	13	14	1	9.3	1.17	1.28
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	5,147	4,548	-599	-11.6	157	150	-7	-4.3	3.05	3.30
Com/Ind Hi: exis	6,363	6,518	155	2.4	258	286	28	10.9	4.05	4.38
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,352	1,385	33	2.4	54	60	6	11.0	4.01	4.34
Ag HGA: Exist	33	28	-5	-14.5	0	0	0	-41.1	1.51	1.04
Ag Hmstd Land	66	68	2	3.0	0	0	0	19.8	0.50	0.58
Ag Non-Hmstd	163	165	1	0.8	2	3	0	10.4	1.51	1.66
Misc props	22	22	0	0.0	0	0	0	9.4	1.94	2.12
ResHmstd: NewCon	0	189	189	0.0	0	2	2	0.0	0.00	1.09
All other NewCon	0	1,012	1,012	0.0	0	39	39	0.0	0.00	3.86
Total	40,880	36,947	-3,933	-9.6	825	822	-3	-0.4	2.02	2.23

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	509	411	-99	-19.4
(-) TIF Tax Capacity	36	31	-5	-13.6
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	474	380	-94	-19.8
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	88.31	91.67	0.00	0.00
City/Town	40.03	49.90	0.00	0.00
School District	15.77	16.81	4.67	4.73
Special District	7.14	7.33	0.00	0.00
Total	151.25	165.71	4.67	4.73

Tax Burdens on Hypothetical Properties	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	43,100	34,500	-20.0	500	359	-140	-28.1	1.16	1.04
Res Hmstd:Avg Val	64,700	51,800	-19.9	750	540	-210	-28.1	1.16	1.04
Res Hmstd: Hi Val	86,200	69,100	-19.8	1,049	720	-329	-31.4	1.22	1.04
Res Hmstd: Ex-Hi Val	129,300	103,600	-19.9	1,760	1,303	-457	-26.0	1.36	1.26
Apartment	300,000	300,000	0.0	5,812	6,356	544	9.4	1.94	2.12
Comm/Ind: Lo Val	150,000	153,700	2.5	4,572	5,112	540	11.8	3.05	3.33
Comm/Ind: Med Val	300,000	307,300	2.4	10,644	11,845	1,201	11.3	3.55	3.85
Comm/Ind: Hi Val	1,000,000	1,024,400	2.4	38,983	43,281	4,299	11.0	3.9	4.23

Mahnomen County | **Waubun city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	7,184	6,966	-219	-3.0	130	111	-19	-14.6	1.81	1.60
Res Non-Hm: exis	896	902	6	0.6	20	24	3	16.2	2.27	2.63
Apartments: exis	158	158	0	0.0	4	5	1	12.6	2.70	3.04
Low-inc Apts: ex	231	215	-16	-6.9	4	4	0	4.8	1.63	1.83
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	899	897	-2	-0.2	36	40	4	10.9	3.97	4.41
Com/Ind Hi: exis	228	273	46	20.2	12	16	4	33.6	5.27	5.86
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	427	454	27	6.2	22	26	4	18.2	5.18	5.76
Ag HGA: Exist	126	126	0	-0.2	2	2	0	-16.2	1.77	1.49
Ag Hmstd Land	349	373	24	6.9	5	6	1	22.7	1.43	1.64
Ag Non-Hmstd	96	105	9	9.0	2	3	0	22.9	2.13	2.40
Misc props	10	10	0	0.0	0	0	0	12.6	2.70	3.04
ResHmstd: NewCon	0	12	12	0.0	0	0	0	0.0	0.00	1.60
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	10,605	10,491	-113	-1.1	238	236	-2	-0.7	2.24	2.25

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	116	91	-25	-21.6
(-) TIF Tax Capacity	5	0	-5	-100.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	110	91	-20	-17.8
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	90.45	94.26	0.00	0.00
City/Town	95.05	121.41	0.00	0.00
School District	19.95	16.74	4.56	4.77
Special District	7.14	7.33	0.00	0.00
Total	212.60	239.73	4.56	4.77

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	41,000	39,800	-2.9	726	591	-135	-18.6	1.77	1.49
Res Hmstd:Avg Val	61,400	59,500	-3.1	1,088	884	-204	-18.7	1.77	1.49
Res Hmstd: Hi Val	81,900	79,400	-3.1	1,480	1,220	-260	-17.6	1.81	1.54
Res Hmstd: Ex-Hi Val	122,800	119,100	-3.0	2,405	2,276	-129	-5.3	1.96	1.91
Apartment	300,000	300,000	0.0	8,109	9,133	1,024	12.6	2.70	3.04
Comm/Ind: Lo Val	150,000	180,300	20.2	5,951	8,393	2,442	41.0	3.97	4.65
Comm/Ind: Med Val	300,000	360,500	20.2	13,862	18,961	5,099	36.8	4.62	5.26
Comm/Ind: Hi Val	1,000,000	1,201,700	20.2	50,781	68,294	17,512	34.5	5.08	5.68

Marshall County | **Alvarado city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	7,938	7,512	-425	-5.4	69	74	5	7.7	0.86	0.98
Res Non-Hm: exis	367	309	-58	-15.8	4	4	0	-7.8	1.20	1.31
Apartments: exis	116	181	65	55.6	2	3	1	71.6	1.37	1.51
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	414	419	4	1.0	10	11	1	10.2	2.30	2.51
Com/Ind Hi: exis	1,191	1,235	44	3.7	35	40	5	13.9	2.94	3.23
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	5	5	0	3.9	0	0	0	14.1	2.94	3.23
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	14	16	2	14.7	0	0	0	48.9	0.40	0.51
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Misc props	26	29	3	12.1	0	0	0	23.7	1.37	1.51
ResHmstd: NewCon	0	118	118	0.0	0	1	1	0.0	0.00	0.98
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	10,071	9,824	-247	-2.5	120	133	13	11.0	1.19	1.35

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	115	89	-26	-22.8
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	115	89	-26	-22.8
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	36.60	35.90	0.00	0.00
City/Town	30.40	42.74	0.00	0.00
School District	5.77	7.05	38.03	35.08
Special District	6.46	7.17	0.00	0.00
Total	79.23	92.85	38.03	35.08

Tax Burdens on Hypothetical Properties	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	49,000	46,400	-5.3	379	421	43	11.3	0.77	0.91
Res Hmstd:Avg Val	73,500	69,600	-5.3	568	632	64	11.3	0.77	0.91
Res Hmstd: Hi Val	98,000	92,700	-5.4	865	918	53	6.1	0.88	0.99
Res Hmstd: Ex-Hi Val	147,000	139,100	-5.4	1,484	1,550	66	4.5	1.01	1.11
Apartment	300,000	466,900	55.6	4,112	7,057	2,945	71.6	1.37	1.51
Comm/Ind: Lo Val	150,000	155,600	3.7	3,452	3,946	494	14.3	2.30	2.54
Comm/Ind: Med Val	300,000	311,200	3.7	7,864	8,972	1,108	14.1	2.62	2.88
Comm/Ind: Hi Val	1,000,000	1,037,200	3.7	28,455	32,423	3,967	13.9	2.85	3.13

Marshall County | **Argyle city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	14,010	14,399	389	2.8	123	139	16	13.2	0.88	0.97
Res Non-Hm: exis	891	1,040	149	16.7	11	14	3	29.8	1.22	1.36
Apartments: exis	447	513	65	14.6	6	8	2	24.5	1.44	1.56
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	1,906	2,133	227	11.9	46	55	9	20.3	2.42	2.60
Com/Ind Hi: exis	444	607	163	36.8	14	21	7	47.3	3.16	3.40
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	494	519	25	5.0	16	18	2	13.0	3.16	3.40
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	408	424	16	3.9	3	4	1	14.4	0.85	0.94
Ag Non-Hmstd	1,069	776	-293	-27.4	11	8	-2	-20.4	0.99	1.09
Misc props	5	5	0	0.0	0	0	0	8.6	1.44	1.56
ResHmstd: NewCon	0	112	112	0.0	0	1	1	0.0	0.00	0.97
All other NewCon	0	179	179	0.0	0	2	2	0.0	0.00	1.38
Total	19,674	20,707	1,033	5.3	230	271	41	17.8	1.17	1.31

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	217	187	-29	-13.4
(-) TIF Tax Capacity	6	5	-1	-14.7
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	211	183	-28	-13.4
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	36.32	35.58	0.00	0.00
City/Town	51.05	58.95	0.00	0.00
School District	5.13	6.89	20.09	20.46
Special District	6.46	7.17	0.00	0.00
Total	98.96	108.58	20.09	20.46

Tax Burdens on Hypothetical Properties	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	43,100	44,300	2.8	341	379	38	11.3	0.79	0.86
Res Hmstd:Avg Val	64,600	66,400	2.8	511	568	58	11.3	0.79	0.86
Res Hmstd: Hi Val	86,100	88,500	2.8	730	824	94	12.9	0.85	0.93
Res Hmstd: Ex-Hi Val	129,100	132,700	2.8	1,281	1,438	157	12.2	0.99	1.08
Apartment	300,000	343,900	14.6	4,314	5,371	1,057	24.5	1.44	1.56
Comm/Ind: Lo Val	150,000	205,200	36.8	3,627	5,776	2,149	59.3	2.42	2.81
Comm/Ind: Med Val	300,000	410,400	36.8	8,362	12,749	4,387	52.5	2.79	3.11
Comm/Ind: Hi Val	1,000,000	1,367,900	36.8	30,460	45,289	14,829	48.7	3.05	3.31

Marshall County | **Grygla city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	3,294	3,339	45	1.4	32	42	9	29.0	0.98	1.25
Res Non-Hm: exis	723	670	-53	-7.3	10	12	2	23.2	1.38	1.83
Apartments: exis	554	502	-52	-9.4	9	11	2	17.7	1.65	2.14
Low-inc Apts: ex	120	171	51	42.4	1	2	1	89.4	1.00	1.32
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	1,107	989	-118	-10.6	30	32	3	8.6	2.69	3.27
Com/Ind Hi: exis	15	15	0	0.0	1	1	0	19.6	3.57	4.27
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	171	175	4	2.3	6	7	1	22.3	3.57	4.27
Ag HGA: Exist	66	67	1	1.5	1	1	0	28.3	0.93	1.17
Ag Hmstd Land	1	103	102	######	0	2	2	######	0.35	1.47
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Misc props	57	54	-4	-6.2	1	1	0	21.5	1.77	2.30
ResHmstd: NewCon	0	14	14	0.0	0	0	0	0.0	0.00	1.25
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	6,108	6,098	-10	-0.2	91	111	20	22.6	1.48	1.82

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	70	57	-13	-18.5
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	70	57	-13	-18.5
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	35.99	35.16	0.00	0.00
City/Town	71.87	93.02	0.00	0.00
School District	13.31	13.78	6.09	28.40
Special District	5.59	6.30	0.00	0.00
Total	126.76	148.26	6.09	28.40

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	39,900	40,400	1.3	370	474	104	28.0	0.93	1.17
Res Hmstd:Avg Val	59,900	60,700	1.3	556	712	156	28.1	0.93	1.17
Res Hmstd: Hi Val	79,800	80,900	1.4	760	985	225	29.7	0.95	1.22
Res Hmstd: Ex-Hi Val	119,800	121,400	1.3	1,327	1,755	428	32.2	1.11	1.45
Apartment	300,000	271,900	-9.4	4,936	5,811	875	17.7	1.65	2.14
Comm/Ind: Lo Val	150,000	150,000	0.0	4,042	4,912	870	21.5	2.69	3.27
Comm/Ind: Med Val	300,000	300,000	0.0	9,401	11,319	1,918	20.4	3.13	3.77
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	34,411	41,219	6,808	19.8	3.44	4.12

Marshall County | **Holt city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	1,640	1,684	44	2.7	9	16	7	79.5	0.53	0.93
Res Non-Hm: exis	143	149	6	4.2	1	2	1	38.9	0.97	1.30
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	101	107	6	6.1	2	3	1	26.0	1.99	2.37
Com/Ind Hi: exis	13	23	10	79.5	0	1	0	107.8	2.61	3.02
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	54	63	10	17.8	1	2	1	36.3	2.61	3.02
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	74	82	8	10.2	0	0	0	32.7	0.37	0.45
Ag Non-Hmstd	114	121	7	6.3	1	1	0	13.6	0.74	0.79
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	2,138	2,229	91	4.2	15	24	9	60.6	0.70	1.08

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	22	18	-5	-21.5
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	22	18	-5	-21.5
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	36.70	36.00	0.00	0.00
City/Town	24.63	28.52	0.00	0.00
School District	6.48	7.68	15.05	41.37
Special District	6.24	6.94	0.00	0.00
Total	74.06	79.14	15.05	41.37

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	33,100	34,000	2.7	163	302	140	85.9	0.49	0.89
Res Hmstd:Avg Val	49,700	51,000	2.6	244	453	209	85.7	0.49	0.89
Res Hmstd: Hi Val	66,200	68,000	2.7	325	604	279	85.9	0.49	0.89
Res Hmstd: Ex-Hi Val	99,400	102,100	2.7	603	1,008	406	67.3	0.61	0.99
Comm/Ind: Lo Val	150,000	269,300	79.5	2,991	7,153	4,162	139.2	1.99	2.66
Comm/Ind: Med Val	300,000	538,600	79.5	6,903	15,283	8,380	121.4	2.30	2.84
Comm/Ind: Hi Val	1,000,000	1,795,300	79.5	25,161	53,220	28,060	111.5	2.52	2.96

Marshall County | **Middle River city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	6,024	6,221	197	3.3	64	83	19	29.0	1.06	1.33
Res Non-Hm: exis	741	601	-140	-18.9	11	11	0	3.1	1.49	1.90
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	891	897	7	0.7	25	30	5	21.3	2.79	3.36
Com/Ind Hi: exis	231	238	7	2.8	8	10	2	22.4	3.67	4.37
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	219	114	-104	-47.8	8	5	-3	-37.8	3.67	4.37
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	64	63	-1	-0.9	0	0	0	18.6	0.63	0.76
Ag Non-Hmstd	17	17	0	-2.3	0	0	0	15.9	1.27	1.51
Misc props	117	109	-8	-6.8	2	3	0	18.7	1.98	2.53
ResHmstd: NewCon	0	87	87	0.0	0	1	1	0.0	0.00	1.33
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	8,304	8,347	43	0.5	119	144	25	20.8	1.44	1.73

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	92	71	-21	-23.3
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	92	71	-21	-23.3
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	36.62	35.92	0.00	0.00
City/Town	72.59	97.49	0.00	0.00
School District	11.24	10.03	15.55	33.48
Special District	6.46	7.17	0.00	0.00
Total	126.91	150.60	15.55	33.48

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	38,600	39,900	3.4	395	494	99	24.9	1.02	1.24
Res Hmstd:Avg Val	57,900	59,800	3.3	593	741	147	24.8	1.02	1.24
Res Hmstd: Hi Val	77,200	79,700	3.2	797	1,014	217	27.3	1.03	1.27
Res Hmstd: Ex-Hi Val	115,800	119,600	3.3	1,382	1,803	421	30.5	1.19	1.51
Comm/Ind: Lo Val	150,000	154,200	2.8	4,187	5,224	1,037	24.8	2.79	3.39
Comm/Ind: Med Val	300,000	308,400	2.8	9,693	11,962	2,269	23.4	3.23	3.88
Comm/Ind: Hi Val	1,000,000	1,028,100	2.8	35,385	43,407	8,021	22.7	3.54	4.22

Marshall County | **Newfolden city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	7,929	7,898	-31	-0.4	68	96	28	41.1	0.85	1.21
Res Non-Hm: exis	830	873	43	5.2	10	14	4	40.5	1.18	1.57
Apartments: exis	297	301	4	1.2	4	6	1	31.2	1.41	1.83
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	705	724	18	2.6	17	21	4	23.2	2.40	2.88
Com/Ind Hi: exis	479	523	43	9.0	15	19	4	28.3	3.15	3.71
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag HGA: Exist	77	77	0	0.0	1	1	0	43.5	0.77	1.10
Ag Hmstd Land	262	269	7	2.6	1	2	0	19.0	0.57	0.66
Ag Non-Hmstd	39	40	1	2.0	0	0	0	14.6	1.01	1.14
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	252	252	0.0	0	3	3	0.0	0.00	1.21
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	10,619	10,956	337	3.2	116	161	45	38.7	1.09	1.47

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	114	94	-20	-17.9
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	114	94	-20	-17.9
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	36.24	35.46	0.00	0.00
City/Town	52.54	63.99	0.00	0.00
School District	5.88	6.95	15.05	41.37
Special District	6.46	7.17	0.00	0.00
Total	101.13	113.57	15.05	41.37

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	46,400	46,200	-0.4	353	506	153	43.1	0.76	1.1
Res Hmstd:Avg Val	69,600	69,300	-0.4	530	759	229	43.1	0.76	1.1
Res Hmstd: Hi Val	92,700	92,300	-0.4	788	1,102	314	39.8	0.85	1.19
Res Hmstd: Ex-Hi Val	139,100	138,600	-0.4	1,369	1,866	497	36.3	0.98	1.35
Apartment	300,000	303,600	1.2	4,244	5,566	1,322	31.2	1.41	1.83
Comm/Ind: Lo Val	150,000	163,500	9.0	3,600	4,826	1,227	34.1	2.4	2.95
Comm/Ind: Med Val	300,000	327,000	9.0	8,324	10,888	2,564	30.8	2.77	3.33
Comm/Ind: Hi Val	1,000,000	1,090,100	9.0	30,372	39,179	8,807	29.0	3.04	3.59

Marshall County | **Oslo city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	6,532	6,582	49	0.8	117	121	4	3.6	1.78	1.84
Res Non-Hm: exis	919	806	-113	-12.3	20	22	2	8.0	2.17	2.68
Apartments: exis	119	118	-2	-1.4	3	4	1	21.5	2.59	3.19
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	1,841	1,925	84	4.6	69	87	18	25.8	3.76	4.53
Com/Ind Hi: exis	436	436	0	0.0	21	26	4	21.0	4.89	5.92
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	413	435	22	5.3	20	26	6	27.4	4.89	5.92
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Non-Hmstd	235	239	4	1.8	4	5	1	31.0	1.77	2.27
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	67	67	0.0	0	1	1	0.0	0.00	1.84
All other NewCon	0	146	146	0.0	0	4	4	0.0	0.00	2.67
Total	10,495	10,754	258	2.5	255	295	41	16.0	2.43	2.75

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	122	103	-19	-15.6
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	122	103	-19	-15.6
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg) Base	Net Tax Cap (Pctg) Alter	Ref Mkt Val Base	Ref Mkt Val Alter
County	34.22	33.08	0.00	0.00
City/Town	######	184.24	0.00	0.00
School District	2.21	2.83	38.03	35.08
Special District	6.46	7.17	0.00	0.00
Total	176.75	227.31	38.03	35.08

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	36,600	36,900	0.8	640	633	-7	-1.1	1.75	1.71
Res Hmstd:Avg Val	54,900	55,300	0.7	960	948	-11	-1.2	1.75	1.71
Res Hmstd: Hi Val	73,200	73,800	0.8	1,279	1,265	-14	-1.1	1.75	1.71
Res Hmstd: Ex-Hi Val	109,800	110,600	0.7	2,085	2,282	197	9.5	1.9	2.06
Apartment	300,000	295,800	-1.4	7,769	9,442	1,673	21.5	2.59	3.19
Comm/Ind: Lo Val	150,000	150,000	0.0	5,646	6,791	1,145	20.3	3.76	4.53
Comm/Ind: Med Val	300,000	300,000	0.0	12,984	15,670	2,686	20.7	4.33	5.22
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	47,228	57,105	9,877	20.9	4.72	5.71

Marshall County | **Stephen city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	12,058	12,368	310	2.6	133	146	13	9.9	1.10	1.18
Res Non-Hm: exis	968	793	-175	-18.1	15	14	0	-2.7	1.50	1.78
Apartments: exis	428	435	8	1.8	8	9	1	18.9	1.76	2.06
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	33	33	0	0.0	1	1	0	16.9	1.76	2.06
Com/Ind: Lo: exi	1,283	1,238	-45	-3.5	36	40	4	9.9	2.81	3.20
Com/Ind Hi: exis	843	881	37	4.4	31	37	6	19.2	3.65	4.17
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	100	99	-1	-0.7	4	4	0	13.3	3.67	4.19
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	59	25	-34	-57.2	0	0	0	-33.9	0.81	1.25
Ag Non-Hmstd	277	348	71	25.7	3	5	2	49.4	1.25	1.48
Misc props	62	43	-19	-30.4	1	1	0	-13.4	1.70	2.11
ResHmstd: NewCon	0	111	111	0.0	0	1	1	0.0	0.00	1.18
All other NewCon	0	19	19	0.0	0	0	0	0.0	0.00	2.44
Total	16,111	16,393	282	1.8	231	258	27	11.9	1.43	1.58

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	178	139	-39	-22.1
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	178	139	-39	-22.1
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	36.60	35.90	0.00	0.00
City/Town	76.23	97.87	0.00	0.00
School District	5.50	7.32	20.09	20.46
Special District	6.46	7.17	0.00	0.00
Total	124.80	148.25	20.09	20.46

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	35,900	36,800	2.5	377	403	26	6.9	1.05	1.09
Res Hmstd:Avg Val	53,800	55,200	2.6	564	604	40	7.0	1.05	1.09
Res Hmstd: Hi Val	71,800	73,600	2.5	753	805	52	6.9	1.05	1.09
Res Hmstd: Ex-Hi Val	107,700	110,500	2.6	1,285	1,460	175	13.6	1.19	1.32
Apartment	300,000	305,300	1.8	5,283	6,282	999	18.9	1.76	2.06
Comm/Ind: Lo Val	150,000	156,600	4.4	4,208	5,069	861	20.5	2.81	3.24
Comm/Ind: Med Val	300,000	313,300	4.4	9,719	11,638	1,919	19.7	3.24	3.71
Comm/Ind: Hi Val	1,000,000	1,044,300	4.4	35,434	42,281	6,847	19.3	3.54	4.05

Marshall County | **Strandquist city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	632	570	-62	-9.8	5	6	1	12.2	0.82	1.02
Res Non-Hm: exis	104	176	71	68.3	1	3	1	99.5	1.26	1.50
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	70	70	0	0.5	2	2	0	14.3	2.47	2.80
Com/Ind Hi: exis	112	146	34	30.8	4	5	2	47.1	3.22	3.62
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	64	66	2	3.3	2	2	0	16.1	3.22	3.62
Ag HGA: Exist	49	49	1	1.0	0	1	0	25.7	0.82	1.02
Ag Hmstd Land	13	13	0	0.0	0	0	0	22.7	0.22	0.26
Ag Non-Hmstd	63	63	0	0.0	1	1	0	10.2	1.02	1.13
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	1,107	1,154	47	4.2	15	19	4	29.3	1.35	1.68

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	13	12	-2	-12.5
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	13	12	-2	-12.5
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	36.83	36.12	0.00	0.00
City/Town	41.80	47.80	0.00	0.00
School District	17.37	21.80	19.71	34.49
Special District	6.46	7.17	0.00	0.00
Total	102.46	112.88	19.71	34.49

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	14,500	13,100	-9.7	119	134	15	12.4	0.82	1.02
Res Hmstd:Avg Val	21,800	19,700	-9.6	179	201	22	12.4	0.82	1.02
Res Hmstd: Hi Val	29,100	26,200	-10.0	239	268	29	12.0	0.82	1.02
Res Hmstd: Ex-Hi Val	43,600	39,300	-9.9	358	402	43	12.1	0.82	1.02
Comm/Ind: Lo Val	150,000	196,200	30.8	3,700	5,882	2,182	59.0	2.47	3
Comm/Ind: Med Val	300,000	392,400	30.8	8,534	12,994	4,460	52.3	2.84	3.31
Comm/Ind: Hi Val	1,000,000	1,308,000	30.8	31,095	46,183	15,088	48.5	3.11	3.53

Marshall County | **Viking city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	1,857	1,898	41	2.2	17	26	8	48.0	0.94	1.35
Res Non-Hm: exis	269	221	-48	-17.8	4	4	1	17.1	1.30	1.85
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	17	17	0	0.0	0	1	0	26.9	2.52	3.20
Com/Ind Hi: exis	70	109	38	54.5	2	4	2	92.6	3.31	4.13
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	56	58	2	4.3	2	2	1	30.0	3.31	4.13
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	31	32	0	0.6	0	0	0	32.2	0.55	0.72
Ag Non-Hmstd	55	54	-2	-2.7	1	1	0	19.9	1.09	1.35
Misc props	14	14	0	0.0	0	0	0	41.6	1.24	1.76
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	5	5	0.0	0	0	0	0.0	0.00	1.85
Total	2,369	2,406	37	1.6	26	39	12	45.8	1.11	1.60

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	25	20	-5	-19.3
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	25	20	-5	-19.3
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	36.42	35.65	0.00	0.00
City/Town	60.18	84.52	0.00	0.00
School District	6.07	7.17	15.05	41.38
Special District	6.46	7.17	0.00	0.00
Total	109.12	134.51	15.05	41.38

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	38,700	39,500	2.1	326	482	156	48.0	0.84	1.22
Res Hmstd:Avg Val	58,000	59,300	2.2	488	724	236	48.3	0.84	1.22
Res Hmstd: Hi Val	77,400	79,100	2.2	658	986	328	49.8	0.85	1.25
Res Hmstd: Ex-Hi Val	116,100	118,600	2.2	1,174	1,729	555	47.3	1.01	1.46
Comm/Ind: Lo Val	150,000	231,700	54.5	3,780	8,168	4,389	116.1	2.52	3.53
Comm/Ind: Med Val	300,000	463,400	54.5	8,744	17,729	8,985	102.8	2.91	3.83
Comm/Ind: Hi Val	1,000,000	1,544,800	54.5	31,911	62,350	30,438	95.4	3.19	4.04

Marshall County | **Warren city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	34,783	35,197	413	1.2	430	460	30	7.0	1.24	1.31
Res Non-Hm: exis	2,911	2,649	-262	-9.0	46	46	0	0.7	1.57	1.74
Apartments: exis	786	936	150	19.1	15	19	5	33.0	1.85	2.06
Low-inc Apts: ex	297	323	26	8.8	3	4	1	20.6	1.16	1.29
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	3,905	3,848	-58	-1.5	112	122	10	8.8	2.87	3.17
Com/Ind Hi: exis	3,456	3,568	113	3.3	128	147	19	14.7	3.70	4.11
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	3	390	387	######	0	16	16	######	3.70	4.11
Ag HGA: Exist	96	97	1	0.8	1	1	0	5.8	1.26	1.32
Ag Hmstd Land	261	278	17	6.5	1	2	0	25.6	0.57	0.67
Ag Non-Hmstd	53	81	28	52.2	1	1	0	77.7	1.17	1.37
Misc props	67	54	-13	-19.3	1	1	0	-10.4	1.81	2.01
ResHmstd: NewCon	0	338	338	0.0	0	4	4	0.0	0.00	1.31
All other NewCon	0	25	25	0.0	0	1	1	0.0	0.00	3.59
Total	46,618	47,783	1,165	2.5	738	824	86	11.7	1.58	1.73

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	520	430	-90	-17.4
(-) TIF Tax Capacity	26	22	-4	-14.9
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	494	407	-86	-17.5
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	36.60	35.90	0.00	0.00
City/Town	68.37	86.75	0.00	0.00
School District	5.77	7.05	38.03	35.08
Special District	6.46	7.17	0.00	0.00
Total	117.20	136.87	38.03	35.08

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	49,600	50,200	1.2	572	588	17	2.9	1.15	1.17
Res Hmstd:Avg Val	74,300	75,200	1.2	856	881	25	2.9	1.15	1.17
Res Hmstd: Hi Val	99,100	100,300	1.2	1,255	1,338	83	6.6	1.27	1.33
Res Hmstd: Ex-Hi Val	148,600	150,400	1.2	2,068	2,262	194	9.4	1.39	1.50
Apartment	300,000	357,200	19.1	5,536	7,364	1,828	33.0	1.85	2.06
Comm/Ind: Lo Val	150,000	154,900	3.3	4,306	4,957	651	15.1	2.87	3.20
Comm/Ind: Med Val	300,000	309,800	3.3	9,858	11,324	1,466	14.9	3.29	3.66
Comm/Ind: Hi Val	1,000,000	1,032,600	3.3	35,765	41,034	5,269	14.7	3.58	3.97

Martin County | **Ceylon city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	3,809	3,652	-157	-4.1	94	80	-15	-15.6	2.48	2.18
Res Non-Hm: exis	858	983	124	14.5	25	35	10	39.0	2.92	3.54
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	6	6	0	0.0	0	0	0	22.2	2.83	3.46
Com/Ind: Lo: exi	413	385	-29	-6.9	21	23	2	11.1	5.00	5.97
Com/Ind Hi: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	656	700	44	6.8	10	15	4	43.8	1.54	2.08
Ag Non-Hmstd	392	414	21	5.5	11	14	3	29.3	2.76	3.38
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	1	1	0.0	0	0	0	0.0	0.00	2.18
All other NewCon	0	24	24	0.0	0	1	1	0.0	0.00	3.54
Total	6,134	6,164	29	0.5	161	167	6	3.6	2.63	2.71

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	60	47	-14	-22.6
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	60	47	-14	-22.6
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	28.91	27.89	0.00	0.00
City/Town	######	296.10	0.00	0.00
School District	16.20	13.70	13.62	13.43
Special District	0.45	0.28	0.00	0.00
Total	275.70	337.97	13.62	13.43

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	19,000	18,200	-4.2	474	394	-80	-16.9	2.49	2.16
Res Hmstd:Avg Val	28,400	27,200	-4.2	708	588	-120	-16.9	2.49	2.16
Res Hmstd: Hi Val	37,900	36,300	-4.2	945	785	-160	-16.9	2.49	2.16
Res Hmstd: Ex-Hi Val	56,900	54,500	-4.2	1,419	1,178	-240	-16.9	2.49	2.16

Martin County | **Dunnell city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	2,219	2,132	-87	-3.9	58	52	-7	-11.5	2.63	2.42
Res Non-Hm: exis	304	393	90	29.5	9	15	6	61.3	3.08	3.84
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	450	386	-64	-14.3	23	24	1	5.1	5.16	6.32
Com/Ind Hi: exis	381	353	-28	-7.4	26	29	4	13.9	6.75	8.30
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	38	62	24	65.1	3	5	3	102.9	6.75	8.30
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	530	559	29	5.5	11	15	4	34.4	2.10	2.68
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	10	10	0.0	0	0	0	0.0	0.00	2.42
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	3,921	3,894	-27	-0.7	130	141	10	8.0	3.32	3.61

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	44	35	-9	-20.7
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	44	35	-9	-20.7
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg) Base	Net Tax Cap (Pctg) Alter	Ref Mkt Val Base	Ref Mkt Val Alter
County	33.94	34.49	0.00	0.00
City/Town	######	309.55	0.00	0.00
School District	2.30	0.77	36.68	37.72
Special District	0.45	0.28	0.00	0.00
Total	270.49	345.10	36.68	37.72

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	21,100	20,300	-3.8	564	497	-67	-11.9	2.67	2.45
Res Hmstd:Avg Val	31,700	30,500	-3.8	847	747	-100	-11.9	2.67	2.45
Res Hmstd: Hi Val	42,300	40,600	-4.0	1,130	994	-136	-12.1	2.67	2.45
Res Hmstd: Ex-Hi Val	63,400	60,900	-3.9	1,694	1,491	-203	-12.0	2.67	2.45
Comm/Ind: Lo Val	150,000	139,000	-7.3	7,735	8,785	1,050	13.6	5.16	6.32
Comm/Ind: Med Val	300,000	277,900	-7.4	17,865	20,098	2,233	12.5	5.96	7.23
Comm/Ind: Hi Val	1,000,000	926,500	-7.4	65,138	73,941	8,802	13.5	6.51	7.98

Martin County | **Fairmont city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	353,634	349,390	-4,244	-1.2	3,723	3,877	153	4.1	1.05	1.11
Res Non-Hm: exis	44,353	46,515	2,162	4.9	574	649	76	13.2	1.29	1.40
Apartments: exis	18,599	17,907	-692	-3.7	287	300	12	4.3	1.54	1.67
Low-inc Apts: ex	3,667	3,512	-154	-4.2	35	36	1	3.6	0.95	1.02
Seasnl Rec: exis	3,712	4,151	438	11.8	46	57	10	22.2	1.25	1.37
Com/Ind: Lo: exi	37,695	36,223	-1,472	-3.9	964	995	31	3.2	2.56	2.75
Com/Ind Hi: exis	109,565	104,357	-5,208	-4.8	3,688	3,776	88	2.4	3.37	3.62
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	3,676	4,227	551	15.0	124	153	29	23.6	3.37	3.62
Ag HGA: Exist	1,516	1,549	33	2.2	16	17	2	9.7	1.05	1.13
Ag Hmstd Land	7,778	9,350	1,572	20.2	53	70	17	32.5	0.68	0.75
Ag Non-Hmstd	14,956	14,679	-277	-1.9	168	181	12	7.2	1.13	1.23
Misc props	1,069	879	-190	-17.8	21	18	-3	-12.4	1.93	2.05
ResHmstd: NewCon	0	890	890	0.0	0	10	10	0.0	0.00	1.11
All other NewCon	0	4,066	4,066	0.0	0	134	134	0.0	0.00	3.29
Total	600,219	597,694	-2,525	-0.4	9,699	10,272	573	5.9	1.62	1.72

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	7,342	6,565	-776	-10.6
(-) TIF Tax Capacity	308	284	-24	-7.9
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	7,034	6,282	-752	-10.7
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	36.86	38.17	0.00	0.00
City/Town	42.54	49.68	0.00	0.00
School District	32.79	34.94	13.62	13.43
Special District	0.45	0.28	0.00	0.00
Total	112.64	123.07	13.62	13.43

Tax Burdens on Hypothetical Properties	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	71,400	70,500	-1.3	616	615	-1	-0.1	0.86	0.87
Res Hmstd:Avg Val	107,100	105,800	-1.2	1,076	1,103	27	2.5	1.00	1.04
Res Hmstd: Hi Val	142,700	141,000	-1.2	1,558	1,623	65	4.2	1.09	1.15
Res Hmstd: Ex-Hi Val	214,100	211,500	-1.2	2,524	2,663	139	5.5	1.18	1.26
Apartment	300,000	288,800	-3.7	4,633	4,831	198	4.3	1.54	1.67
Comm/Ind: Lo Val	150,000	142,900	-4.7	3,838	3,926	88	2.3	2.56	2.75
Comm/Ind: Med Val	300,000	285,700	-4.8	8,886	9,030	144	1.6	2.96	3.16
Comm/Ind: Hi Val	1,000,000	952,500	-4.8	32,446	33,155	708	2.2	3.24	3.48

Martin County | **Granada city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	6,048	5,722	-326	-5.4	70	88	18	25.5	1.16	1.54
Res Non-Hm: exis	981	1,155	174	17.7	15	22	7	46.3	1.51	1.88
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	200	176	-24	-12.0	5	5	0	2.8	2.67	3.12
Com/Ind Hi: exis	45	221	175	386.1	2	9	7	459.6	3.35	3.86
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	170	178	8	4.8	6	7	1	20.6	3.35	3.86
Ag HGA: Exist	31	31	0	0.0	0	0	0	34.6	1.10	1.48
Ag Hmstd Land	588	615	27	4.5	3	4	1	20.9	0.55	0.63
Ag Non-Hmstd	229	229	-1	-0.4	2	2	0	10.2	0.88	0.97
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	7	7	0.0	0	0	0	0.0	0.00	1.54
All other NewCon	0	25	25	0.0	0	1	1	0.0	0.00	2.85
Total	8,292	8,356	64	0.8	103	138	35	33.8	1.24	1.65

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	84	68	-16	-19.4
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	84	68	-16	-19.4
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	36.95	38.05	0.00	0.00
City/Town	42.25	52.40	0.00	0.00
School District	8.03	6.24	62.30	89.82
Special District	0.45	0.28	0.00	0.00
Total	87.67	96.98	62.30	89.82

Tax Burdens on Hypothetical Properties	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	34,500	32,600	-5.5	379	483	103	27.2	1.1	1.48
Res Hmstd:Avg Val	51,700	48,900	-5.4	569	724	155	27.3	1.1	1.48
Res Hmstd: Hi Val	68,900	65,200	-5.4	758	965	207	27.4	1.1	1.48
Res Hmstd: Ex-Hi Val	103,400	97,800	-5.4	1,271	1,551	280	22.0	1.23	1.59
Comm/Ind: Lo Val	150,000	729,200	386.1	4,006	27,037	23,031	574.9	2.67	3.71
Comm/Ind: Med Val	300,000	1,458,400	386.1	9,036	55,184	46,148	510.7	3.01	3.78
Comm/Ind: Hi Val	1,000,000	4,861,200	386.1	32,508	186,534	154,026	473.8	3.25	3.84

Martin County | **Northrop city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	4,496	4,430	-66	-1.5	57	55	-1	-2.5	1.26	1.25
Res Non-Hm: exis	349	405	56	16.0	6	8	2	37.5	1.66	1.97
Apartments: exis	10	9	0	-4.8	0	0	0	13.1	2.04	2.43
Low-inc Apts: ex	73	69	-4	-5.0	1	1	0	12.7	1.25	1.48
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	381	364	-17	-4.4	12	13	1	10.7	3.16	3.66
Com/Ind Hi: exis	47	43	-4	-8.4	2	2	0	6.2	4.16	4.83
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	115	125	9	8.1	5	6	1	25.3	4.16	4.83
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	26	27	2	7.1	0	1	0	28.8	1.53	1.84
Ag Non-Hmstd	0	411	411	0.0	0	8	8	0.0	0.00	1.84
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	11	11	0.0	0	0	0	0.0	0.00	1.25
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	1.97
Total	5,495	5,894	399	7.3	83	94	11	13.7	1.51	1.60

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	58	45	-13	-22.7
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	58	45	-13	-22.7
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	36.15	37.25	0.00	0.00
City/Town	85.60	114.06	0.00	0.00
School District	30.37	32.01	13.62	13.43
Special District	0.45	0.28	0.00	0.00
Total	152.58	183.61	13.62	13.43

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	33,700	33,200	-1.5	425	410	-15	-3.5	1.26	1.24
Res Hmstd:Avg Val	50,500	49,800	-1.4	637	616	-22	-3.4	1.26	1.24
Res Hmstd: Hi Val	67,300	66,300	-1.5	849	819	-30	-3.5	1.26	1.24
Res Hmstd: Ex-Hi Val	101,000	99,500	-1.5	1,397	1,441	44	3.2	1.38	1.45
Apartment	300,000	285,500	-4.8	6,130	6,936	806	13.1	2.04	2.43
Comm/Ind: Lo Val	150,000	137,400	-8.4	4,736	5,022	286	6.0	3.16	3.66
Comm/Ind: Med Val	300,000	274,900	-8.4	10,983	11,514	531	4.8	3.66	4.19
Comm/Ind: Hi Val	1,000,000	916,300	-8.4	40,134	42,485	2,351	5.9	4.01	4.64

Martin County | **Sherburn city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	27,185	26,436	-750	-2.8	504	513	9	1.8	1.86	1.94
Res Non-Hm: exis	3,292	3,649	357	10.8	72	96	24	33.7	2.19	2.63
Apartments: exis	405	384	-21	-5.1	11	12	2	15.4	2.61	3.18
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	1,744	1,641	-104	-5.9	66	74	8	11.6	3.80	4.50
Com/Ind Hi: exis	380	609	229	60.3	19	36	17	90.8	4.94	5.88
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,259	1,390	131	10.4	62	82	20	31.4	4.94	5.88
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	185	223	38	20.7	2	3	1	49.1	0.97	1.20
Ag Non-Hmstd	208	235	27	12.7	4	5	2	40.5	1.80	2.24
Misc props	20	20	0	0.0	1	1	0	21.6	2.61	3.18
ResHmstd: NewCon	0	90	90	0.0	0	2	2	0.0	0.00	1.94
All other NewCon	0	5	5	0.0	0	0	0	0.0	0.00	2.63
Total	34,678	34,680	2	0.0	740	824	84	11.3	2.13	2.38

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	372	295	-76	-20.6
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	372	295	-76	-20.6
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	34.66	35.40	0.00	0.00
City/Town	######	186.18	0.00	0.00
School District	3.41	2.18	36.68	37.72
Special District	0.45	0.28	0.00	0.00
Total	179.79	224.04	36.68	37.72

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	49,500	48,100	-2.8	874	828	-46	-5.2	1.76	1.72
Res Hmstd:Avg Val	74,300	72,300	-2.7	1,311	1,245	-67	-5.1	1.76	1.72
Res Hmstd: Hi Val	99,000	96,300	-2.7	1,860	1,881	21	1.1	1.88	1.95
Res Hmstd: Ex-Hi Val	148,600	144,500	-2.8	2,978	3,239	261	8.8	2.00	2.24
Apartment	300,000	284,700	-5.1	7,842	9,047	1,204	15.4	2.61	3.18
Comm/Ind: Lo Val	150,000	240,400	60.3	5,694	12,072	6,378	112.0	3.8	5.02
Comm/Ind: Med Val	300,000	480,800	60.3	13,103	26,209	13,106	100.0	4.37	5.45
Comm/Ind: Hi Val	1,000,000	1,602,800	60.3	47,678	92,185	44,507	93.3	4.77	5.75

Martin County | **Truman city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	20,917	22,010	1,093	5.2	254	272	18	7.1	1.21	1.24
Res Non-Hm: exis	3,623	3,255	-368	-10.2	58	56	-2	-3.2	1.61	1.73
Apartments: exis	1,597	1,590	-7	-0.4	30	32	3	8.7	1.86	2.03
Low-inc Apts: ex	248	264	16	6.3	3	3	0	14.4	1.19	1.28
Seasnl Rec: exis	38	40	2	6.1	0	1	0	24.8	1.19	1.40
Com/Ind: Lo: exi	3,521	3,428	-93	-2.7	101	107	6	6.0	2.87	3.13
Com/Ind Hi: exis	5,158	5,078	-80	-1.6	190	206	16	8.3	3.68	4.05
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	507	563	56	11.0	19	23	4	22.1	3.68	4.05
Ag HGA: Exist	320	319	-1	-0.4	4	4	0	1.8	1.27	1.30
Ag Hmstd Land	1,863	2,091	228	12.2	12	15	4	32.1	0.62	0.73
Ag Non-Hmstd	446	363	-83	-18.6	5	5	0	-3.7	1.12	1.32
Misc props	2	2	0	0.0	0	0	0	10.4	2.14	2.36
ResHmstd: NewCon	0	187	187	0.0	0	2	2	0.0	0.00	1.24
All other NewCon	0	16	16	0.0	0	0	0	0.0	0.00	1.73
Total	38,240	39,206	965	2.5	676	727	52	7.6	1.77	1.86

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	453	382	-71	-15.7
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	453	382	-71	-15.7
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	35.31	36.33	0.00	0.00
City/Town	72.92	91.74	0.00	0.00
School District	3.12	3.81	46.55	38.20
Special District	0.45	0.28	0.00	0.00
Total	111.80	132.16	46.55	38.20

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	38,200	40,200	5.2	452	472	20	4.5	1.18	1.17
Res Hmstd:Avg Val	57,300	60,300	5.2	678	709	30	4.5	1.18	1.17
Res Hmstd: Hi Val	76,400	80,400	5.2	906	973	67	7.4	1.19	1.21
Res Hmstd: Ex-Hi Val	114,600	120,600	5.2	1,545	1,706	160	10.4	1.35	1.41
Apartment	300,000	298,700	-0.4	5,589	6,076	487	8.7	1.86	2.03
Comm/Ind: Lo Val	150,000	147,700	-1.5	4,312	4,625	312	7.2	2.87	3.13
Comm/Ind: Med Val	300,000	295,300	-1.6	9,830	10,578	748	7.6	3.28	3.58
Comm/Ind: Hi Val	1,000,000	984,500	-1.6	35,577	38,473	2,896	8.1	3.56	3.91

Martin County | **Welcome city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	16,899	16,852	-47	-0.3	263	255	-8	-3.2	1.56	1.51
Res Non-Hm: exis	1,642	1,603	-39	-2.4	32	34	2	6.3	1.93	2.10
Apartments: exis	118	115	-3	-2.3	3	3	0	7.2	2.28	2.50
Low-inc Apts: ex	127	121	-6	-5.0	2	2	0	4.0	1.42	1.56
Seasnl Rec: exis	44	44	0	0.0	0	0	0	9.5	0.95	1.04
Com/Ind: Lo: exi	1,675	1,630	-45	-2.7	57	60	3	5.9	3.39	3.69
Com/Ind Hi: exis	11,668	11,894	226	1.9	513	570	57	11.1	4.40	4.80
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	871	870	-1	-0.1	38	42	3	8.8	4.40	4.80
Ag HGA: Exist	344	345	1	0.3	6	6	0	1.9	1.68	1.70
Ag Hmstd Land	359	411	51	14.3	2	3	1	29.2	0.64	0.73
Ag Non-Hmstd	169	180	11	6.2	3	3	0	18.0	1.53	1.70
Misc props	106	174	68	64.3	3	5	2	73.1	2.50	2.63
ResHmstd: NewCon	0	392	392	0.0	0	6	6	0.0	0.00	1.51
All other NewCon	0	33	33	0.0	0	1	1	0.0	0.00	3.38
Total	34,022	34,662	640	1.9	922	990	68	7.3	2.71	2.85

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	473	423	-50	-10.5
(-) TIF Tax Capacity	15	14	-1	-6.2
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	458	409	-49	-10.6
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	37.66	38.99	0.00	0.00
City/Town	######	122.80	0.00	0.00
School District	8.14	7.75	36.68	37.72
Special District	0.45	0.28	0.00	0.00
Total	152.86	169.82	36.68	37.72

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	45,600	45,500	-0.2	682	635	-47	-6.8	1.5	1.4
Res Hmstd:Avg Val	68,400	68,200	-0.3	1,023	952	-71	-6.9	1.5	1.4
Res Hmstd: Hi Val	91,200	90,900	-0.3	1,438	1,393	-45	-3.1	1.58	1.53
Res Hmstd: Ex-Hi Val	136,800	136,400	-0.3	2,344	2,407	63	2.7	1.71	1.76
Apartment	300,000	293,100	-2.3	6,833	7,327	495	7.2	2.28	2.5
Comm/Ind: Lo Val	150,000	152,900	1.9	5,088	5,676	588	11.5	3.39	3.71
Comm/Ind: Med Val	300,000	305,800	1.9	11,689	13,009	1,320	11.3	3.9	4.25
Comm/Ind: Hi Val	1,000,000	1,019,400	1.9	42,493	47,232	4,738	11.2	4.25	4.63

Martin County | **Trimont city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	13,185	13,038	-147	-1.1	130	213	83	63.5	0.99	1.63
Res Non-Hm: exis	1,684	1,832	148	8.8	23	42	20	87.5	1.35	2.32
Apartments: exis	195	186	-10	-4.9	3	5	2	67.7	1.59	2.80
Low-inc Apts: ex	84	80	-4	-4.9	1	1	1	63.9	1.01	1.73
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	1,744	1,662	-82	-4.7	45	67	23	50.5	2.56	4.05
Com/Ind Hi: exis	1,765	1,864	99	5.6	58	98	40	69.0	3.29	5.27
Publ U: Elec Gen	12,529	0	-12,529	-100.0	290	0	-290	-100.0	2.32	0.00
Publ U: Other	563	650	88	15.5	19	34	16	84.9	3.29	5.27
Ag HGA: Exist	274	274	0	0.0	3	4	2	63.8	0.96	1.58
Ag Hmstd Land	767	810	43	5.6	4	9	5	134.4	0.49	1.09
Ag Non-Hmstd	185	197	12	6.3	2	4	2	110.9	0.98	1.94
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	19	19	0.0	0	0	0	0.0	0.00	1.63
All other NewCon	0	131	131	0.0	0	5	5	0.0	0.00	3.76
Total	32,975	20,742	-12,233	-37.1	577	484	-93	-16.1	1.75	2.33

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	484	192	-292	-60.4
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	484	192	-292	-60.4
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	36.70	37.64	0.00	0.00
City/Town	53.67	149.79	0.00	0.00
School District	6.71	5.84	36.68	37.72
Special District	0.45	0.28	0.00	0.00
Total	97.53	193.56	36.68	37.72

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	36,000	35,600	-1.1	339	548	209	61.5	0.94	1.54
Res Hmstd:Avg Val	54,000	53,400	-1.1	509	822	313	61.5	0.94	1.54
Res Hmstd: Hi Val	72,000	71,200	-1.1	678	1,095	417	61.5	0.94	1.54
Res Hmstd: Ex-Hi Val	108,100	106,900	-1.1	1,176	1,938	762	64.8	1.09	1.81
Apartment	300,000	285,300	-4.9	4,758	7,979	3,221	67.7	1.59	2.8
Comm/Ind: Lo Val	150,000	158,400	5.6	3,843	6,514	2,670	69.5	2.56	4.11
Comm/Ind: Med Val	300,000	316,800	5.6	8,784	14,862	6,078	69.2	2.93	4.69
Comm/Ind: Hi Val	1,000,000	1,056,100	5.6	31,842	53,829	21,986	69.0	3.18	5.1

Martin County | **Ormsby city (part)**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	1,542	1,542	-1	0.0	13	15	2	13.1	0.87	0.99
Res Non-Hm: exis	209	209	0	0.0	3	3	0	12.9	1.20	1.35
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	350	350	0	0.0	8	9	1	11.1	2.41	2.68
Com/Ind Hi: exis	35	32	-4	-10.2	1	1	0	0.0	3.14	3.50
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	43	46	3	5.8	1	2	0	17.8	3.14	3.50
Ag HGA: Exist	94	101	7	7.4	1	1	0	21.6	0.80	0.90
Ag Hmstd Land	97	94	-3	-2.7	0	0	0	30.3	0.25	0.33
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	2,370	2,373	3	0.1	28	31	3	12.6	1.17	1.32

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	26	20	-5	-20.9
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	26	20	-5	-20.9
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	36.93	38.26	0.00	0.00
City/Town	45.21	58.85	0.00	0.00
School District	14.18	15.03	22.86	22.69
Special District	0.45	0.28	0.00	0.00
Total	96.77	112.41	22.86	22.69

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	46,800	46,800	0.0	373	422	49	13.2	0.8	0.90
Res Hmstd:Avg Val	70,100	70,100	0.0	558	632	74	13.2	0.8	0.90
Res Hmstd: Hi Val	93,400	93,400	0.0	829	938	109	13.1	0.89	1.00
Res Hmstd: Ex-Hi Val	140,200	140,200	0.0	1,431	1,617	187	13.0	1.02	1.15
Comm/Ind: Lo Val	150,000	134,700	-10.2	3,619	3,610	-9	-0.3	2.41	2.68
Comm/Ind: Med Val	300,000	269,400	-10.2	8,330	8,196	-134	-1.6	2.78	3.04
Comm/Ind: Hi Val	1,000,000	898,000	-10.2	30,314	30,181	-133	-0.4	3.03	3.36

Meeker County | **Cedar Mills city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	1,834	1,751	-83	-4.5	21	21	0	-0.8	1.15	1.19
Res Non-Hm: exis	128	123	-5	-4.1	2	2	0	10.9	1.55	1.79
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	425	428	3	0.8	12	14	2	14.5	2.86	3.25
Com/Ind Hi: exis	66	60	-5	-7.8	2	3	0	5.0	3.75	4.26
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	11	11	0	-1.8	0	0	0	11.9	3.75	4.26
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	436	474	39	8.9	3	4	1	32.5	0.65	0.80
Ag Non-Hmstd	2	2	0	11.8	0	0	0	32.7	1.28	1.52
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	2,902	2,850	-51	-1.8	41	44	3	7.1	1.41	1.54

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	30	23	-7	-23.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	30	23	-7	-23.0
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	46.53	50.08	0.00	0.00
City/Town	65.33	84.81	0.00	0.00
School District	15.87	16.79	20.98	20.41
Special District	0.19	0.21	0.00	0.00
Total	127.93	151.89	20.98	20.41

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	51,000	48,700	-4.5	555	543	-12	-2.2	1.09	1.12
Res Hmstd:Avg Val	76,400	72,900	-4.6	834	813	-21	-2.5	1.09	1.12
Res Hmstd: Hi Val	101,900	97,300	-4.5	1,237	1,244	7	0.6	1.21	1.28
Res Hmstd: Ex-Hi Val	152,900	146,000	-4.5	2,042	2,149	107	5.3	1.34	1.47
Comm/Ind: Lo Val	150,000	138,300	-7.8	4,292	4,494	202	4.7	2.86	3.25
Comm/Ind: Med Val	300,000	276,600	-7.8	9,909	10,272	363	3.7	3.30	3.71
Comm/Ind: Hi Val	1,000,000	922,100	-7.8	36,125	37,797	1,672	4.6	3.61	4.1

Meeker County | **Cosmos city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	10,681	10,722	41	0.4	181	179	-2	-0.8	1.69	1.67
Res Non-Hm: exis	1,463	1,347	-116	-7.9	31	35	4	13.1	2.13	2.62
Apartments: exis	259	259	0	0.0	7	8	2	23.1	2.56	3.15
Low-inc Apts: ex	157	157	0	0.0	2	3	1	22.6	1.58	1.93
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	1,739	1,664	-75	-4.3	65	75	10	14.6	3.75	4.49
Com/Ind Hi: exis	429	426	-4	-0.9	21	25	4	19.0	4.91	5.90
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	353	370	18	5.0	17	22	5	26.1	4.91	5.90
Ag HGA: Exist	167	165	-2	-1.2	3	4	0	13.7	1.97	2.27
Ag Hmstd Land	665	921	255	38.4	6	13	7	115.9	0.92	1.43
Ag Non-Hmstd	767	825	58	7.6	14	19	5	34.9	1.83	2.30
Misc props	173	173	0	0.0	5	6	1	22.5	2.97	3.64
ResHmstd: NewCon	0	7	7	0.0	0	0	0	0.0	0.00	1.67
All other NewCon	0	5	5	0.0	0	0	0	0.0	0.00	2.62
Total	16,852	17,040	188	1.1	353	390	37	10.4	2.10	2.29

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	182	142	-40	-22.1
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	182	142	-40	-22.1
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	43.61	46.33	0.00	0.00
City/Town	######	173.94	0.00	0.00
School District	10.43	9.37	26.92	27.87
Special District	0.19	0.21	0.00	0.00
Total	183.30	229.85	26.92	27.87

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	40,200	40,400	0.5	684	670	-15	-2.1	1.70	1.66
Res Hmstd:Avg Val	60,300	60,500	0.3	1,026	1,003	-23	-2.3	1.70	1.66
Res Hmstd: Hi Val	80,400	80,700	0.4	1,390	1,391	1	0.0	1.73	1.72
Res Hmstd: Ex-Hi Val	120,700	121,200	0.4	2,274	2,518	245	10.8	1.88	2.08
Apartment	300,000	300,000	0.0	7,681	9,456	1,774	23.1	2.56	3.15
Comm/Ind: Lo Val	150,000	148,700	-0.9	5,627	6,681	1,055	18.7	3.75	4.49
Comm/Ind: Med Val	300,000	297,300	-0.9	12,995	15,428	2,433	18.7	4.33	5.19
Comm/Ind: Hi Val	1,000,000	991,200	-0.9	47,378	56,354	8,976	18.9	4.74	5.69

Meeker County | **Darwin city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	12,875	12,390	-486	-3.8	112	120	9	7.8	0.87	0.97
Res Non-Hm: exis	2,133	2,003	-130	-6.1	24	25	1	3.5	1.12	1.24
Apartments: exis	199	195	-4	-1.8	3	3	0	8.8	1.28	1.42
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	39	35	-4	-10.1	0	0	0	0.4	0.98	1.10
Com/Ind: Lo: exi	1,225	1,097	-128	-10.5	27	27	-1	-2.5	2.24	2.44
Com/Ind Hi: exis	934	1,211	278	29.7	27	39	11	41.4	2.94	3.21
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	406	408	2	0.4	12	13	1	9.5	2.94	3.21
Ag HGA: Exist	955	932	-24	-2.5	9	10	0	4.7	0.95	1.02
Ag Hmstd Land	1,535	1,523	-12	-0.8	5	6	1	13.6	0.34	0.39
Ag Non-Hmstd	869	919	50	5.8	8	9	1	18.3	0.91	1.02
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	16	16	0.0	0	0	0	0.0	0.00	0.97
All other NewCon	0	324	324	0.0	0	9	9	0.0	0.00	2.72
Total	21,170	21,053	-117	-0.6	228	261	33	14.6	1.07	1.24

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	225	203	-22	-9.8
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	225	203	-22	-9.8
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	46.51	50.05	0.00	0.00
City/Town	22.64	30.15	0.00	0.00
School District	21.56	21.28	14.75	15.10
Special District	0.19	0.21	0.00	0.00
Total	90.89	101.69	14.75	15.10

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	82,600	79,500	-3.8	575	623	48	8.4	0.7	0.78
Res Hmstd:Avg Val	123,800	119,100	-3.8	1,047	1,121	74	7.1	0.85	0.94
Res Hmstd: Hi Val	165,000	158,800	-3.8	1,519	1,621	102	6.7	0.92	1.02
Res Hmstd: Ex-Hi Val	247,600	238,300	-3.8	2,466	2,622	156	6.3	1	1.10
Apartment	300,000	294,700	-1.8	3,851	4,191	340	8.8	1.28	1.42
Comm/Ind: Lo Val	150,000	194,600	29.7	3,365	5,095	1,730	51.4	2.24	2.62
Comm/Ind: Med Val	300,000	389,200	29.7	7,778	11,336	3,558	45.7	2.59	2.91
Comm/Ind: Hi Val	1,000,000	1,297,500	29.8	28,372	40,466	12,094	42.6	2.84	3.12

Meeker County | **Dassel city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	50,395	47,269	-3,126	-6.2	572	599	28	4.8	1.13	1.27
Res Non-Hm: exis	10,952	8,753	-2,199	-20.1	157	143	-13	-8.6	1.43	1.64
Apartments: exis	2,534	2,416	-118	-4.7	41	46	5	12.3	1.63	1.92
Low-inc Apts: ex	277	277	0	0.0	3	3	0	17.5	1.00	1.17
Seasnl Rec: exis	3	3	0	10.3	0	0	0	30.5	1.27	1.50
Com/Ind: Lo: exi	7,717	7,624	-93	-1.2	205	232	26	12.9	2.66	3.04
Com/Ind Hi: exis	7,000	6,119	-881	-12.6	245	245	0	0.0	3.50	4.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,251	1,262	11	0.9	44	50	7	15.4	3.50	4.00
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	147	120	-27	-18.6	0	0	0	12.0	0.30	0.41
Ag Non-Hmstd	838	802	-36	-4.3	10	11	1	13.7	1.20	1.42
Misc props	348	286	-62	-17.7	6	6	0	-2.7	1.66	1.96
ResHmstd: NewCon	0	36	36	0.0	0	0	0	0.0	0.00	1.27
All other NewCon	0	91	91	0.0	0	1	1	0.0	0.00	1.64
Total	81,462	75,057	-6,405	-7.9	1,283	1,339	56	4.4	1.57	1.78

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	950	776	-175	-18.4
(-) TIF Tax Capacity	25	25	0	-1.6
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	925	751	-174	-18.8
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	46.30	49.79	0.00	0.00
City/Town	55.35	72.19	0.00	0.00
School District	17.83	20.05	13.08	13.75
Special District	0.19	0.21	0.00	0.00
Total	119.68	142.24	13.08	13.75

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	87,100	81,700	-6.2	862	849	-13	-1.5	0.99	1.04
Res Hmstd:Avg Val	130,600	122,500	-6.2	1,479	1,538	59	4.0	1.13	1.26
Res Hmstd: Hi Val	174,000	163,200	-6.2	2,094	2,225	131	6.3	1.20	1.36
Res Hmstd: Ex-Hi Val	261,100	244,900	-6.2	3,329	3,604	275	8.3	1.27	1.47
Apartment	300,000	286,000	-4.7	4,880	5,478	598	12.3	1.63	1.92
Comm/Ind: Lo Val	150,000	131,100	-12.6	3,988	3,983	-5	-0.1	2.66	3.04
Comm/Ind: Med Val	300,000	262,200	-12.6	9,239	9,050	-189	-2.0	3.08	3.45
Comm/Ind: Hi Val	1,000,000	874,100	-12.6	33,746	33,555	-191	-0.6	3.37	3.84

Meeker County | **Grove City city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	15,063	14,200	-863	-5.7	197	225	28	14.0	1.31	1.58
Res Non-Hm: exis	2,943	3,337	394	13.4	51	77	26	51.9	1.72	2.30
Apartments: exis	289	286	-3	-1.0	6	7	2	33.5	1.94	2.62
Low-inc Apts: ex	390	388	-2	-0.4	5	6	2	33.2	1.21	1.61
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	1,859	1,819	-41	-2.2	56	70	14	25.2	3.01	3.85
Com/Ind Hi: exis	662	664	2	0.3	26	33	8	29.0	3.92	5.04
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	106	107	1	1.2	4	5	1	30.1	3.91	5.03
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	31	35	4	11.2	0	1	0	55.5	1.34	1.87
Ag Non-Hmstd	60	66	6	10.1	1	1	0	53.9	1.34	1.87
Misc props	30	27	-3	-9.6	1	1	0	21.8	1.94	2.62
ResHmstd: NewCon	0	40	40	0.0	0	1	1	0.0	0.00	1.58
All other NewCon	0	25	25	0.0	0	1	1	0.0	0.00	4.07
Total	21,432	20,993	-439	-2.0	346	429	83	23.9	1.61	2.04

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	233	186	-47	-20.1
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	233	186	-47	-20.1
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	45.28	48.51	0.00	0.00
City/Town	75.01	125.19	0.00	0.00
School District	13.36	13.19	26.92	27.87
Special District	0.19	0.21	0.00	0.00
Total	133.83	187.10	26.92	27.87

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	58,400	55,100	-5.7	705	772	67	9.5	1.21	1.40
Res Hmstd:Avg Val	87,600	82,600	-5.7	1,115	1,218	103	9.3	1.27	1.47
Res Hmstd: Hi Val	116,700	110,000	-5.7	1,609	1,853	245	15.2	1.38	1.68
Res Hmstd: Ex-Hi Val	175,200	165,200	-5.7	2,602	3,133	531	20.4	1.48	1.9
Apartment	300,000	297,100	-1.0	5,826	7,776	1,950	33.5	1.94	2.62
Comm/Ind: Lo Val	150,000	150,500	0.3	4,514	5,803	1,289	28.6	3.01	3.86
Comm/Ind: Med Val	300,000	301,000	0.3	10,397	13,393	2,995	28.8	3.47	4.45
Comm/Ind: Hi Val	1,000,000	1,003,300	0.3	37,855	48,810	10,955	28.9	3.79	4.86

Meeker County | **Litchfield city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	237,343	233,667	-3,676	-1.5	2,828	2,831	3	0.1	1.19	1.21
Res Non-Hm: exis	33,643	33,634	-9	0.0	493	523	31	6.2	1.46	1.56
Apartments: exis	7,212	7,328	116	1.6	123	132	10	7.8	1.70	1.80
Low-inc Apts: ex	2,029	1,959	-70	-3.4	21	22	1	2.4	1.04	1.11
Seasnl Rec: exis	57	57	0	0.0	1	1	0	6.1	1.70	1.80
Com/Ind: Lo: exi	25,284	25,065	-218	-0.9	694	727	34	4.8	2.74	2.90
Com/Ind Hi: exis	45,561	45,010	-550	-1.2	1,644	1,719	74	4.5	3.61	3.82
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	2,052	2,034	-18	-0.9	74	78	4	4.9	3.61	3.82
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	345	418	74	21.4	4	5	1	29.9	1.21	1.29
Ag Non-Hmstd	649	562	-87	-13.4	8	7	-1	-7.8	1.24	1.32
Misc props	1,064	1,492	428	40.2	20	32	12	58.9	1.88	2.13
ResHmstd: NewCon	0	641	641	0.0	0	8	8	0.0	0.00	1.21
All other NewCon	0	1,444	1,444	0.0	0	43	43	0.0	0.00	2.96
Total	355,239	353,312	-1,927	-0.5	5,910	6,128	218	3.7	1.66	1.73

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	4,189	3,714	-475	-11.3
(-) TIF Tax Capacity	196	36	-160	-81.8
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	3,994	3,679	-315	-7.9
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	45.88	49.38	0.00	0.00
City/Town	56.03	60.82	0.00	0.00
School District	22.16	21.87	14.75	15.10
Special District	0.19	0.21	0.00	0.00
Total	124.26	132.28	14.75	15.10

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	84,300	83,000	-1.5	875	829	-46	-5.2	1.04	1
Res Hmstd:Avg Val	126,400	124,400	-1.6	1,498	1,489	-10	-0.6	1.19	1.2
Res Hmstd: Hi Val	168,500	165,900	-1.5	2,121	2,150	28	1.3	1.26	1.3
Res Hmstd: Ex-Hi Val	252,800	248,900	-1.5	3,369	3,472	103	3.0	1.33	1.39
Apartment	300,000	304,800	1.6	5,102	5,500	398	7.8	1.70	1.80
Comm/Ind: Lo Val	150,000	148,200	-1.2	4,116	4,301	185	4.5	2.74	2.90
Comm/Ind: Med Val	300,000	296,400	-1.2	9,530	9,943	414	4.3	3.18	3.35
Comm/Ind: Hi Val	1,000,000	987,900	-1.2	34,795	36,350	1,555	4.5	3.48	3.68

Meeker County | **Watkins city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	27,069	26,041	-1,028	-3.8	528	525	-3	-0.6	1.95	2.02
Res Non-Hm: exis	4,458	4,536	78	1.8	103	125	22	21.2	2.32	2.76
Apartments: exis	262	257	-5	-1.9	7	8	1	17.8	2.70	3.24
Low-inc Apts: ex	1,049	1,043	-6	-0.5	17	21	3	18.9	1.65	1.97
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	3,703	3,718	14	0.4	146	172	26	17.9	3.93	4.62
Com/Ind Hi: exis	3,349	3,294	-55	-1.6	174	201	27	15.8	5.18	6.10
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	786	820	34	4.3	41	50	9	22.8	5.17	6.09
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	246	291	45	18.3	5	7	2	48.6	1.92	2.41
Ag Non-Hmstd	72	73	1	1.7	1	2	0	24.0	2.00	2.45
Misc props	108	109	1	1.0	3	4	1	21.2	2.70	3.24
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	2.02
All other NewCon	0	24	24	0.0	0	1	1	0.0	0.00	4.48
Total	41,103	40,208	-896	-2.2	1,025	1,116	90	8.8	2.49	2.77

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	471	397	-73	-15.6
(-) TIF Tax Capacity	20	11	-9	-46.1
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	451	387	-64	-14.2
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	46.16	49.65	0.00	0.00
City/Town	######	158.56	0.00	0.00
School District	18.85	34.19	19.56	18.46
Special District	2.36	2.16	0.00	0.00
Total	200.44	244.56	19.56	18.46

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	71,600	68,900	-3.8	1,289	1,138	-151	-11.7	1.80	1.65
Res Hmstd:Avg Val	107,400	103,300	-3.8	2,087	2,034	-53	-2.6	1.94	1.97
Res Hmstd: Hi Val	143,200	137,800	-3.8	2,907	3,017	110	3.8	2.03	2.19
Res Hmstd: Ex-Hi Val	214,800	206,600	-3.8	4,547	4,978	431	9.5	2.12	2.41
Apartment	300,000	294,400	-1.9	8,103	9,543	1,440	17.8	2.70	3.24
Comm/Ind: Lo Val	150,000	147,500	-1.7	5,902	6,814	912	15.5	3.93	4.62
Comm/Ind: Med Val	300,000	295,100	-1.6	13,674	15,778	2,104	15.4	4.56	5.35
Comm/Ind: Hi Val	1,000,000	983,500	-1.7	49,942	57,756	7,815	15.6	4.99	5.87

Meeker County | **Kingston city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	6,945	6,131	-814	-11.7	61	59	-2	-3.6	0.88	0.96
Res Non-Hm: exis	870	918	48	5.5	10	12	1	14.5	1.17	1.26
Apartments: exis	106	94	-12	-11.6	1	1	0	-2.4	1.30	1.43
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	177	154	-23	-13.1	4	4	0	-5.6	2.26	2.45
Com/Ind Hi: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	45	46	1	1.8	1	1	0	10.7	2.96	3.22
Ag HGA: Exist	96	87	-8	-8.6	1	1	0	-1.1	0.77	0.83
Ag Hmstd Land	294	298	4	1.5	1	1	0	22.1	0.41	0.49
Ag Non-Hmstd	259	269	11	4.2	2	3	0	16.1	0.92	1.02
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	16	16	0.0	0	0	0	0.0	0.00	0.96
All other NewCon	0	28	28	0.0	0	1	1	0.0	0.00	2.45
Total	8,790	8,040	-750	-8.5	82	83	1	0.7	0.94	1.03

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	89	68	-21	-23.4
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	89	68	-21	-23.4
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	46.50	50.05	0.00	0.00
City/Town	23.71	30.94	0.00	0.00
School District	21.56	21.28	14.75	15.10
Special District	0.19	0.21	0.00	0.00
Total	91.97	102.48	14.75	15.10

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	87,400	77,200	-11.7	639	597	-42	-6.5	0.73	0.77
Res Hmstd:Avg Val	131,000	115,600	-11.8	1,143	1,084	-59	-5.2	0.87	0.94
Res Hmstd: Hi Val	174,700	154,200	-11.7	1,649	1,574	-76	-4.6	0.94	1.02
Res Hmstd: Ex-Hi Val	262,100	231,400	-11.7	2,661	2,552	-108	-4.1	1.02	1.10
Apartment	300,000	265,300	-11.6	3,891	3,799	-92	-2.4	1.3	1.43

Meeker County | **Eden Valley city (part)**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	16,628	15,894	-734	-4.4	232	241	9	3.7	1.40	1.52
Res Non-Hm: exis	2,373	2,330	-43	-1.8	41	49	8	18.3	1.74	2.10
Apartments: exis	982	948	-34	-3.5	20	23	3	16.6	2.03	2.45
Low-inc Apts: ex	219	219	0	0.0	3	3	1	20.2	1.25	1.50
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	4,621	4,264	-357	-7.7	144	156	12	8.3	3.12	3.67
Com/Ind Hi: exis	2,464	2,735	271	11.0	101	132	31	30.7	4.10	4.83
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	607	614	7	1.2	25	30	5	19.1	4.08	4.81
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	92	102	10	10.6	1	1	0	44.4	0.73	0.96
Ag Non-Hmstd	350	385	35	10.0	5	7	2	36.0	1.46	1.81
Misc props	69	64	-5	-7.1	2	2	0	11.4	2.68	3.21
ResHmstd: NewCon	0	103	103	0.0	0	2	2	0.0	0.00	1.52
All other NewCon	0	186	186	0.0	0	8	8	0.0	0.00	4.07
Total	28,406	27,844	-562	-2.0	574	654	79	13.8	2.02	2.35

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	340	295	-45	-13.1
(-) TIF Tax Capacity	9	10	1	8.5
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	331	285	-45	-13.7
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	46.37	49.90	0.00	0.00
City/Town	79.97	95.63	0.00	0.00
School District	19.14	34.53	19.56	18.46
Special District	0.97	1.06	0.00	0.00
Total	146.45	181.12	19.56	18.46

Tax Burdens on Hypothetical Properties	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	69,800	66,700	-4.4	880	848	-32	-3.6	1.26	1.27
Res Hmstd:Avg Val	104,600	100,000	-4.4	1,458	1,484	26	1.8	1.39	1.48
Res Hmstd: Hi Val	139,400	133,200	-4.4	2,067	2,201	134	6.5	1.48	1.65
Res Hmstd: Ex-Hi Val	209,200	200,000	-4.4	3,289	3,643	354	10.8	1.57	1.82
Apartment	300,000	289,600	-3.5	6,078	7,091	1,013	16.7	2.03	2.45
Comm/Ind: Lo Val	150,000	166,500	11.0	4,687	6,299	1,612	34.4	3.12	3.78
Comm/Ind: Med Val	300,000	333,000	11.0	10,839	14,340	3,501	32.3	3.61	4.31
Comm/Ind: Hi Val	1,000,000	1,109,900	11.0	39,547	51,859	12,312	31.1	3.95	4.67

Mille Lacs County | **Bock city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	2,545	2,337	-209	-8.2	27	26	-1	-3.8	1.07	1.12
Res Non-Hm: exis	1,307	1,420	114	8.7	19	24	5	27.8	1.45	1.71
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	875	890	15	1.7	25	29	4	16.3	2.80	3.20
Com/Ind Hi: exis	114	131	17	14.7	4	6	1	31.3	3.72	4.26
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	33	33	0	0.0	1	1	0	14.4	3.72	4.26
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	74	48	-26	-34.6	0	0	0	-17.9	0.58	0.73
Ag Non-Hmstd	34	26	-7	-21.7	0	0	0	-7.5	1.35	1.60
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	4,982	4,885	-96	-1.9	77	87	10	12.5	1.55	1.78

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	56	48	-8	-14.1
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	56	48	-8	-14.1
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	69.97	81.35	0.00	0.00
City/Town	35.05	43.70	0.00	0.00
School District	30.10	34.70	3.93	3.81
Special District	0.18	0.21	0.00	0.00
Total	135.30	159.95	3.93	3.81

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	56,600	52,000	-8.1	562	519	-43	-7.6	0.99	1
Res Hmstd:Avg Val	84,800	77,800	-8.3	885	790	-94	-10.6	1.04	1.02
Res Hmstd: Hi Val	113,100	103,800	-8.2	1,304	1,254	-50	-3.9	1.15	1.21
Res Hmstd: Ex-Hi Val	169,700	155,800	-8.2	2,143	2,180	37	1.7	1.26	1.4
Comm/Ind: Lo Val	150,000	172,100	14.7	4,202	5,747	1,546	36.8	2.80	3.34
Comm/Ind: Med Val	300,000	344,200	14.7	9,785	13,078	3,293	33.7	3.26	3.8
Comm/Ind: Hi Val	1,000,000	1,147,200	14.7	35,838	47,281	11,443	31.9	3.58	4.12

Mille Lacs County | **Foreston city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	17,936	15,119	-2,817	-15.7	218	197	-21	-9.5	1.21	1.30
Res Non-Hm: exis	4,684	4,392	-292	-6.2	70	78	8	12.2	1.49	1.78
Apartments: exis	538	536	-3	-0.5	10	11	2	19.1	1.79	2.14
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	1,216	1,223	7	0.6	35	41	6	16.6	2.87	3.33
Com/Ind Hi: exis	1,525	1,456	-69	-4.5	58	64	6	10.8	3.81	4.42
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	442	442	0	0.0	17	20	3	16.0	3.81	4.42
Ag HGA: Exist	487	419	-67	-13.8	6	5	-1	-14.5	1.15	1.14
Ag Hmstd Land	717	672	-44	-6.2	3	4	1	19.9	0.48	0.61
Ag Non-Hmstd	290	219	-71	-24.5	4	4	0	-9.2	1.40	1.68
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	55	55	0.0	0	1	1	0.0	0.00	1.30
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	27,835	24,534	-3,301	-11.9	420	425	5	1.1	1.51	1.73

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	302	231	-71	-23.6
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	302	231	-71	-23.6
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	70.01	81.38	0.00	0.00
City/Town	39.58	51.82	0.00	0.00
School District	30.10	34.70	3.93	3.81
Special District	0.18	0.21	0.00	0.00
Total	139.86	168.11	3.93	3.81

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	80,800	68,100	-15.7	862	713	-149	-17.3	1.07	1.05
Res Hmstd:Avg Val	121,200	102,200	-15.7	1,479	1,286	-194	-13.1	1.22	1.26
Res Hmstd: Hi Val	161,500	136,100	-15.7	2,095	1,920	-175	-8.4	1.3	1.41
Res Hmstd: Ex-Hi Val	242,400	204,300	-15.7	3,331	3,195	-136	-4.1	1.37	1.56
Apartment	300,000	298,500	-0.5	5,363	6,386	1,024	19.1	1.79	2.14
Comm/Ind: Lo Val	150,000	143,200	-4.5	4,304	4,764	459	10.7	2.87	3.33
Comm/Ind: Med Val	300,000	286,500	-4.5	10,024	11,027	1,002	10.0	3.34	3.85
Comm/Ind: Hi Val	1,000,000	955,000	-4.5	36,716	40,592	3,876	10.6	3.67	4.25

Mille Lacs County | **Isle city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	36,840	36,597	-243	-0.7	507	551	44	8.6	1.38	1.51
Res Non-Hm: exis	7,694	7,723	29	0.4	122	139	17	14.0	1.59	1.80
Apartments: exis	867	867	0	0.0	16	19	2	14.1	1.88	2.15
Low-inc Apts: ex	1,095	1,095	0	0.0	12	14	2	14.0	1.13	1.29
Seasnl Rec: exis	25,322	25,175	-146	-0.6	397	448	51	13.0	1.57	1.78
Com/Ind: Lo: exi	5,600	5,534	-66	-1.2	167	185	17	10.5	2.98	3.33
Com/Ind Hi: exis	3,313	2,329	-984	-29.7	131	103	-28	-21.4	3.97	4.43
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	932	932	0	0.0	37	41	4	11.8	3.97	4.43
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	202	90	-112	-55.5	1	1	-1	-54.1	0.66	0.68
Ag Non-Hmstd	568	484	-83	-14.7	8	8	0	-2.6	1.48	1.69
Misc props	63	63	0	0.0	1	1	0	14.1	1.88	2.15
ResHmstd: NewCon	0	13	13	0.0	0	0	0	0.0	0.00	1.51
All other NewCon	0	833	833	0.0	0	19	19	0.0	0.00	2.28
Total	82,495	81,737	-758	-0.9	1,401	1,530	128	9.2	1.70	1.87

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	891	828	-63	-7.0
(-) TIF Tax Capacity	31	31	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	859	797	-63	-7.3
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	70.00	81.38	0.00	0.00
City/Town	63.77	71.93	0.00	0.00
School District	13.95	15.32	3.21	3.48
Special District	0.18	0.21	0.00	0.00
Total	147.89	168.83	3.21	3.48

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	106,400	105,700	-0.7	1,331	1,353	22	1.7	1.25	1.28
Res Hmstd:Avg Val	159,500	158,400	-0.7	2,181	2,341	160	7.3	1.37	1.48
Res Hmstd: Hi Val	212,600	211,200	-0.7	3,031	3,331	300	9.9	1.43	1.58
Res Hmstd: Ex-Hi Val	319,000	316,900	-0.7	4,735	5,313	579	12.2	1.48	1.68
Apartment	300,000	300,000	0.0	5,642	6,436	793	14.1	1.88	2.15
Seas Rec: Lo Val	50,000	49,700	-0.6	777	880	103	13.2	1.55	1.77
Seas Rec: Hi Val	150,000	149,100	-0.6	2,416	2,731	315	13.0	1.61	1.83
Comm/Ind: Lo Val	150,000	105,500	-29.7	4,474	3,517	-957	-21.4	2.98	3.33
Comm/Ind: Med Val	300,000	210,900	-29.7	10,424	7,701	-2,723	-26.1	3.47	3.65
Comm/Ind: Hi Val	1,000,000	703,100	-29.7	38,191	29,524	-8,667	-22.7	3.82	4.2

Mille Lacs County | **Milaca city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	70,099	59,933	-10,166	-14.5	963	833	-130	-13.5	1.37	1.39
Res Non-Hm: exis	18,229	15,361	-2,868	-15.7	310	308	-3	-0.8	1.70	2.00
Apartments: exis	8,000	8,270	269	3.4	162	199	37	22.7	2.03	2.41
Low-inc Apts: ex	5,108	4,811	-296	-5.8	62	70	7	11.7	1.22	1.45
Seasnl Rec: exis	41	29	-12	-29.6	1	1	0	-16.5	2.03	2.41
Com/Ind: Lo: exi	13,081	12,798	-284	-2.2	413	467	54	13.0	3.16	3.65
Com/Ind Hi: exis	9,796	10,723	926	9.5	411	520	109	26.5	4.20	4.85
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	4,103	4,189	85	2.1	170	201	30	17.9	4.15	4.79
Ag HGA: Exist	278	235	-43	-15.3	4	4	0	-12.3	1.45	1.50
Ag Hmstd Land	557	554	-4	-0.7	4	5	1	22.0	0.67	0.82
Ag Non-Hmstd	523	504	-19	-3.7	8	10	1	14.8	1.59	1.90
Misc props	928	922	-6	-0.6	21	25	4	17.7	2.30	2.73
ResHmstd: NewCon	0	89	89	0.0	0	1	1	0.0	0.00	1.39
All other NewCon	0	173	173	0.0	0	4	4	0.0	0.00	2.23
Total	130,743	118,589	-12,154	-9.3	2,530	2,646	115	4.6	1.94	2.23

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	1,526	1,240	-286	-18.7
(-) TIF Tax Capacity	63	63	0	-0.1
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	1,463	1,177	-286	-19.5
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	70.00	81.37	0.00	0.00
City/Town	58.82	73.27	0.00	0.00
School District	30.10	34.70	3.93	3.81
Special District	0.18	0.21	0.00	0.00
Total	159.09	189.56	3.93	3.81

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	70,900	60,600	-14.5	872	712	-160	-18.3	1.23	1.18
Res Hmstd:Avg Val	106,400	91,000	-14.5	1,458	1,209	-249	-17.1	1.37	1.33
Res Hmstd: Hi Val	141,800	121,200	-14.5	2,067	1,844	-222	-10.8	1.46	1.52
Res Hmstd: Ex-Hi Val	212,700	181,900	-14.5	3,286	3,122	-165	-5.0	1.55	1.72
Apartment	300,000	310,100	3.4	6,084	7,466	1,382	22.7	2.03	2.41
Comm/Ind: Lo Val	150,000	164,200	9.5	4,737	6,161	1,424	30.1	3.16	3.75
Comm/Ind: Med Val	300,000	328,400	9.5	11,034	14,127	3,094	28.0	3.68	4.30
Comm/Ind: Hi Val	1,000,000	1,094,600	9.5	40,418	51,300	10,882	26.9	4.04	4.69

Mille Lacs County | **Onamia city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	12,506	12,292	-214	-1.7	150	155	5	3.4	1.20	1.26
Res Non-Hm: exis	4,343	4,548	205	4.7	70	86	16	23.1	1.61	1.89
Apartments: exis	1,419	1,419	0	0.0	27	32	5	17.8	1.89	2.22
Low-inc Apts: ex	2,172	2,172	0	0.0	25	30	4	17.4	1.16	1.36
Seasnl Rec: exis	172	169	-3	-1.5	3	3	0	17.5	1.46	1.74
Com/Ind: Lo: exi	4,189	4,298	109	2.6	124	146	22	17.8	2.96	3.40
Com/Ind Hi: exis	6,617	6,901	285	4.3	257	309	52	20.1	3.89	4.48
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,787	1,787	0	0.0	70	80	10	15.1	3.89	4.48
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Non-Hmstd	91	77	-13	-14.8	1	1	0	2.3	1.37	1.64
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	156	156	0.0	0	2	2	0.0	0.00	1.26
All other NewCon	0	22	22	0.0	0	0	0	0.0	0.00	1.89
Total	33,295	33,842	546	1.6	726	843	117	16.2	2.18	2.49

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	437	405	-32	-7.3
(-) TIF Tax Capacity	38	38	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	398	367	-32	-8.0
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	69.58	80.92	0.00	0.00
City/Town	54.61	65.35	0.00	0.00
School District	12.56	17.85	17.46	16.84
Special District	0.18	0.21	0.00	0.00
Total	136.92	164.33	17.46	16.84

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	50,200	49,300	-1.8	574	569	-5	-0.9	1.14	1.15
Res Hmstd:Avg Val	75,300	74,000	-1.7	861	854	-7	-0.8	1.14	1.15
Res Hmstd: Hi Val	100,400	98,700	-1.7	1,268	1,322	54	4.3	1.26	1.34
Res Hmstd: Ex-Hi Val	150,700	148,100	-1.7	2,090	2,290	200	9.6	1.39	1.55
Apartment	300,000	300,000	0.0	5,658	6,667	1,009	17.8	1.89	2.22
Comm/Ind: Lo Val	150,000	156,500	4.3	4,441	5,391	950	21.4	2.96	3.44
Comm/Ind: Med Val	300,000	312,900	4.3	10,276	12,393	2,118	20.6	3.43	3.96
Comm/Ind: Hi Val	1,000,000	1,043,000	4.3	37,503	45,082	7,578	20.2	3.75	4.32

Mille Lacs County | **Pease city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	5,613	5,005	-608	-10.8	63	59	-4	-6.4	1.12	1.18
Res Non-Hm: exis	2,347	2,087	-260	-11.1	33	35	2	5.8	1.41	1.68
Apartments: exis	134	134	0	0.0	2	3	0	18.9	1.74	2.07
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	1,303	1,253	-50	-3.8	37	41	4	10.8	2.81	3.24
Com/Ind Hi: exis	273	236	-37	-13.7	10	10	0	-0.5	3.73	4.31
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	130	130	0	0.0	5	6	1	15.3	3.73	4.31
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	315	309	-6	-1.9	2	2	0	17.6	0.62	0.75
Ag Non-Hmstd	177	146	-30	-17.2	2	2	0	-1.1	1.36	1.62
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	10,291	9,299	-992	-9.6	154	158	3	2.2	1.50	1.70

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	112	87	-25	-22.6
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	112	87	-25	-22.6
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	70.00	81.37	0.00	0.00
City/Town	35.59	45.97	0.00	0.00
School District	30.10	34.70	3.93	3.81
Special District	0.18	0.21	0.00	0.00
Total	135.86	162.25	3.93	3.81

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	68,100	60,700	-10.9	680	614	-66	-9.6	1	1.01
Res Hmstd:Avg Val	102,100	91,000	-10.9	1,147	1,040	-107	-9.3	1.12	1.14
Res Hmstd: Hi Val	136,000	121,300	-10.8	1,651	1,587	-64	-3.9	1.21	1.31
Res Hmstd: Ex-Hi Val	204,100	182,000	-10.8	2,664	2,684	19	0.7	1.31	1.47
Apartment	300,000	300,000	0.0	5,213	6,199	986	18.9	1.74	2.07
Comm/Ind: Lo Val	150,000	129,500	-13.7	4,215	4,194	-21	-0.5	2.81	3.24
Comm/Ind: Med Val	300,000	258,900	-13.7	9,814	9,546	-268	-2.7	3.27	3.69
Comm/Ind: Hi Val	1,000,000	863,200	-13.7	35,947	35,564	-383	-1.1	3.59	4.12

Mille Lacs County | **Wahkon city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	16,315	16,246	-69	-0.4	198	214	16	8.0	1.21	1.32
Res Non-Hm: exis	1,889	2,792	903	47.8	25	42	17	66.4	1.35	1.52
Apartments: exis	357	357	0	0.0	6	6	1	11.0	1.62	1.80
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	22,852	21,786	-1,067	-4.7	323	341	19	5.8	1.41	1.57
Com/Ind: Lo: exi	2,105	2,045	-61	-2.9	56	60	3	6.2	2.68	2.92
Com/Ind Hi: exis	428	537	109	25.4	15	21	6	37.1	3.56	3.89
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	258	258	0	0.0	9	10	1	9.3	3.56	3.89
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	91	86	-5	-5.5	1	1	0	10.6	0.59	0.69
Ag Non-Hmstd	262	249	-13	-4.8	3	4	0	5.8	1.27	1.42
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	50	50	0.0	0	1	1	0.0	0.00	1.32
All other NewCon	0	205	205	0.0	0	3	3	0.0	0.00	1.52
Total	44,557	44,611	53	0.1	637	703	66	10.4	1.43	1.57

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	463	449	-14	-3.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	463	449	-14	-3.0
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	70.00	81.37	0.00	0.00
City/Town	43.26	44.61	0.00	0.00
School District	13.95	15.32	3.21	3.48
Special District	0.18	0.21	0.00	0.00
Total	127.38	141.51	3.21	3.48

Tax Burdens on Hypothetical Properties	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	122,300	121,800	-0.4	1,335	1,394	59	4.4	1.09	1.14
Res Hmstd:Avg Val	183,300	182,500	-0.4	2,186	2,352	165	7.6	1.19	1.29
Res Hmstd: Hi Val	244,400	243,400	-0.4	3,039	3,312	273	9.0	1.24	1.36
Res Hmstd: Ex-Hi Val	366,600	365,100	-0.4	4,745	5,232	487	10.3	1.29	1.43
Apartment	300,000	300,000	0.0	4,873	5,411	538	11.0	1.62	1.80
Seas Rec: Lo Val	50,000	47,700	-4.6	675	714	40	5.9	1.35	1.5
Seas Rec: Hi Val	150,000	143,000	-4.7	2,109	2,225	116	5.5	1.41	1.56
Comm/Ind: Lo Val	150,000	188,200	25.5	4,013	5,871	1,858	46.3	2.68	3.12
Comm/Ind: Med Val	300,000	376,300	25.4	9,347	13,183	3,836	41.0	3.12	3.50
Comm/Ind: Hi Val	1,000,000	1,254,400	25.4	34,242	47,318	13,076	38.2	3.42	3.77

Mille Lacs County | **Princeton city (part)**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	117,514	105,048	-12,466	-10.6	1,720	1,541	-178	-10.4	1.46	1.47
Res Non-Hm: exis	28,355	26,536	-1,819	-6.4	512	561	48	9.5	1.81	2.11
Apartments: exis	7,952	8,435	483	6.1	170	211	41	24.2	2.14	2.50
Low-inc Apts: ex	5,443	5,144	-299	-5.5	71	78	7	10.5	1.30	1.52
Seasnl Rec: exis	200	202	2	1.0	4	5	1	18.3	2.14	2.50
Com/Ind: Lo: exi	17,194	17,102	-92	-0.5	564	642	78	13.8	3.28	3.75
Com/Ind Hi: exis	13,556	13,026	-530	-3.9	588	647	59	10.1	4.34	4.97
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,118	1,118	0	0.0	48	56	7	14.6	4.34	4.97
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	152	264	112	73.8	2	3	0	2.9	1.63	0.96
Ag Non-Hmstd	1,417	1,242	-175	-12.3	23	24	1	3.4	1.63	1.92
Misc props	808	823	16	1.9	18	22	4	19.7	2.29	2.68
ResHmstd: NewCon	0	243	243	0.0	0	4	4	0.0	0.00	1.47
All other NewCon	0	76	76	0.0	0	2	2	0.0	0.00	2.11
Total	193,707	179,258	-14,449	-7.5	3,721	3,794	73	2.0	1.92	2.12

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	2,189	1,737	-452	-20.6
(-) TIF Tax Capacity	95	95	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	2,095	1,643	-452	-21.6
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	68.91	79.99	0.00	0.00
City/Town	72.88	85.54	0.00	0.00
School District	20.94	26.48	10.22	10.19
Special District	0.18	0.21	0.00	0.00
Total	162.91	192.21	10.22	10.19

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	70,600	63,100	-10.6	940	792	-148	-15.7	1.33	1.26
Res Hmstd:Avg Val	105,900	94,700	-10.6	1,556	1,365	-192	-12.3	1.47	1.44
Res Hmstd: Hi Val	141,100	126,100	-10.6	2,198	2,055	-143	-6.5	1.56	1.63
Res Hmstd: Ex-Hi Val	211,700	189,200	-10.6	3,483	3,441	-43	-1.2	1.65	1.82
Apartment	300,000	318,200	6.1	6,416	7,969	1,553	24.2	2.14	2.50
Comm/Ind: Lo Val	150,000	144,100	-3.9	4,918	5,406	489	9.9	3.28	3.75
Comm/Ind: Med Val	300,000	288,300	-3.9	11,423	12,499	1,075	9.4	3.81	4.34
Comm/Ind: Hi Val	1,000,000	960,900	-3.9	41,784	45,916	4,133	9.9	4.18	4.78

Morrison County | **Bowlus city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	9,159	8,407	-751	-8.2	77	80	3	3.9	0.84	0.95
Res Non-Hm: exis	985	1,006	21	2.1	11	13	2	19.3	1.12	1.31
Apartments: exis	374	399	26	6.9	5	6	1	25.3	1.35	1.58
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	826	766	-60	-7.3	19	20	1	5.1	2.34	2.65
Com/Ind Hi: exis	53	0	-53	-100.0	2	0	-2	-100.0	3.11	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	208	223	15	7.0	6	8	1	21.4	3.11	3.52
Ag HGA: Exist	556	531	-25	-4.4	5	5	0	8.7	0.83	0.94
Ag Hmstd Land	1,161	1,197	36	3.1	5	6	1	24.3	0.39	0.47
Ag Non-Hmstd	73	66	-7	-9.8	1	1	0	6.0	1.04	1.23
Misc props	89	82	-7	-7.8	2	2	0	7.0	1.89	2.20
ResHmstd: NewCon	0	1	1	0.0	0	0	0	0.0	0.00	0.95
All other NewCon	0	2	2	0.0	0	0	0	0.0	0.00	0.64
Total	13,483	12,681	-802	-5.9	132	141	9	6.7	0.98	1.11

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	137	105	-32	-23.4
(-) TIF Tax Capacity	5	5	0	6.9
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	133	100	-32	-24.4
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	51.38	58.59	0.00	0.00
City/Town	23.04	31.16	0.00	0.00
School District	29.27	32.22	4.28	4.60
Special District	0.68	0.78	0.00	0.00
Total	104.37	122.74	4.28	4.60

Tax Burdens on Hypothetical Properties	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	68,600	63,000	-8.2	471	493	22	4.7	0.69	0.78
Res Hmstd:Avg Val	102,900	94,500	-8.2	838	851	12	1.5	0.81	0.90
Res Hmstd: Hi Val	137,200	125,900	-8.2	1,242	1,285	43	3.5	0.91	1.02
Res Hmstd: Ex-Hi Val	205,800	188,900	-8.2	2,049	2,157	108	5.3	1	1.14
Apartment	300,000	320,600	6.9	4,042	5,066	1,024	25.3	1.35	1.58
Comm/Ind: Lo Val	150,000	0	#####	3,511	0	-3,511	#####	2.34	#####
Comm/Ind: Med Val	300,000	0	#####	8,172	0	-8,172	#####	2.72	#####
Comm/Ind: Hi Val	1,000,000	0	#####	29,920	0	-29,920	#####	2.99	#####

Morrison County | **Buckman city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	8,947	9,002	55	0.6	68	86	18	27.0	0.76	0.96
Res Non-Hm: exis	1,885	1,651	-235	-12.4	20	21	1	5.3	1.08	1.30
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	1,087	1,044	-42	-3.9	23	26	3	11.3	2.15	2.49
Com/Ind Hi: exis	623	537	-85	-13.7	17	17	0	0.2	2.81	3.26
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	501	546	46	9.1	14	18	4	26.6	2.81	3.26
Ag HGA: Exist	317	317	0	0.0	3	3	1	23.5	0.86	1.06
Ag Hmstd Land	615	642	27	4.4	2	3	1	37.2	0.34	0.44
Ag Non-Hmstd	147	156	9	6.0	1	2	0	31.8	0.82	1.02
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.96
All other NewCon	0	206	206	0.0	0	3	3	0.0	0.00	1.30
Total	14,122	14,102	-20	-0.1	149	180	30	20.3	1.06	1.27

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	157	133	-23	-15.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	157	133	-23	-15.0
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	51.37	58.58	0.00	0.00
City/Town	15.01	19.90	0.00	0.00
School District	15.36	23.24	17.98	18.43
Special District	0.68	0.78	0.00	0.00
Total	82.43	102.50	17.98	18.43

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	71,900	72,300	0.6	434	578	144	33.1	0.60	0.8
Res Hmstd:Avg Val	107,800	108,500	0.6	807	1,030	223	27.7	0.75	0.95
Res Hmstd: Hi Val	143,700	144,600	0.6	1,200	1,500	301	25.1	0.83	1.04
Res Hmstd: Ex-Hi Val	215,600	216,900	0.6	1,986	2,441	455	22.9	0.92	1.13
Comm/Ind: Lo Val	150,000	129,400	-13.7	3,223	3,220	-3	-0.1	2.15	2.49
Comm/Ind: Med Val	300,000	258,900	-13.7	7,431	7,279	-151	-2.0	2.48	2.81
Comm/Ind: Hi Val	1,000,000	862,900	-13.7	27,066	26,949	-117	-0.4	2.71	3.12

Morrison County | **Elmdale city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	2,556	2,408	-147	-5.8	24	29	5	20.2	0.95	1.21
Res Non-Hm: exis	331	315	-16	-4.8	4	5	1	24.0	1.21	1.58
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	337	321	-16	-4.8	8	10	1	14.9	2.48	3.00
Com/Ind Hi: exis	54	40	-15	-26.7	2	2	0	-12.3	3.27	3.91
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	164	176	12	7.5	5	7	2	28.5	3.27	3.91
Ag HGA: Exist	1,485	1,416	-69	-4.6	14	17	3	22.0	0.94	1.21
Ag Hmstd Land	4,162	4,123	-39	-0.9	18	23	5	24.9	0.44	0.56
Ag Non-Hmstd	237	222	-15	-6.4	3	3	0	13.4	1.08	1.31
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	11	11	0.0	0	0	0	0.0	0.00	0.73
Total	9,326	9,032	-294	-3.2	79	95	17	20.9	0.85	1.06

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	76	63	-13	-17.7
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	76	63	-13	-17.7
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	51.39	58.59	0.00	0.00
City/Town	21.99	26.71	0.00	0.00
School District	34.41	45.32	12.46	26.17
Special District	0.68	0.78	0.00	0.00
Total	108.47	131.40	12.46	26.17

Tax Burdens on Hypothetical Properties	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	68,200	64,300	-5.7	552	675	123	22.3	0.81	1.05
Res Hmstd:Avg Val	102,200	96,300	-5.8	955	1,142	186	19.5	0.93	1.19
Res Hmstd: Hi Val	136,300	128,400	-5.8	1,399	1,686	287	20.5	1.03	1.31
Res Hmstd: Ex-Hi Val	204,500	192,700	-5.8	2,285	2,775	490	21.5	1.12	1.44
Comm/Ind: Lo Val	150,000	109,900	-26.7	3,726	3,296	-430	-11.5	2.48	3
Comm/Ind: Med Val	300,000	219,900	-26.7	8,632	7,234	-1,399	-16.2	2.88	3.29
Comm/Ind: Hi Val	1,000,000	733,000	-26.7	31,527	27,306	-4,221	-13.4	3.15	3.73

Morrison County | **Flensburg city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	4,276	3,911	-365	-8.5	36	39	4	10.1	0.83	1.00
Res Non-Hm: exis	833	691	-143	-17.1	10	10	0	0.7	1.16	1.40
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	72	72	0	0.0	1	1	0	20.9	1.10	1.33
Com/Ind: Lo: exi	184	168	-16	-8.7	4	5	0	6.8	2.31	2.71
Com/Ind Hi: exis	4	3	-1	-21.3	0	0	0	-7.5	3.01	3.53
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	183	223	40	21.8	5	7	2	43.8	2.84	3.36
Ag HGA: Exist	2,733	2,701	-32	-1.2	23	28	5	21.1	0.86	1.05
Ag Hmstd Land	6,616	6,935	319	4.8	22	31	9	43.2	0.33	0.45
Ag Non-Hmstd	887	814	-72	-8.2	8	9	1	15.4	0.93	1.16
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	47	47	0.0	0	0	0	0.0	0.00	1.00
All other NewCon	0	20	20	0.0	0	0	0	0.0	0.00	0.66
Total	15,788	15,585	-203	-1.3	109	132	23	20.8	0.69	0.85

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	127	104	-23	-18.1
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	127	104	-23	-18.1
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	51.38	58.59	0.00	0.00
City/Town	25.97	36.53	0.00	0.00
School District	12.70	18.85	22.84	22.58
Special District	0.68	0.78	0.00	0.00
Total	90.74	114.74	22.84	22.58

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	58,200	53,200	-8.6	428	486	58	13.6	0.74	0.91
Res Hmstd:Avg Val	87,300	79,900	-8.5	698	752	55	7.8	0.8	0.94
Res Hmstd: Hi Val	116,300	106,400	-8.5	1,053	1,144	90	8.6	0.91	1.07
Res Hmstd: Ex-Hi Val	174,500	159,600	-8.5	1,767	1,929	162	9.2	1.01	1.21
Comm/Ind: Lo Val	150,000	118,100	-21.3	3,483	3,205	-278	-8.0	2.32	2.71
Comm/Ind: Med Val	300,000	236,300	-21.2	8,013	7,128	-885	-11.0	2.67	3.02
Comm/Ind: Hi Val	1,000,000	787,500	-21.3	29,152	26,656	-2,497	-8.6	2.92	3.38

Morrison County | **Genola city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	2,351	2,214	-137	-5.8	18	21	3	15.3	0.79	0.96
Res Non-Hm: exis	422	490	68	16.1	5	6	2	35.7	1.07	1.25
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	2,195	2,122	-73	-3.3	47	52	5	10.0	2.14	2.43
Com/Ind Hi: exis	1,105	918	-187	-16.9	31	29	-2	-5.2	2.79	3.18
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	179	186	8	4.2	5	6	1	18.8	2.79	3.18
Ag HGA: Exist	111	111	0	0.0	1	1	0	23.7	0.75	0.93
Ag Hmstd Land	77	82	4	5.4	0	0	0	35.1	0.32	0.41
Ag Non-Hmstd	118	117	-1	-0.5	1	1	0	20.2	0.82	0.99
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	6,557	6,240	-317	-4.8	108	117	9	8.3	1.64	1.87

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	89	79	-10	-11.6
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	89	79	-10	-11.6
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	51.37	58.57	0.00	0.00
City/Town	14.44	16.33	0.00	0.00
School District	15.36	23.24	17.98	18.43
Special District	0.68	0.78	0.00	0.00
Total	81.86	98.92	17.98	18.43

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	78,400	73,800	-5.9	481	574	93	19.4	0.61	0.78
Res Hmstd:Avg Val	117,500	110,700	-5.8	906	1,029	123	13.6	0.77	0.93
Res Hmstd: Hi Val	156,700	147,600	-5.8	1,333	1,495	162	12.2	0.85	1.01
Res Hmstd: Ex-Hi Val	235,100	221,400	-5.8	2,186	2,427	241	11.0	0.93	1.1
Comm/Ind: Lo Val	150,000	124,700	-16.9	3,210	3,036	-174	-5.4	2.14	2.43
Comm/Ind: Med Val	300,000	249,300	-16.9	7,401	6,815	-586	-7.9	2.47	2.73
Comm/Ind: Hi Val	1,000,000	831,100	-16.9	26,956	25,345	-1,610	-6.0	2.7	3.05

Morrison County | **Harding city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	3,058	3,093	35	1.2	23	29	6	28.2	0.74	0.94
Res Non-Hm: exis	355	275	-79	-22.3	4	3	0	-7.3	1.00	1.19
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	723	674	-48	-6.7	15	16	1	7.5	2.11	2.43
Com/Ind Hi: exis	219	186	-32	-14.8	6	6	0	-1.6	2.76	3.18
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	24	24	-1	-3.3	1	1	0	11.7	2.76	3.18
Ag HGA: Exist	800	749	-51	-6.3	5	6	1	22.5	0.65	0.86
Ag Hmstd Land	2,401	2,422	22	0.9	8	10	2	26.5	0.32	0.40
Ag Non-Hmstd	119	258	139	117.0	1	3	2	168.0	0.80	0.99
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	124	124	0.0	0	1	1	0.0	0.00	0.94
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	7,697	7,806	109	1.4	62	75	13	21.3	0.80	0.96

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	71	61	-10	-13.7
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	71	61	-10	-13.7
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	51.38	58.58	0.00	0.00
City/Town	12.66	16.29	0.00	0.00
School District	15.36	23.24	17.98	18.43
Special District	0.68	0.78	0.00	0.00
Total	80.08	98.89	17.98	18.43

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	70,300	71,100	1.1	408	553	145	35.5	0.58	0.78
Res Hmstd:Avg Val	105,500	106,700	1.1	757	979	221	29.3	0.72	0.92
Res Hmstd: Hi Val	140,600	142,200	1.1	1,133	1,427	294	25.9	0.81	1.00
Res Hmstd: Ex-Hi Val	210,900	213,300	1.1	1,885	2,324	439	23.3	0.89	1.09
Comm/Ind: Lo Val	150,000	127,800	-14.8	3,170	3,111	-59	-1.9	2.11	2.43
Comm/Ind: Med Val	300,000	255,700	-14.8	7,307	7,018	-290	-4.0	2.44	2.74
Comm/Ind: Hi Val	1,000,000	852,200	-14.8	26,614	26,013	-601	-2.3	2.66	3.05

Morrison County | **Hillman city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	621	606	-16	-2.5	5	5	1	17.0	0.74	0.89
Res Non-Hm: exis	129	107	-22	-17.0	1	1	0	-1.5	1.14	1.35
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	71	66	-5	-7.1	2	2	0	6.6	2.29	2.63
Com/Ind Hi: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	6	5	0	-4.5	0	0	0	10.0	3.00	3.45
Ag HGA: Exist	362	353	-10	-2.7	3	4	1	16.0	0.91	1.09
Ag Hmstd Land	288	295	7	2.5	1	1	0	49.2	0.19	0.27
Ag Non-Hmstd	123	116	-6	-5.1	1	1	0	16.1	0.93	1.13
Misc props	77	54	-24	-30.7	1	1	0	-18.4	1.85	2.18
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	15	15	0.0	0	0	0	0.0	0.00	0.75
Total	1,677	1,617	-60	-3.6	14	16	2	12.0	0.85	0.99

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	16	13	-4	-22.7
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	16	13	-4	-22.7
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	51.40	58.61	0.00	0.00
City/Town	27.49	35.55	0.00	0.00
School District	12.94	18.27	17.46	16.83
Special District	0.68	0.78	0.00	0.00
Total	92.52	113.21	17.46	16.83

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	37,700	36,800	-2.4	264	312	48	18.2	0.7	0.85
Res Hmstd:Avg Val	56,500	55,100	-2.5	395	467	72	18.1	0.7	0.85
Res Hmstd: Hi Val	75,300	73,400	-2.5	527	622	95	18.1	0.7	0.85
Res Hmstd: Ex-Hi Val	112,900	110,100	-2.5	971	1,122	152	15.6	0.86	1.02

Morrison County | **Lastrup city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	3,372	3,282	-90	-2.7	26	31	5	21.2	0.76	0.94
Res Non-Hm: exis	247	234	-13	-5.4	3	3	0	15.1	1.12	1.36
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	371	358	-13	-3.4	8	10	1	13.3	2.28	2.68
Com/Ind Hi: exis	22	11	-11	-50.7	1	0	0	-42.0	2.99	3.51
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,112	1,132	21	1.9	33	40	7	19.9	2.99	3.51
Ag HGA: Exist	490	490	0	0.0	4	5	1	23.9	0.88	1.09
Ag Hmstd Land	311	269	-42	-13.6	1	1	0	32.3	0.24	0.36
Ag Non-Hmstd	0	51	51	0.0	0	1	1	0.0	0.00	1.15
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	5,926	5,827	-98	-1.7	76	91	15	20.0	1.28	1.56

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	71	58	-13	-18.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	71	58	-13	-18.0
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	51.40	58.60	0.00	0.00
City/Town	24.05	32.79	0.00	0.00
School District	15.36	23.24	17.98	18.43
Special District	0.68	0.78	0.00	0.00
Total	91.50	115.41	17.98	18.43

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	56,200	54,700	-2.7	390	480	89	22.8	0.69	0.88
Res Hmstd:Avg Val	84,300	82,000	-2.7	626	753	127	20.2	0.74	0.92
Res Hmstd: Hi Val	112,400	109,400	-2.7	959	1,148	189	19.7	0.85	1.05
Res Hmstd: Ex-Hi Val	168,600	164,100	-2.7	1,625	1,937	312	19.2	0.96	1.18
Comm/Ind: Lo Val	150,000	74,000	-50.7	3,427	1,985	-1,442	-42.1	2.28	2.68
Comm/Ind: Med Val	300,000	147,900	-50.7	7,907	3,967	-3,940	-49.8	2.64	2.68
Comm/Ind: Hi Val	1,000,000	493,200	-50.7	28,811	16,086	-12,725	-44.2	2.88	3.26

Morrison County | **Little Falls city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	237,892	229,392	-8,500	-3.6	2,966	3,266	300	10.1	1.25	1.42
Res Non-Hm: exis	35,383	35,305	-78	-0.2	564	688	125	22.1	1.59	1.95
Apartments: exis	17,665	19,166	1,501	8.5	322	429	108	33.5	1.82	2.24
Low-inc Apts: ex	10,829	10,605	-224	-2.1	122	146	24	19.8	1.13	1.38
Seasnl Rec: exis	143	122	-21	-14.5	2	2	0	6.0	1.37	1.70
Com/Ind: Lo: exi	31,174	30,102	-1,072	-3.4	895	1,026	131	14.7	2.87	3.41
Com/Ind Hi: exis	68,851	58,923	-9,928	-14.4	2,580	2,632	51	2.0	3.75	4.47
Publ U: Elec Gen	1,854	1,969	115	6.2	51	68	16	32.0	2.77	3.44
Publ U: Other	8,326	8,880	554	6.7	311	395	84	27.1	3.73	4.45
Ag HGA: Exist	90	90	0	0.0	1	1	0	11.9	1.18	1.32
Ag Hmstd Land	186	179	-7	-3.7	1	1	0	34.9	0.45	0.63
Ag Non-Hmstd	323	301	-22	-6.8	4	5	1	18.0	1.27	1.60
Misc props	1,066	1,429	364	34.1	21	37	16	74.8	1.96	2.56
ResHmstd: NewCon	0	469	469	0.0	0	7	7	0.0	0.00	1.42
All other NewCon	0	1,452	1,452	0.0	0	35	35	0.0	0.00	2.41
Total	413,783	398,385	-15,398	-3.7	7,839	8,738	899	11.5	1.89	2.19

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	5,113	4,291	-822	-16.1
(-) TIF Tax Capacity	279	284	5	1.9
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	4,835	4,007	-828	-17.1
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	50.88	57.98	0.00	0.00
City/Town	62.39	82.63	0.73	0.76
School District	11.53	17.58	22.90	22.70
Special District	1.92	2.28	0.00	0.00
Total	126.72	160.46	23.63	23.46

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	71,600	69,000	-3.6	790	826	36	4.6	1.10	1.2
Res Hmstd:Avg Val	107,400	103,600	-3.5	1,339	1,458	118	8.8	1.25	1.41
Res Hmstd: Hi Val	143,100	138,000	-3.6	1,908	2,140	232	12.2	1.33	1.55
Res Hmstd: Ex-Hi Val	214,700	207,000	-3.6	3,049	3,509	460	15.1	1.42	1.7
Apartment	300,000	325,500	8.5	5,461	7,293	1,832	33.5	1.82	2.24
Comm/Ind: Lo Val	150,000	128,400	-14.4	4,305	4,376	72	1.7	2.87	3.41
Comm/Ind: Med Val	300,000	256,700	-14.4	9,926	9,878	-48	-0.5	3.31	3.85
Comm/Ind: Hi Val	1,000,000	855,800	-14.4	36,158	36,635	477	1.3	3.62	4.28

Morrison County | **Pierz city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	42,849	41,612	-1,238	-2.9	442	495	54	12.1	1.03	1.19
Res Non-Hm: exis	5,498	5,404	-94	-1.7	74	85	12	15.8	1.34	1.58
Apartments: exis	3,329	3,617	288	8.6	50	65	15	29.0	1.51	1.80
Low-inc Apts: ex	1,409	1,340	-68	-4.9	13	15	2	12.5	0.94	1.11
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	6,057	5,932	-125	-2.1	152	171	19	12.5	2.51	2.89
Com/Ind Hi: exis	6,589	5,971	-618	-9.4	217	226	9	4.3	3.29	3.79
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,288	1,297	10	0.7	41	48	7	16.0	3.22	3.71
Ag HGA: Exist	226	222	-5	-2.0	2	3	0	12.5	1.01	1.16
Ag Hmstd Land	347	354	7	2.0	1	2	0	26.8	0.39	0.48
Ag Non-Hmstd	378	344	-34	-9.0	4	4	0	10.1	1.07	1.29
Misc props	228	238	9	4.1	3	4	1	23.7	1.51	1.80
ResHmstd: NewCon	0	193	193	0.0	0	2	2	0.0	0.00	1.19
All other NewCon	0	473	473	0.0	0	8	8	0.0	0.00	1.61
Total	68,198	66,996	-1,202	-1.8	1,001	1,129	128	12.8	1.47	1.69

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	798	688	-109	-13.7
(-) TIF Tax Capacity	84	85	1	0.9
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	713	603	-110	-15.4
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	51.39	58.59	0.00	0.00
City/Town	39.32	46.49	0.00	0.00
School District	15.36	23.24	17.98	18.43
Special District	0.68	0.78	0.00	0.00
Total	106.75	129.10	17.98	18.43

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	79,600	77,300	-2.9	692	749	57	8.3	0.87	0.97
Res Hmstd:Avg Val	119,400	116,000	-2.8	1,224	1,365	141	11.5	1.03	1.18
Res Hmstd: Hi Val	159,100	154,500	-2.9	1,755	1,978	223	12.7	1.10	1.28
Res Hmstd: Ex-Hi Val	238,700	231,800	-2.9	2,820	3,208	389	13.8	1.18	1.38
Apartment	300,000	325,900	8.6	4,542	5,860	1,317	29.0	1.51	1.8
Comm/Ind: Lo Val	150,000	135,900	-9.4	3,770	3,924	154	4.1	2.51	2.89
Comm/Ind: Med Val	300,000	271,900	-9.4	8,708	8,949	242	2.8	2.90	3.29
Comm/Ind: Hi Val	1,000,000	906,200	-9.4	31,748	32,980	1,232	3.9	3.17	3.64

Morrison County | **Randall city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	16,975	16,221	-754	-4.4	181	200	19	10.3	1.07	1.23
Res Non-Hm: exis	2,380	2,208	-172	-7.2	34	39	5	14.3	1.42	1.75
Apartments: exis	601	635	34	5.6	10	13	3	30.6	1.66	2.05
Low-inc Apts: ex	687	693	6	0.9	7	9	2	23.9	1.03	1.26
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	3,103	2,936	-168	-5.4	83	93	10	12.4	2.67	3.18
Com/Ind Hi: exis	1,406	1,262	-144	-10.2	49	53	3	7.1	3.49	4.16
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag HGA: Exist	529	529	0	0.0	6	7	1	17.4	1.11	1.30
Ag Hmstd Land	904	714	-190	-21.0	4	4	0	-2.6	0.42	0.52
Ag Non-Hmstd	57	265	207	363.2	1	4	3	490.9	1.14	1.46
Misc props	260	255	-5	-2.0	5	6	1	18.6	2.02	2.45
ResHmstd: NewCon	0	35	35	0.0	0	0	0	0.0	0.00	1.23
All other NewCon	0	61	61	0.0	0	2	2	0.0	0.00	3.38
Total	26,903	25,814	-1,089	-4.0	379	429	50	13.1	1.41	1.66

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	296	232	-63	-21.5
(-) TIF Tax Capacity	60	44	-16	-26.2
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	236	188	-48	-20.3
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	49.99	56.84	0.00	0.00
City/Town	52.98	71.75	0.00	0.00
School District	10.51	16.26	22.90	22.70
Special District	0.68	0.78	0.00	0.00
Total	114.16	145.62	22.90	22.70

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	59,600	57,000	-4.4	578	627	49	8.5	0.97	1.10
Res Hmstd:Avg Val	89,300	85,300	-4.5	932	1,005	73	7.9	1.04	1.18
Res Hmstd: Hi Val	119,100	113,800	-4.5	1,367	1,522	155	11.4	1.15	1.34
Res Hmstd: Ex-Hi Val	178,700	170,800	-4.4	2,238	2,557	319	14.3	1.25	1.5
Apartment	300,000	316,800	5.6	4,968	6,486	1,518	30.6	1.66	2.05
Comm/Ind: Lo Val	150,000	134,600	-10.3	4,011	4,278	267	6.7	2.67	3.18
Comm/Ind: Med Val	300,000	269,300	-10.2	9,244	9,732	488	5.3	3.08	3.61
Comm/Ind: Hi Val	1,000,000	897,600	-10.2	33,666	35,881	2,215	6.6	3.37	4

Morrison County | **Royalton city (part)**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	41,397	35,394	-6,003	-14.5	411	384	-28	-6.8	0.99	1.08
Res Non-Hm: exis	5,888	5,563	-325	-5.5	77	86	9	11.4	1.31	1.54
Apartments: exis	3,313	3,058	-256	-7.7	49	53	4	8.6	1.48	1.74
Low-inc Apts: ex	731	743	12	1.7	7	8	1	19.6	0.89	1.05
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	4,451	4,225	-226	-5.1	111	120	9	8.1	2.50	2.85
Com/Ind Hi: exis	4,102	3,235	-867	-21.1	136	122	-14	-10.1	3.32	3.78
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	669	716	47	7.0	22	27	5	21.9	3.32	3.78
Ag HGA: Exist	107	95	-12	-11.5	1	1	0	-6.0	0.93	0.99
Ag Hmstd Land	153	154	1	0.5	0	1	0	20.6	0.31	0.38
Ag Non-Hmstd	354	374	20	5.5	4	5	1	24.5	1.15	1.36
Misc props	114	169	55	48.6	2	3	1	74.9	1.48	1.74
ResHmstd: NewCon	0	25	25	0.0	0	0	0	0.0	0.00	1.08
All other NewCon	0	35	35	0.0	0	1	1	0.0	0.00	1.54
Total	61,279	53,785	-7,495	-12.2	821	810	-10	-1.3	1.34	1.51

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	695	526	-168	-24.2
(-) TIF Tax Capacity	33	30	-3	-8.7
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	662	496	-166	-25.0
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	51.34	58.53	0.00	0.00
City/Town	33.63	44.09	0.00	0.00
School District	29.23	32.17	4.28	4.60
Special District	0.68	0.78	0.00	0.00
Total	114.89	135.58	4.28	4.60

Tax Burdens on Hypothetical Properties	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	86,000	73,500	-14.5	730	632	-98	-13.4	0.85	0.86
Res Hmstd:Avg Val	129,000	110,300	-14.5	1,281	1,176	-105	-8.2	0.99	1.07
Res Hmstd: Hi Val	171,900	147,000	-14.5	1,831	1,735	-96	-5.2	1.07	1.18
Res Hmstd: Ex-Hi Val	257,900	220,500	-14.5	2,933	2,855	-78	-2.7	1.14	1.29
Apartment	300,000	276,900	-7.7	4,437	4,820	383	8.6	1.48	1.74
Comm/Ind: Lo Val	150,000	118,300	-21.1	3,748	3,367	-381	-10.2	2.5	2.85
Comm/Ind: Med Val	300,000	236,600	-21.1	8,724	7,543	-1,181	-13.5	2.91	3.19
Comm/Ind: Hi Val	1,000,000	788,700	-21.1	31,944	28,411	-3,533	-11.1	3.19	3.60

Morrison County | **Sobieski city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	5,515	5,367	-147	-2.7	53	60	7	13.6	0.96	1.13
Res Non-Hm: exis	519	450	-69	-13.2	7	7	0	3.9	1.27	1.52
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	599	569	-30	-5.1	15	16	1	10.0	2.48	2.87
Com/Ind Hi: exis	23	4	-18	-81.1	1	0	-1	-78.0	3.23	3.75
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	20	37	17	82.1	1	1	1	111.7	3.23	3.75
Ag HGA: Exist	1,803	1,859	55	3.1	17	21	4	21.6	0.96	1.13
Ag Hmstd Land	3,894	4,061	167	4.3	14	20	5	37.4	0.37	0.49
Ag Non-Hmstd	519	401	-118	-22.7	5	5	0	-4.3	1.01	1.25
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	2	2	0.0	0	0	0	0.0	0.00	1.13
All other NewCon	0	154	154	0.0	0	1	1	0.0	0.00	0.73
Total	12,892	12,904	12	0.1	113	132	19	17.0	0.88	1.03

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	113	91	-22	-19.2
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	113	91	-22	-19.2
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	51.39	58.60	0.00	0.00
City/Town	36.88	47.48	0.00	0.00
School District	12.06	18.20	22.90	22.70
Special District	0.68	0.78	0.00	0.00
Total	101.01	125.05	22.90	22.70

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	60,300	58,700	-2.7	506	574	68	13.4	0.84	0.98
Res Hmstd:Avg Val	90,400	88,000	-2.7	829	934	105	12.6	0.92	1.06
Res Hmstd: Hi Val	120,500	117,300	-2.7	1,229	1,399	170	13.9	1.02	1.19
Res Hmstd: Ex-Hi Val	180,800	176,000	-2.7	2,031	2,333	302	14.9	1.12	1.33
Comm/Ind: Lo Val	150,000	28,400	-81.1	3,715	815	-2,900	-78.1	2.48	2.87
Comm/Ind: Med Val	300,000	56,800	-81.1	8,554	1,630	-6,924	-80.9	2.85	2.87
Comm/Ind: Hi Val	1,000,000	189,400	-81.1	31,135	5,782	-25,353	-81.4	3.11	3.05

Morrison County | **Swanville city (part)**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	8,693	8,384	-309	-3.6	95	96	1	1.2	1.09	1.14
Res Non-Hm: exis	1,118	976	-142	-12.7	17	17	0	0.2	1.48	1.70
Apartments: exis	114	140	25	21.9	2	3	1	40.5	1.69	1.94
Low-inc Apts: ex	255	237	-17	-6.8	3	3	0	6.3	1.04	1.19
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	2,658	2,494	-164	-6.2	72	77	4	6.0	2.72	3.07
Com/Ind Hi: exis	1,597	1,367	-231	-14.4	57	55	-2	-2.8	3.56	4.04
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	203	226	23	11.5	7	9	2	26.6	3.56	4.04
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	24	28	4	15.6	0	0	0	48.7	0.60	0.77
Ag Non-Hmstd	7	6	-1	-10.1	0	0	0	8.1	1.19	1.44
Misc props	47	43	-4	-8.5	1	1	0	5.3	2.27	2.61
ResHmstd: NewCon	0	16	16	0.0	0	0	0	0.0	0.00	1.14
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	14,717	13,917	-800	-5.4	254	261	7	2.8	1.72	1.87

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	179	143	-36	-20.3
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	179	143	-36	-20.3
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	51.48	58.70	0.00	0.00
City/Town	42.25	54.60	0.00	0.00
School District	24.95	29.51	19.36	14.70
Special District	0.68	0.78	0.00	0.00
Total	119.37	143.59	19.36	14.70

Tax Burdens on Hypothetical Properties	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	53,700	51,800	-3.5	530	522	-8	-1.5	0.99	1.01
Res Hmstd:Avg Val	80,500	77,600	-3.6	817	794	-23	-2.8	1.01	1.02
Res Hmstd: Hi Val	107,300	103,500	-3.5	1,213	1,237	25	2.0	1.13	1.2
Res Hmstd: Ex-Hi Val	161,000	155,300	-3.5	2,006	2,124	118	5.9	1.25	1.37
Apartment	300,000	365,800	21.9	5,057	7,104	2,046	40.5	1.69	1.94
Comm/Ind: Lo Val	150,000	128,300	-14.5	4,075	3,936	-139	-3.4	2.72	3.07
Comm/Ind: Med Val	300,000	256,700	-14.4	9,411	8,913	-498	-5.3	3.14	3.47
Comm/Ind: Hi Val	1,000,000	855,500	-14.5	34,315	33,112	-1,204	-3.5	3.43	3.87

Morrison County | **Upsala city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	13,455	12,726	-728	-5.4	181	205	25	13.7	1.34	1.61
Res Non-Hm: exis	2,247	1,873	-374	-16.6	37	40	3	8.3	1.65	2.15
Apartments: exis	605	586	-19	-3.1	12	15	3	24.4	1.95	2.51
Low-inc Apts: ex	267	309	41	15.5	3	5	2	49.8	1.19	1.54
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	2,024	1,874	-150	-7.4	62	70	8	13.0	3.05	3.72
Com/Ind Hi: exis	436	350	-85	-19.6	18	17	0	-2.6	4.03	4.88
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	471	523	52	11.0	19	26	7	34.4	4.03	4.88
Ag HGA: Exist	1,955	1,851	-105	-5.3	27	31	4	14.2	1.40	1.68
Ag Hmstd Land	2,392	2,421	29	1.2	13	18	4	31.7	0.56	0.73
Ag Non-Hmstd	748	753	5	0.7	11	14	3	23.7	1.46	1.80
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	82	82	0.0	0	1	1	0.0	0.00	1.61
All other NewCon	0	99	99	0.0	0	3	3	0.0	0.00	2.91
Total	24,600	23,447	-1,153	-4.7	383	444	61	16.0	1.56	1.89

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	254	207	-48	-18.7
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	254	207	-48	-18.7
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	51.38	58.58	0.00	0.00
City/Town	59.74	74.92	0.00	0.00
School District	34.41	45.32	12.46	26.17
Special District	0.68	0.78	0.00	0.00
Total	146.21	179.61	12.46	26.17

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	70,700	66,900	-5.4	839	896	57	6.8	1.19	1.34
Res Hmstd:Avg Val	105,900	100,200	-5.4	1,403	1,555	152	10.8	1.33	1.55
Res Hmstd: Hi Val	141,200	133,600	-5.4	1,995	2,296	301	15.1	1.41	1.72
Res Hmstd: Ex-Hi Val	211,900	200,400	-5.4	3,181	3,779	598	18.8	1.50	1.89
Apartment	300,000	290,700	-3.1	5,857	7,287	1,430	24.4	1.95	2.51
Comm/Ind: Lo Val	150,000	120,600	-19.6	4,575	4,489	-86	-1.9	3.05	3.72
Comm/Ind: Med Val	300,000	241,200	-19.6	10,614	10,031	-583	-5.5	3.54	4.16
Comm/Ind: Hi Val	1,000,000	804,000	-19.6	38,792	37,473	-1,319	-3.4	3.88	4.66

Morrison County | **Motley city (part)**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	14,930	12,900	-2,029	-13.6	175	160	-15	-8.5	1.17	1.24
Res Non-Hm: exis	3,762	3,565	-197	-5.2	60	68	8	13.0	1.59	1.90
Apartments: exis	428	419	-9	-2.1	8	9	1	18.5	1.81	2.19
Low-inc Apts: ex	1,411	1,470	59	4.1	16	20	4	25.8	1.10	1.33
Seasnl Rec: exis	162	162	1	0.4	2	3	1	21.5	1.45	1.75
Com/Ind: Lo: exi	5,228	4,824	-404	-7.7	150	162	12	8.0	2.87	3.36
Com/Ind Hi: exis	6,273	4,576	-1,697	-27.1	238	203	-34	-14.5	3.79	4.44
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	537	590	53	9.8	20	26	6	28.7	3.79	4.44
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Non-Hmstd	41	209	168	409.8	1	3	3	524.8	1.34	1.64
Misc props	162	143	-19	-11.5	3	3	0	7.1	1.81	2.19
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	2	2	0.0	0	0	0	0.0	0.00	1.75
Total	32,934	28,860	-4,074	-12.4	672	657	-14	-2.2	2.04	2.28

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	423	323	-100	-23.7
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	423	323	-100	-23.7
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	51.35	58.54	0.00	0.00
City/Town	73.03	95.53	0.00	0.00
School District	8.89	9.33	13.07	13.38
Special District	0.68	0.78	0.00	0.00
Total	133.96	164.17	13.07	13.38

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	57,900	50,000	-13.6	620	559	-60	-9.7	1.07	1.12
Res Hmstd:Avg Val	86,800	75,000	-13.6	982	839	-143	-14.5	1.13	1.12
Res Hmstd: Hi Val	115,700	100,000	-13.6	1,433	1,312	-121	-8.4	1.24	1.31
Res Hmstd: Ex-Hi Val	173,600	150,000	-13.6	2,336	2,274	-63	-2.7	1.35	1.52
Apartment	300,000	293,600	-2.1	5,416	6,418	1,002	18.5	1.81	2.19
Comm/Ind: Lo Val	150,000	109,400	-27.1	4,309	3,679	-630	-14.6	2.87	3.36
Comm/Ind: Med Val	300,000	218,800	-27.1	9,989	8,099	-1,890	-18.9	3.33	3.70
Comm/Ind: Hi Val	1,000,000	729,500	-27.1	36,494	30,772	-5,722	-15.7	3.65	4.22

Mower County | **Adams city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	21,866	20,861	-1,005	-4.6	298	259	-39	-13.0	1.36	1.24
Res Non-Hm: exis	2,209	2,347	139	6.3	37	40	3	8.3	1.67	1.70
Apartments: exis	241	241	0	0.0	5	5	0	5.2	1.96	2.06
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	2,454	2,596	142	5.8	74	83	10	13.3	3.00	3.21
Com/Ind Hi: exis	624	603	-21	-3.4	24	25	1	6.0	3.85	4.23
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	657	688	31	4.7	25	29	4	14.9	3.85	4.23
Ag HGA: Exist	234	159	-75	-32.2	3	2	-1	-40.7	1.29	1.12
Ag Hmstd Land	1,310	1,309	-1	0.0	8	10	2	27.3	0.57	0.73
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	17	17	0.0	0	0	0	0.0	0.00	1.24
All other NewCon	0	31	31	0.0	0	1	1	0.0	0.00	3.05
Total	29,594	28,851	-743	-2.5	473	454	-19	-3.9	1.60	1.58

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	315	249	-67	-21.2
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	315	249	-67	-21.2
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	45.49	51.30	0.00	0.00
City/Town	70.03	93.63	0.00	0.00
School District	5.95	7.02	43.52	15.74
Special District	0.47	0.43	0.00	0.00
Total	121.94	152.37	43.52	15.74

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	60,300	57,500	-4.6	757	616	-140	-18.6	1.25	1.07
Res Hmstd:Avg Val	90,400	86,200	-4.6	1,205	1,000	-205	-17.0	1.33	1.16
Res Hmstd: Hi Val	120,400	114,900	-4.6	1,728	1,522	-207	-12.0	1.44	1.32
Res Hmstd: Ex-Hi Val	180,700	172,400	-4.6	2,780	2,567	-213	-7.7	1.54	1.49
Apartment	300,000	300,000	0.0	5,879	6,186	307	5.2	1.96	2.06
Comm/Ind: Lo Val	150,000	144,800	-3.5	4,495	4,648	152	3.4	3	3.21
Comm/Ind: Med Val	300,000	289,700	-3.4	10,272	10,720	448	4.4	3.42	3.70
Comm/Ind: Hi Val	1,000,000	965,600	-3.4	37,227	39,290	2,063	5.5	3.72	4.07

Mower County | **Austin city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	761,063	729,313	-31,750	-4.2	7,583	7,632	48	0.6	1.00	1.05
Res Non-Hm: exis	85,106	107,956	22,849	26.8	1,097	1,465	368	33.5	1.29	1.36
Apartments: exis	32,233	32,296	62	0.2	483	514	31	6.5	1.50	1.59
Low-inc Apts: ex	8,510	8,510	0	0.0	79	84	5	6.1	0.93	0.98
Seasnl Rec: exis	786	647	-139	-17.7	11	10	-1	-8.4	1.43	1.59
Com/Ind: Lo: exi	55,991	55,696	-295	-0.5	1,395	1,470	75	5.3	2.49	2.64
Com/Ind Hi: exis	100,436	106,601	6,165	6.1	3,276	3,686	410	12.5	3.26	3.46
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	2,586	2,529	-56	-2.2	84	87	3	3.7	3.26	3.46
Ag HGA: Exist	312	303	-9	-2.9	3	3	0	1.5	1.09	1.13
Ag Hmstd Land	920	1,112	192	20.8	5	7	2	46.2	0.52	0.63
Ag Non-Hmstd	2,968	2,906	-62	-2.1	31	33	2	4.9	1.05	1.13
Misc props	1,845	2,723	878	47.6	35	56	21	61.7	1.88	2.07
ResHmstd: NewCon	0	2,447	2,447	0.0	0	26	26	0.0	0.00	1.05
All other NewCon	0	3,009	3,009	0.0	0	70	70	0.0	0.00	2.32
Total	1,052,757	1,056,047	3,290	0.3	14,083	15,143	1,060	7.5	1.34	1.43

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	11,938	10,348	-1,590	-13.3
(-) TIF Tax Capacity	532	647	116	21.7
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	11,407	9,701	-1,706	-15.0
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	44.53	50.45	0.00	0.00
City/Town	36.24	40.97	0.00	0.00
School District	21.58	18.10	18.40	18.36
Special District	2.70	3.08	0.00	0.00
Total	105.05	112.61	18.40	18.36

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	69,600	66,700	-4.2	581	573	-8	-1.3	0.83	0.86
Res Hmstd:Avg Val	104,300	99,900	-4.2	1,009	990	-19	-1.9	0.97	0.99
Res Hmstd: Hi Val	139,000	133,200	-4.2	1,469	1,460	-9	-0.6	1.06	1.1
Res Hmstd: Ex-Hi Val	208,600	199,900	-4.2	2,391	2,401	11	0.4	1.15	1.20
Apartment	300,000	300,600	0.2	4,491	4,783	292	6.5	1.5	1.59
Comm/Ind: Lo Val	150,000	159,200	6.1	3,738	4,277	539	14.4	2.49	2.69
Comm/Ind: Med Val	300,000	318,400	6.1	8,631	9,782	1,151	13.3	2.88	3.07
Comm/Ind: Hi Val	1,000,000	1,061,400	6.1	31,463	35,475	4,012	12.8	3.15	3.34

Mower County | **Brownsdale city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	20,272	18,083	-2,189	-10.8	240	252	12	4.9	1.19	1.40
Res Non-Hm: exis	1,802	2,469	666	37.0	28	48	20	73.1	1.54	1.94
Apartments: exis	138	174	37	26.5	2	4	2	62.0	1.81	2.31
Low-inc Apts: ex	185	148	-37	-19.8	2	2	0	3.2	1.11	1.42
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	1,928	1,768	-160	-8.3	55	62	6	11.6	2.87	3.50
Com/Ind Hi: exis	122	120	-2	-1.6	5	5	1	19.3	3.78	4.58
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	342	362	20	6.0	13	17	4	28.5	3.78	4.58
Ag HGA: Exist	99	100	2	1.5	1	1	0	22.2	1.19	1.43
Ag Hmstd Land	90	204	114	125.9	1	3	2	353.0	0.63	1.26
Ag Non-Hmstd	315	355	40	12.6	4	6	2	41.0	1.33	1.66
Misc props	131	131	0	0.0	2	3	1	28.0	1.81	2.31
ResHmstd: NewCon	0	21	21	0.0	0	0	0	0.0	0.00	1.40
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	25,423	23,934	-1,489	-5.9	354	404	50	14.0	1.39	1.69

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	269	199	-71	-26.2
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	269	199	-71	-26.2
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	45.47	51.50	0.00	0.00
City/Town	70.40	97.80	0.00	0.00
School District	15.33	15.40	14.78	23.49
Special District	1.57	1.61	0.00	0.00
Total	132.76	166.31	14.78	23.49

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	57,500	51,300	-10.8	618	632	14	2.3	1.08	1.23
Res Hmstd:Avg Val	86,300	77,000	-10.8	979	957	-21	-2.2	1.13	1.24
Res Hmstd: Hi Val	115,000	102,600	-10.8	1,428	1,482	54	3.8	1.24	1.44
Res Hmstd: Ex-Hi Val	172,500	153,900	-10.8	2,328	2,532	204	8.8	1.35	1.65
Apartment	300,000	379,500	26.5	5,422	8,781	3,359	61.9	1.81	2.31
Comm/Ind: Lo Val	150,000	147,500	-1.7	4,308	5,157	849	19.7	2.87	3.5
Comm/Ind: Med Val	300,000	295,100	-1.6	9,977	11,895	1,918	19.2	3.33	4.03
Comm/Ind: Hi Val	1,000,000	983,600	-1.6	36,435	43,451	7,016	19.3	3.64	4.42

Mower County | **Dexter city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	9,737	10,092	355	3.6	123	114	-9	-7.6	1.26	1.13
Res Non-Hm: exis	1,448	1,964	516	35.6	24	30	6	27.0	1.62	1.52
Apartments: exis	167	167	0	0.0	3	3	0	-2.0	1.83	1.79
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	2,168	2,168	0	0.0	62	63	1	1.7	2.84	2.89
Com/Ind Hi: exis	3,880	3,880	0	0.0	141	147	6	4.3	3.64	3.79
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	296	301	5	1.6	11	11	1	5.9	3.64	3.79
Ag HGA: Exist	490	471	-19	-3.9	7	6	-1	-15.6	1.37	1.21
Ag Hmstd Land	1,470	1,627	157	10.7	10	13	3	31.0	0.69	0.82
Ag Non-Hmstd	871	782	-90	-10.3	10	10	1	5.3	1.11	1.31
Misc props	0	27	27	0.0	0	0	0	0.0	0.00	1.79
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	20,527	21,478	951	4.6	390	397	8	2.0	1.90	1.85

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	254	236	-17	-6.9
(-) TIF Tax Capacity	56	48	-8	-13.6
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	198	188	-10	-5.0
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg) Base	Net Tax Cap (Pctg) Alter	Ref Mkt Val Base	Ref Mkt Val Alter
County	43.72	50.51	0.00	0.00
City/Town	63.06	72.75	0.00	0.00
School District	4.14	7.07	43.52	15.74
Special District	0.47	0.43	0.00	0.00
Total	111.38	130.76	43.52	15.74

Tax Burdens on Hypothetical Properties	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	59,600	61,800	3.7	685	582	-103	-15.0	1.15	0.94
Res Hmstd:Avg Val	89,300	92,600	3.7	1,091	979	-113	-10.3	1.22	1.06
Res Hmstd: Hi Val	119,100	123,400	3.6	1,580	1,466	-114	-7.2	1.33	1.19
Res Hmstd: Ex-Hi Val	178,700	185,200	3.6	2,557	2,444	-113	-4.4	1.43	1.32
Apartment	300,000	300,000	0.0	5,482	5,375	-107	-2.0	1.83	1.79
Comm/Ind: Lo Val	150,000	150,000	0.0	4,258	4,328	70	1.7	2.84	2.89
Comm/Ind: Med Val	300,000	300,000	0.0	9,717	10,020	303	3.1	3.24	3.34
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	35,194	36,584	1,390	4.0	3.52	3.66

Mower County | **Elkton city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	4,406	3,947	-459	-10.4	50	35	-14	-28.7	1.13	0.90
Res Non-Hm: exis	304	709	405	133.1	5	9	4	95.1	1.49	1.25
Apartments: exis	217	255	38	17.3	4	4	0	4.6	1.64	1.46
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	449	449	0	0.0	12	11	-1	-4.8	2.62	2.49
Com/Ind Hi: exis	4	4	0	0.0	0	0	0	-2.2	3.34	3.27
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	119	123	4	3.2	4	4	0	0.9	3.34	3.27
Ag HGA: Exist	101	151	50	49.7	1	2	0	38.7	1.12	1.04
Ag Hmstd Land	1,918	1,873	-45	-2.4	12	12	0	1.2	0.61	0.63
Ag Non-Hmstd	1,315	1,582	267	20.3	13	17	4	30.2	0.97	1.05
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	8,834	9,092	258	2.9	99	93	-6	-5.9	1.12	1.03

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	86	76	-9	-11.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	86	76	-9	-11.0
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	45.45	51.05	0.00	0.00
City/Town	43.60	45.06	0.00	0.00
School District	5.95	6.81	43.52	15.74
Special District	1.57	1.61	0.00	0.00
Total	96.57	104.53	43.52	15.74

Tax Burdens on Hypothetical Properties	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	62,500	56,000	-10.4	626	439	-186	-29.8	1.00	0.78
Res Hmstd:Avg Val	93,800	84,000	-10.4	1,026	700	-326	-31.8	1.09	0.83
Res Hmstd: Hi Val	125,000	112,000	-10.4	1,491	1,063	-428	-28.7	1.19	0.95
Res Hmstd: Ex-Hi Val	187,500	168,000	-10.4	2,423	1,789	-634	-26.2	1.29	1.07
Apartment	300,000	352,000	17.3	4,927	5,153	226	4.6	1.64	1.46
Comm/Ind: Lo Val	150,000	150,000	0.0	3,925	3,738	-187	-4.8	2.62	2.49
Comm/Ind: Med Val	300,000	300,000	0.0	8,940	8,643	-296	-3.3	2.98	2.88
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	32,344	31,535	-808	-2.5	3.23	3.15

Mower County | **Grand Meadow city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	36,294	35,249	-1,046	-2.9	563	577	14	2.5	1.55	1.64
Res Non-Hm: exis	5,233	5,745	512	9.8	99	120	21	20.7	1.90	2.09
Apartments: exis	1,571	1,567	-4	-0.2	34	38	4	13.0	2.15	2.44
Low-inc Apts: ex	216	216	0	0.0	3	3	0	12.9	1.35	1.52
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	3,891	3,925	34	0.9	126	142	16	12.5	3.24	3.62
Com/Ind Hi: exis	443	451	8	1.8	19	21	3	13.8	4.20	4.69
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	466	490	25	5.3	20	23	3	17.7	4.20	4.69
Ag HGA: Exist	151	142	-9	-5.7	2	2	0	0.5	1.64	1.75
Ag Hmstd Land	39	39	0	0.0	0	0	0	25.9	0.41	0.52
Ag Non-Hmstd	30	65	36	121.4	0	1	1	154.8	1.43	1.64
Misc props	75	75	0	0.0	2	2	0	13.3	2.15	2.44
ResHmstd: NewCon	0	56	56	0.0	0	1	1	0.0	0.00	1.64
All other NewCon	0	190	190	0.0	0	7	7	0.0	0.00	3.73
Total	48,409	48,212	-197	-0.4	869	938	70	8.0	1.79	1.95

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	519	433	-86	-16.6
(-) TIF Tax Capacity	31	24	-7	-22.3
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	488	409	-79	-16.2
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	43.42	49.21	0.00	0.00
City/Town	76.85	91.70	0.00	0.00
School District	22.00	22.97	36.92	38.54
Special District	0.47	0.43	0.00	0.00
Total	142.73	164.30	36.92	38.54

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	70,800	68,800	-2.8	989	943	-45	-4.6	1.4	1.37
Res Hmstd:Avg Val	106,100	103,000	-2.9	1,629	1,630	1	0.0	1.54	1.58
Res Hmstd: Hi Val	141,500	137,400	-2.9	2,297	2,378	81	3.5	1.62	1.73
Res Hmstd: Ex-Hi Val	212,200	206,100	-2.9	3,631	3,874	243	6.7	1.71	1.88
Apartment	300,000	299,300	-0.2	6,460	7,301	841	13.0	2.15	2.44
Comm/Ind: Lo Val	150,000	152,700	1.8	4,864	5,552	688	14.1	3.24	3.64
Comm/Ind: Med Val	300,000	305,400	1.8	11,165	12,719	1,554	13.9	3.72	4.16
Comm/Ind: Hi Val	1,000,000	1,018,100	1.8	40,569	46,172	5,603	13.8	4.06	4.54

Mower County | **Le Roy city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	22,508	23,558	1,050	4.7	434	437	3	0.8	1.93	1.85
Res Non-Hm: exis	4,153	5,188	1,035	24.9	99	136	37	37.4	2.37	2.61
Apartments: exis	312	312	0	0.0	8	10	1	12.2	2.72	3.05
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	4,885	4,904	19	0.4	191	213	22	11.7	3.90	4.34
Com/Ind Hi: exis	2,074	1,646	-427	-20.6	105	93	-12	-11.1	5.04	5.64
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	751	784	33	4.4	38	44	6	16.9	5.04	5.64
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Non-Hmstd	55	57	2	4.4	1	1	0	21.9	1.80	2.10
Misc props	135	135	0	0.0	4	4	0	12.2	2.72	3.05
ResHmstd: NewCon	0	91	91	0.0	0	2	2	0.0	0.00	1.85
All other NewCon	0	71	71	0.0	0	3	3	0.0	0.00	3.87
Total	34,874	36,747	1,874	5.4	878	942	63	7.2	2.52	2.56

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	405	344	-60	-14.9
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	405	344	-60	-14.9
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	44.02	49.80	0.00	0.00
City/Town	######	145.25	0.00	0.00
School District	17.63	14.15	47.40	42.93
Special District	0.47	0.43	0.00	0.00
Total	179.53	209.63	47.40	42.93

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	46,900	49,100	4.7	877	828	-48	-5.5	1.87	1.69
Res Hmstd:Avg Val	70,300	73,600	4.7	1,314	1,242	-72	-5.5	1.87	1.69
Res Hmstd: Hi Val	93,800	98,200	4.7	1,841	1,885	44	2.4	1.96	1.92
Res Hmstd: Ex-Hi Val	140,700	147,300	4.7	2,947	3,217	270	9.2	2.09	2.18
Apartment	300,000	300,000	0.0	8,155	9,149	994	12.2	2.72	3.05
Comm/Ind: Lo Val	150,000	119,100	-20.6	5,849	5,170	-680	-11.6	3.9	4.34
Comm/Ind: Med Val	300,000	238,200	-20.6	13,411	11,489	-1,923	-14.3	4.47	4.82
Comm/Ind: Hi Val	1,000,000	793,900	-20.6	48,701	42,854	-5,847	-12.0	4.87	5.4

Mower County | **Lyle city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	13,706	13,399	-307	-2.2	152	168	16	10.3	1.11	1.25
Res Non-Hm: exis	1,822	2,334	512	28.1	26	39	13	48.1	1.45	1.68
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	886	993	107	12.1	24	31	7	26.9	2.76	3.13
Com/Ind Hi: exis	3	55	51	######	0	2	2	######	3.61	4.08
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	308	333	25	8.0	11	14	2	22.1	3.61	4.08
Ag HGA: Exist	67	63	-4	-5.4	1	1	0	1.9	1.03	1.11
Ag Hmstd Land	115	117	2	1.7	0	1	0	20.0	0.40	0.47
Ag Non-Hmstd	489	524	35	7.2	6	7	1	24.2	1.20	1.39
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	17,396	17,817	421	2.4	221	262	41	18.6	1.27	1.47

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	181	146	-35	-19.1
(-) TIF Tax Capacity	1	1	0	23.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	180	146	-35	-19.2
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	42.25	47.53	0.00	0.00
City/Town	46.57	56.96	0.00	0.00
School District	30.76	34.21	23.16	27.60
Special District	0.47	0.43	0.00	0.00
Total	120.04	139.13	23.16	27.60

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	51,900	50,700	-2.3	536	563	28	5.1	1.03	1.11
Res Hmstd:Avg Val	77,900	76,200	-2.2	813	848	35	4.2	1.04	1.11
Res Hmstd: Hi Val	103,800	101,500	-2.2	1,207	1,301	94	7.8	1.16	1.28
Res Hmstd: Ex-Hi Val	155,700	152,200	-2.2	1,997	2,210	213	10.6	1.28	1.45
Comm/Ind: Lo Val	150,000	2,554,700	#####	4,147	102,827	98,680	#####	2.76	4.02
Comm/Ind: Med Val	300,000	5,109,400	#####	9,561	207,080	197,519	#####	3.19	4.05
Comm/Ind: Hi Val	1,000,000	17,031,300	#####	34,825	693,595	658,770	#####	3.48	4.07

Mower County | **Rose Creek city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	13,438	12,840	-598	-4.4	182	161	-21	-11.5	1.36	1.26
Res Non-Hm: exis	1,405	1,610	204	14.5	24	28	4	18.2	1.72	1.77
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	1,012	1,008	-4	-0.4	30	32	2	7.0	2.93	3.14
Com/Ind Hi: exis	37	37	0	0.0	1	2	0	10.1	3.76	4.14
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	331	342	11	3.4	12	14	2	13.9	3.76	4.14
Ag HGA: Exist	255	222	-33	-13.0	4	3	-1	-21.2	1.41	1.27
Ag Hmstd Land	344	360	15	4.4	2	3	1	38.2	0.55	0.73
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	9	9	0.0	0	0	0	0.0	0.00	1.26
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	16,822	16,427	-395	-2.3	255	243	-13	-4.9	1.52	1.48

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	177	139	-37	-21.1
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	177	139	-37	-21.1
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	45.06	50.83	0.00	0.00
City/Town	65.08	88.91	0.00	0.00
School District	5.55	6.59	43.52	15.74
Special District	1.57	1.61	0.00	0.00
Total	117.26	147.93	43.52	15.74

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	68,900	65,800	-4.5	832	688	-145	-17.4	1.21	1.04
Res Hmstd:Avg Val	103,400	98,800	-4.4	1,383	1,198	-185	-13.4	1.34	1.21
Res Hmstd: Hi Val	137,800	131,700	-4.4	1,967	1,780	-187	-9.5	1.43	1.35
Res Hmstd: Ex-Hi Val	206,700	197,500	-4.5	3,137	2,944	-193	-6.1	1.52	1.49
Comm/Ind: Lo Val	150,000	150,000	0.0	4,390	4,715	325	7.4	2.93	3.14
Comm/Ind: Med Val	300,000	300,000	0.0	10,026	10,922	896	8.9	3.34	3.64
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	36,325	39,890	3,565	9.8	3.63	3.99

Mower County | **Sargeant city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	1,644	1,573	-70	-4.3	13	16	3	24.7	0.77	1.00
Res Non-Hm: exis	133	240	107	80.7	2	4	2	124.0	1.19	1.48
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	736	742	7	0.9	17	21	4	20.8	2.35	2.81
Com/Ind Hi: exis	5	5	0	0.0	0	0	0	19.0	3.08	3.67
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	5	5	0	-3.9	0	0	0	14.4	3.08	3.67
Ag HGA: Exist	33	40	7	22.0	0	0	0	60.8	0.73	0.96
Ag Hmstd Land	1,415	1,554	140	9.9	9	12	3	34.8	0.64	0.78
Ag Non-Hmstd	476	503	27	5.7	5	6	1	30.2	0.98	1.21
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	4,446	4,663	217	4.9	46	59	13	29.3	1.03	1.27

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	44	39	-4	-9.8
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	44	39	-4	-9.8
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	46.64	52.83	0.00	0.00
City/Town	34.39	50.82	0.00	0.00
School District	15.32	15.40	14.78	23.48
Special District	1.57	1.61	0.00	0.00
Total	97.93	120.66	14.78	23.48

Tax Burdens on Hypothetical Properties	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	39,200	37,500	-4.3	285	360	75	26.1	0.73	0.96
Res Hmstd:Avg Val	58,700	56,200	-4.3	427	539	112	26.2	0.73	0.96
Res Hmstd: Hi Val	78,300	74,900	-4.3	581	718	138	23.7	0.74	0.96
Res Hmstd: Ex-Hi Val	117,400	112,400	-4.3	1,056	1,293	236	22.4	0.9	1.15
Comm/Ind: Lo Val	150,000	150,000	0.0	3,524	4,217	693	19.7	2.35	2.81
Comm/Ind: Med Val	300,000	300,000	0.0	8,149	9,723	1,574	19.3	2.72	3.24
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	29,730	35,414	5,684	19.1	2.97	3.54

Mower County | **Taopi city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	1,016	1,445	429	42.2	9	11	2	20.2	0.87	0.74
Res Non-Hm: exis	130	131	1	0.8	2	1	0	-19.4	1.32	1.06
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	3	3	0	0.0	0	0	0	-8.5	2.42	2.21
Com/Ind Hi: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	81	82	1	1.7	2	2	0	-4.3	3.08	2.90
Ag HGA: Exist	190	779	589	310.4	2	8	6	310.9	0.97	0.97
Ag Hmstd Land	681	360	-322	-47.2	3	1	-1	-43.6	0.37	0.40
Ag Non-Hmstd	13	7	-5	-41.6	0	0	0	-39.8	0.83	0.86
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	81	81	0.0	0	1	1	0.0	0.00	0.74
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	2,113	2,888	775	36.7	18	24	6	36.8	0.83	0.84

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	19	23	4	21.1
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	19	23	4	21.1
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	46.61	52.79	0.00	0.00
City/Town	29.18	24.11	0.00	0.00
School District	7.19	8.67	43.52	15.74
Special District	0.47	0.43	0.00	0.00
Total	83.45	86.00	43.52	15.74

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	30,800	43,800	42.2	268	295	27	10.1	0.87	0.67
Res Hmstd:Avg Val	46,200	65,700	42.2	402	442	41	10.1	0.87	0.67
Res Hmstd: Hi Val	61,600	87,600	42.2	536	639	103	19.2	0.87	0.73
Res Hmstd: Ex-Hi Val	92,400	131,400	42.2	884	1,118	234	26.5	0.96	0.85

Mower County | **Waltham city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	4,778	3,701	-1,077	-22.5	34	32	-2	-6.3	0.72	0.87
Res Non-Hm: exis	527	615	88	16.8	5	8	2	40.7	1.04	1.26
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	167	167	0	0.0	4	4	1	13.6	2.22	2.52
Com/Ind Hi: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	630	663	32	5.1	18	22	3	18.7	2.91	3.29
Ag HGA: Exist	250	1,162	912	364.2	2	15	13	747.1	0.69	1.25
Ag Hmstd Land	840	215	-625	-74.4	3	1	-3	-83.3	0.38	0.25
Ag Non-Hmstd	272	327	55	20.3	2	3	1	36.6	0.89	1.02
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	22	22	0.0	0	0	0	0.0	0.00	1.26
Total	7,465	6,872	-593	-7.9	69	85	15	22.1	0.93	1.23

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	78	61	-16	-20.9
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	78	61	-16	-20.9
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	43.78	48.56	0.00	0.00
City/Town	31.55	40.16	0.00	0.00
School District	12.53	11.23	14.78	23.49
Special District	1.57	1.61	0.00	0.00
Total	89.44	101.56	14.78	23.49

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	53,100	41,100	-22.6	341	347	6	1.8	0.64	0.84
Res Hmstd:Avg Val	79,600	61,700	-22.5	529	521	-8	-1.5	0.66	0.84
Res Hmstd: Hi Val	106,200	82,300	-22.5	830	726	-104	-12.5	0.78	0.88
Res Hmstd: Ex-Hi Val	159,300	123,400	-22.5	1,431	1,278	-154	-10.7	0.9	1.04

Mower County | **Mapleview city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	3,555	3,304	-251	-7.1	37	35	-2	-5.3	1.05	1.07
Res Non-Hm: exis	639	984	345	54.0	9	16	7	71.3	1.43	1.59
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	584	579	-5	-0.9	16	18	1	9.1	2.77	3.05
Com/Ind Hi: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Non-Hmstd	156	161	5	3.5	2	2	0	17.2	1.23	1.40
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	20	20	0.0	0	0	0	0.0	0.00	1.07
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	4,933	5,047	114	2.3	65	71	7	10.1	1.31	1.41

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	52	41	-11	-21.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	52	41	-11	-21.0
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	44.17	49.70	0.00	0.00
City/Town	57.36	72.59	0.00	0.00
School District	20.17	15.76	18.40	18.36
Special District	1.57	1.61	0.00	0.00
Total	123.27	139.66	18.40	18.36

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	32,000	29,700	-7.2	325	303	-22	-6.7	1.02	1.02
Res Hmstd:Avg Val	48,000	44,600	-7.1	488	456	-32	-6.6	1.02	1.02
Res Hmstd: Hi Val	64,000	59,500	-7.0	651	608	-43	-6.6	1.02	1.02
Res Hmstd: Ex-Hi Val	96,100	89,300	-7.1	1,076	1,003	-72	-6.7	1.12	1.12

Mower County | **Racine city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	19,626	21,808	2,182	11.1	262	295	33	12.8	1.33	1.35
Res Non-Hm: exis	1,832	2,439	607	33.1	29	41	11	37.5	1.61	1.66
Apartments: exis	104	104	0	0.0	2	2	0	5.3	1.84	1.94
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	2,277	2,306	29	1.3	66	70	4	6.5	2.90	3.05
Com/Ind Hi: exis	1,585	1,337	-248	-15.7	60	53	-7	-11.2	3.80	4.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	204	212	8	4.0	8	8	1	9.5	3.80	4.00
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	216	228	11	5.3	3	3	0	11.4	1.31	1.38
Ag Non-Hmstd	154	174	21	13.6	2	2	0	20.2	1.31	1.38
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	5	5	0.0	0	0	0	0.0	0.00	1.35
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	25,997	28,611	2,615	10.1	432	476	44	10.1	1.66	1.66

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	291	277	-14	-4.8
(-) TIF Tax Capacity	19	14	-5	-25.6
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	271	262	-9	-3.3
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	46.66	52.85	0.00	0.00
City/Town	55.49	57.03	0.00	0.00
School District	27.99	27.95	20.95	21.12
Special District	0.47	0.43	0.00	0.00
Total	130.61	138.26	20.95	21.12

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	89,000	98,900	11.1	1,057	1,184	128	12.1	1.19	1.2
Res Hmstd:Avg Val	133,500	148,300	11.1	1,771	2,033	262	14.8	1.33	1.37
Res Hmstd: Hi Val	178,000	197,800	11.1	2,486	2,884	398	16.0	1.4	1.46
Res Hmstd: Ex-Hi Val	267,000	296,700	11.1	3,914	4,583	669	17.1	1.47	1.54
Apartment	300,000	300,000	0.0	5,526	5,818	292	5.3	1.84	1.94
Comm/Ind: Lo Val	150,000	126,500	-15.7	4,352	3,861	-491	-11.3	2.90	3.05
Comm/Ind: Med Val	300,000	253,000	-15.7	10,049	8,696	-1,353	-13.5	3.35	3.44
Comm/Ind: Hi Val	1,000,000	843,400	-15.7	36,637	32,305	-4,333	-11.8	3.66	3.83

Murray County | **Avoca city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	1,822	1,853	32	1.7	18	18	0	-1.1	1.01	0.99
Res Non-Hm: exis	251	253	2	0.9	4	3	0	-3.2	1.42	1.36
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	1,887	2,038	151	8.0	20	21	1	3.5	1.08	1.04
Com/Ind: Lo: exi	269	229	-39	-14.6	7	6	-1	-16.2	2.59	2.54
Com/Ind Hi: exis	701	862	161	23.0	23	28	5	20.7	3.33	3.27
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	142	161	19	13.1	5	5	1	11.0	3.33	3.27
Ag HGA: Exist	49	49	1	1.2	0	0	0	-2.2	0.96	0.93
Ag Hmstd Land	658	737	79	12.0	4	5	0	11.0	0.68	0.67
Ag Non-Hmstd	523	569	46	8.8	5	5	0	3.1	0.99	0.94
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	85	85	0.0	0	1	1	0.0	0.00	0.99
All other NewCon	0	344	344	0.0	0	11	11	0.0	0.00	3.19
Total	6,301	7,180	880	14.0	88	105	17	19.5	1.39	1.46

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	71	78	7	9.8
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	71	78	7	9.8
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	31.45	31.64	0.00	0.00
City/Town	54.36	51.43	0.00	0.00
School District	13.25	10.92	36.75	36.29
Special District	0.33	0.18	0.00	0.00
Total	99.38	94.17	36.75	36.29

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	23,400	23,800	1.7	225	221	-4	-1.8	0.96	0.93
Res Hmstd:Avg Val	35,000	35,600	1.7	336	330	-6	-1.8	0.96	0.93
Res Hmstd: Hi Val	46,700	47,500	1.7	449	441	-8	-1.8	0.96	0.93
Res Hmstd: Ex-Hi Val	70,100	71,300	1.7	674	662	-12	-1.8	0.96	0.93
Seas Rec: Lo Val	50,000	54,000	8.0	535	553	18	3.4	1.07	1.02
Seas Rec: Hi Val	150,000	162,000	8.0	1,689	1,766	77	4.6	1.13	1.09
Comm/Ind: Lo Val	150,000	184,600	23.1	3,886	4,944	1,058	27.2	2.59	2.68
Comm/Ind: Med Val	300,000	369,100	23.0	8,883	10,975	2,091	23.5	2.96	2.97
Comm/Ind: Hi Val	1,000,000	1,230,400	23.0	32,205	39,127	6,922	21.5	3.22	3.18

Murray County | **Chandler city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	4,843	4,863	20	0.4	55	58	3	5.3	1.14	1.20
Res Non-Hm: exis	559	508	-51	-9.1	8	8	0	-0.4	1.50	1.65
Apartments: exis	40	39	-1	-3.4	1	1	0	6.3	1.77	1.94
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	1,469	1,475	6	0.4	41	45	4	9.3	2.78	3.03
Com/Ind Hi: exis	2,406	2,428	22	0.9	86	95	9	10.2	3.59	3.92
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	305	310	5	1.8	11	12	1	11.2	3.59	3.92
Ag HGA: Exist	123	123	0	0.0	1	1	0	3.9	1.12	1.17
Ag Hmstd Land	374	403	29	7.7	2	2	0	24.5	0.46	0.53
Ag Non-Hmstd	48	48	0	0.2	1	1	0	13.2	1.12	1.27
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	15	15	0.0	0	0	0	0.0	0.00	1.20
All other NewCon	0	2	2	0.0	0	0	0	0.0	0.00	3.61
Total	10,166	10,213	47	0.5	206	224	18	8.5	2.03	2.19

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	134	118	-16	-12.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	134	118	-16	-12.0
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	31.43	31.62	0.00	0.00
City/Town	67.00	83.78	0.00	0.00
School District	13.30	10.96	36.75	36.29
Special District	0.33	0.18	0.00	0.00
Total	112.06	126.54	36.75	36.29

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	42,000	42,200	0.5	457	474	17	3.6	1.09	1.12
Res Hmstd:Avg Val	62,900	63,200	0.5	684	709	25	3.6	1.09	1.12
Res Hmstd: Hi Val	83,800	84,100	0.4	950	994	44	4.6	1.13	1.18
Res Hmstd: Ex-Hi Val	125,800	126,300	0.4	1,613	1,729	116	7.2	1.28	1.37
Apartment	300,000	289,900	-3.4	5,305	5,638	333	6.3	1.77	1.94
Comm/Ind: Lo Val	150,000	151,400	0.9	4,171	4,596	425	10.2	2.78	3.04
Comm/Ind: Med Val	300,000	302,800	0.9	9,549	10,525	976	10.2	3.18	3.48
Comm/Ind: Hi Val	1,000,000	1,009,300	0.9	34,646	38,192	3,546	10.2	3.46	3.78

Murray County | **Currie city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	4,806	4,851	45	0.9	75	80	5	7.1	1.56	1.65
Res Non-Hm: exis	217	197	-19	-8.9	4	5	1	16.2	2.02	2.58
Apartments: exis	130	130	0	0.0	3	4	1	26.8	2.34	2.96
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	574	575	1	0.2	20	25	5	22.7	3.49	4.27
Com/Ind Hi: exis	20	16	-4	-21.7	1	1	0	-3.8	4.57	5.62
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	202	206	4	1.9	9	12	2	25.2	4.57	5.62
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	430	473	43	10.0	6	9	3	42.5	1.50	1.95
Ag Non-Hmstd	68	73	5	7.1	1	2	0	39.0	1.67	2.17
Misc props	11	11	0	0.0	0	0	0	25.5	3.04	3.82
ResHmstd: NewCon	0	52	52	0.0	0	1	1	0.0	0.00	1.65
All other NewCon	0	1	1	0.0	0	0	0	0.0	0.00	2.58
Total	6,457	6,585	127	2.0	120	138	18	14.8	1.86	2.10

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	70	54	-16	-22.9
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	70	54	-16	-22.9
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	30.24	30.07	0.00	0.00
City/Town	######	185.26	0.00	0.00
School District	3.33	1.77	24.47	24.81
Special District	0.33	0.18	0.00	0.00
Total	167.46	217.28	24.47	24.81

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	29,700	30,000	1.0	451	466	14	3.2	1.52	1.55
Res Hmstd:Avg Val	44,500	44,900	0.9	676	697	21	3.1	1.52	1.55
Res Hmstd: Hi Val	59,300	59,900	1.0	901	930	29	3.2	1.52	1.55
Res Hmstd: Ex-Hi Val	89,000	89,800	0.9	1,416	1,540	125	8.8	1.59	1.72
Apartment	300,000	300,000	0.0	7,014	8,893	1,879	26.8	2.34	2.96
Comm/Ind: Lo Val	150,000	117,400	-21.7	5,234	5,018	-216	-4.1	3.49	4.27
Comm/Ind: Med Val	300,000	234,800	-21.7	12,089	11,174	-916	-7.6	4.03	4.76
Comm/Ind: Hi Val	1,000,000	782,800	-21.7	44,083	41,950	-2,133	-4.8	4.41	5.36

Murray County | **Dovray city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	862	914	52	6.1	5	7	1	28.6	0.60	0.73
Res Non-Hm: exis	75	130	55	73.9	1	1	1	82.9	1.07	1.13
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	264	257	-7	-2.6	6	6	0	2.0	2.18	2.29
Com/Ind Hi: exis	1,203	1,400	197	16.4	34	42	7	21.9	2.85	2.99
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	115	120	5	4.2	3	4	0	9.1	2.85	2.99
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	134	112	-22	-16.3	0	1	0	7.3	0.36	0.46
Ag Non-Hmstd	114	165	51	45.2	1	1	1	52.5	0.85	0.89
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	17	17	0.0	0	0	0	0.0	0.00	0.73
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	2,765	3,114	349	12.6	51	61	11	21.1	1.84	1.97

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	42	44	2	4.8
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	42	44	2	4.8
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	31.46	31.66	0.00	0.00
City/Town	48.15	52.83	0.00	0.00
School District	4.74	4.25	18.05	18.48
Special District	0.33	0.18	0.00	0.00
Total	84.68	88.92	18.05	18.48

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	18,000	19,100	6.1	113	137	24	21.5	0.63	0.72
Res Hmstd:Avg Val	26,900	28,500	5.9	169	205	36	21.3	0.63	0.72
Res Hmstd: Hi Val	35,900	38,100	6.1	225	274	48	21.5	0.63	0.72
Res Hmstd: Ex-Hi Val	53,900	57,200	6.1	338	411	73	21.5	0.63	0.72
Comm/Ind: Lo Val	150,000	174,600	16.4	3,275	4,162	887	27.1	2.18	2.38
Comm/Ind: Med Val	300,000	349,100	16.4	7,551	9,372	1,821	24.1	2.52	2.68
Comm/Ind: Hi Val	1,000,000	1,163,800	16.4	27,507	33,693	6,187	22.5	2.75	2.9

Murray County | **Fulda city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	32,918	33,205	287	0.9	423	367	-56	-13.3	1.29	1.10
Res Non-Hm: exis	2,875	2,969	94	3.3	46	44	-2	-4.9	1.60	1.47
Apartments: exis	1,384	1,391	7	0.5	25	24	-1	-4.2	1.84	1.75
Low-inc Apts: ex	537	537	0	0.0	6	6	-1	-8.4	1.19	1.09
Seasnl Rec: exis	224	226	2	0.8	3	3	0	15.6	1.17	1.34
Com/Ind: Lo: exi	2,445	2,451	7	0.3	69	69	0	0.1	2.82	2.81
Com/Ind Hi: exis	207	209	2	1.0	7	8	0	3.8	3.56	3.66
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,779	1,656	-123	-6.9	63	61	-3	-4.3	3.56	3.66
Ag HGA: Exist	388	388	0	0.0	5	5	-1	-12.2	1.39	1.22
Ag Hmstd Land	623	792	169	27.0	4	6	2	47.0	0.66	0.77
Ag Non-Hmstd	109	19	-90	-82.3	1	0	-1	-79.0	1.00	1.18
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	228	228	0.0	0	3	3	0.0	0.00	1.10
All other NewCon	0	177	177	0.0	0	5	5	0.0	0.00	2.72
Total	43,489	44,249	760	1.7	654	599	-54	-8.3	1.50	1.35

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	467	375	-91	-19.5
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	467	375	-91	-19.5
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	29.90	29.71	0.00	0.00
City/Town	66.62	86.57	0.00	0.00
School District	1.96	1.03	58.88	26.97
Special District	1.23	1.04	0.00	0.00
Total	99.71	118.35	58.88	26.97

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	50,400	50,800	0.8	598	498	-100	-16.7	1.19	0.98
Res Hmstd:Avg Val	75,500	76,200	0.9	895	748	-148	-16.5	1.19	0.98
Res Hmstd: Hi Val	100,600	101,500	0.9	1,314	1,142	-171	-13.0	1.31	1.13
Res Hmstd: Ex-Hi Val	151,000	152,300	0.9	2,158	1,935	-224	-10.4	1.43	1.27
Apartment	300,000	301,600	0.5	5,506	5,275	-231	-4.2	1.84	1.75
Comm/Ind: Lo Val	150,000	151,500	1.0	4,225	4,272	47	1.1	2.82	2.82
Comm/Ind: Med Val	300,000	303,000	1.0	9,565	9,816	251	2.6	3.19	3.24
Comm/Ind: Hi Val	1,000,000	1,009,900	1.0	34,483	35,681	1,198	3.5	3.45	3.53

Murray County | **Hadley city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	1,131	1,088	-44	-3.9	13	12	-1	-8.6	1.14	1.08
Res Non-Hm: exis	141	105	-36	-25.4	2	2	-1	-25.3	1.58	1.58
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	283	391	108	38.0	4	5	1	38.2	1.26	1.26
Com/Ind: Lo: exi	273	273	0	0.0	8	8	0	0.5	2.85	2.87
Com/Ind Hi: exis	728	842	114	15.6	27	31	4	16.2	3.68	3.70
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	54	55	1	1.9	2	2	0	2.4	3.68	3.70
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Non-Hmstd	223	246	23	10.1	3	3	0	9.1	1.17	1.16
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	114	114	0.0	0	1	1	0.0	0.00	1.08
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	2,834	3,113	280	9.9	58	63	6	9.7	2.04	2.04

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	38	37	-1	-1.6
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	38	37	-1	-1.6
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	31.43	31.63	0.00	0.00
City/Town	71.84	73.00	0.00	0.00
School District	13.24	10.92	36.75	36.29
Special District	0.33	0.18	0.00	0.00
Total	116.85	115.73	36.75	36.29

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	22,900	22,000	-3.9	260	233	-28	-10.6	1.14	1.06
Res Hmstd:Avg Val	34,300	33,000	-3.8	390	349	-41	-10.5	1.14	1.06
Res Hmstd: Hi Val	45,700	43,900	-3.9	519	464	-55	-10.6	1.14	1.06
Res Hmstd: Ex-Hi Val	68,600	66,000	-3.8	779	698	-81	-10.5	1.14	1.06
Seas Rec: Lo Val	50,000	69,000	38.0	622	856	233	37.5	1.24	1.24
Seas Rec: Hi Val	150,000	207,000	38.0	1,951	2,729	778	39.9	1.30	1.32
Comm/Ind: Lo Val	150,000	173,500	15.7	4,279	5,168	889	20.8	2.85	2.98
Comm/Ind: Med Val	300,000	346,900	15.6	9,801	11,583	1,783	18.2	3.27	3.34
Comm/Ind: Hi Val	1,000,000	1,156,500	15.7	35,568	41,537	5,969	16.8	3.56	3.59

Murray County | **Iona city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	2,705	2,778	74	2.7	40	39	-1	-2.1	1.47	1.40
Res Non-Hm: exis	469	394	-75	-16.0	9	8	-1	-9.1	1.84	1.99
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	251	265	14	5.6	8	9	1	14.0	3.30	3.57
Com/Ind Hi: exis	21	119	99	482.0	1	6	5	529.6	4.28	4.63
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	68	69	1	1.8	3	3	0	10.1	4.28	4.63
Ag HGA: Exist	44	44	0	0.0	1	1	0	-6.9	1.44	1.34
Ag Hmstd Land	423	469	46	10.9	4	5	1	36.0	0.88	1.08
Ag Non-Hmstd	350	392	42	11.9	5	6	1	23.6	1.47	1.62
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	27	27	0.0	0	0	0	0.0	0.00	1.40
All other NewCon	0	12	12	0.0	0	0	0	0.0	0.00	1.99
Total	4,330	4,569	239	5.5	70	77	8	10.9	1.61	1.70

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	44	37	-6	-14.9
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	44	37	-6	-14.9
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg) Base	Net Tax Cap (Pctg) Alter	Ref Mkt Val Base	Ref Mkt Val Alter
County	30.07	30.02	0.00	0.00
City/Town	######	123.86	0.00	0.00
School District	11.07	8.36	36.75	36.29
Special District	0.33	0.18	0.00	0.00
Total	146.93	162.42	36.75	36.29

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	28,200	29,000	2.8	405	388	-17	-4.3	1.44	1.34
Res Hmstd:Avg Val	42,300	43,500	2.8	608	582	-26	-4.3	1.44	1.34
Res Hmstd: Hi Val	56,300	57,800	2.7	809	773	-36	-4.4	1.44	1.34
Res Hmstd: Ex-Hi Val	84,500	86,800	2.7	1,256	1,247	-9	-0.7	1.49	1.44
Comm/Ind: Lo Val	150,000	872,900	481.9	4,956	38,846	33,890	683.8	3.30	4.45
Comm/Ind: Med Val	300,000	1,745,900	482.0	11,380	79,297	67,917	596.8	3.79	4.54
Comm/Ind: Hi Val	1,000,000	5,819,500	482.0	41,359	268,054	226,694	548.1	4.14	4.61

Murray County | **Lake Wilson city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	6,503	6,485	-18	-0.3	61	65	4	5.8	0.94	1.00
Res Non-Hm: exis	643	659	15	2.4	8	9	0	4.8	1.28	1.31
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	487	392	-96	-19.7	12	10	-2	-16.9	2.45	2.54
Com/Ind Hi: exis	104	12	-91	-88.0	3	0	-3	-87.6	3.15	3.26
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	123	125	2	1.8	4	4	0	5.5	3.15	3.26
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	214	238	24	11.0	1	1	0	15.6	0.51	0.53
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Misc props	7	7	0	0.0	0	0	0	2.9	1.72	1.77
ResHmstd: NewCon	0	4	4	0.0	0	0	0	0.0	0.00	1.00
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	8,082	7,921	-160	-2.0	90	89	0	-0.5	1.11	1.13

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	85	61	-24	-28.3
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	85	61	-24	-28.3
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	30.32	25.85	0.00	0.00
City/Town	47.29	65.99	0.00	0.00
School District	12.22	1.77	36.75	36.29
Special District	0.33	0.18	0.00	0.00
Total	90.16	93.80	36.75	36.29

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	40,200	40,100	-0.2	349	371	22	6.3	0.87	0.93
Res Hmstd:Avg Val	60,200	60,000	-0.3	523	555	32	6.2	0.87	0.93
Res Hmstd: Hi Val	80,300	80,100	-0.2	719	760	41	5.8	0.9	0.95
Res Hmstd: Ex-Hi Val	120,400	120,100	-0.2	1,264	1,314	51	4.0	1.05	1.09
Comm/Ind: Lo Val	150,000	17,900	-88.1	3,679	454	-3,224	-87.7	2.45	2.54
Comm/Ind: Med Val	300,000	35,900	-88.0	8,400	911	-7,489	-89.2	2.8	2.54
Comm/Ind: Hi Val	1,000,000	119,600	-88.0	30,431	3,034	-27,397	-90.0	3.04	2.54

Murray County | **Slayton city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	55,972	62,337	6,365	11.4	724	848	124	17.1	1.29	1.36
Res Non-Hm: exis	4,986	5,426	440	8.8	82	96	14	17.6	1.64	1.77
Apartments: exis	3,446	2,909	-537	-15.6	65	60	-5	-8.4	1.89	2.05
Low-inc Apts: ex	1,225	1,187	-38	-3.1	15	15	1	4.7	1.19	1.28
Seasnl Rec: exis	214	232	18	8.5	4	5	1	17.2	1.89	2.04
Com/Ind: Lo: exi	9,220	9,264	44	0.5	270	292	22	8.3	2.92	3.15
Com/Ind Hi: exis	3,077	3,140	63	2.0	116	128	12	10.3	3.78	4.08
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,952	1,190	-762	-39.0	74	49	-25	-34.1	3.78	4.08
Ag HGA: Exist	306	325	19	6.0	4	5	1	13.5	1.43	1.53
Ag Hmstd Land	3	85	82	######	0	1	1	0.0	#####	1.31
Ag Non-Hmstd	562	520	-42	-7.5	7	7	0	2.6	1.22	1.35
Misc props	33	34	0	1.2	1	1	0	9.8	2.11	2.29
ResHmstd: NewCon	0	712	712	0.0	0	10	10	0.0	0.00	1.36
All other NewCon	0	157	157	0.0	0	5	5	0.0	0.00	2.88
Total	80,997	87,517	6,520	8.0	1,360	1,521	160	11.8	1.68	1.74

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	914	808	-106	-11.6
(-) TIF Tax Capacity	35	17	-18	-51.5
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	879	791	-88	-10.0
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	29.90	29.92	0.00	0.00
City/Town	80.64	96.66	0.00	0.00
School District	10.81	8.20	36.75	36.29
Special District	0.33	0.18	0.00	0.00
Total	121.67	134.95	36.75	36.29

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	51,400	57,200	11.3	609	671	62	10.2	1.18	1.17
Res Hmstd:Avg Val	77,000	85,800	11.4	917	1,071	154	16.8	1.19	1.25
Res Hmstd: Hi Val	102,600	114,300	11.4	1,345	1,594	248	18.5	1.31	1.39
Res Hmstd: Ex-Hi Val	154,000	171,500	11.4	2,206	2,643	437	19.8	1.43	1.54
Apartment	300,000	253,200	-15.6	5,665	5,190	-475	-8.4	1.89	2.05
Comm/Ind: Lo Val	150,000	153,100	2.1	4,387	4,857	470	10.7	2.92	3.17
Comm/Ind: Med Val	300,000	306,100	2.0	10,054	11,106	1,053	10.5	3.35	3.63
Comm/Ind: Hi Val	1,000,000	1,020,400	2.0	36,496	40,280	3,783	10.4	3.65	3.95

Nicollet County

Courtland city

Tax Burdens by Property Class

	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	32,791	33,463	672	2.0	337	372	34	10.2	1.03	1.11
Res Non-Hm: exis	2,253	2,082	-171	-7.6	29	29	0	-1.2	1.30	1.39
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	2,482	2,537	56	2.2	60	65	5	9.1	2.40	2.56
Com/Ind Hi: exis	2,705	2,831	126	4.7	85	95	10	11.8	3.14	3.36
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	247	251	4	1.7	8	8	1	8.7	3.14	3.36
Ag HGA: Exist	340	323	-17	-4.9	4	4	0	0.9	1.04	1.11
Ag Hmstd Land	1,930	2,409	479	24.8	11	16	5	50.7	0.56	0.67
Ag Non-Hmstd	1,869	2,148	279	14.9	19	23	5	24.6	0.99	1.07
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	939	939	0.0	0	10	10	0.0	0.00	1.11
All other NewCon	0	96	96	0.0	0	3	3	0.0	0.00	2.94
Total	44,617	47,081	2,464	5.5	552	625	73	13.3	1.24	1.33

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	483	461	-22	-4.6
(-) TIF Tax Capacity	25	22	-3	-13.6
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	458	439	-19	-4.1
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	53.61	55.66	0.00	0.00
City/Town	27.92	34.41	0.00	0.00
School District	17.00	17.09	18.32	18.44
Special District	0.54	0.32	0.00	0.00
Total	99.08	107.47	18.32	18.44

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	102,700	104,800	2.0	926	1,021	95	10.3	0.90	0.97
Res Hmstd:Avg Val	153,900	157,100	2.1	1,573	1,730	157	10.0	1.02	1.10
Res Hmstd: Hi Val	205,200	209,400	2.0	2,221	2,439	218	9.8	1.08	1.16
Res Hmstd: Ex-Hi Val	307,900	314,200	2.0	3,519	3,860	341	9.7	1.14	1.23
Comm/Ind: Lo Val	150,000	157,000	4.7	3,603	4,080	477	13.2	2.40	2.6
Comm/Ind: Med Val	300,000	314,000	4.7	8,315	9,349	1,034	12.4	2.77	2.98
Comm/Ind: Hi Val	1,000,000	1,046,700	4.7	30,305	33,940	3,635	12.0	3.03	3.24

Nicollet County | **Lafayette city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	14,796	16,240	1,445	9.8	148	173	25	16.7	1.00	1.06
Res Non-Hm: exis	1,176	1,642	466	39.6	16	23	8	47.7	1.35	1.43
Apartments: exis	376	376	0	0.0	6	6	0	7.0	1.58	1.69
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	1,695	1,621	-74	-4.3	44	45	1	1.8	2.60	2.76
Com/Ind Hi: exis	1,226	1,321	95	7.8	42	48	6	14.8	3.40	3.62
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	241	243	3	1.1	8	9	1	7.7	3.38	3.60
Ag HGA: Exist	281	311	30	10.6	3	4	1	18.8	1.13	1.21
Ag Hmstd Land	2,228	2,575	347	15.6	16	20	4	25.0	0.72	0.78
Ag Non-Hmstd	169	195	27	15.7	2	2	0	24.8	1.12	1.21
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	103	103	0.0	0	1	1	0.0	0.00	1.06
All other NewCon	0	247	247	0.0	0	8	8	0.0	0.00	3.26
Total	22,186	24,874	2,688	12.1	285	339	55	19.2	1.28	1.36

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	238	222	-16	-6.8
(-) TIF Tax Capacity	4	3	-1	-19.4
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	235	219	-15	-6.6
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	53.38	55.41	0.00	0.00
City/Town	41.41	48.32	0.00	0.00
School District	16.68	16.75	18.32	18.44
Special District	0.54	0.32	0.00	0.00
Total	112.02	120.80	18.32	18.44

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	58,100	63,800	9.8	525	580	55	10.5	0.90	0.91
Res Hmstd:Avg Val	87,000	95,500	9.8	840	984	144	17.1	0.97	1.03
Res Hmstd: Hi Val	116,000	127,300	9.7	1,244	1,461	217	17.5	1.07	1.15
Res Hmstd: Ex-Hi Val	174,100	191,100	9.8	2,053	2,419	365	17.8	1.18	1.27
Apartment	300,000	300,000	0.0	4,750	5,083	333	7.0	1.58	1.69
Comm/Ind: Lo Val	150,000	161,700	7.8	3,894	4,569	675	17.3	2.6	2.83
Comm/Ind: Med Val	300,000	323,300	7.8	8,994	10,423	1,428	15.9	3	3.22
Comm/Ind: Hi Val	1,000,000	1,077,700	7.8	32,796	37,752	4,956	15.1	3.28	3.50

Nicollet County | **Nicollet city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	42,791	44,891	2,100	4.9	459	544	85	18.4	1.07	1.21
Res Non-Hm: exis	3,423	3,579	156	4.6	47	55	8	17.2	1.38	1.54
Apartments: exis	2,485	2,485	0	0.0	38	43	4	11.5	1.54	1.71
Low-inc Apts: ex	62	62	0	0.0	1	1	0	12.4	0.94	1.06
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	4,848	4,825	-23	-0.5	124	134	11	8.5	2.55	2.78
Com/Ind Hi: exis	1,133	1,174	41	3.6	38	43	5	12.4	3.35	3.63
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	709	720	12	1.7	24	26	2	10.3	3.35	3.63
Ag HGA: Exist	0	221	221	0.0	0	3	3	0.0	0.00	1.32
Ag Hmstd Land	477	1,011	535	112.1	3	7	3	103.5	0.69	0.66
Ag Non-Hmstd	531	0	-531	-100.0	6	0	-6	-100.0	1.11	0.00
Misc props	132	132	0	-0.3	2	2	0	11.1	1.54	1.71
ResHmstd: NewCon	0	203	203	0.0	0	2	2	0.0	0.00	1.21
All other NewCon	0	313	313	0.0	0	9	9	0.0	0.00	2.78
Total	56,590	59,615	3,025	5.3	742	868	127	17.1	1.31	1.46

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	616	570	-46	-7.5
(-) TIF Tax Capacity	39	35	-4	-10.6
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	577	535	-42	-7.3
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	53.57	55.61	0.00	0.00
City/Town	37.15	43.68	0.00	0.00
School District	20.19	19.89	14.47	22.08
Special District	0.54	0.32	0.00	0.00
Total	111.45	119.49	14.47	22.08

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	90,000	94,400	4.9	842	993	151	17.9	0.94	1.05
Res Hmstd:Avg Val	135,000	141,600	4.9	1,449	1,712	263	18.1	1.07	1.21
Res Hmstd: Hi Val	179,900	188,700	4.9	2,055	2,429	375	18.2	1.14	1.29
Res Hmstd: Ex-Hi Val	270,000	283,200	4.9	3,270	3,869	599	18.3	1.21	1.37
Apartment	300,000	300,000	0.0	4,613	5,143	530	11.5	1.54	1.71
Comm/Ind: Lo Val	150,000	155,400	3.6	3,823	4,366	543	14.2	2.55	2.81
Comm/Ind: Med Val	300,000	310,900	3.6	8,849	10,015	1,166	13.2	2.95	3.22
Comm/Ind: Hi Val	1,000,000	1,036,200	3.6	32,302	36,365	4,063	12.6	3.23	3.51

Nicollet County | **North Mankato city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	644,208	0	-644,208	-100.0	7,747	0	-7,747	-100.0	1.20	0.00
Res Non-Hm: exis	60,313	0	-60,313	-100.0	874	0	-874	-100.0	1.45	0.00
Apartments: exis	48,444	0	-48,444	-100.0	786	0	-786	-100.0	1.62	0.00
Low-inc Apts: ex	6,282	0	-6,282	-100.0	63	0	-63	-100.0	1.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	25,022	0	-25,022	-100.0	663	0	-663	-100.0	2.65	0.00
Com/Ind Hi: exis	114,793	0	-114,793	-100.0	3,996	0	-3,996	-100.0	3.48	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	8,160	0	-8,160	-100.0	283	0	-283	-100.0	3.46	0.00
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	69	0	-69	-100.0	0	0	0	-100.0	0.68	0.00
Ag Non-Hmstd	4,295	0	-4,295	-100.0	51	0	-51	-100.0	1.18	0.00
Misc props	3,960	0	-3,960	-100.0	64	0	-64	-100.0	1.62	0.00
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	915,547	0	-915,547	-100.0	14,526	0	-14,526	-100.0	1.59	#####

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	10,686	0	-10,686	-100.0
(-) TIF Tax Capacity	81	0	-81	-100.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	10,605	0	-10,605	-100.0
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg) Base	Net Tax Cap (Pctg) Alter	Ref Mkt Val Base	Ref Mkt Val Alter
County	52.76	#Num!	0.00	#####
City/Town	45.40	#Num!	0.00	#####
School District	19.05	#Num!	14.98	#####
Special District	0.54	#Num!	0.00	#####
Total	117.74	#Num!	14.98	#####

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	115,000	0	#####	1,257	0	-1,257	#####	1.09	#####
Res Hmstd:Avg Val	172,500	0	#####	2,072	0	-2,072	#####	1.20	#####
Res Hmstd: Hi Val	229,900	0	#####	2,886	0	-2,886	#####	1.26	#####
Res Hmstd: Ex-Hi Val	345,000	0	#####	4,517	0	-4,517	#####	1.31	#####
Apartment	300,000	0	#####	4,865	0	-4,865	#####	1.62	#####
Comm/Ind: Lo Val	150,000	0	#####	3,973	0	-3,973	#####	2.65	#####
Comm/Ind: Med Val	300,000	0	#####	9,195	0	-9,195	#####	3.06	#####
Comm/Ind: Hi Val	1,000,000	0	#####	33,564	0	-33,564	#####	3.36	#####

Nicollet County | **St. Peter city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	341,456	331,280	-10,175	-3.0	3,869	4,100	231	6.0	1.13	1.24
Res Non-Hm: exis	43,382	43,220	-162	-0.4	594	654	60	10.1	1.37	1.51
Apartments: exis	26,467	27,639	1,172	4.4	414	477	63	15.2	1.56	1.72
Low-inc Apts: ex	12,982	12,298	-684	-5.3	125	131	6	5.2	0.96	1.07
Seasnl Rec: exis	162	161	-1	-0.8	3	3	0	9.4	1.56	1.72
Com/Ind: Lo: exi	25,081	24,429	-651	-2.6	646	682	36	5.6	2.58	2.79
Com/Ind Hi: exis	30,125	31,426	1,301	4.3	1,019	1,147	128	12.6	3.38	3.65
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,788	1,851	63	3.5	60	67	7	11.7	3.38	3.65
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	38	56	19	49.3	0	0	0	59.8	0.56	0.60
Ag Non-Hmstd	22	26	5	21.2	0	0	0	29.8	1.12	1.20
Misc props	2,101	2,084	-17	-0.8	34	37	3	9.0	1.62	1.78
ResHmstd: NewCon	0	1,344	1,344	0.0	0	17	17	0.0	0.00	1.24
All other NewCon	0	5,714	5,714	0.0	0	142	142	0.0	0.00	2.48
Total	483,602	481,529	-2,073	-0.4	6,764	7,457	693	10.3	1.40	1.55

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	5,349	4,860	-488	-9.1
(-) TIF Tax Capacity	663	669	6	0.9
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	4,685	4,191	-495	-10.6
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	52.77	54.77	0.00	0.00
City/Town	43.56	48.70	0.00	0.00
School District	15.55	16.63	15.81	21.95
Special District	0.54	0.32	0.00	0.00
Total	112.42	120.42	15.81	21.95

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	103,800	100,700	-3.0	1,052	1,094	42	4.0	1.01	1.09
Res Hmstd:Avg Val	155,600	151,000	-3.0	1,763	1,865	102	5.8	1.13	1.24
Res Hmstd: Hi Val	207,500	201,300	-3.0	2,475	2,636	160	6.5	1.19	1.31
Res Hmstd: Ex-Hi Val	311,300	302,000	-3.0	3,900	4,178	279	7.1	1.25	1.38
Apartment	300,000	313,300	4.4	4,690	5,404	714	15.2	1.56	1.72
Comm/Ind: Lo Val	150,000	156,500	4.3	3,865	4,426	561	14.5	2.58	2.83
Comm/Ind: Med Val	300,000	313,000	4.3	8,940	10,139	1,198	13.4	2.98	3.24
Comm/Ind: Hi Val	1,000,000	1,043,200	4.3	32,623	36,793	4,170	12.8	3.26	3.53

Nicollet County | **Mankato city (part)**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Res Non-Hm: exis	173	175	2	1.2	2	2	0	8.0	1.26	1.34
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	874	877	4	0.4	22	24	2	6.8	2.55	2.71
Com/Ind Hi: exis	1,963	1,956	-7	-0.4	66	70	4	6.1	3.34	3.56
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	3	3	0	3.8	0	0	0	10.6	3.35	3.56
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Non-Hmstd	21	21	0	0.0	0	0	0	7.8	1.11	1.20
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	3,034	3,033	-1	0.0	90	96	6	6.3	2.98	3.17

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	54	54	0	-0.1
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	54	54	0	-0.1
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	52.37	54.38	0.00	0.00
City/Town	39.56	44.55	0.00	0.00
School District	18.50	20.41	14.98	14.76
Special District	0.54	0.32	0.00	0.00
Total	110.97	119.65	14.98	14.76

Tax Burdens on Hypothetical Properties	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Comm/Ind: Lo Val	150,000	149,400	-0.4	3,820	4,047	227	5.9	2.55	2.71
Comm/Ind: Med Val	300,000	298,900	-0.4	8,839	9,369	530	6.0	2.95	3.13
Comm/Ind: Hi Val	1,000,000	996,300	-0.4	32,261	34,217	1,957	6.1	3.23	3.43

Nicollet County | **North Mankato city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	644,208	671,243	27,035	4.2	7,749	8,495	746	9.6	1.20	1.27
Res Non-Hm: exis	60,313	61,693	1,380	2.3	874	947	73	8.3	1.45	1.54
Apartments: exis	48,444	48,570	126	0.3	786	838	52	6.7	1.62	1.73
Low-inc Apts: ex	6,282	5,955	-328	-5.2	63	63	0	0.7	1.00	1.06
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	25,022	24,484	-538	-2.1	663	687	25	3.7	2.65	2.81
Com/Ind Hi: exis	114,793	112,101	-2,692	-2.3	3,996	4,141	145	3.6	3.48	3.69
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	8,160	10,443	2,283	28.0	283	384	101	35.7	3.46	3.67
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	69	1	-68	-98.5	0	0	0	-98.5	0.68	0.68
Ag Non-Hmstd	4,295	4,544	249	5.8	51	57	7	13.4	1.18	1.26
Misc props	3,960	3,840	-120	-3.0	64	66	2	3.2	1.62	1.73
ResHmstd: NewCon	0	5,215	5,215	0.0	0	66	66	0.0	0.00	1.27
All other NewCon	0	3,052	3,052	0.0	0	78	78	0.0	0.00	2.55
Total	915,547	951,143	35,595	3.9	14,528	15,823	1,295	8.9	1.59	1.66

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	10,686	10,279	-407	-3.8
(-) TIF Tax Capacity	81	35	-46	-56.5
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	10,605	10,244	-361	-3.4
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	52.76	54.77	0.00	0.00
City/Town	45.40	50.50	0.00	0.00
School District	19.05	20.95	14.98	14.76
Special District	0.54	0.00	0.00	0.00
Total	117.74	126.22	14.98	14.76

Tax Burdens on Hypothetical Properties	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	115,000	119,800	4.2	1,257	1,355	98	7.8	1.09	1.13
Res Hmstd:Avg Val	172,500	179,700	4.2	2,072	2,267	195	9.4	1.20	1.26
Res Hmstd: Hi Val	229,900	239,500	4.2	2,886	3,178	293	10.1	1.26	1.33
Res Hmstd: Ex-Hi Val	345,000	359,500	4.2	4,517	5,006	489	10.8	1.31	1.39
Apartment	300,000	300,800	0.3	4,865	5,190	325	6.7	1.62	1.73
Comm/Ind: Lo Val	150,000	146,500	-2.3	3,973	4,113	140	3.5	2.65	2.81
Comm/Ind: Med Val	300,000	293,000	-2.3	9,195	9,494	299	3.3	3.06	3.24
Comm/Ind: Hi Val	1,000,000	976,500	-2.4	33,564	34,744	1,180	3.5	3.36	3.56

Nobles County | **Adrian city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	31,607	33,889	2,281	7.2	559	567	8	1.5	1.77	1.67
Res Non-Hm: exis	2,259	2,826	567	25.1	47	62	15	31.6	2.10	2.21
Apartments: exis	277	394	117	42.4	7	10	3	50.3	2.50	2.64
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	328	384	56	17.1	8	10	2	23.6	2.50	2.64
Com/Ind: Lo: exi	3,351	3,446	95	2.8	123	133	10	8.5	3.66	3.86
Com/Ind Hi: exis	1,196	1,218	21	1.8	57	61	4	7.5	4.76	5.03
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	49	46	-2	-4.8	2	2	0	0.5	4.76	5.03
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	118	320	202	171.1	1	3	2	188.9	0.86	0.91
Ag Non-Hmstd	191	54	-137	-71.7	3	1	-2	-69.9	1.71	1.82
Misc props	14	14	0	0.0	0	0	0	5.6	2.50	2.64
ResHmstd: NewCon	0	198	198	0.0	0	3	3	0.0	0.00	1.67
All other NewCon	0	171	171	0.0	0	4	4	0.0	0.00	2.42
Total	39,390	42,961	3,570	9.1	808	858	50	6.2	2.05	2.00

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	424	366	-58	-13.7
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	424	366	-58	-13.7
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	40.96	40.06	0.00	0.00
City/Town	######	128.81	0.00	0.00
School District	17.25	12.11	36.01	35.83
Special District	1.63	1.28	0.00	0.00
Total	171.02	182.26	36.01	35.83

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	50,400	54,000	7.1	842	784	-58	-6.9	1.67	1.45
Res Hmstd:Avg Val	75,600	81,100	7.3	1,263	1,223	-40	-3.1	1.67	1.51
Res Hmstd: Hi Val	100,800	108,100	7.2	1,805	1,856	51	2.8	1.79	1.72
Res Hmstd: Ex-Hi Val	151,200	162,100	7.2	2,894	3,122	228	7.9	1.91	1.93
Apartment	300,000	427,200	42.4	7,494	11,263	3,770	50.3	2.5	2.64
Comm/Ind: Lo Val	150,000	152,700	1.8	5,487	5,924	437	8.0	3.66	3.88
Comm/Ind: Med Val	300,000	305,300	1.8	12,623	13,594	971	7.7	4.21	4.45
Comm/Ind: Hi Val	1,000,000	1,017,800	1.8	45,923	49,403	3,480	7.6	4.59	4.85

Nobles County | **Bigelow city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	4,318	4,354	37	0.9	56	58	2	3.7	1.29	1.33
Res Non-Hm: exis	433	471	38	8.9	7	9	2	24.9	1.63	1.87
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	452	347	-105	-23.3	14	12	-2	-13.3	3.04	3.44
Com/Ind Hi: exis	423	568	145	34.2	17	26	9	52.1	3.97	4.50
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag HGA: Exist	218	218	0	0.0	3	3	0	6.5	1.38	1.47
Ag Hmstd Land	407	468	61	15.0	3	4	1	37.1	0.79	0.94
Ag Non-Hmstd	14	16	2	15.6	0	0	0	36.4	1.36	1.60
Misc props	4	4	0	0.0	0	0	0	15.7	2.31	2.67
ResHmstd: NewCon	0	28	28	0.0	0	0	0	0.0	0.00	1.33
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	6,268	6,474	205	3.3	100	113	13	12.6	1.59	1.74

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	68	55	-13	-18.5
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	68	55	-13	-18.5
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	42.41	41.73	0.00	0.00
City/Town	73.06	92.31	0.00	0.00
School District	18.79	25.06	27.09	26.65
Special District	1.63	1.28	0.00	0.00
Total	135.89	160.37	27.09	26.65

Tax Burdens on Hypothetical Properties	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	38,400	38,700	0.8	472	476	3	0.7	1.23	1.23
Res Hmstd:Avg Val	57,600	58,100	0.9	708	714	6	0.8	1.23	1.23
Res Hmstd: Hi Val	76,700	77,400	0.9	947	962	15	1.6	1.23	1.24
Res Hmstd: Ex-Hi Val	115,100	116,100	0.9	1,607	1,742	135	8.4	1.4	1.50
Comm/Ind: Lo Val	150,000	201,200	34.1	4,563	7,460	2,898	63.5	3.04	3.71
Comm/Ind: Med Val	300,000	402,500	34.2	10,511	16,511	6,001	57.1	3.50	4.10
Comm/Ind: Hi Val	1,000,000	1,341,500	34.2	38,268	58,731	20,463	53.5	3.83	4.38

Nobles County | **Brewster city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	10,754	10,611	-142	-1.3	120	128	8	6.4	1.12	1.20
Res Non-Hm: exis	1,188	1,197	9	0.7	18	20	2	10.2	1.50	1.64
Apartments: exis	106	104	-2	-1.5	2	2	0	8.3	1.75	1.92
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	972	952	-20	-2.1	27	28	2	6.6	2.73	2.98
Com/Ind Hi: exis	6,699	6,713	14	0.2	234	256	22	9.5	3.49	3.82
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	228	228	0	-0.1	8	9	1	9.2	3.49	3.82
Ag HGA: Exist	449	366	-83	-18.4	5	4	-1	-12.7	1.14	1.22
Ag Hmstd Land	1,689	1,693	4	0.2	10	12	2	21.4	0.57	0.70
Ag Non-Hmstd	704	1,042	338	47.9	7	12	5	67.9	1.03	1.16
Misc props	40	40	0	0.0	1	1	0	9.4	1.49	1.63
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	22,830	22,947	117	0.5	431	471	41	9.5	1.89	2.05

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	296	258	-38	-13.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	296	258	-38	-13.0
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	48.38	47.47	0.00	0.00
City/Town	48.42	61.21	0.00	0.00
School District	3.62	5.82	46.27	46.39
Special District	2.20	1.94	0.00	0.00
Total	102.62	116.44	46.27	46.39

Tax Burdens on Hypothetical Properties	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	44,600	44,000	-1.3	486	512	26	5.3	1.09	1.16
Res Hmstd:Avg Val	66,800	65,900	-1.3	727	766	39	5.3	1.09	1.16
Res Hmstd: Hi Val	89,000	87,800	-1.3	1,033	1,088	55	5.4	1.16	1.24
Res Hmstd: Ex-Hi Val	133,600	131,800	-1.3	1,737	1,851	114	6.5	1.30	1.40
Apartment	300,000	295,500	-1.5	5,236	5,672	436	8.3	1.75	1.92
Comm/Ind: Lo Val	150,000	150,300	0.2	4,102	4,477	376	9.2	2.73	2.98
Comm/Ind: Med Val	300,000	300,600	0.2	9,339	10,211	872	9.3	3.11	3.4
Comm/Ind: Hi Val	1,000,000	1,002,000	0.2	33,781	36,970	3,189	9.4	3.38	3.69

Nobles County | **Dundee city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	906	869	-37	-4.0	16	12	-5	-29.2	1.81	1.34
Res Non-Hm: exis	220	219	-1	-0.4	5	4	0	-8.5	2.23	2.04
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	191	260	69	35.9	7	10	2	33.2	3.76	3.68
Com/Ind Hi: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1	1	0	0.0	0	0	0	0.1	4.82	4.82
Ag HGA: Exist	44	44	0	0.0	1	1	0	-26.7	1.82	1.33
Ag Hmstd Land	297	344	47	15.7	2	3	1	29.6	0.73	0.82
Ag Non-Hmstd	120	139	19	15.9	2	2	1	25.7	1.63	1.76
Misc props	2	1	0	-10.6	0	0	0	-13.9	3.03	2.92
ResHmstd: NewCon	0	24	24	0.0	0	0	0	0.0	0.00	1.34
All other NewCon	0	133	133	0.0	0	3	3	0.0	0.00	2.33
Total	1,780	2,034	254	14.3	34	35	2	4.5	1.88	1.72

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	17	16	-1	-5.4
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	17	16	-1	-5.4
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg) Base	Net Tax Cap (Pctg) Alter	Ref Mkt Val Base	Ref Mkt Val Alter
County	43.00	42.32	0.00	0.00
City/Town	######	130.06	0.00	0.00
School District	4.26	3.89	58.89	26.97
Special District	0.32	0.18	0.00	0.00
Total	162.57	176.45	58.89	26.97

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	17,300	16,600	-4.0	314	221	-93	-29.8	1.81	1.33
Res Hmstd:Avg Val	25,900	24,900	-3.9	470	331	-139	-29.6	1.81	1.33
Res Hmstd: Hi Val	34,500	33,100	-4.1	626	440	-186	-29.8	1.81	1.33
Res Hmstd: Ex-Hi Val	51,800	49,700	-4.1	940	660	-280	-29.8	1.81	1.33

Nobles County | **Ellsworth city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	8,988	9,053	65	0.7	167	162	-6	-3.4	1.86	1.79
Res Non-Hm: exis	821	1,345	525	63.9	18	35	17	89.6	2.25	2.60
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	100	100	0	0.0	2	2	0	15.8	1.68	1.95
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	626	600	-26	-4.2	24	27	2	9.8	3.90	4.47
Com/Ind Hi: exis	544	548	4	0.8	28	32	4	15.9	5.07	5.83
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	269	287	18	6.7	13	16	3	22.9	4.99	5.75
Ag HGA: Exist	101	101	0	0.0	2	2	0	0.9	1.97	1.98
Ag Hmstd Land	300	359	59	19.6	3	4	1	44.9	0.91	1.11
Ag Non-Hmstd	357	395	38	10.5	7	9	2	32.1	1.85	2.22
Misc props	26	28	2	8.2	1	1	0	25.1	2.28	2.63
ResHmstd: NewCon	0	19	19	0.0	0	0	0	0.0	0.00	1.79
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	12,131	12,834	703	5.8	265	290	25	9.4	2.18	2.26

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	130	104	-26	-20.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	130	104	-26	-20.0
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	41.61	40.74	0.00	0.00
City/Town	######	176.58	0.00	0.00
School District	5.35	2.90	39.03	38.15
Special District	1.63	1.28	0.00	0.00
Total	185.24	221.51	39.03	38.15

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	32,600	32,800	0.6	601	561	-40	-6.6	1.84	1.71
Res Hmstd:Avg Val	48,800	49,200	0.8	899	842	-58	-6.4	1.84	1.71
Res Hmstd: Hi Val	65,100	65,600	0.8	1,200	1,122	-77	-6.5	1.84	1.71
Res Hmstd: Ex-Hi Val	97,700	98,400	0.7	1,907	1,926	20	1.0	1.95	1.96
Comm/Ind: Lo Val	150,000	151,100	0.7	5,852	6,770	918	15.7	3.90	4.48
Comm/Ind: Med Val	300,000	302,300	0.8	13,459	15,591	2,132	15.8	4.49	5.16
Comm/Ind: Hi Val	1,000,000	1,007,500	0.8	48,961	56,732	7,771	15.9	4.9	5.63

Nobles County | **Kinbrae city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	250	247	-2	-0.9	2	2	0	-22.1	0.86	0.67
Res Non-Hm: exis	38	38	0	-0.4	0	0	0	-24.8	1.30	0.98
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	93	92	-1	-1.3	1	1	0	0.4	0.74	0.76
Com/Ind: Lo: exi	128	123	-5	-4.1	3	3	0	-15.5	2.32	2.05
Com/Ind Hi: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	27	28	1	4.5	1	1	0	-4.9	2.90	2.64
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	1,330	1,601	271	20.4	8	10	2	26.4	0.61	0.64
Ag Non-Hmstd	368	361	-6	-1.7	2	2	0	-0.8	0.67	0.67
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	2,232	2,489	257	11.5	18	19	1	5.8	0.79	0.75

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	22	24	2	8.7
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	22	24	2	8.7
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	42.66	41.98	0.00	0.00
City/Town	18.10	19.99	0.00	0.00
School District	4.26	3.89	58.88	26.97
Special District	1.72	1.50	0.00	0.00
Total	66.74	67.36	58.88	26.97

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	41,600	41,200	-1.0	356	278	-79	-22.1	0.86	0.67
Res Hmstd:Avg Val	62,400	61,800	-1.0	534	416	-118	-22.1	0.86	0.67
Res Hmstd: Hi Val	83,100	82,300	-1.0	746	575	-171	-22.9	0.9	0.7
Res Hmstd: Ex-Hi Val	124,800	123,600	-1.0	1,308	990	-318	-24.3	1.05	0.80

Nobles County | **Lismore city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	5,051	4,787	-264	-5.2	95	85	-10	-10.5	1.88	1.78
Res Non-Hm: exis	640	964	324	50.7	14	23	9	63.8	2.22	2.41
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	1,008	1,006	-1	-0.1	39	42	3	8.5	3.84	4.18
Com/Ind Hi: exis	63	67	4	6.2	3	4	0	15.7	5.01	5.45
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	189	198	9	4.8	9	11	1	14.1	5.01	5.45
Ag HGA: Exist	178	149	-29	-16.2	3	2	-1	-26.2	1.79	1.58
Ag Hmstd Land	129	140	11	8.8	1	1	0	-3.7	0.87	0.77
Ag Non-Hmstd	20	32	12	57.6	0	1	0	74.9	1.83	2.04
Misc props	14	14	0	0.0	0	0	0	9.6	3.11	3.41
ResHmstd: NewCon	0	25	25	0.0	0	0	0	0.0	0.00	1.78
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	7,292	7,383	91	1.3	166	170	4	2.5	2.27	2.30

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	80	66	-14	-17.7
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	80	66	-14	-17.7
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	39.81	38.59	0.00	0.00
City/Town	######	153.55	0.00	0.00
School District	15.68	10.09	36.02	35.83
Special District	1.63	1.28	0.00	0.00
Total	183.42	203.51	36.02	35.83

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	41,100	39,000	-5.1	737	616	-122	-16.5	1.79	1.58
Res Hmstd:Avg Val	61,600	58,400	-5.2	1,105	922	-183	-16.6	1.79	1.58
Res Hmstd: Hi Val	82,100	77,800	-5.2	1,503	1,247	-256	-17.1	1.83	1.60
Res Hmstd: Ex-Hi Val	123,200	116,800	-5.2	2,442	2,252	-190	-7.8	1.98	1.93
Comm/Ind: Lo Val	150,000	159,300	6.2	5,766	6,773	1,007	17.5	3.84	4.25
Comm/Ind: Med Val	300,000	318,600	6.2	13,274	15,457	2,183	16.4	4.42	4.85
Comm/Ind: Hi Val	1,000,000	1,062,100	6.2	48,311	55,984	7,672	15.9	4.83	5.27

Nobles County | **Round Lake city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	6,987	7,468	482	6.9	77	81	4	5.0	1.10	1.08
Res Non-Hm: exis	1,043	886	-157	-15.1	16	14	-2	-13.6	1.51	1.54
Apartments: exis	71	71	0	-0.1	1	1	0	2.7	1.76	1.81
Low-inc Apts: ex	243	243	0	0.0	3	3	0	1.5	1.12	1.14
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	775	761	-14	-1.8	21	22	0	2.1	2.75	2.86
Com/Ind Hi: exis	1,343	1,543	200	14.9	47	57	10	20.7	3.52	3.70
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag HGA: Exist	129	132	3	2.2	1	1	0	-1.5	1.10	1.06
Ag Hmstd Land	679	836	157	23.1	6	7	2	34.5	0.81	0.89
Ag Non-Hmstd	1,115	1,340	225	20.2	12	15	4	32.7	1.05	1.15
Misc props	20	20	0	0.0	0	0	0	3.9	2.09	2.18
ResHmstd: NewCon	0	9	9	0.0	0	0	0	0.0	0.00	1.08
All other NewCon	0	20	20	0.0	0	0	0	0.0	0.00	1.05
Total	12,405	13,328	924	7.4	184	202	18	9.7	1.49	1.52

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	139	122	-17	-12.4
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	139	122	-17	-12.4
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	41.56	40.76	0.00	0.00
City/Town	60.91	72.06	0.00	0.00
School District	1.73	2.39	45.35	36.67
Special District	0.32	0.18	0.00	0.00
Total	104.52	115.38	45.35	36.67

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	33,300	35,600	6.9	366	377	11	3.0	1.1	1.06
Res Hmstd:Avg Val	49,900	53,300	6.8	548	564	16	2.9	1.1	1.06
Res Hmstd: Hi Val	66,500	71,100	6.9	731	753	22	3.0	1.1	1.06
Res Hmstd: Ex-Hi Val	99,800	106,700	6.9	1,213	1,303	90	7.4	1.22	1.22
Apartment	300,000	299,700	-0.1	5,280	5,421	141	2.7	1.76	1.81
Comm/Ind: Lo Val	150,000	172,400	14.9	4,131	5,124	993	24.0	2.75	2.97
Comm/Ind: Med Val	300,000	344,800	14.9	9,412	11,497	2,085	22.2	3.14	3.33
Comm/Ind: Hi Val	1,000,000	1,149,200	14.9	34,056	41,232	7,176	21.1	3.41	3.59

Nobles County | **Rushmore city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	8,780	7,699	-1,080	-12.3	131	133	2	1.6	1.49	1.73
Res Non-Hm: exis	1,008	958	-50	-4.9	18	24	6	30.1	1.82	2.49
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	107	107	0	0.0	1	2	1	36.9	1.36	1.86
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	714	712	-2	-0.2	24	31	7	31.0	3.31	4.35
Com/Ind Hi: exis	586	232	-354	-60.3	25	13	-12	-47.6	4.33	5.72
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	20	24	3	15.7	0	0	0	66.2	0.77	1.11
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	6	6	0.0	0	0	0	0.0	0.00	1.73
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	11,214	9,738	-1,476	-13.2	200	203	4	1.8	1.78	2.09

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	121	77	-44	-36.6
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	121	77	-44	-36.6
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	42.17	41.36	0.00	0.00
City/Town	91.80	154.15	0.00	0.00
School District	18.50	24.60	27.09	26.65
Special District	1.63	1.28	0.00	0.00
Total	154.10	221.39	27.09	26.65

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	43,100	37,800	-12.3	609	603	-6	-0.9	1.41	1.59
Res Hmstd:Avg Val	64,600	56,700	-12.2	912	904	-8	-0.9	1.41	1.59
Res Hmstd: Hi Val	86,100	75,500	-12.3	1,265	1,204	-61	-4.8	1.47	1.59
Res Hmstd: Ex-Hi Val	129,100	113,200	-12.3	2,083	2,209	126	6.0	1.61	1.95
Comm/Ind: Lo Val	150,000	59,500	-60.3	4,972	2,591	-2,382	-47.9	3.31	4.35
Comm/Ind: Med Val	300,000	119,000	-60.3	11,467	5,181	-6,286	-54.8	3.82	4.35
Comm/Ind: Hi Val	1,000,000	396,600	-60.3	41,774	20,628	-21,146	-50.6	4.18	5.20

Nobles County | **Wilmont city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	7,189	7,456	267	3.7	99	107	8	7.6	1.38	1.43
Res Non-Hm: exis	672	857	186	27.6	12	17	5	46.0	1.78	2.04
Apartments: exis	64	64	0	0.0	1	2	0	15.3	2.09	2.41
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	618	619	2	0.2	20	22	3	13.4	3.19	3.61
Com/Ind Hi: exis	363	366	4	1.0	15	17	2	14.6	4.16	4.72
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	405	286	-118	-29.2	17	14	-3	-19.7	4.16	4.72
Ag HGA: Exist	126	139	13	10.1	2	2	0	21.2	1.52	1.68
Ag Hmstd Land	389	470	82	21.0	3	4	1	56.3	0.66	0.85
Ag Non-Hmstd	353	384	30	8.6	4	5	1	20.1	1.18	1.31
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	65	65	0.0	0	1	1	0.0	0.00	1.43
All other NewCon	0	62	62	0.0	0	2	2	0.0	0.00	3.61
Total	10,178	10,768	591	5.8	173	194	21	11.9	1.70	1.80

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	111	93	-18	-16.5
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	111	93	-18	-16.5
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	42.07	41.33	0.00	0.00
City/Town	81.29	100.65	0.00	0.00
School District	18.42	24.15	27.30	26.88
Special District	1.63	1.28	0.00	0.00
Total	143.41	167.42	27.30	26.88

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	40,600	42,100	3.7	531	536	5	1.0	1.31	1.27
Res Hmstd:Avg Val	60,900	63,200	3.8	796	805	9	1.1	1.31	1.27
Res Hmstd: Hi Val	81,200	84,200	3.7	1,087	1,139	53	4.8	1.34	1.35
Res Hmstd: Ex-Hi Val	121,900	126,400	3.7	1,818	2,023	205	11.3	1.49	1.60
Apartment	300,000	300,000	0.0	6,197	7,085	888	14.3	2.07	2.36
Comm/Ind: Lo Val	150,000	151,400	0.9	4,735	5,385	650	13.7	3.16	3.56
Comm/Ind: Med Val	300,000	302,900	1.0	10,912	12,414	1,502	13.8	3.64	4.1
Comm/Ind: Hi Val	1,000,000	1,009,700	1.0	39,737	45,205	5,469	13.8	3.97	4.48

Nobles County | **Worthington city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	300,289	318,243	17,954	6.0	3,573	3,984	411	11.5	1.19	1.25
Res Non-Hm: exis	36,693	43,180	6,487	17.7	532	665	133	25.0	1.45	1.54
Apartments: exis	19,677	20,415	738	3.7	334	371	37	11.1	1.70	1.82
Low-inc Apts: ex	9,391	9,647	256	2.7	99	109	10	9.6	1.06	1.13
Seasnl Rec: exis	929	955	26	2.8	13	15	1	10.6	1.45	1.56
Com/Ind: Lo: exi	36,981	33,616	-3,366	-9.1	1,003	972	-31	-3.1	2.71	2.89
Com/Ind Hi: exis	82,689	80,713	-1,975	-2.4	2,917	3,040	123	4.2	3.53	3.77
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,522	1,883	361	23.7	53	71	17	32.2	3.51	3.76
Ag HGA: Exist	302	251	-51	-17.0	3	3	0	-10.1	1.15	1.25
Ag Hmstd Land	519	438	-81	-15.6	4	3	0	-7.4	0.73	0.80
Ag Non-Hmstd	2,485	3,033	548	22.0	28	38	9	32.6	1.14	1.24
Misc props	1,579	1,240	-339	-21.5	29	24	-6	-19.2	1.85	1.91
ResHmstd: NewCon	0	1,479	1,479	0.0	0	19	19	0.0	0.00	1.25
All other NewCon	0	8,192	8,192	0.0	0	283	283	0.0	0.00	3.46
Total	493,056	523,284	30,228	6.1	8,590	9,595	1,006	11.7	1.74	1.83

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	5,996	5,683	-313	-5.2
(-) TIF Tax Capacity	585	92	-493	-84.3
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	5,412	5,591	179	3.3
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	41.35	40.71	0.00	0.00
City/Town	51.00	55.19	0.00	0.00
School District	17.57	23.92	27.09	26.65
Special District	4.05	4.06	0.00	0.00
Total	113.98	123.88	27.09	26.65

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	71,700	76,000	6.0	725	767	43	5.9	1.01	1.01
Res Hmstd:Avg Val	107,500	113,900	6.0	1,241	1,380	139	11.2	1.15	1.21
Res Hmstd: Hi Val	143,300	151,900	6.0	1,778	1,995	216	12.2	1.24	1.31
Res Hmstd: Ex-Hi Val	215,000	227,900	6.0	2,854	3,223	369	12.9	1.33	1.41
Apartment	300,000	311,200	3.7	5,087	5,648	561	11.0	1.7	1.82
Comm/Ind: Lo Val	150,000	146,400	-2.4	4,070	4,233	163	4.0	2.71	2.89
Comm/Ind: Med Val	300,000	292,800	-2.4	9,361	9,716	355	3.8	3.12	3.32
Comm/Ind: Hi Val	1,000,000	976,100	-2.4	34,051	35,451	1,401	4.1	3.41	3.63

Norman County | **Ada city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	39,749	39,216	-533	-1.3	422	474	52	12.5	1.06	1.21
Res Non-Hm: exis	4,188	4,433	245	5.8	58	73	16	27.2	1.38	1.66
Apartments: exis	1,277	1,277	0	0.0	21	25	4	20.8	1.65	1.99
Low-inc Apts: ex	668	668	0	0.0	7	8	1	20.1	1.02	1.22
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	4,899	4,903	4	0.1	131	153	22	16.9	2.66	3.11
Com/Ind Hi: exis	1,005	1,057	52	5.2	35	43	8	23.2	3.48	4.08
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	191	211	21	10.8	7	9	2	29.9	3.48	4.08
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	103	103	0	0.0	1	1	0	24.9	0.63	0.78
Ag Non-Hmstd	180	180	0	0.0	2	3	1	24.4	1.14	1.42
Misc props	204	199	-5	-2.3	4	4	1	18.4	1.85	2.24
ResHmstd: NewCon	0	207	207	0.0	0	2	2	0.0	0.00	1.21
All other NewCon	0	196	196	0.0	0	6	6	0.0	0.00	3.27
Total	52,464	52,650	186	0.4	686	802	116	17.0	1.31	1.52

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	563	450	-113	-20.1
(-) TIF Tax Capacity	14	14	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	549	436	-113	-20.6
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	39.54	41.15	0.00	0.00
City/Town	65.60	89.22	0.00	0.00
School District	2.13	4.74	21.45	20.78
Special District	7.22	7.36	0.00	0.00
Total	114.50	142.48	21.45	20.78

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	48,500	47,800	-1.4	465	508	43	9.1	0.96	1.06
Res Hmstd:Avg Val	72,700	71,700	-1.4	698	762	64	9.2	0.96	1.06
Res Hmstd: Hi Val	96,900	95,600	-1.3	1,032	1,153	121	11.7	1.07	1.21
Res Hmstd: Ex-Hi Val	145,300	143,400	-1.3	1,734	1,994	261	15.0	1.19	1.39
Apartment	300,000	300,000	0.0	4,937	5,966	1,029	20.8	1.65	1.99
Comm/Ind: Lo Val	150,000	157,700	5.1	3,997	4,982	985	24.6	2.66	3.16
Comm/Ind: Med Val	300,000	315,500	5.2	9,218	11,419	2,201	23.9	3.07	3.62
Comm/Ind: Hi Val	1,000,000	1,051,600	5.2	33,586	41,449	7,862	23.4	3.36	3.94

Norman County | **Borup city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	991	992	1	0.1	8	9	1	14.2	0.77	0.88
Res Non-Hm: exis	293	293	-1	-0.3	4	4	0	12.4	1.22	1.38
Apartments: exis	142	142	0	0.0	2	2	0	12.8	1.39	1.57
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	138	212	74	53.7	3	6	2	70.0	2.36	2.61
Com/Ind Hi: exis	7	7	0	0.0	0	0	0	10.9	3.07	3.41
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	51	52	1	1.8	2	2	0	12.9	3.07	3.41
Ag HGA: Exist	185	185	0	0.0	2	2	0	13.5	0.84	0.96
Ag Hmstd Land	202	202	0	0.0	1	1	0	17.8	0.61	0.72
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	34	34	0.0	0	0	0	0.0	0.00	0.88
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	2,009	2,118	109	5.4	21	26	5	23.8	1.05	1.23

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	21	18	-3	-14.2
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	21	18	-3	-14.2
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	41.01	43.00	0.00	0.00
City/Town	41.89	51.52	0.00	0.00
School District	3.87	6.93	21.45	20.78
Special District	7.22	7.36	0.00	0.00
Total	94.00	108.80	21.45	20.78

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	27,500	27,500	0.0	208	237	29	14.1	0.75	0.86
Res Hmstd:Avg Val	41,300	41,300	0.0	312	355	44	14.1	0.75	0.86
Res Hmstd: Hi Val	55,000	55,000	0.0	415	473	58	14.1	0.75	0.86
Res Hmstd: Ex-Hi Val	82,600	82,700	0.1	656	747	92	14.0	0.79	0.90
Apartment	300,000	300,000	0.0	4,169	4,703	535	12.8	1.39	1.57
Comm/Ind: Lo Val	150,000	150,000	0.0	3,536	3,910	374	10.6	2.36	2.61
Comm/Ind: Med Val	300,000	300,000	0.0	8,142	9,019	876	10.8	2.71	3.01
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	29,641	32,861	3,220	10.9	2.96	3.29

Norman County

Gary city

Tax Burdens by Property Class

	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	4,342	4,622	280	6.4	63	69	5	8.6	1.46	1.49
Res Non-Hm: exis	534	696	162	30.4	10	14	4	41.8	1.79	1.95
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	564	490	-74	-13.2	18	17	-1	-5.6	3.17	3.45
Com/Ind Hi: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	190	199	9	4.9	8	9	1	14.5	4.07	4.44
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	4	4	0	0.0	0	0	0	13.5	0.83	0.94
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Misc props	24	24	0	0.0	1	1	0	9.9	2.44	2.68
ResHmstd: NewCon	0	21	21	0.0	0	0	0	0.0	0.00	1.49
All other NewCon	0	40	40	0.0	0	1	1	0.0	0.00	1.95
Total	5,658	6,096	438	7.7	99	110	11	10.8	1.75	1.80

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	61	51	-10	-16.5
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	61	51	-10	-16.5
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	38.40	39.88	0.00	0.00
City/Town	68.60	83.81	0.00	0.00
School District	16.77	16.59	47.36	46.45
Special District	7.22	7.36	0.00	0.00
Total	130.99	147.63	47.36	46.45

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	39,100	41,600	6.4	541	562	21	3.8	1.38	1.35
Res Hmstd:Avg Val	58,700	62,500	6.5	812	844	32	3.9	1.38	1.35
Res Hmstd: Hi Val	78,200	83,200	6.4	1,093	1,176	83	7.6	1.4	1.41
Res Hmstd: Ex-Hi Val	117,300	124,900	6.5	1,825	2,040	215	11.8	1.56	1.63

Norman County | **Halstad city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	12,198	12,083	-115	-0.9	207	210	3	1.4	1.69	1.73
Res Non-Hm: exis	995	1,095	101	10.1	20	25	5	25.2	2.03	2.30
Apartments: exis	777	777	0	0.0	19	21	3	14.2	2.39	2.73
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	1,343	1,321	-21	-1.6	47	52	5	10.8	3.50	3.94
Com/Ind Hi: exis	549	566	18	3.3	25	29	4	16.7	4.49	5.08
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	328	327	-1	-0.2	13	15	2	12.6	4.00	4.51
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Non-Hmstd	30	39	8	27.6	0	1	0	50.2	1.51	1.78
Misc props	21	21	0	0.0	1	1	0	14.5	2.61	2.99
ResHmstd: NewCon	0	8	8	0.0	0	0	0	0.0	0.00	1.73
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	16,241	16,239	-2	0.0	331	353	22	6.6	2.04	2.17

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	179	142	-37	-20.6
(-) TIF Tax Capacity	6	6	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	173	137	-37	-21.2
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	40.36	42.18	0.00	0.00
City/Town	96.11	122.04	0.00	0.00
School District	7.18	6.04	50.01	50.56
Special District	7.22	7.36	0.00	0.00
Total	150.88	177.61	50.01	50.56

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	48,100	47,600	-1.0	774	748	-26	-3.4	1.61	1.57
Res Hmstd:Avg Val	72,200	71,500	-1.0	1,162	1,123	-38	-3.3	1.61	1.57
Res Hmstd: Hi Val	96,200	95,300	-0.9	1,647	1,665	19	1.1	1.71	1.75
Res Hmstd: Ex-Hi Val	144,400	143,000	-1.0	2,658	2,830	172	6.5	1.84	1.98
Apartment	300,000	300,000	0.0	7,158	8,177	1,019	14.2	2.39	2.73
Comm/Ind: Lo Val	150,000	154,900	3.3	5,244	6,154	910	17.4	3.5	3.97
Comm/Ind: Med Val	300,000	309,800	3.3	11,985	14,023	2,038	17.0	4	4.53
Comm/Ind: Hi Val	1,000,000	1,032,600	3.3	43,446	50,742	7,297	16.8	4.34	4.91

Norman County

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	7,516	7,371	-145	-1.9	154	154	0	-0.2	2.05	2.09
Res Non-Hm: exis	742	884	142	19.1	18	24	7	37.9	2.37	2.74
Apartments: exis	94	94	0	0.0	3	3	0	16.7	2.79	3.26
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	561	557	-4	-0.7	22	25	3	14.0	3.99	4.58
Com/Ind Hi: exis	17	24	7	43.1	1	1	1	65.0	5.15	5.93
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	82	80	-3	-3.3	4	5	0	11.5	5.15	5.93
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	6	6	0.0	0	0	0	0.0	0.00	2.09
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	9,011	9,014	3	0.0	202	213	11	5.5	2.24	2.37

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	94	74	-21	-21.9
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	94	74	-21	-21.9
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg) Base	Net Tax Cap (Pctg) Alter	Ref Mkt Val Base	Ref Mkt Val Alter
County	40.61	42.49	0.00	0.00
City/Town	######	164.08	0.00	0.00
School District	7.45	6.38	50.01	50.56
Special District	7.22	7.36	0.00	0.00
Total	183.50	220.31	50.01	50.56

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	49,600	48,600	-2.0	960	888	-72	-7.5	1.94	1.83
Res Hmstd:Avg Val	74,400	73,000	-1.9	1,440	1,334	-106	-7.3	1.94	1.83
Res Hmstd: Hi Val	99,200	97,300	-1.9	2,033	2,008	-25	-1.2	2.05	2.06
Res Hmstd: Ex-Hi Val	148,800	145,900	-1.9	3,236	3,421	185	5.7	2.17	2.34
Apartment	300,000	300,000	0.0	8,382	9,778	1,397	16.7	2.79	3.26
Comm/Ind: Lo Val	150,000	214,700	43.1	5,978	10,705	4,727	79.1	3.99	4.99
Comm/Ind: Med Val	300,000	429,300	43.1	13,698	23,439	9,741	71.1	4.57	5.46
Comm/Ind: Hi Val	1,000,000	1,431,100	43.1	49,726	82,887	33,161	66.7	4.97	5.79

Hendrum city

Norman County | **Perley city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	2,424	2,145	-279	-11.5	31	29	-2	-6.0	1.29	1.37
Res Non-Hm: exis	176	443	267	151.6	3	8	5	181.4	1.69	1.90
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	421	421	0	0.0	13	14	2	12.0	2.98	3.34
Com/Ind Hi: exis	22	24	2	6.8	1	1	0	20.1	3.81	4.28
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	44	41	-3	-6.2	2	2	0	5.5	3.81	4.28
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	185	151	-34	-18.4	2	2	-1	-26.2	1.17	1.05
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	4	4	0.0	0	0	0	0.0	0.00	1.37
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	3,272	3,228	-43	-1.3	51	56	5	9.3	1.57	1.74

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	36	27	-9	-24.9
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	36	27	-9	-24.9
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	40.98	42.97	0.00	0.00
City/Town	60.52	80.58	0.00	0.00
School District	7.83	6.86	50.02	50.56
Special District	7.22	7.36	0.00	0.00
Total	116.56	137.77	50.02	50.56

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	31,100	27,500	-11.6	394	366	-27	-6.9	1.27	1.33
Res Hmstd:Avg Val	46,600	41,200	-11.6	590	549	-41	-6.9	1.27	1.33
Res Hmstd: Hi Val	62,100	55,000	-11.4	786	733	-53	-6.8	1.27	1.33
Res Hmstd: Ex-Hi Val	93,200	82,500	-11.5	1,264	1,143	-121	-9.6	1.36	1.39
Comm/Ind: Lo Val	150,000	160,100	6.7	4,472	5,441	969	21.7	2.98	3.4
Comm/Ind: Med Val	300,000	320,300	6.8	10,184	12,303	2,119	20.8	3.39	3.84
Comm/Ind: Hi Val	1,000,000	1,067,600	6.8	36,841	44,312	7,472	20.3	3.68	4.15

Norman County | **Shelly city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	3,276	3,112	-164	-5.0	41	43	2	6.0	1.25	1.39
Res Non-Hm: exis	693	703	10	1.4	11	13	2	13.7	1.64	1.84
Apartments: exis	15	15	0	0.0	0	0	0	13.1	1.89	2.14
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	535	535	0	0.0	15	17	2	11.6	2.87	3.21
Com/Ind Hi: exis	82	80	-2	-1.8	3	3	0	10.2	3.63	4.07
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	23	23	0	0.0	0	0	0	48.8	0.21	0.31
Ag Non-Hmstd	18	18	0	0.0	0	0	0	19.9	1.01	1.21
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	4,641	4,486	-156	-3.4	71	77	6	8.7	1.53	1.72

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	50	37	-13	-25.4
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	50	37	-13	-25.4
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	40.68	42.56	0.00	0.00
City/Town	48.75	65.34	0.00	0.00
School District	4.63	6.19	62.26	61.85
Special District	7.22	7.36	0.00	0.00
Total	101.29	121.46	62.26	61.85

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	29,100	27,600	-5.2	360	372	12	3.4	1.24	1.35
Res Hmstd:Avg Val	43,700	41,500	-5.0	540	559	19	3.6	1.24	1.35
Res Hmstd: Hi Val	58,200	55,300	-5.0	719	745	26	3.6	1.24	1.35
Res Hmstd: Ex-Hi Val	87,400	83,000	-5.0	1,136	1,160	24	2.1	1.3	1.4
Apartment	300,000	300,000	0.0	5,666	6,410	744	13.1	1.89	2.14
Comm/Ind: Lo Val	150,000	147,300	-1.8	4,312	4,724	412	9.6	2.87	3.21
Comm/Ind: Med Val	300,000	294,500	-1.8	9,749	10,691	942	9.7	3.25	3.63
Comm/Ind: Hi Val	1,000,000	981,700	-1.8	35,125	38,659	3,535	10.1	3.51	3.94

Norman County | **Twin Valley city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	12,158	12,219	61	0.5	202	214	12	6.0	1.66	1.75
Res Non-Hm: exis	1,496	1,266	-231	-15.4	31	32	1	3.5	2.05	2.50
Apartments: exis	889	889	0	0.0	22	27	5	23.6	2.43	3.00
Low-inc Apts: ex	606	606	0	0.0	9	11	2	22.4	1.53	1.87
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	1,394	1,403	9	0.7	49	60	10	21.2	3.55	4.27
Com/Ind Hi: exis	204	204	0	0.0	9	11	2	21.1	4.57	5.54
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	471	492	21	4.4	22	27	6	26.5	4.57	5.54
Ag HGA: Exist	69	69	0	-0.3	1	1	0	2.5	1.63	1.68
Ag Hmstd Land	155	132	-22	-14.4	2	2	0	23.7	1.05	1.51
Ag Non-Hmstd	79	105	26	33.0	1	2	1	72.7	1.56	2.03
Misc props	23	23	0	0.0	1	1	0	24.0	2.58	3.20
ResHmstd: NewCon	0	109	109	0.0	0	2	2	0.0	0.00	1.75
All other NewCon	0	1	1	0.0	0	0	0	0.0	0.00	1.73
Total	17,543	17,518	-26	-0.1	348	390	42	12.0	1.98	2.22

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	189	144	-45	-23.6
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	189	144	-45	-23.6
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	38.56	39.79	0.00	0.00
City/Town	93.12	138.70	0.00	0.00
School District	17.23	16.80	47.36	46.45
Special District	7.22	7.36	0.00	0.00
Total	156.12	202.64	47.36	46.45

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	32,100	32,300	0.6	525	543	18	3.4	1.63	1.68
Res Hmstd:Avg Val	48,100	48,300	0.4	786	812	25	3.2	1.63	1.68
Res Hmstd: Hi Val	64,100	64,400	0.5	1,048	1,082	34	3.3	1.63	1.68
Res Hmstd: Ex-Hi Val	96,100	96,600	0.5	1,670	1,828	158	9.5	1.74	1.89
Apartment	300,000	300,000	0.0	7,275	8,993	1,717	23.6	2.43	3
Comm/Ind: Lo Val	150,000	150,000	0.0	5,322	6,406	1,084	20.4	3.55	4.27
Comm/Ind: Med Val	300,000	300,000	0.0	12,181	14,716	2,535	20.8	4.06	4.91
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	44,190	53,493	9,303	21.1	4.42	5.35

Olmsted County | **Byron city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	268,993	267,643	-1,351	-0.5	3,760	3,993	233	6.2	1.40	1.49
Res Non-Hm: exis	44,964	42,691	-2,273	-5.1	747	778	31	4.2	1.66	1.82
Apartments: exis	8,192	8,192	0	0.0	154	169	15	10.0	1.87	2.06
Low-inc Apts: ex	1,664	1,841	177	10.6	19	23	4	22.1	1.13	1.25
Seasnl Rec: exis	2,061	2,152	90	4.4	39	44	6	14.8	1.87	2.06
Com/Ind: Lo: exi	13,558	13,965	407	3.0	403	450	47	11.7	2.97	3.22
Com/Ind Hi: exis	20,529	20,706	177	0.9	809	883	74	9.1	3.94	4.26
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	5,456	5,813	357	6.5	215	248	33	15.3	3.94	4.26
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Non-Hmstd	1,229	1,087	-142	-11.6	18	17	-1	-4.3	1.45	1.57
Misc props	295	0	-295	-100.0	7	0	-7	-100.0	2.52	0.00
ResHmstd: NewCon	0	4,627	4,627	0.0	0	69	69	0.0	0.00	1.49
All other NewCon	0	511	511	0.0	0	9	9	0.0	0.00	1.82
Total	366,941	369,227	2,286	0.6	6,170	6,684	514	8.3	1.68	1.81

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	4,076	3,787	-290	-7.1
(-) TIF Tax Capacity	64	64	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	4,013	3,723	-290	-7.2
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	56.43	59.93	0.00	0.00
City/Town	51.27	55.26	0.00	0.00
School District	37.64	42.20	5.77	9.42
Special District	0.00	0.00	0.00	0.00
Total	145.35	157.39	5.77	9.42

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	120,400	119,800	-0.5	1,555	1,582	27	1.7	1.29	1.32
Res Hmstd:Avg Val	180,500	179,600	-0.5	2,518	2,664	146	5.8	1.39	1.48
Res Hmstd: Hi Val	240,600	239,400	-0.5	3,480	3,746	266	7.7	1.45	1.56
Res Hmstd: Ex-Hi Val	361,100	359,300	-0.5	5,409	5,916	507	9.4	1.5	1.65
Apartment	300,000	300,000	0.0	5,623	6,185	561	10.0	1.87	2.06
Comm/Ind: Lo Val	150,000	151,300	0.9	4,456	4,888	432	9.7	2.97	3.23
Comm/Ind: Med Val	300,000	302,600	0.9	10,367	11,340	972	9.4	3.46	3.75
Comm/Ind: Hi Val	1,000,000	1,008,600	0.9	37,956	41,445	3,489	9.2	3.8	4.11

Olmsted County | **Dover city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	32,669	32,238	-431	-1.3	420	437	17	4.1	1.28	1.36
Res Non-Hm: exis	4,482	4,320	-162	-3.6	68	72	5	6.8	1.51	1.68
Apartments: exis	420	375	-45	-10.7	8	7	0	-0.8	1.79	1.99
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	1,422	1,518	96	6.7	41	48	7	17.0	2.87	3.14
Com/Ind Hi: exis	1,380	1,434	54	3.9	52	60	7	14.0	3.80	4.17
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	956	994	38	3.9	36	41	5	14.0	3.80	4.17
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	713	705	-8	-1.2	5	6	1	9.7	0.73	0.81
Ag Non-Hmstd	358	380	22	6.0	5	6	1	18.6	1.38	1.54
Misc props	91	118	27	29.2	2	2	1	43.6	1.79	1.99
ResHmstd: NewCon	0	69	69	0.0	0	1	1	0.0	0.00	1.36
All other NewCon	0	21	21	0.0	0	1	1	0.0	0.00	3.02
Total	42,491	42,171	-320	-0.8	636	681	45	7.1	1.50	1.62

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	455	401	-54	-12.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	455	401	-54	-12.0
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	56.47	59.96	0.00	0.00
City/Town	44.72	51.81	0.00	0.00
School District	36.49	42.25	7.24	6.79
Special District	0.00	0.00	0.00	0.00
Total	137.68	154.02	7.24	6.79

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	97,700	96,400	-1.3	1,131	1,110	-21	-1.9	1.16	1.15
Res Hmstd:Avg Val	146,500	144,600	-1.3	1,882	1,952	70	3.7	1.28	1.35
Res Hmstd: Hi Val	195,300	192,700	-1.3	2,634	2,792	159	6.0	1.35	1.45
Res Hmstd: Ex-Hi Val	293,000	289,100	-1.3	4,137	4,476	339	8.2	1.41	1.55
Apartment	300,000	267,800	-10.7	5,380	5,338	-42	-0.8	1.79	1.99
Comm/Ind: Lo Val	150,000	155,900	3.9	4,305	4,963	658	15.3	2.87	3.18
Comm/Ind: Med Val	300,000	311,700	3.9	10,009	11,461	1,452	14.5	3.34	3.68
Comm/Ind: Hi Val	1,000,000	1,039,100	3.9	36,627	41,798	5,171	14.1	3.66	4.02

Olmsted County | **Eyota city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	89,113	85,987	-3,127	-3.5	1,205	1,203	-2	-0.2	1.35	1.40
Res Non-Hm: exis	6,926	6,620	-306	-4.4	110	114	4	3.4	1.59	1.72
Apartments: exis	2,084	2,084	0	0.0	39	43	4	9.8	1.87	2.06
Low-inc Apts: ex	507	507	0	0.0	6	6	1	9.6	1.13	1.24
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	4,570	4,655	84	1.8	136	150	14	10.6	2.96	3.22
Com/Ind Hi: exis	2,027	2,210	183	9.0	80	94	15	18.5	3.93	4.27
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,116	1,167	51	4.5	44	50	6	13.6	3.92	4.26
Ag HGA: Exist	377	375	-2	-0.5	5	6	0	5.3	1.41	1.49
Ag Hmstd Land	1,911	2,044	133	7.0	16	18	3	16.8	0.81	0.89
Ag Non-Hmstd	244	194	-49	-20.2	4	3	0	-11.9	1.44	1.59
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	913	913	0.0	0	13	13	0.0	0.00	1.40
All other NewCon	0	224	224	0.0	0	4	4	0.0	0.00	1.72
Total	108,876	106,979	-1,896	-1.7	1,643	1,704	60	3.7	1.51	1.59

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	1,142	983	-159	-14.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	1,142	983	-159	-14.0
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	56.36	59.84	0.00	0.00
City/Town	51.29	57.11	0.00	0.00
School District	36.35	42.09	7.24	6.79
Special District	0.00	0.00	0.00	0.00
Total	144.01	159.04	7.24	6.79

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	97,800	94,400	-3.5	1,195	1,108	-86	-7.2	1.22	1.17
Res Hmstd:Avg Val	146,600	141,500	-3.5	1,977	1,957	-20	-1.0	1.35	1.38
Res Hmstd: Hi Val	195,400	188,500	-3.5	2,759	2,803	45	1.6	1.41	1.49
Res Hmstd: Ex-Hi Val	293,100	282,800	-3.5	4,324	4,502	178	4.1	1.48	1.59
Apartment	300,000	300,000	0.0	5,617	6,168	550	9.8	1.87	2.06
Comm/Ind: Lo Val	150,000	163,500	9.0	4,447	5,407	960	21.6	2.96	3.31
Comm/Ind: Med Val	300,000	327,100	9.0	10,341	12,394	2,053	19.9	3.45	3.79
Comm/Ind: Hi Val	1,000,000	1,090,200	9.0	37,845	44,986	7,141	18.9	3.78	4.13

Olmsted County | **Rochester city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	5,180,552	5,146,760	-33,792	-0.7	61,370	65,010	3,640	5.9	1.18	1.26
Res Non-Hm: exis	886,152	867,476	-18,676	-2.1	12,144	12,910	766	6.3	1.37	1.49
Apartments: exis	377,103	381,078	3,975	1.1	6,048	6,642	595	9.8	1.60	1.74
Low-inc Apts: ex	83,414	83,227	-187	-0.2	816	885	69	8.5	0.98	1.06
Seasnl Rec: exis	3,996	4,026	31	0.8	64	70	7	10.3	1.60	1.75
Com/Ind: Lo: exi	259,643	257,976	-1,668	-0.6	6,853	7,321	468	6.8	2.64	2.84
Com/Ind Hi: exis	1,762,245	1,744,762	-17,483	-1.0	61,270	65,226	3,957	6.5	3.48	3.74
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	17,046	17,976	930	5.5	591	671	79	13.4	3.47	3.73
Ag HGA: Exist	1,002	1,011	9	0.9	12	13	1	9.1	1.19	1.29
Ag Hmstd Land	2,817	2,358	-458	-16.3	17	16	-1	-6.4	0.61	0.68
Ag Non-Hmstd	27,298	31,906	4,607	16.9	329	416	87	26.5	1.20	1.30
Misc props	10,542	14,022	3,480	33.0	180	256	76	42.3	1.71	1.82
ResHmstd: NewCon	0	34,174	34,174	0.0	0	432	432	0.0	0.00	1.26
All other NewCon	0	36,839	36,839	0.0	0	842	842	0.0	0.00	2.29
Total	8,611,809	8,623,590	11,781	0.1	149,693	160,710	11,018	7.4	1.74	1.86

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	106,547	100,352	-6,195	-5.8
(-) TIF Tax Capacity	1,714	1,850	136	7.9
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	104,834	98,502	-6,331	-6.0
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	53.89	57.23	0.00	0.00
City/Town	43.72	49.24	0.00	0.00
School District	21.94	23.41	11.02	12.03
Special District	0.00	0.00	0.00	0.00
Total	119.55	129.87	11.02	12.03

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	117,300	116,500	-0.7	1,265	1,306	41	3.2	1.08	1.12
Res Hmstd:Avg Val	175,800	174,700	-0.6	2,081	2,200	118	5.7	1.18	1.26
Res Hmstd: Hi Val	234,300	232,800	-0.6	2,898	3,092	194	6.7	1.24	1.33
Res Hmstd: Ex-Hi Val	351,600	349,300	-0.7	4,535	4,881	346	7.6	1.29	1.4
Apartment	300,000	303,200	1.1	4,814	5,287	473	9.8	1.60	1.74
Comm/Ind: Lo Val	150,000	148,500	-1.0	3,954	4,210	256	6.5	2.64	2.84
Comm/Ind: Med Val	300,000	297,000	-1.0	9,171	9,751	580	6.3	3.06	3.28
Comm/Ind: Hi Val	1,000,000	990,100	-1.0	33,516	35,673	2,157	6.4	3.35	3.60

Olmsted County | **Stewartville city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	243,881	240,369	-3,512	-1.4	3,465	3,443	-22	-0.6	1.42	1.43
Res Non-Hm: exis	25,240	23,821	-1,419	-5.6	407	402	-5	-1.2	1.61	1.69
Apartments: exis	8,352	7,592	-760	-9.1	159	151	-7	-4.7	1.90	1.99
Low-inc Apts: ex	5,187	5,893	706	13.6	61	73	12	18.9	1.18	1.23
Seasnl Rec: exis	387	387	0	0.0	7	8	0	4.9	1.90	1.99
Com/Ind: Lo: exi	15,642	15,544	-98	-0.6	463	483	20	4.3	2.96	3.11
Com/Ind Hi: exis	23,591	23,964	373	1.6	911	972	61	6.7	3.86	4.06
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	5,277	5,565	289	5.5	203	226	22	10.8	3.86	4.05
Ag HGA: Exist	235	238	3	1.2	4	4	0	4.6	1.50	1.55
Ag Hmstd Land	1,155	1,174	19	1.6	7	8	1	8.9	0.65	0.69
Ag Non-Hmstd	480	718	237	49.4	6	10	4	58.2	1.31	1.39
Misc props	5,011	7,336	2,325	46.4	95	146	51	53.6	1.90	1.99
ResHmstd: NewCon	0	2,560	2,560	0.0	0	37	37	0.0	0.00	1.43
All other NewCon	0	1,162	1,162	0.0	0	34	34	0.0	0.00	2.91
Total	334,438	336,323	1,884	0.6	5,789	5,996	207	3.6	1.73	1.78

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	3,734	3,396	-338	-9.0
(-) TIF Tax Capacity	134	60	-74	-55.5
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	3,600	3,337	-263	-7.3
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	53.85	57.19	0.00	0.00
City/Town	49.79	54.20	4.84	4.35
School District	27.65	27.61	20.95	21.12
Special District	0.00	0.00	0.00	0.00
Total	131.30	138.99	25.79	25.47

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	103,500	102,000	-1.4	1,347	1,287	-59	-4.4	1.30	1.26
Res Hmstd:Avg Val	155,100	152,900	-1.4	2,204	2,188	-15	-0.7	1.42	1.43
Res Hmstd: Hi Val	206,800	203,800	-1.5	3,062	3,089	27	0.9	1.48	1.52
Res Hmstd: Ex-Hi Val	310,300	305,800	-1.5	4,781	4,894	113	2.4	1.54	1.60
Apartment	300,000	272,700	-9.1	5,697	5,432	-265	-4.7	1.9	1.99
Comm/Ind: Lo Val	150,000	152,400	1.6	4,440	4,757	317	7.1	2.96	3.12
Comm/Ind: Med Val	300,000	304,700	1.6	10,231	10,935	705	6.9	3.41	3.59
Comm/Ind: Hi Val	1,000,000	1,015,800	1.6	37,254	39,783	2,529	6.8	3.73	3.92

Olmsted County | **Oronoco city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	106,439	99,536	-6,903	-6.5	1,326	1,359	33	2.5	1.25	1.36
Res Non-Hm: exis	18,977	18,479	-498	-2.6	270	294	24	9.0	1.42	1.59
Apartments: exis	174	174	-1	-0.3	3	3	0	9.7	1.57	1.73
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	2,759	3,275	516	18.7	72	92	21	28.9	2.60	2.82
Com/Ind Hi: exis	1,478	1,730	252	17.0	51	64	14	27.0	3.43	3.72
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,854	1,912	58	3.1	64	71	8	11.9	3.43	3.72
Ag HGA: Exist	187	186	-1	-0.4	2	2	0	7.8	1.17	1.27
Ag Hmstd Land	450	457	7	1.5	2	2	0	6.9	0.49	0.52
Ag Non-Hmstd	1,193	448	-746	-62.5	14	6	-8	-58.4	1.18	1.31
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	1,062	1,062	0.0	0	14	14	0.0	0.00	1.36
All other NewCon	0	45	45	0.0	0	1	1	0.0	0.00	1.59
Total	133,511	127,303	-6,208	-4.6	1,803	1,910	107	5.9	1.35	1.50

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	1,403	1,283	-120	-8.6
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	1,403	1,283	-120	-8.6
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	56.47	59.96	0.00	0.00
City/Town	38.85	45.72	0.00	0.00
School District	22.71	24.41	11.86	14.18
Special District	0.00	0.00	0.00	0.00
Total	118.03	130.09	11.86	14.18

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	168,200	157,300	-6.5	1,964	1,969	5	0.3	1.17	1.25
Res Hmstd:Avg Val	252,200	235,800	-6.5	3,130	3,194	63	2.0	1.24	1.35
Res Hmstd: Hi Val	336,200	314,400	-6.5	4,297	4,420	123	2.9	1.28	1.41
Res Hmstd: Ex-Hi Val	504,400	471,700	-6.5	6,565	6,805	241	3.7	1.30	1.44
Apartment	300,000	299,000	-0.3	4,782	5,286	504	10.5	1.59	1.77
Comm/Ind: Lo Val	150,000	175,500	17.0	3,932	5,250	1,318	33.5	2.62	2.99
Comm/Ind: Med Val	300,000	351,100	17.0	9,116	11,863	2,747	30.1	3.04	3.38
Comm/Ind: Hi Val	1,000,000	1,170,300	17.0	33,307	42,714	9,407	28.2	3.33	3.65

Olmsted County | **Chatfield city (part)**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	59,340	56,477	-2,863	-4.8	851	895	44	5.1	1.43	1.58
Res Non-Hm: exis	6,648	6,869	221	3.3	107	129	22	20.5	1.61	1.88
Apartments: exis	97	97	0	0.0	2	2	0	16.2	1.95	2.27
Low-inc Apts: ex	1,233	1,233	0	0.0	15	17	2	16.7	1.18	1.38
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	2,686	2,649	-37	-1.4	82	92	10	11.6	3.05	3.45
Com/Ind Hi: exis	3,739	3,757	18	0.5	151	171	20	13.3	4.04	4.55
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,325	1,382	57	4.3	53	63	9	17.7	4.04	4.55
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	39	39	0	0.5	0	0	0	23.9	0.44	0.54
Ag Non-Hmstd	211	210	-1	-0.3	3	4	0	13.6	1.48	1.69
Misc props	334	402	68	20.3	7	9	3	39.8	1.95	2.27
ResHmstd: NewCon	0	136	136	0.0	0	2	2	0.0	0.00	1.58
All other NewCon	0	124	124	0.0	0	2	2	0.0	0.00	1.88
Total	75,652	73,375	-2,277	-3.0	1,271	1,386	115	9.1	1.68	1.89

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	820	711	-109	-13.2
(-) TIF Tax Capacity	81	79	-1	-1.5
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	739	632	-107	-14.5
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	53.88	57.21	0.00	0.00
City/Town	66.36	80.60	0.00	0.00
School District	27.83	31.02	9.83	15.48
Special District	0.00	0.00	0.00	0.00
Total	148.07	168.83	9.83	15.48

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	105,500	100,400	-4.8	1,388	1,374	-14	-1.0	1.32	1.37
Res Hmstd:Avg Val	158,200	150,600	-4.8	2,268	2,376	108	4.8	1.43	1.58
Res Hmstd: Hi Val	210,900	200,700	-4.8	3,147	3,375	228	7.2	1.49	1.68
Res Hmstd: Ex-Hi Val	316,500	301,200	-4.8	4,910	5,380	471	9.6	1.55	1.79
Apartment	300,000	300,000	0.0	5,847	6,795	948	16.2	1.95	2.27
Comm/Ind: Lo Val	150,000	150,700	0.5	4,578	5,213	635	13.9	3.05	3.46
Comm/Ind: Med Val	300,000	301,400	0.5	10,632	12,075	1,443	13.6	3.54	4.01
Comm/Ind: Hi Val	1,000,000	1,004,700	0.5	38,886	44,101	5,215	13.4	3.89	4.39

Olmsted County | **Pine Island city (part)**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	35,399	34,651	-748	-2.1	529	566	37	7.0	1.49	1.63
Res Non-Hm: exis	12,598	11,870	-728	-5.8	210	223	13	6.1	1.67	1.88
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	1,250	1,522	272	21.7	38	52	13	34.8	3.06	3.39
Com/Ind Hi: exis	614	603	-11	-1.8	25	27	2	8.5	4.04	4.46
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag HGA: Exist	0	178	178	0.0	0	3	3	0.0	0.00	1.61
Ag Hmstd Land	0	98	98	0.0	0	1	1	0.0	0.00	0.52
Ag Non-Hmstd	14,976	12,295	-2,680	-17.9	219	201	-19	-8.5	1.46	1.63
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	311	311	0.0	0	5	5	0.0	0.00	1.63
All other NewCon	0	102	102	0.0	0	2	2	0.0	0.00	1.79
Total	64,837	61,631	-3,206	-4.9	1,021	1,078	57	5.6	1.58	1.75

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	667	597	-70	-10.5
(-) TIF Tax Capacity	0	1	1	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	667	596	-71	-10.6
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	53.92	57.25	0.00	0.00
City/Town	68.32	79.73	0.00	0.00
School District	24.13	26.16	13.22	17.55
Special District	0.00	0.00	0.00	0.00
Total	146.37	163.15	13.22	17.55

Tax Burdens on Hypothetical Properties	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	131,200	128,400	-2.1	1,840	1,901	62	3.3	1.40	1.48
Res Hmstd:Avg Val	196,700	192,500	-2.1	2,944	3,153	210	7.1	1.5	1.64
Res Hmstd: Hi Val	262,100	256,600	-2.1	4,046	4,406	359	8.9	1.54	1.72
Res Hmstd: Ex-Hi Val	393,300	385,000	-2.1	6,258	6,914	656	10.5	1.59	1.8
Comm/Ind: Lo Val	150,000	147,300	-1.8	4,590	4,993	402	8.8	3.06	3.39
Comm/Ind: Med Val	300,000	294,600	-1.8	10,645	11,534	889	8.4	3.55	3.92
Comm/Ind: Hi Val	1,000,000	982,100	-1.8	38,899	42,202	3,302	8.5	3.89	4.3

Otter Tail County | **Battle Lake city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	40,906	39,871	-1,034	-2.5	389	408	19	4.8	0.95	1.02
Res Non-Hm: exis	4,599	4,509	-90	-2.0	54	57	3	5.8	1.17	1.26
Apartments: exis	4,814	4,757	-57	-1.2	65	70	5	7.5	1.36	1.48
Low-inc Apts: ex	246	246	0	-0.1	2	2	0	8.7	0.82	0.89
Seasnl Rec: exis	18,163	18,655	492	2.7	222	248	26	11.6	1.22	1.33
Com/Ind: Lo: exi	5,986	5,927	-60	-1.0	141	150	9	6.5	2.36	2.53
Com/Ind Hi: exis	2,120	2,033	-87	-4.1	66	69	2	3.2	3.13	3.37
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	703	726	23	3.3	22	24	2	11.1	3.11	3.34
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	223	223	0	0.0	1	1	0	14.4	0.48	0.54
Ag Non-Hmstd	210	190	-19	-9.2	2	2	0	-1.0	1.07	1.16
Misc props	29	0	-29	-100.0	0	0	0	-100.0	1.62	0.00
ResHmstd: NewCon	0	216	216	0.0	0	2	2	0.0	0.00	1.02
All other NewCon	0	106	106	0.0	0	2	2	0.0	0.00	1.42
Total	77,999	77,460	-539	-0.7	966	1,035	70	7.2	1.24	1.34

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	857	790	-67	-7.8
(-) TIF Tax Capacity	48	47	-1	-1.5
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	809	743	-66	-8.2
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	36.89	40.59	0.00	0.00
City/Town	62.21	68.09	0.00	0.00
School District	7.13	7.09	2.09	2.09
Special District	0.57	0.61	0.00	0.00
Total	106.80	116.37	2.09	2.09

Tax Burdens on Hypothetical Properties	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	98,500	96,000	-2.5	789	804	16	2.0	0.80	0.84
Res Hmstd:Avg Val	147,700	144,000	-2.5	1,369	1,423	54	4.0	0.93	0.99
Res Hmstd: Hi Val	196,800	191,800	-2.5	1,948	2,040	92	4.7	0.99	1.06
Res Hmstd: Ex-Hi Val	295,300	287,800	-2.5	3,109	3,278	169	5.4	1.05	1.14
Apartment	300,000	296,400	-1.2	4,068	4,374	306	7.5	1.36	1.48
Seas Rec: Lo Val	50,000	51,400	2.8	572	641	69	12.0	1.14	1.25
Seas Rec: Hi Val	150,000	154,100	2.7	1,800	2,017	217	12.1	1.2	1.31
Comm/Ind: Lo Val	150,000	143,900	-4.1	3,533	3,645	112	3.2	2.36	2.53
Comm/Ind: Med Val	300,000	287,700	-4.1	8,234	8,441	208	2.5	2.74	2.93
Comm/Ind: Hi Val	1,000,000	959,100	-4.1	30,169	31,072	903	3.0	3.02	3.24

Otter Tail County | **Bluffton city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	5,093	4,896	-198	-3.9	48	52	5	9.4	0.94	1.07
Res Non-Hm: exis	627	793	166	26.6	8	12	4	44.6	1.28	1.46
Apartments: exis	244	243	-1	-0.5	4	4	1	15.4	1.47	1.71
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	508	494	-14	-2.8	12	14	1	9.7	2.46	2.77
Com/Ind Hi: exis	397	418	22	5.5	13	15	2	19.5	3.20	3.63
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	64	63	-1	-0.9	2	2	0	12.2	3.20	3.63
Ag HGA: Exist	839	836	-3	-0.4	7	9	1	16.7	0.87	1.02
Ag Hmstd Land	1,514	1,513	-1	0.0	5	6	1	27.3	0.33	0.42
Ag Non-Hmstd	562	560	-3	-0.5	6	7	1	18.7	0.98	1.17
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	47	47	0.0	0	1	1	0.0	0.00	1.07
All other NewCon	0	4	4	0.0	0	0	0	0.0	0.00	1.46
Total	9,847	9,867	19	0.2	105	121	17	16.0	1.06	1.23

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	98	83	-16	-15.8
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	98	83	-16	-15.8
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	36.95	40.65	0.00	0.00
City/Town	43.52	54.11	0.00	0.00
School District	19.52	24.53	21.50	20.73
Special District	0.57	0.61	0.00	0.00
Total	100.56	119.91	21.50	20.73

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	60,700	58,300	-4.0	498	540	42	8.5	0.82	0.93
Res Hmstd:Avg Val	91,000	87,500	-3.8	820	878	58	7.1	0.90	1.00
Res Hmstd: Hi Val	121,200	116,500	-3.9	1,216	1,318	102	8.4	1.00	1.13
Res Hmstd: Ex-Hi Val	181,900	174,800	-3.9	2,011	2,200	189	9.4	1.11	1.26
Apartment	300,000	298,600	-0.5	4,416	5,094	679	15.4	1.47	1.71
Comm/Ind: Lo Val	150,000	158,200	5.5	3,684	4,456	773	21.0	2.46	2.82
Comm/Ind: Med Val	300,000	316,500	5.5	8,488	10,199	1,711	20.2	2.83	3.22
Comm/Ind: Hi Val	1,000,000	1,055,000	5.5	30,907	36,989	6,082	19.7	3.09	3.51

Otter Tail County | **Clitherall city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	2,024	1,953	-72	-3.5	6	10	4	55.5	0.32	0.52
Res Non-Hm: exis	488	550	62	12.6	4	5	1	29.4	0.78	0.90
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	258	256	-3	-1.0	2	2	0	14.8	0.75	0.87
Com/Ind: Lo: exi	268	268	0	-0.1	5	5	1	11.4	1.77	1.97
Com/Ind Hi: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	58	61	4	6.6	1	2	0	18.9	2.35	2.62
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	19	19	0	0.0	0	0	0	134.1	0.04	0.10
Ag Non-Hmstd	8	8	0	0.0	0	0	0	16.7	0.68	0.79
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	25	25	0.0	0	0	0	0.0	0.00	0.52
All other NewCon	0	4	4	0.0	0	0	0	0.0	0.00	1.70
Total	3,124	3,143	19	0.6	18	24	6	32.7	0.59	0.78

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	34	27	-7	-21.2
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	34	27	-7	-21.2
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	36.98	40.69	0.00	0.00
City/Town	22.94	30.56	0.00	0.00
School District	7.21	7.17	2.09	2.10
Special District	0.57	0.61	0.00	0.00
Total	67.70	79.03	2.09	2.10

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	32,900	31,700	-3.6	98	157	59	60.1	0.3	0.5
Res Hmstd:Avg Val	49,400	47,700	-3.4	147	236	89	60.5	0.3	0.5
Res Hmstd: Hi Val	65,800	63,500	-3.5	196	314	118	60.4	0.3	0.5
Res Hmstd: Ex-Hi Val	98,800	95,300	-3.5	406	547	140	34.6	0.41	0.57
Seas Rec: Lo Val	50,000	49,500	-1.0	376	432	56	14.8	0.75	0.87
Seas Rec: Hi Val	150,000	148,500	-1.0	1,213	1,386	173	14.2	0.81	0.93

Otter Tail County | **Dalton city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	4,857	4,385	-472	-9.7	49	47	-1	-2.5	1.00	1.08
Res Non-Hm: exis	624	482	-142	-22.7	9	8	0	-5.4	1.41	1.72
Apartments: exis	538	527	-10	-1.9	9	11	2	20.3	1.71	2.09
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	28	25	-3	-10.8	0	0	0	10.4	1.34	1.67
Com/Ind: Lo: exi	1,192	1,172	-20	-1.6	33	38	5	16.2	2.76	3.26
Com/Ind Hi: exis	31	25	-7	-21.7	1	1	0	-7.3	3.64	4.30
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	132	139	7	5.4	5	6	1	24.7	3.64	4.30
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	61	61	0	0.0	1	1	0	24.8	0.86	1.07
Ag Non-Hmstd	34	34	0	-1.2	0	1	0	23.3	1.27	1.58
Misc props	127	111	-16	-12.4	2	2	0	7.4	1.71	2.09
ResHmstd: NewCon	0	17	17	0.0	0	0	0	0.0	0.00	1.08
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	7,623	6,978	-645	-8.5	109	116	7	6.6	1.43	1.66

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	85	62	-24	-27.7
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	85	62	-24	-27.7
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	36.80	40.46	0.00	0.00
City/Town	63.82	90.36	0.00	0.00
School District	25.68	26.84	12.19	11.64
Special District	0.57	0.61	0.00	0.00
Total	126.87	158.26	12.19	11.64

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	40,500	36,600	-9.6	401	390	-11	-2.8	0.99	1.07
Res Hmstd:Avg Val	60,700	54,800	-9.7	601	584	-17	-2.9	0.99	1.07
Res Hmstd: Hi Val	80,900	73,000	-9.8	825	778	-47	-5.7	1.02	1.07
Res Hmstd: Ex-Hi Val	121,400	109,600	-9.7	1,425	1,429	4	0.3	1.17	1.30
Apartment	300,000	294,300	-1.9	5,123	6,165	1,041	20.3	1.71	2.09
Comm/Ind: Lo Val	150,000	117,400	-21.7	4,136	3,824	-313	-7.6	2.76	3.26
Comm/Ind: Med Val	300,000	234,800	-21.7	9,590	8,535	-1,055	-11.0	3.2	3.64
Comm/Ind: Hi Val	1,000,000	782,700	-21.7	35,043	32,116	-2,927	-8.4	3.50	4.10

Otter Tail County | **Deer Creek city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	6,152	6,279	127	2.1	47	55	9	18.6	0.76	0.88
Res Non-Hm: exis	1,236	1,236	0	0.0	15	17	2	14.3	1.22	1.40
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	464	464	0	0.0	4	4	0	12.4	0.84	0.94
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	1,255	1,189	-66	-5.3	29	30	1	4.8	2.30	2.55
Com/Ind Hi: exis	201	210	9	4.7	6	7	1	16.2	3.00	3.33
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	296	332	36	12.2	9	11	2	24.5	3.00	3.33
Ag HGA: Exist	607	606	-1	-0.2	4	5	1	24.9	0.72	0.90
Ag Hmstd Land	2,892	2,879	-13	-0.5	11	13	2	18.9	0.38	0.46
Ag Non-Hmstd	601	573	-28	-4.6	5	6	1	10.7	0.89	1.03
Misc props	129	129	0	0.0	2	2	0	13.0	1.35	1.52
ResHmstd: NewCon	0	16	16	0.0	0	0	0	0.0	0.00	0.88
All other NewCon	0	64	64	0.0	0	1	1	0.0	0.00	1.83
Total	13,834	13,977	143	1.0	132	153	21	16.1	0.96	1.10

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	135	113	-21	-15.9
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	135	113	-21	-15.9
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	36.78	40.46	0.00	0.00
City/Town	40.13	47.69	0.00	0.00
School District	13.01	16.36	21.50	20.72
Special District	0.57	0.61	0.00	0.00
Total	90.49	105.12	21.50	20.72

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	41,400	42,300	2.2	298	354	56	18.9	0.72	0.84
Res Hmstd:Avg Val	62,100	63,400	2.1	447	531	84	18.8	0.72	0.84
Res Hmstd: Hi Val	82,800	84,500	2.1	629	752	122	19.5	0.76	0.89
Res Hmstd: Ex-Hi Val	124,300	126,900	2.1	1,132	1,326	194	17.2	0.91	1.04
Comm/Ind: Lo Val	150,000	157,100	4.7	3,457	4,063	605	17.5	2.30	2.59
Comm/Ind: Med Val	300,000	314,100	4.7	7,960	9,294	1,334	16.8	2.65	2.96
Comm/Ind: Hi Val	1,000,000	1,047,100	4.7	28,970	33,717	4,747	16.4	2.9	3.22

Otter Tail County | **Dent city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	4,363	4,205	-158	-3.6	48	48	0	-0.2	1.09	1.13
Res Non-Hm: exis	656	684	27	4.1	10	12	2	21.9	1.47	1.72
Apartments: exis	109	109	0	0.0	2	2	0	17.6	1.76	2.07
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	79	85	6	7.3	1	1	0	26.1	1.46	1.72
Com/Ind: Lo: exi	1,064	1,028	-36	-3.4	30	33	3	10.5	2.84	3.24
Com/Ind Hi: exis	91	116	26	28.1	3	5	2	46.5	3.78	4.32
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	131	139	8	5.9	5	6	1	21.2	3.78	4.32
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Non-Hmstd	111	110	0	-0.3	2	2	0	17.6	1.39	1.63
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	12	12	0.0	0	0	0	0.0	0.00	1.13
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	6,604	6,488	-116	-1.8	101	109	9	8.8	1.52	1.69

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	74	59	-15	-19.8
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	74	59	-15	-19.8
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	36.96	40.67	0.00	0.00
City/Town	84.98	105.97	0.00	0.00
School District	11.86	12.00	2.79	2.70
Special District	4.72	4.76	0.00	0.00
Total	138.52	163.40	2.79	2.70

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	45,500	43,900	-3.5	461	442	-19	-4.1	1.01	1.01
Res Hmstd:Avg Val	68,200	65,700	-3.7	691	662	-29	-4.2	1.01	1.01
Res Hmstd: Hi Val	90,900	87,600	-3.6	994	975	-19	-1.9	1.09	1.11
Res Hmstd: Ex-Hi Val	136,300	131,400	-3.6	1,676	1,767	91	5.4	1.23	1.34
Apartment	300,000	300,000	0.0	5,278	6,209	930	17.6	1.76	2.07
Comm/Ind: Lo Val	150,000	192,200	28.1	4,257	6,689	2,432	57.1	2.84	3.48
Comm/Ind: Med Val	300,000	384,300	28.1	9,920	14,983	5,063	51.0	3.31	3.9
Comm/Ind: Hi Val	1,000,000	1,281,100	28.1	36,346	53,701	17,355	47.7	3.63	4.19

Otter Tail County | **Elizabeth city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	3,466	3,558	92	2.6	34	38	3	10.0	0.99	1.06
Res Non-Hm: exis	693	644	-48	-7.0	10	11	1	10.7	1.49	1.78
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	519	509	-10	-2.0	14	16	2	12.8	2.72	3.13
Com/Ind Hi: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	70	74	4	5.6	3	3	1	21.7	3.59	4.14
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	6	6	0	0.0	0	0	0	28.5	0.62	0.80
Ag Non-Hmstd	48	48	0	0.0	1	1	0	20.4	1.24	1.50
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	6	6	0.0	0	0	0	0.0	0.00	1.06
All other NewCon	0	2	2	0.0	0	0	0	0.0	0.00	1.78
Total	4,801	4,846	45	0.9	62	69	7	11.5	1.29	1.43

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	52	39	-13	-24.5
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	52	39	-13	-24.5
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	36.85	40.52	0.00	0.00
City/Town	61.35	81.89	0.00	0.00
School District	25.73	26.92	12.19	11.64
Special District	0.57	0.61	0.00	0.00
Total	124.50	149.93	12.19	11.64

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	37,300	38,300	2.7	361	389	28	7.9	0.97	1.02
Res Hmstd:Avg Val	55,900	57,400	2.7	540	583	43	7.9	0.97	1.02
Res Hmstd: Hi Val	74,500	76,500	2.7	720	781	61	8.4	0.97	1.02
Res Hmstd: Ex-Hi Val	111,800	114,800	2.7	1,256	1,451	195	15.5	1.12	1.26

Otter Tail County | **Erhard city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	3,879	3,785	-94	-2.4	21	34	13	60.6	0.54	0.89
Res Non-Hm: exis	553	615	62	11.2	5	8	3	56.6	0.96	1.35
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	672	657	-15	-2.3	14	17	3	24.2	2.05	2.60
Com/Ind Hi: exis	173	159	-14	-7.9	5	5	1	15.8	2.72	3.42
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	80	82	2	2.9	2	3	1	29.4	2.72	3.42
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Non-Hmstd	196	186	-10	-5.3	2	2	0	24.6	0.86	1.13
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	6	6	0.0	0	0	0	0.0	0.00	0.89
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	5,553	5,490	-63	-1.1	48	69	21	42.9	0.87	1.26

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	62	48	-14	-22.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	62	48	-14	-22.0
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	36.96	40.67	0.00	0.00
City/Town	42.20	62.46	0.00	0.00
School District	5.21	8.18	3.13	14.65
Special District	1.21	1.27	0.00	0.00
Total	85.58	112.58	3.13	14.65

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	43,800	42,700	-2.5	213	351	138	64.5	0.49	0.82
Res Hmstd:Avg Val	65,700	64,100	-2.4	320	527	207	64.7	0.49	0.82
Res Hmstd: Hi Val	87,600	85,500	-2.4	484	755	272	56.2	0.55	0.88
Res Hmstd: Ex-Hi Val	131,500	128,300	-2.4	912	1,343	431	47.2	0.69	1.05
Comm/Ind: Lo Val	150,000	138,100	-7.9	3,071	3,593	522	17.0	2.05	2.60
Comm/Ind: Med Val	300,000	276,200	-7.9	7,151	8,219	1,069	14.9	2.38	2.98
Comm/Ind: Hi Val	1,000,000	920,800	-7.9	26,187	30,267	4,080	15.6	2.62	3.29

Otter Tail County | **Fergus Falls city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	448,515	444,049	-4,466	-1.0	4,373	4,599	226	5.2	0.98	1.04
Res Non-Hm: exis	51,086	50,857	-230	-0.4	637	685	47	7.4	1.25	1.35
Apartments: exis	54,298	49,979	-4,318	-8.0	783	777	-6	-0.8	1.44	1.55
Low-inc Apts: ex	11,422	11,358	-64	-0.6	101	108	7	7.0	0.88	0.95
Seasnl Rec: exis	7,261	6,634	-627	-8.6	86	85	0	-0.4	1.18	1.29
Com/Ind: Lo: exi	51,499	49,743	-1,756	-3.4	1,255	1,298	42	3.4	2.44	2.61
Com/Ind Hi: exis	128,569	124,700	-3,868	-3.0	4,127	4,289	162	3.9	3.21	3.44
Publ U: Elec Gen	25,150	25,308	158	0.6	562	612	50	8.9	2.23	2.42
Publ U: Other	21,818	22,827	1,009	4.6	699	784	85	12.1	3.20	3.43
Ag HGA: Exist	1,262	1,252	-11	-0.8	13	13	1	5.4	1.01	1.08
Ag Hmstd Land	1,324	1,244	-81	-6.1	5	6	0	0.3	0.41	0.44
Ag Non-Hmstd	2,849	2,836	-13	-0.5	30	33	3	8.4	1.06	1.15
Misc props	2,665	2,634	-31	-1.2	45	48	3	6.5	1.68	1.81
ResHmstd: NewCon	0	1,720	1,720	0.0	0	18	18	0.0	0.00	1.04
All other NewCon	0	5,557	5,557	0.0	0	163	163	0.0	0.00	2.93
Total	807,719	800,697	-7,022	-0.9	12,716	13,516	800	6.3	1.57	1.69

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	10,226	9,265	-961	-9.4
(-) TIF Tax Capacity	405	160	-245	-60.5
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	9,821	9,105	-716	-7.3
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	36.25	39.89	0.00	0.00
City/Town	41.75	46.39	0.00	0.00
School District	26.04	27.28	12.19	11.64
Special District	1.53	1.46	0.00	0.00
Total	105.56	115.02	12.19	11.64

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	80,900	80,100	-1.0	653	669	16	2.5	0.81	0.84
Res Hmstd:Avg Val	121,300	120,100	-1.0	1,165	1,217	52	4.5	0.96	1.01
Res Hmstd: Hi Val	161,600	160,000	-1.0	1,676	1,764	88	5.3	1.04	1.10
Res Hmstd: Ex-Hi Val	242,500	240,100	-1.0	2,701	2,861	160	5.9	1.11	1.19
Apartment	300,000	276,100	-8.0	4,324	4,291	-33	-0.8	1.44	1.55
Comm/Ind: Lo Val	150,000	145,500	-3.0	3,657	3,795	139	3.8	2.44	2.61
Comm/Ind: Med Val	300,000	291,000	-3.0	8,472	8,762	290	3.4	2.82	3.01
Comm/Ind: Hi Val	1,000,000	969,900	-3.0	30,940	32,111	1,170	3.8	3.09	3.31

Otter Tail County | **Henning city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	17,000	15,623	-1,377	-8.1	169	170	1	0.7	0.99	1.09
Res Non-Hm: exis	3,262	3,111	-152	-4.6	45	49	4	9.8	1.38	1.59
Apartments: exis	1,350	1,341	-9	-0.6	22	25	3	14.5	1.60	1.85
Low-inc Apts: ex	440	418	-21	-4.8	4	5	0	9.4	1.00	1.15
Seasnl Rec: exis	22	22	0	0.5	0	0	0	17.0	1.17	1.36
Com/Ind: Lo: exi	4,240	3,959	-281	-6.6	111	116	6	5.0	2.61	2.94
Com/Ind Hi: exis	953	977	24	2.5	32	37	5	15.5	3.40	3.83
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	17	17	0	1.8	1	1	0	14.7	3.40	3.83
Ag HGA: Exist	802	751	-52	-6.4	9	9	0	3.2	1.09	1.20
Ag Hmstd Land	1,207	1,164	-43	-3.5	4	5	1	13.8	0.37	0.43
Ag Non-Hmstd	792	809	17	2.1	9	10	2	19.5	1.09	1.28
Misc props	195	195	0	0.0	3	4	1	15.3	1.67	1.93
ResHmstd: NewCon	0	66	66	0.0	0	1	1	0.0	0.00	1.09
All other NewCon	0	71	71	0.0	0	2	2	0.0	0.00	2.33
Total	30,280	28,525	-1,755	-5.8	409	434	25	6.2	1.35	1.52

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	330	258	-72	-21.9
(-) TIF Tax Capacity	11	11	-1	-6.4
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	319	247	-72	-22.5
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	36.68	40.31	0.00	0.00
City/Town	59.27	72.62	0.00	0.00
School District	12.78	14.39	23.85	25.08
Special District	0.57	0.61	0.00	0.00
Total	109.31	127.93	23.85	25.08

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	49,100	45,100	-8.1	457	459	2	0.4	0.93	1.02
Res Hmstd:Avg Val	73,600	67,600	-8.2	686	688	3	0.4	0.93	1.02
Res Hmstd: Hi Val	98,100	90,200	-8.1	1,022	1,008	-15	-1.4	1.04	1.12
Res Hmstd: Ex-Hi Val	147,200	135,300	-8.1	1,720	1,750	29	1.7	1.17	1.29
Apartment	300,000	298,100	-0.6	4,815	5,515	700	14.5	1.60	1.85
Comm/Ind: Lo Val	150,000	153,800	2.5	3,916	4,550	634	16.2	2.61	2.96
Comm/Ind: Med Val	300,000	307,600	2.5	9,018	10,444	1,425	15.8	3.01	3.4
Comm/Ind: Hi Val	1,000,000	1,025,200	2.5	32,828	37,940	5,112	15.6	3.28	3.70

Otter Tail County | **New York Mills city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	28,322	25,437	-2,884	-10.2	325	309	-16	-4.9	1.15	1.21
Res Non-Hm: exis	5,393	4,767	-626	-11.6	79	83	4	4.4	1.47	1.74
Apartments: exis	4,098	3,499	-598	-14.6	72	72	0	0.3	1.76	2.06
Low-inc Apts: ex	3,175	3,737	562	17.7	34	47	13	38.2	1.07	1.26
Seasnl Rec: exis	83	74	-9	-10.8	1	2	0	4.8	1.76	2.06
Com/Ind: Lo: exi	5,591	5,516	-75	-1.3	157	177	20	12.7	2.82	3.22
Com/Ind Hi: exis	8,133	7,928	-204	-2.5	302	336	34	11.4	3.71	4.24
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	925	995	70	7.6	34	42	8	22.9	3.71	4.24
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Non-Hmstd	201	196	-5	-2.5	2	3	0	14.8	1.19	1.40
Misc props	332	338	6	1.8	7	9	1	19.0	2.20	2.57
ResHmstd: NewCon	0	81	81	0.0	0	1	1	0.0	0.00	1.21
All other NewCon	0	264	264	0.0	0	9	9	0.0	0.00	3.28
Total	56,252	52,834	-3,418	-6.1	1,015	1,089	74	7.3	1.80	2.06

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	685	572	-113	-16.5
(-) TIF Tax Capacity	145	92	-53	-36.3
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	540	480	-60	-11.2
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	35.33	38.85	0.00	0.00
City/Town	70.15	88.76	0.00	0.00
School District	24.07	25.27	13.09	14.60
Special District	0.57	0.61	0.00	0.00
Total	130.12	153.49	13.09	14.60

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	58,500	52,500	-10.3	604	560	-44	-7.2	1.03	1.07
Res Hmstd:Avg Val	87,700	78,800	-10.1	962	862	-101	-10.5	1.1	1.09
Res Hmstd: Hi Val	116,900	105,000	-10.2	1,407	1,338	-68	-4.9	1.20	1.27
Res Hmstd: Ex-Hi Val	175,400	157,500	-10.2	2,297	2,293	-4	-0.2	1.31	1.46
Apartment	300,000	256,200	-14.6	5,272	5,290	18	0.3	1.76	2.06
Comm/Ind: Lo Val	150,000	146,200	-2.5	4,223	4,701	478	11.3	2.82	3.22
Comm/Ind: Med Val	300,000	292,500	-2.5	9,788	10,862	1,075	11.0	3.26	3.71
Comm/Ind: Hi Val	1,000,000	974,900	-2.5	35,757	39,783	4,027	11.3	3.58	4.08

Otter Tail County | **Ottertail city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	47,935	46,452	-1,483	-3.1	337	370	33	9.9	0.70	0.80
Res Non-Hm: exis	8,865	7,446	-1,419	-16.0	74	69	-5	-6.5	0.83	0.93
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	39,454	37,930	-1,524	-3.9	341	364	23	6.8	0.86	0.96
Com/Ind: Lo: exi	6,285	6,223	-62	-1.0	115	123	8	7.3	1.83	1.98
Com/Ind Hi: exis	14,940	10,631	-4,310	-28.8	363	280	-83	-22.8	2.43	2.63
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,610	1,626	15	1.0	39	43	4	9.5	2.43	2.63
Ag HGA: Exist	662	628	-34	-5.2	3	4	1	20.2	0.52	0.66
Ag Hmstd Land	1,786	1,789	3	0.2	5	5	1	17.4	0.26	0.30
Ag Non-Hmstd	1,023	973	-50	-4.9	7	8	0	5.8	0.71	0.79
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	313	313	0.0	0	2	2	0.0	0.00	0.80
All other NewCon	0	749	749	0.0	0	7	7	0.0	0.00	0.97
Total	122,560	114,760	-7,801	-6.4	1,284	1,277	-7	-0.6	1.05	1.11

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	1,434	1,275	-159	-11.1
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	1,434	1,275	-159	-11.1
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	36.96	40.67	0.00	0.00
City/Town	21.82	25.96	0.00	0.00
School District	11.97	12.26	4.33	4.34
Special District	0.57	0.61	0.00	0.00
Total	71.32	79.50	4.33	4.34

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	156,000	151,200	-3.1	948	1,080	132	13.9	0.61	0.71
Res Hmstd:Avg Val	233,800	226,600	-3.1	1,607	1,766	159	9.9	0.69	0.78
Res Hmstd: Hi Val	311,700	302,100	-3.1	2,266	2,453	187	8.2	0.73	0.81
Res Hmstd: Ex-Hi Val	467,700	453,200	-3.1	3,538	3,799	262	7.4	0.76	0.84
Seas Rec: Lo Val	50,000	48,100	-3.8	394	422	28	7.0	0.79	0.88
Seas Rec: Hi Val	150,000	144,200	-3.9	1,268	1,350	82	6.5	0.85	0.94
Comm/Ind: Lo Val	150,000	106,700	-28.9	2,768	2,137	-632	-22.8	1.85	2.00
Comm/Ind: Med Val	300,000	213,500	-28.8	6,438	4,690	-1,748	-27.1	2.15	2.2
Comm/Ind: Hi Val	1,000,000	711,500	-28.9	23,562	17,915	-5,647	-24.0	2.36	2.52

Otter Tail County | **Parkers Prairie city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	33,932	31,934	-1,999	-5.9	475	463	-12	-2.6	1.40	1.45
Res Non-Hm: exis	6,807	7,021	214	3.1	117	133	16	13.5	1.72	1.89
Apartments: exis	768	740	-28	-3.7	15	16	1	6.7	1.96	2.17
Low-inc Apts: ex	453	443	-10	-2.1	6	6	0	7.9	1.23	1.35
Seasnl Rec: exis	127	120	-7	-5.4	2	2	0	6.6	1.39	1.57
Com/Ind: Lo: exi	5,125	5,121	-4	-0.1	155	170	15	9.4	3.02	3.31
Com/Ind Hi: exis	2,308	2,710	402	17.4	91	117	26	28.9	3.92	4.31
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,559	1,634	75	4.8	61	70	9	15.0	3.92	4.31
Ag HGA: Exist	197	187	-10	-5.0	3	3	0	1.5	1.54	1.64
Ag Hmstd Land	148	145	-2	-1.5	1	1	0	12.2	0.61	0.69
Ag Non-Hmstd	1,464	1,410	-54	-3.7	19	21	2	8.7	1.31	1.48
Misc props	1,674	1,674	0	0.0	28	31	3	10.3	1.66	1.83
ResHmstd: NewCon	0	65	65	0.0	0	1	1	0.0	0.00	1.45
All other NewCon	0	8	8	0.0	0	0	0	0.0	0.00	1.89
Total	54,562	53,212	-1,350	-2.5	972	1,033	61	6.3	1.78	1.94

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	612	530	-82	-13.4
(-) TIF Tax Capacity	15	15	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	597	515	-82	-13.7
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	36.81	40.49	0.00	0.00
City/Town	80.09	92.84	0.00	0.00
School District	13.86	14.34	32.12	31.94
Special District	0.57	0.61	0.00	0.00
Total	131.33	148.28	32.12	31.94

Tax Burdens on Hypothetical Properties	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	74,900	70,500	-5.9	925	852	-72	-7.8	1.23	1.21
Res Hmstd:Avg Val	112,400	105,800	-5.9	1,566	1,496	-70	-4.5	1.39	1.41
Res Hmstd: Hi Val	149,800	141,000	-5.9	2,211	2,177	-34	-1.5	1.48	1.54
Res Hmstd: Ex-Hi Val	224,700	211,500	-5.9	3,503	3,542	39	1.1	1.56	1.67
Apartment	300,000	289,000	-3.7	5,888	6,280	391	6.6	1.96	2.17
Comm/Ind: Lo Val	150,000	176,100	17.4	4,535	6,090	1,554	34.3	3.02	3.46
Comm/Ind: Med Val	300,000	352,300	17.4	10,422	13,679	3,257	31.3	3.47	3.88
Comm/Ind: Hi Val	1,000,000	1,174,300	17.4	37,893	49,085	11,192	29.5	3.79	4.18

Otter Tail County | **Pelican Rapids city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	43,526	42,204	-1,322	-3.0	404	456	51	12.6	0.93	1.08
Res Non-Hm: exis	7,257	8,088	830	11.4	92	122	30	32.1	1.27	1.50
Apartments: exis	3,884	3,877	-8	-0.2	59	69	10	17.1	1.51	1.77
Low-inc Apts: ex	3,781	3,781	0	0.0	34	41	7	19.1	0.91	1.08
Seasnl Rec: exis	139	61	-78	-56.0	2	1	-1	-45.3	1.34	1.66
Com/Ind: Lo: exi	9,734	9,591	-143	-1.5	247	275	28	11.1	2.54	2.86
Com/Ind Hi: exis	12,750	12,391	-359	-2.8	430	467	37	8.5	3.37	3.77
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	2,770	3,046	277	10.0	93	115	21	22.8	3.37	3.77
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	462	462	0	0.0	2	3	0	9.0	0.52	0.56
Ag Non-Hmstd	429	423	-6	-1.4	5	5	0	8.4	1.18	1.30
Misc props	718	718	0	0.0	12	14	2	16.4	1.70	1.98
ResHmstd: NewCon	0	190	190	0.0	0	2	2	0.0	0.00	1.08
All other NewCon	0	109	109	0.0	0	2	2	0.0	0.00	1.95
Total	85,449	84,941	-508	-0.6	1,382	1,571	189	13.7	1.62	1.85

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	1,061	936	-125	-11.8
(-) TIF Tax Capacity	70	67	-3	-4.8
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	991	869	-121	-12.2
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	36.49	40.15	0.00	0.00
City/Town	75.07	79.88	0.00	0.00
School District	5.55	8.70	3.13	14.65
Special District	1.21	1.27	0.00	0.00
Total	118.32	130.00	3.13	14.65

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	59,400	57,600	-3.0	484	534	50	10.3	0.81	0.93
Res Hmstd:Avg Val	89,000	86,300	-3.0	789	865	77	9.7	0.89	1.00
Res Hmstd: Hi Val	118,600	115,000	-3.0	1,175	1,314	139	11.9	0.99	1.14
Res Hmstd: Ex-Hi Val	178,000	172,600	-3.0	1,950	2,215	265	13.6	1.1	1.28
Apartment	300,000	299,400	-0.2	4,531	5,304	773	17.1	1.51	1.77
Comm/Ind: Lo Val	150,000	145,800	-2.8	3,808	4,175	367	9.6	2.54	2.86
Comm/Ind: Med Val	300,000	291,600	-2.8	8,869	9,632	762	8.6	2.96	3.30
Comm/Ind: Hi Val	1,000,000	971,900	-2.8	32,490	35,271	2,781	8.6	3.25	3.63

Otter Tail County | **Perham city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	89,031	87,217	-1,815	-2.0	822	841	20	2.4	0.92	0.96
Res Non-Hm: exis	18,835	20,195	1,360	7.2	230	259	29	12.5	1.22	1.28
Apartments: exis	11,344	11,074	-270	-2.4	159	164	5	3.3	1.40	1.48
Low-inc Apts: ex	2,689	2,637	-52	-1.9	23	24	1	3.7	0.85	0.90
Seasnl Rec: exis	201	202	1	0.3	2	3	0	6.8	1.17	1.25
Com/Ind: Lo: exi	23,811	23,709	-103	-0.4	572	601	29	5.1	2.40	2.54
Com/Ind Hi: exis	41,967	43,147	1,180	2.8	1,337	1,451	114	8.5	3.19	3.36
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	4,192	4,548	356	8.5	134	153	19	14.5	3.19	3.36
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Non-Hmstd	147	201	54	36.5	2	2	1	45.0	1.08	1.14
Misc props	410	414	3	0.8	6	6	0	6.5	1.47	1.56
ResHmstd: NewCon	0	1,934	1,934	0.0	0	19	19	0.0	0.00	0.96
All other NewCon	0	3,109	3,109	0.0	0	89	89	0.0	0.00	2.86
Total	192,628	198,386	5,758	3.0	3,287	3,613	326	9.9	1.71	1.82

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	2,542	2,458	-85	-3.3
(-) TIF Tax Capacity	466	447	-20	-4.2
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	2,076	2,011	-65	-3.1
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	36.41	40.07	0.00	0.00
City/Town	54.05	56.85	3.03	2.94
School District	12.44	12.58	2.79	2.70
Special District	4.65	4.75	0.00	0.00
Total	107.56	114.25	5.82	5.64

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	80,700	79,100	-2.0	615	604	-11	-1.8	0.76	0.76
Res Hmstd:Avg Val	121,000	118,500	-2.1	1,108	1,117	9	0.8	0.92	0.94
Res Hmstd: Hi Val	161,200	157,900	-2.0	1,600	1,630	30	1.9	0.99	1.03
Res Hmstd: Ex-Hi Val	241,900	237,000	-2.0	2,588	2,660	72	2.8	1.07	1.12
Apartment	300,000	292,900	-2.4	4,208	4,348	140	3.3	1.40	1.48
Comm/Ind: Lo Val	150,000	154,200	2.8	3,606	3,947	341	9.4	2.40	2.56
Comm/Ind: Med Val	300,000	308,400	2.8	8,385	9,134	749	8.9	2.8	2.96
Comm/Ind: Hi Val	1,000,000	1,028,100	2.8	30,687	33,343	2,656	8.7	3.07	3.24

Otter Tail County | **Richville city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	2,204	2,177	-27	-1.2	16	17	2	11.4	0.71	0.80
Res Non-Hm: exis	610	602	-8	-1.3	7	7	1	10.5	1.09	1.22
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	76	76	-1	-0.7	1	1	0	11.3	1.04	1.17
Com/Ind: Lo: exi	254	242	-12	-4.7	6	6	0	4.4	2.21	2.43
Com/Ind Hi: exis	171	215	44	25.5	5	7	2	37.7	2.94	3.22
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	44	45	1	2.3	1	1	0	12.1	2.94	3.22
Ag HGA: Exist	144	143	-1	-0.8	1	1	0	12.1	0.69	0.78
Ag Hmstd Land	542	669	127	23.4	2	3	1	44.3	0.39	0.45
Ag Non-Hmstd	200	72	-128	-63.9	2	1	-1	-59.5	0.97	1.09
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	8	8	0.0	0	0	0	0.0	0.00	2.52
Total	4,246	4,249	3	0.1	40	45	5	12.4	0.94	1.06

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	44	37	-7	-15.7
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	44	37	-7	-15.7
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	36.96	40.66	0.00	0.00
City/Town	43.27	51.36	0.00	0.00
School District	11.86	12.00	2.79	2.70
Special District	4.72	4.76	0.00	0.00
Total	96.82	108.79	2.79	2.70

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	49,000	48,400	-1.2	292	329	37	12.6	0.6	0.68
Res Hmstd:Avg Val	73,500	72,600	-1.2	438	493	55	12.6	0.6	0.68
Res Hmstd: Hi Val	97,900	96,700	-1.2	691	768	77	11.1	0.71	0.79
Res Hmstd: Ex-Hi Val	146,900	145,100	-1.2	1,223	1,355	132	10.8	0.83	0.93
Comm/Ind: Lo Val	150,000	188,300	25.5	3,319	4,873	1,554	46.8	2.21	2.59
Comm/Ind: Med Val	300,000	376,600	25.5	7,730	10,946	3,216	41.6	2.58	2.91
Comm/Ind: Hi Val	1,000,000	1,255,300	25.5	28,317	39,284	10,967	38.7	2.83	3.13

Otter Tail County | **Underwood city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	11,528	10,800	-728	-6.3	98	107	9	9.3	0.85	0.99
Res Non-Hm: exis	1,308	2,060	752	57.5	15	28	13	90.5	1.13	1.37
Apartments: exis	256	256	0	0.0	3	4	1	18.2	1.35	1.60
Low-inc Apts: ex	296	296	0	0.0	2	3	0	18.1	0.82	0.96
Seasnl Rec: exis	1,300	1,484	184	14.2	15	20	5	34.4	1.14	1.34
Com/Ind: Lo: exi	1,418	1,392	-26	-1.8	33	37	4	11.9	2.35	2.68
Com/Ind Hi: exis	539	533	-6	-1.1	17	19	2	12.7	3.12	3.55
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	240	290	50	21.0	7	10	3	38.0	3.12	3.55
Ag HGA: Exist	244	248	4	1.7	3	3	1	20.0	1.03	1.21
Ag Hmstd Land	199	190	-9	-4.4	1	1	0	19.9	0.46	0.57
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Misc props	105	101	-4	-3.4	2	2	0	12.9	1.90	2.22
ResHmstd: NewCon	0	53	53	0.0	0	1	1	0.0	0.00	0.99
All other NewCon	0	7	7	0.0	0	0	0	0.0	0.00	1.34
Total	17,432	17,710	278	1.6	196	235	39	19.9	1.13	1.33

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	189	167	-22	-11.6
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	189	167	-22	-11.6
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	36.75	40.44	0.00	0.00
City/Town	45.18	59.48	0.00	0.00
School District	22.60	24.14	3.73	3.86
Special District	0.57	0.61	0.00	0.00
Total	105.11	124.67	3.73	3.86

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	66,300	62,100	-6.3	456	488	32	7.0	0.69	0.79
Res Hmstd:Avg Val	99,400	93,100	-6.3	799	837	38	4.7	0.80	0.9
Res Hmstd: Hi Val	132,500	124,100	-6.3	1,189	1,270	81	6.8	0.9	1.02
Res Hmstd: Ex-Hi Val	198,800	186,200	-6.3	1,970	2,138	167	8.5	0.99	1.15
Apartment	300,000	300,000	0.0	4,054	4,791	737	18.2	1.35	1.6
Seas Rec: Lo Val	50,000	57,100	14.2	563	759	196	34.7	1.13	1.33
Seas Rec: Hi Val	150,000	171,300	14.2	1,775	2,395	620	35.0	1.18	1.4
Comm/Ind: Lo Val	150,000	148,300	-1.1	3,520	3,968	448	12.7	2.35	2.68
Comm/Ind: Med Val	300,000	296,600	-1.1	8,194	9,224	1,029	12.6	2.73	3.11
Comm/Ind: Hi Val	1,000,000	988,500	-1.2	30,008	33,815	3,807	12.7	3.00	3.42

Otter Tail County | **Vergas city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	12,910	12,770	-140	-1.1	136	149	12	9.0	1.06	1.16
Res Non-Hm: exis	1,544	1,548	5	0.3	22	24	2	8.8	1.45	1.57
Apartments: exis	1,579	1,677	98	6.2	24	29	4	17.8	1.53	1.70
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	5,112	5,130	18	0.4	58	65	7	12.1	1.13	1.26
Com/Ind: Lo: exi	1,743	1,740	-3	-0.2	44	48	4	9.1	2.52	2.76
Com/Ind Hi: exis	368	400	32	8.6	12	14	2	19.0	3.28	3.59
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	289	310	21	7.1	9	11	2	17.3	3.28	3.59
Ag HGA: Exist	427	431	4	0.9	4	5	0	10.7	1.02	1.12
Ag Hmstd Land	908	884	-24	-2.6	4	4	0	11.1	0.41	0.47
Ag Non-Hmstd	99	124	25	25.2	1	1	0	41.3	1.02	1.15
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	494	494	0.0	0	6	6	0.0	0.00	1.16
All other NewCon	0	389	389	0.0	0	6	6	0.0	0.00	1.61
Total	24,980	25,899	919	3.7	315	362	47	14.8	1.26	1.40

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	266	246	-19	-7.3
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	266	246	-19	-7.3
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	36.96	40.67	0.00	0.00
City/Town	49.72	56.61	0.00	0.00
School District	14.92	17.49	25.71	25.99
Special District	0.57	0.61	0.00	0.00
Total	102.16	115.37	25.71	25.99

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	71,800	71,000	-1.1	631	676	45	7.1	0.88	0.95
Res Hmstd:Avg Val	107,600	106,400	-1.1	1,100	1,185	85	7.7	1.02	1.11
Res Hmstd: Hi Val	143,400	141,800	-1.1	1,590	1,722	132	8.3	1.11	1.21
Res Hmstd: Ex-Hi Val	215,200	212,900	-1.1	2,573	2,801	228	8.9	1.2	1.32
Apartment	300,000	318,600	6.2	4,602	5,423	820	17.8	1.53	1.70
Seas Rec: Lo Val	50,000	50,200	0.4	549	621	72	13.1	1.1	1.24
Seas Rec: Hi Val	150,000	150,500	0.3	1,730	1,953	223	12.9	1.15	1.3
Comm/Ind: Lo Val	150,000	162,900	8.6	3,783	4,599	816	21.6	2.52	2.82
Comm/Ind: Med Val	300,000	325,900	8.6	8,699	10,450	1,751	20.1	2.9	3.21
Comm/Ind: Hi Val	1,000,000	1,086,300	8.6	31,638	37,746	6,108	19.3	3.16	3.47

Otter Tail County | **Vining city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	1,479	1,490	12	0.8	11	13	3	25.4	0.72	0.90
Res Non-Hm: exis	392	358	-34	-8.6	4	5	0	4.7	1.15	1.32
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	99	97	-1	-1.1	1	1	0	15.1	0.89	1.04
Com/Ind: Lo: exi	599	585	-14	-2.4	13	14	1	9.0	2.19	2.45
Com/Ind Hi: exis	121	112	-8	-7.0	3	4	0	4.0	2.84	3.18
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	88	92	4	4.4	3	3	0	16.8	2.84	3.18
Ag HGA: Exist	426	424	-2	-0.5	3	4	1	22.2	0.72	0.89
Ag Hmstd Land	768	755	-12	-1.6	2	2	0	17.9	0.23	0.27
Ag Non-Hmstd	254	253	-2	-0.6	2	2	0	16.4	0.81	0.95
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	10	10	0.0	0	0	0	0.0	0.00	0.90
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	4,225	4,177	-48	-1.1	42	48	6	14.8	0.99	1.16

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	44	37	-7	-15.4
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	44	37	-7	-15.4
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	36.98	40.69	0.00	0.00
City/Town	30.71	39.19	0.00	0.00
School District	13.14	14.85	23.85	25.08
Special District	0.57	0.61	0.00	0.00
Total	81.40	95.34	23.85	25.08

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	37,900	38,200	0.8	247	314	67	27.1	0.65	0.82
Res Hmstd:Avg Val	56,900	57,400	0.9	371	472	101	27.2	0.65	0.82
Res Hmstd: Hi Val	75,800	76,400	0.8	495	631	136	27.5	0.65	0.83
Res Hmstd: Ex-Hi Val	113,700	114,600	0.8	927	1,123	197	21.2	0.81	0.98
Comm/Ind: Lo Val	150,000	139,500	-7.0	3,288	3,414	126	3.8	2.19	2.45
Comm/Ind: Med Val	300,000	279,100	-7.0	7,553	7,777	224	3.0	2.52	2.79
Comm/Ind: Hi Val	1,000,000	930,300	-7.0	27,454	28,484	1,029	3.7	2.75	3.06

Otter Tail County | **Urbank city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	1,478	1,427	-51	-3.5	9	12	3	32.2	0.60	0.82
Res Non-Hm: exis	410	446	36	8.7	4	5	1	26.2	1.00	1.16
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	287	286	-1	-0.4	6	6	1	12.9	1.99	2.26
Com/Ind Hi: exis	113	103	-10	-8.9	3	3	0	3.8	2.55	2.91
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	52	54	2	3.7	1	2	0	18.1	2.55	2.91
Ag HGA: Exist	163	161	-2	-1.0	1	1	1	56.2	0.57	0.90
Ag Hmstd Land	688	687	-2	-0.3	2	2	1	30.5	0.25	0.32
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	3	3	0.0	0	0	0	0.0	0.00	0.82
All other NewCon	0	1	1	0.0	0	0	0	0.0	0.00	1.16
Total	3,191	3,168	-24	-0.7	25	32	6	23.9	0.80	1.00

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	32	26	-6	-18.6
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	32	26	-6	-18.6
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	36.94	40.64	0.00	0.00
City/Town	11.05	22.41	0.00	0.00
School District	14.04	14.55	32.12	31.94
Special District	0.57	0.61	0.00	0.00
Total	62.60	78.21	32.12	31.94

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	39,400	38,000	-3.6	216	300	84	39.0	0.55	0.79
Res Hmstd:Avg Val	59,100	57,100	-3.4	323	450	127	39.2	0.55	0.79
Res Hmstd: Hi Val	78,800	76,100	-3.4	445	601	156	35.0	0.56	0.79
Res Hmstd: Ex-Hi Val	118,200	114,100	-3.5	854	1,046	192	22.5	0.72	0.92
Comm/Ind: Lo Val	150,000	136,600	-8.9	2,989	3,086	97	3.2	1.99	2.26
Comm/Ind: Med Val	300,000	273,300	-8.9	6,814	6,972	158	2.3	2.27	2.55
Comm/Ind: Hi Val	1,000,000	910,900	-8.9	24,664	25,500	836	3.4	2.47	2.8

Otter Tail County | **Rothsay city (part)**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	6,177	6,072	-105	-1.7	96	116	20	21.2	1.55	1.92
Res Non-Hm: exis	410	448	38	9.2	8	10	3	36.7	1.84	2.30
Apartments: exis	199	199	0	0.0	4	5	1	24.4	2.12	2.64
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	616	604	-12	-1.9	19	23	3	16.8	3.15	3.75
Com/Ind Hi: exis	198	199	0	0.2	8	9	1	18.2	3.99	4.71
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	79	76	-3	-4.2	3	4	0	13.1	3.99	4.71
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Misc props	46	46	0	0.0	1	1	0	24.4	2.12	2.64
ResHmstd: NewCon	0	13	13	0.0	0	0	0	0.0	0.00	1.92
All other NewCon	0	14	14	0.0	0	0	0	0.0	0.00	2.30
Total	7,726	7,670	-56	-0.7	139	169	30	21.6	1.80	2.21

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	84	67	-17	-20.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	84	67	-17	-20.0
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	36.73	40.38	0.00	0.00
City/Town	71.99	88.58	0.00	0.00
School District	9.50	9.83	63.47	89.49
Special District	0.57	0.61	0.00	0.00
Total	118.80	139.40	63.47	89.49

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	58,900	57,900	-1.7	838	1,002	164	19.6	1.42	1.73
Res Hmstd:Avg Val	88,200	86,700	-1.7	1,315	1,574	260	19.7	1.49	1.82
Res Hmstd: Hi Val	117,600	115,600	-1.7	1,877	2,272	395	21.0	1.6	1.97
Res Hmstd: Ex-Hi Val	176,500	173,500	-1.7	3,003	3,670	666	22.2	1.70	2.12
Apartment	300,000	300,000	0.0	6,359	7,912	1,553	24.4	2.12	2.64
Comm/Ind: Lo Val	150,000	150,300	0.2	4,724	5,643	919	19.5	3.15	3.75
Comm/Ind: Med Val	300,000	300,600	0.2	10,705	12,715	2,010	18.8	3.57	4.23
Comm/Ind: Hi Val	1,000,000	1,002,000	0.2	38,615	45,717	7,101	18.4	3.86	4.56

Otter Tail County | **Wadena city (part)**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	4,644	4,365	-279	-6.0	47	47	0	1.0	1.01	1.08
Res Non-Hm: exis	133	384	251	188.2	2	5	3	198.0	1.25	1.29
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	4	4	0	-1.6	0	0	0	5.8	2.35	2.52
Com/Ind Hi: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	28	28	0.0	0	0	0	0.0	0.00	1.08
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	4,782	4,782	0	0.0	48	53	4	8.4	1.01	1.10

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	48	41	-6	-13.3
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	48	41	-6	-13.3
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	36.27	39.91	0.00	0.00
City/Town	36.24	38.36	0.00	0.00
School District	19.52	24.53	21.50	20.72
Special District	1.20	0.47	0.00	0.00
Total	93.23	103.28	21.50	20.72

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	110,600	103,900	-6.1	996	1,000	4	0.4	0.90	0.96
Res Hmstd:Avg Val	165,900	155,900	-6.0	1,680	1,694	13	0.8	1.01	1.09
Res Hmstd: Hi Val	221,100	207,800	-6.0	2,363	2,385	22	0.9	1.07	1.15
Res Hmstd: Ex-Hi Val	331,700	311,800	-6.0	3,732	3,772	40	1.1	1.13	1.21

Pennington County | **Goodridge city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	1,065	1,026	-39	-3.6	17	16	-1	-5.8	1.58	1.55
Res Non-Hm: exis	133	155	23	17.1	3	4	1	25.0	2.12	2.27
Apartments: exis	113	113	0	0.0	3	3	0	10.7	2.33	2.58
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	176	178	2	1.0	6	7	1	11.0	3.41	3.75
Com/Ind Hi: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	39	38	-1	-2.5	2	2	0	7.8	4.35	4.81
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Non-Hmstd	25	47	22	87.6	0	1	0	117.6	1.39	1.61
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	41	41	0.0	0	1	1	0.0	0.00	1.55
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	1,551	1,599	48	3.1	30	32	2	6.1	1.96	2.02

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	17	13	-4	-22.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	17	13	-4	-22.0
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	72.09	77.76	0.00	0.00
City/Town	55.25	70.85	0.00	0.00
School District	5.42	5.55	56.99	54.35
Special District	5.78	6.53	3.31	3.15
Total	138.52	160.69	60.31	57.50

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	16,900	16,300	-3.6	268	251	-18	-6.5	1.59	1.54
Res Hmstd:Avg Val	25,400	24,500	-3.5	403	377	-26	-6.5	1.59	1.54
Res Hmstd: Hi Val	33,800	32,600	-3.6	537	502	-35	-6.5	1.59	1.54
Res Hmstd: Ex-Hi Val	50,700	48,900	-3.6	805	753	-53	-6.5	1.59	1.54
Apartment	300,000	300,000	0.0	7,004	7,751	747	10.7	2.33	2.58

Pennington County | **St. Hilaire city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	5,168	6,187	1,019	19.7	63	77	13	21.2	1.23	1.24
Res Non-Hm: exis	857	788	-68	-8.0	14	14	0	-0.6	1.62	1.75
Apartments: exis	0	57	57	0.0	0	1	1	0.0	0.00	2.07
Low-inc Apts: ex	228	171	-57	-25.0	3	2	-1	-19.0	1.18	1.28
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	1,205	1,190	-15	-1.3	36	38	2	6.1	2.99	3.21
Com/Ind Hi: exis	1,239	1,327	88	7.1	49	56	7	15.1	3.92	4.21
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	150	157	8	5.1	6	7	1	13.0	3.92	4.21
Ag HGA: Exist	69	82	13	18.6	1	1	0	17.1	1.18	1.16
Ag Hmstd Land	22	22	0	0.0	0	0	0	11.9	0.48	0.54
Ag Non-Hmstd	119	119	0	0.0	2	2	0	9.0	1.37	1.49
Misc props	24	24	0	0.0	0	0	0	8.2	1.92	2.07
ResHmstd: NewCon	0	72	72	0.0	0	1	1	0.0	0.00	1.24
All other NewCon	0	185	185	0.0	0	7	7	0.0	0.00	3.66
Total	9,081	10,381	1,300	14.3	173	206	32	18.6	1.91	1.98

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	110	106	-4	-3.7
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	110	106	-4	-3.7
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	69.86	75.50	0.00	0.00
City/Town	32.30	34.90	0.00	0.00
School District	28.63	31.96	17.71	18.21
Special District	5.78	6.53	3.31	3.15
Total	136.58	148.88	21.02	21.35

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	39,200	46,900	19.6	461	519	58	12.6	1.18	1.11
Res Hmstd:Avg Val	58,700	70,300	19.8	690	778	88	12.7	1.18	1.11
Res Hmstd: Hi Val	78,300	93,700	19.7	932	1,166	234	25.1	1.19	1.24
Res Hmstd: Ex-Hi Val	117,500	140,700	19.7	1,585	2,029	444	28.0	1.35	1.44
Comm/Ind: Lo Val	150,000	160,600	7.1	4,487	5,267	780	17.4	2.99	3.28
Comm/Ind: Med Val	300,000	321,200	7.1	10,365	12,033	1,669	16.1	3.45	3.75
Comm/Ind: Hi Val	1,000,000	1,070,600	7.1	37,793	43,609	5,815	15.4	3.78	4.07

Pennington County | **Thief River Falls city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	219,284	223,084	3,800	1.7	3,100	3,184	83	2.7	1.41	1.43
Res Non-Hm: exis	20,252	22,108	1,856	9.2	353	421	68	19.4	1.74	1.90
Apartments: exis	14,201	14,252	51	0.4	289	317	28	9.7	2.04	2.23
Low-inc Apts: ex	7,140	7,137	-3	0.0	89	98	8	9.1	1.25	1.37
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	24,570	24,529	-41	-0.2	770	833	63	8.2	3.13	3.40
Com/Ind Hi: exis	39,681	39,591	-90	-0.2	1,630	1,764	134	8.2	4.11	4.46
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	3,023	3,197	174	5.8	124	142	18	14.7	4.11	4.46
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Non-Hmstd	577	582	5	0.9	8	9	1	11.2	1.46	1.61
Misc props	1,761	1,754	-7	-0.4	41	44	4	8.8	2.32	2.54
ResHmstd: NewCon	0	1,056	1,056	0.0	0	15	15	0.0	0.00	1.43
All other NewCon	0	694	694	0.0	0	24	24	0.0	0.00	3.46
Total	330,489	337,984	7,495	2.3	6,406	6,852	446	7.0	1.94	2.03

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	3,879	3,419	-461	-11.9
(-) TIF Tax Capacity	133	121	-13	-9.4
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	3,746	3,298	-448	-12.0
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	70.53	76.02	0.00	0.00
City/Town	40.49	45.99	0.00	0.00
School District	29.30	32.48	17.71	18.21
Special District	5.78	6.53	3.31	3.15
Total	146.10	161.01	21.02	21.35

Tax Burdens on Hypothetical Properties	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	65,200	66,300	1.7	829	782	-47	-5.6	1.27	1.18
Res Hmstd:Avg Val	97,700	99,400	1.7	1,348	1,357	9	0.7	1.38	1.37
Res Hmstd: Hi Val	130,300	132,600	1.8	1,922	2,011	88	4.6	1.48	1.52
Res Hmstd: Ex-Hi Val	195,400	198,800	1.7	3,069	3,314	245	8.0	1.57	1.67
Apartment	300,000	301,100	0.4	6,109	6,703	594	9.7	2.04	2.23
Comm/Ind: Lo Val	150,000	149,700	-0.2	4,701	5,083	382	8.1	3.13	3.4
Comm/Ind: Med Val	300,000	299,300	-0.2	10,864	11,746	882	8.1	3.62	3.92
Comm/Ind: Hi Val	1,000,000	997,700	-0.2	39,626	42,867	3,241	8.2	3.96	4.3

Pine County | **Askov city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	9,272	8,282	-991	-10.7	125	110	-15	-11.8	1.35	1.33
Res Non-Hm: exis	2,070	1,772	-298	-14.4	34	35	0	0.7	1.67	1.96
Apartments: exis	30	29	-1	-3.7	1	1	0	13.1	2.05	2.40
Low-inc Apts: ex	861	816	-45	-5.2	11	12	1	11.3	1.24	1.45
Seasnl Rec: exis	239	213	-26	-11.0	4	4	0	4.1	1.67	1.95
Com/Ind: Lo: exi	2,054	2,017	-36	-1.8	65	73	8	12.5	3.17	3.63
Com/Ind Hi: exis	589	606	17	2.9	25	29	4	17.8	4.21	4.82
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	404	434	31	7.7	17	21	4	25.7	4.13	4.82
Ag HGA: Exist	578	517	-61	-10.6	8	8	0	-2.9	1.44	1.56
Ag Hmstd Land	355	333	-22	-6.1	2	2	0	19.2	0.54	0.69
Ag Non-Hmstd	147	140	-8	-5.2	2	3	0	11.5	1.59	1.87
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	41	41	0.0	0	1	1	0.0	0.00	1.33
All other NewCon	0	26	26	0.0	0	1	1	0.0	0.00	1.96
Total	16,598	15,226	-1,373	-8.3	294	299	5	1.8	1.77	1.97

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	182	141	-40	-22.1
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	182	141	-40	-22.1
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	47.80	53.63	0.00	0.00
City/Town	73.30	94.11	0.00	0.00
School District	34.88	35.93	6.31	6.92
Special District	2.59	2.93	0.00	0.00
Total	158.57	186.60	6.31	6.92

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	57,800	51,600	-10.7	722	613	-108	-15.0	1.25	1.19
Res Hmstd:Avg Val	86,700	77,400	-10.7	1,135	933	-202	-17.8	1.31	1.21
Res Hmstd: Hi Val	115,500	103,200	-10.6	1,636	1,476	-160	-9.8	1.42	1.43
Res Hmstd: Ex-Hi Val	173,300	154,800	-10.7	2,641	2,561	-80	-3.0	1.52	1.65
Apartment	300,000	288,800	-3.7	6,136	6,936	801	13.0	2.05	2.40
Comm/Ind: Lo Val	150,000	154,300	2.9	4,761	5,660	899	18.9	3.17	3.67
Comm/Ind: Med Val	300,000	308,600	2.9	11,078	13,102	2,024	18.3	3.69	4.25
Comm/Ind: Hi Val	1,000,000	1,028,500	2.9	40,556	47,826	7,271	17.9	4.06	4.65

Pine County | **Brook Park city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	3,625	3,405	-220	-6.1	24	26	3	10.6	0.66	0.78
Res Non-Hm: exis	1,054	1,091	38	3.6	10	12	2	16.3	0.97	1.09
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	135	126	-9	-6.5	1	1	0	5.2	0.92	1.04
Com/Ind: Lo: exi	511	449	-63	-12.2	11	10	0	-4.1	2.10	2.29
Com/Ind Hi: exis	484	514	30	6.2	13	16	2	16.2	2.77	3.03
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	34	32	-2	-6.5	1	1	0	2.3	2.77	3.03
Ag HGA: Exist	246	234	-12	-4.8	2	2	0	8.4	0.73	0.83
Ag Hmstd Land	182	171	-12	-6.4	0	0	0	34.7	0.12	0.18
Ag Non-Hmstd	311	290	-21	-6.7	3	3	0	5.4	0.85	0.96
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	68	68	0.0	0	1	1	0.0	0.00	1.09
Total	6,581	6,379	-202	-3.1	65	72	7	11.0	0.99	1.13

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	73	61	-12	-16.3
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	73	61	-12	-16.3
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	47.78	53.57	0.00	0.00
City/Town	21.32	26.89	0.00	0.00
School District	15.45	14.99	9.39	9.01
Special District	0.17	0.20	0.00	0.00
Total	84.72	95.65	9.39	9.01

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	57,600	54,100	-6.1	312	359	48	15.3	0.54	0.66
Res Hmstd:Avg Val	86,300	81,100	-6.0	517	562	45	8.7	0.6	0.69
Res Hmstd: Hi Val	115,100	108,100	-6.1	814	868	54	6.6	0.71	0.80
Res Hmstd: Ex-Hi Val	172,600	162,100	-6.1	1,407	1,480	73	5.2	0.82	0.91
Comm/Ind: Lo Val	150,000	159,300	6.2	3,146	3,719	573	18.2	2.1	2.33
Comm/Ind: Med Val	300,000	318,700	6.2	7,293	8,541	1,248	17.1	2.43	2.68
Comm/Ind: Hi Val	1,000,000	1,062,200	6.2	26,649	31,036	4,387	16.5	2.66	2.92

Pine County | **Bruno city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	2,126	2,149	23	1.1	17	19	2	11.4	0.82	0.90
Res Non-Hm: exis	523	411	-112	-21.4	6	6	-1	-10.1	1.20	1.37
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	95	86	-9	-9.0	1	1	0	3.7	1.17	1.33
Com/Ind: Lo: exi	372	360	-12	-3.3	9	10	1	7.6	2.44	2.71
Com/Ind Hi: exis	771	806	35	4.5	25	29	4	16.3	3.23	3.60
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	145	159	14	9.7	5	6	1	22.1	3.23	3.60
Ag HGA: Exist	418	393	-24	-5.8	3	3	0	2.9	0.80	0.87
Ag Hmstd Land	357	343	-15	-4.1	1	1	0	20.6	0.28	0.35
Ag Non-Hmstd	132	125	-7	-5.6	1	2	0	7.9	1.10	1.25
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	4,939	4,831	-108	-2.2	69	77	8	11.0	1.40	1.59

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	59	50	-9	-15.4
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	59	50	-9	-15.4
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	47.79	53.62	0.00	0.00
City/Town	24.29	32.71	0.00	0.00
School District	34.51	35.60	6.30	6.90
Special District	2.59	2.93	0.00	0.00
Total	109.18	124.87	6.30	6.90

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	47,300	47,800	1.1	357	391	34	9.6	0.75	0.82
Res Hmstd:Avg Val	70,900	71,700	1.1	535	587	52	9.6	0.75	0.82
Res Hmstd: Hi Val	94,500	95,500	1.1	804	901	97	12.0	0.85	0.94
Res Hmstd: Ex-Hi Val	141,700	143,200	1.1	1,391	1,583	191	13.8	0.98	1.11
Comm/Ind: Lo Val	150,000	156,700	4.5	3,650	4,304	654	17.9	2.43	2.75
Comm/Ind: Med Val	300,000	313,500	4.5	8,485	9,931	1,446	17.0	2.83	3.17
Comm/Ind: Hi Val	1,000,000	1,044,900	4.5	31,047	36,178	5,131	16.5	3.10	3.46

Pine County | **Denham city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	1,138	1,101	-38	-3.3	7	8	1	19.0	0.62	0.77
Res Non-Hm: exis	655	645	-10	-1.5	6	7	1	11.3	0.90	1.02
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	403	327	-76	-18.8	4	3	0	-7.0	0.93	1.07
Com/Ind: Lo: exi	206	203	-4	-1.8	4	5	0	8.4	2.02	2.23
Com/Ind Hi: exis	12	11	-1	-11.5	0	0	0	-2.1	2.68	2.96
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	297	316	18	6.1	8	9	1	17.3	2.68	2.96
Ag HGA: Exist	274	257	-17	-6.0	2	2	0	9.0	0.75	0.87
Ag Hmstd Land	290	289	-1	-0.5	1	1	0	22.6	0.26	0.32
Ag Non-Hmstd	284	277	-7	-2.3	2	3	0	11.9	0.82	0.94
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	68	68	0.0	0	1	1	0.0	0.00	0.77
All other NewCon	0	38	38	0.0	0	0	0	0.0	0.00	1.02
Total	3,560	3,531	-28	-0.8	34	39	5	14.6	0.96	1.11

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	39	35	-3	-8.8
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	39	35	-3	-8.8
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	47.81	53.65	0.00	0.00
City/Town	19.56	26.96	0.00	0.00
School District	14.31	12.96	6.20	6.02
Special District	0.17	0.20	0.00	0.00
Total	81.85	93.77	6.20	6.02

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	63,300	61,200	-3.3	304	381	77	25.3	0.48	0.62
Res Hmstd:Avg Val	94,900	91,700	-3.4	549	643	95	17.3	0.58	0.70
Res Hmstd: Hi Val	126,500	122,300	-3.3	855	974	119	13.9	0.68	0.8
Res Hmstd: Ex-Hi Val	189,700	183,400	-3.3	1,469	1,636	167	11.4	0.77	0.89
Seas Rec: Lo Val	50,000	40,600	-18.8	447	414	-33	-7.4	0.89	1.02
Seas Rec: Hi Val	150,000	121,800	-18.8	1,426	1,299	-126	-8.9	0.95	1.07
Comm/Ind: Lo Val	150,000	132,800	-11.5	3,033	2,966	-67	-2.2	2.02	2.23
Comm/Ind: Med Val	300,000	265,600	-11.5	7,047	6,769	-277	-3.9	2.35	2.55
Comm/Ind: Hi Val	1,000,000	885,200	-11.5	25,776	25,096	-680	-2.6	2.58	2.84

Pine County | **Finlayson city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	10,198	9,775	-423	-4.1	106	110	4	3.9	1.04	1.12
Res Non-Hm: exis	2,136	1,982	-154	-7.2	28	29	1	5.3	1.29	1.47
Apartments: exis	804	763	-41	-5.1	12	13	1	8.1	1.53	1.74
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	50	118	68	136.5	1	2	1	171.3	1.22	1.40
Com/Ind: Lo: exi	1,984	1,824	-160	-8.1	51	52	1	2.4	2.55	2.84
Com/Ind Hi: exis	1,574	1,425	-149	-9.5	53	54	1	1.0	3.37	3.76
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	406	417	11	2.8	13	16	2	16.0	3.30	3.73
Ag HGA: Exist	1,130	1,091	-39	-3.4	12	13	1	6.1	1.07	1.17
Ag Hmstd Land	1,008	969	-40	-3.9	4	4	1	16.4	0.35	0.42
Ag Non-Hmstd	567	467	-100	-17.6	7	6	0	-5.1	1.15	1.32
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	8	8	0.0	0	0	0	0.0	0.00	0.94
Total	19,857	18,838	-1,018	-5.1	285	298	13	4.4	1.44	1.58

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	226	190	-36	-15.7
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	226	190	-36	-15.7
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	47.79	53.63	0.00	0.00
City/Town	49.04	60.64	0.00	0.00
School District	15.45	15.03	9.39	9.01
Special District	2.59	2.93	0.00	0.00
Total	114.88	132.23	9.39	9.01

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	78,200	75,000	-4.1	670	663	-7	-1.1	0.86	0.88
Res Hmstd:Avg Val	117,200	112,300	-4.2	1,189	1,227	38	3.2	1.01	1.09
Res Hmstd: Hi Val	156,200	149,700	-4.2	1,709	1,800	91	5.3	1.09	1.20
Res Hmstd: Ex-Hi Val	234,400	224,700	-4.1	2,751	2,949	197	7.2	1.17	1.31
Apartment	300,000	284,700	-5.1	4,590	4,962	373	8.1	1.53	1.74
Comm/Ind: Lo Val	150,000	135,800	-9.5	3,824	3,857	33	0.9	2.55	2.84
Comm/Ind: Med Val	300,000	271,600	-9.5	8,877	8,829	-48	-0.5	2.96	3.25
Comm/Ind: Hi Val	1,000,000	905,400	-9.5	32,454	32,641	187	0.6	3.25	3.61

Pine County | **Henriette city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	1,865	1,698	-167	-8.9	24	23	-1	-5.0	1.28	1.33
Res Non-Hm: exis	499	530	31	6.2	8	11	2	26.1	1.67	1.99
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	63	56	-6	-10.1	1	1	0	7.4	1.48	1.76
Com/Ind: Lo: exi	361	335	-26	-7.3	11	12	1	6.5	3.05	3.51
Com/Ind Hi: exis	61	76	15	25.3	2	4	1	44.4	3.99	4.60
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	32	32	-1	-2.8	1	1	0	12.0	3.99	4.60
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Non-Hmstd	51	47	-4	-7.7	1	1	0	10.7	1.40	1.68
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	60	60	0.0	0	1	1	0.0	0.00	1.33
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	2,932	2,834	-98	-3.3	49	52	4	8.0	1.66	1.85

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	32	25	-7	-21.1
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	32	25	-7	-21.1
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	47.80	53.64	0.00	0.00
City/Town	74.97	95.01	0.00	0.00
School District	17.12	19.19	21.59	21.83
Special District	0.17	0.20	0.00	0.00
Total	140.07	168.05	21.59	21.83

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	40,100	36,500	-9.0	488	448	-40	-8.2	1.22	1.23
Res Hmstd:Avg Val	60,200	54,800	-9.0	732	672	-60	-8.2	1.22	1.23
Res Hmstd: Hi Val	80,200	73,000	-9.0	996	895	-101	-10.1	1.24	1.23
Res Hmstd: Ex-Hi Val	120,300	109,500	-9.0	1,681	1,619	-62	-3.7	1.4	1.48
Comm/Ind: Lo Val	150,000	188,000	25.3	4,574	7,007	2,433	53.2	3.05	3.73
Comm/Ind: Med Val	300,000	376,000	25.3	10,565	15,658	5,093	48.2	3.52	4.16
Comm/Ind: Hi Val	1,000,000	1,253,500	25.4	38,522	56,036	17,514	45.5	3.85	4.47

Pine County | **Hinckley city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	38,071	35,550	-2,521	-6.6	322	325	4	1.1	0.84	0.91
Res Non-Hm: exis	11,828	11,332	-497	-4.2	132	139	6	4.9	1.12	1.22
Apartments: exis	9,434	8,955	-479	-5.1	126	132	6	4.6	1.33	1.47
Low-inc Apts: ex	3,395	3,221	-174	-5.1	28	29	1	4.3	0.81	0.90
Seasnl Rec: exis	792	733	-59	-7.5	11	11	0	1.9	1.33	1.47
Com/Ind: Lo: exi	13,183	12,823	-360	-2.7	305	322	17	5.6	2.32	2.51
Com/Ind Hi: exis	40,579	38,023	-2,556	-6.3	1,240	1,263	23	1.8	3.06	3.32
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,683	1,793	110	6.5	51	59	8	16.3	3.04	3.32
Ag HGA: Exist	106	100	-7	-6.1	1	1	0	0.3	0.83	0.88
Ag Hmstd Land	164	203	40	24.3	1	1	0	62.0	0.37	0.48
Ag Non-Hmstd	2,337	2,177	-160	-6.8	23	24	1	3.6	0.99	1.10
Misc props	140	130	-10	-7.3	2	2	0	2.3	1.58	1.75
ResHmstd: NewCon	0	80	80	0.0	0	1	1	0.0	0.00	0.91
All other NewCon	0	1,699	1,699	0.0	0	33	33	0.0	0.00	1.92
Total	121,712	116,819	-4,893	-4.0	2,241	2,341	100	4.5	1.84	2.00

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	1,725	1,565	-161	-9.3
(-) TIF Tax Capacity	237	233	-4	-1.8
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	1,488	1,332	-156	-10.5
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	47.76	53.60	0.00	0.00
City/Town	33.45	38.87	0.00	0.00
School District	15.45	15.02	9.39	9.01
Special District	2.59	2.93	0.00	0.00
Total	99.26	110.42	9.39	9.01

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	73,000	68,200	-6.6	501	513	12	2.4	0.69	0.75
Res Hmstd:Avg Val	109,400	102,200	-6.6	915	911	-4	-0.4	0.84	0.89
Res Hmstd: Hi Val	145,800	136,100	-6.7	1,343	1,350	7	0.5	0.92	0.99
Res Hmstd: Ex-Hi Val	218,800	204,300	-6.6	2,202	2,232	30	1.4	1.01	1.09
Apartment	300,000	284,800	-5.1	4,004	4,188	184	4.6	1.33	1.47
Comm/Ind: Lo Val	150,000	140,600	-6.3	3,473	3,534	61	1.7	2.32	2.51
Comm/Ind: Med Val	300,000	281,100	-6.3	8,056	8,123	67	0.8	2.69	2.89
Comm/Ind: Hi Val	1,000,000	937,000	-6.3	29,446	29,905	459	1.6	2.94	3.19

Pine County | **Kerrick city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	1,562	1,333	-229	-14.6	16	14	-2	-10.8	1.00	1.05
Res Non-Hm: exis	543	542	-1	-0.2	7	8	1	10.8	1.32	1.47
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	133	127	-6	-4.6	2	2	0	5.6	1.34	1.48
Com/Ind: Lo: exi	181	177	-5	-2.6	5	5	0	6.5	2.69	2.93
Com/Ind Hi: exis	143	185	42	29.5	5	7	2	41.5	3.56	3.89
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	158	166	8	5.1	5	6	1	20.5	3.39	3.89
Ag HGA: Exist	180	169	-11	-6.0	2	1	-1	-27.7	1.01	0.78
Ag Hmstd Land	153	180	27	17.5	0	1	0	73.9	0.27	0.40
Ag Non-Hmstd	168	157	-11	-6.5	2	2	0	3.8	1.26	1.40
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	104	104	0.0	0	1	1	0.0	0.00	1.05
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	3,220	3,139	-81	-2.5	44	48	4	8.3	1.38	1.53

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	35	30	-5	-15.5
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	35	30	-5	-15.5
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	47.79	53.63	0.00	0.00
City/Town	43.13	50.12	0.00	0.00
School District	34.87	35.93	6.31	6.92
Special District	0.17	0.20	0.00	0.00
Total	125.97	139.88	6.31	6.92

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	49,600	42,300	-14.7	458	384	-73	-16.0	0.92	0.91
Res Hmstd:Avg Val	74,400	63,500	-14.7	687	577	-110	-16.0	0.92	0.91
Res Hmstd: Hi Val	99,100	84,600	-14.6	1,028	828	-200	-19.5	1.04	0.98
Res Hmstd: Ex-Hi Val	148,800	127,000	-14.7	1,730	1,503	-226	-13.1	1.16	1.18
Comm/Ind: Lo Val	150,000	194,300	29.5	4,028	6,124	2,096	52.1	2.69	3.15
Comm/Ind: Med Val	300,000	388,600	29.5	9,366	13,680	4,314	46.1	3.12	3.52
Comm/Ind: Hi Val	1,000,000	1,295,300	29.5	34,280	48,942	14,663	42.8	3.43	3.78

Pine County | **Pine City city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	97,814	88,865	-8,949	-9.1	1,077	1,134	57	5.3	1.10	1.28
Res Non-Hm: exis	28,063	26,401	-1,662	-5.9	379	427	48	12.5	1.35	1.62
Apartments: exis	10,666	10,119	-547	-5.1	167	192	25	14.8	1.57	1.89
Low-inc Apts: ex	3,994	3,790	-204	-5.1	39	44	6	14.2	0.97	1.17
Seasnl Rec: exis	3,586	3,492	-94	-2.6	44	52	8	19.2	1.22	1.49
Com/Ind: Lo: exi	20,729	19,742	-987	-4.8	532	591	59	11.1	2.57	3.00
Com/Ind Hi: exis	39,941	37,256	-2,685	-6.7	1,339	1,461	122	9.1	3.35	3.92
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	3,960	3,940	-20	-0.5	132	153	22	16.4	3.32	3.89
Ag HGA: Exist	433	612	179	41.3	4	8	3	78.9	1.00	1.27
Ag Hmstd Land	552	588	36	6.4	2	3	1	57.5	0.32	0.48
Ag Non-Hmstd	182	163	-19	-10.2	2	2	0	11.5	1.08	1.34
Misc props	1,308	1,293	-15	-1.1	20	24	4	19.7	1.54	1.86
ResHmstd: NewCon	0	510	510	0.0	0	7	7	0.0	0.00	1.28
All other NewCon	0	1,535	1,535	0.0	0	52	52	0.0	0.00	3.40
Total	211,228	198,306	-12,922	-6.1	3,737	4,150	413	11.1	1.77	2.09

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	2,685	2,342	-342	-12.8
(-) TIF Tax Capacity	89	79	-10	-10.7
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	2,596	2,263	-333	-12.8
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	47.85	53.69	0.00	0.00
City/Town	42.70	60.84	0.00	0.00
School District	17.24	19.33	21.59	21.82
Special District	0.17	0.20	0.00	0.00
Total	107.96	134.06	21.59	21.82

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	86,800	78,900	-9.1	830	826	-4	-0.5	0.96	1.05
Res Hmstd:Avg Val	130,100	118,200	-9.1	1,430	1,486	56	3.9	1.1	1.26
Res Hmstd: Hi Val	173,400	157,500	-9.2	2,030	2,146	116	5.7	1.17	1.36
Res Hmstd: Ex-Hi Val	260,100	236,300	-9.2	3,231	3,469	238	7.4	1.24	1.47
Apartment	300,000	284,600	-5.1	4,696	5,390	694	14.8	1.57	1.89
Comm/Ind: Lo Val	150,000	139,900	-6.7	3,852	4,191	339	8.8	2.57	3
Comm/Ind: Med Val	300,000	279,800	-6.7	8,879	9,584	705	7.9	2.96	3.43
Comm/Ind: Hi Val	1,000,000	932,800	-6.7	32,341	35,193	2,851	8.8	3.23	3.77

Pine County | **Rutledge city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	7,006	6,674	-332	-4.7	50	53	3	6.7	0.71	0.79
Res Non-Hm: exis	2,008	2,053	45	2.2	19	22	3	13.1	0.97	1.07
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	3,972	3,775	-196	-4.9	40	41	2	4.1	1.00	1.10
Com/Ind: Lo: exi	350	343	-7	-1.9	7	8	0	5.6	2.14	2.30
Com/Ind Hi: exis	91	92	0	0.3	3	3	0	8.1	2.83	3.05
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	78	83	5	6.9	2	3	0	15.2	2.83	3.05
Ag HGA: Exist	83	79	-4	-4.8	0	1	0	6.4	0.60	0.67
Ag Hmstd Land	69	69	0	0.6	0	0	0	22.8	0.16	0.19
Ag Non-Hmstd	1,608	1,510	-99	-6.1	14	15	0	3.1	0.89	0.98
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	12	12	0.0	0	0	0	0.0	0.00	0.79
All other NewCon	0	125	125	0.0	0	1	1	0.0	0.00	1.08
Total	15,264	14,815	-449	-2.9	136	146	10	7.7	0.89	0.99

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	156	134	-21	-13.6
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	156	134	-21	-13.6
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	47.80	53.64	0.00	0.00
City/Town	27.28	31.57	0.00	0.00
School District	14.31	12.96	6.20	6.02
Special District	0.17	0.20	0.00	0.00
Total	89.56	98.37	6.20	6.02

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	63,100	60,100	-4.8	352	391	39	11.1	0.56	0.65
Res Hmstd:Avg Val	94,700	90,200	-4.8	620	655	35	5.7	0.65	0.73
Res Hmstd: Hi Val	126,200	120,200	-4.8	950	995	45	4.8	0.75	0.83
Res Hmstd: Ex-Hi Val	189,300	180,300	-4.8	1,611	1,675	65	4.0	0.85	0.93
Seas Rec: Lo Val	50,000	47,500	-5.0	486	506	21	4.3	0.97	1.07
Seas Rec: Hi Val	150,000	142,600	-4.9	1,541	1,603	62	4.0	1.03	1.12
Comm/Ind: Lo Val	150,000	150,500	0.3	3,207	3,469	262	8.2	2.14	2.30
Comm/Ind: Med Val	300,000	301,000	0.3	7,452	8,059	607	8.2	2.48	2.68
Comm/Ind: Hi Val	1,000,000	1,003,300	0.3	27,260	29,478	2,218	8.1	2.73	2.94

Pine County | **Sandstone city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	28,641	26,015	-2,626	-9.2	372	343	-29	-7.9	1.30	1.32
Res Non-Hm: exis	9,471	8,788	-683	-7.2	157	169	12	7.8	1.65	1.92
Apartments: exis	2,622	1,026	-1,596	-60.9	51	23	-28	-54.4	1.95	2.27
Low-inc Apts: ex	1,099	2,414	1,316	119.8	13	33	20	155.8	1.18	1.37
Seasnl Rec: exis	123	113	-9	-7.7	2	2	0	7.1	1.59	1.85
Com/Ind: Lo: exi	6,623	6,231	-392	-5.9	203	217	14	6.9	3.06	3.48
Com/Ind Hi: exis	6,588	6,120	-468	-7.1	268	283	15	5.6	4.06	4.62
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,539	1,678	139	9.0	62	77	15	24.3	4.03	4.59
Ag HGA: Exist	185	170	-15	-8.2	2	2	0	-0.2	1.17	1.27
Ag Hmstd Land	216	205	-12	-5.4	1	1	0	20.7	0.46	0.58
Ag Non-Hmstd	535	488	-47	-8.8	8	9	1	6.4	1.51	1.76
Misc props	167	166	0	-0.3	3	4	1	16.1	1.95	2.27
ResHmstd: NewCon	0	54	54	0.0	0	1	1	0.0	0.00	1.32
All other NewCon	0	63	63	0.0	0	2	2	0.0	0.00	2.65
Total	57,808	53,531	-4,277	-7.4	1,141	1,165	23	2.0	1.97	2.18

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	700	568	-131	-18.8
(-) TIF Tax Capacity	4	0	-4	-100.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	696	568	-127	-18.3
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	47.74	53.57	0.00	0.00
City/Town	64.37	82.06	0.00	0.00
School District	34.82	35.86	6.31	6.92
Special District	4.13	4.78	0.00	0.00
Total	151.06	176.26	6.31	6.92

Tax Burdens on Hypothetical Properties	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	64,300	58,400	-9.2	755	658	-97	-12.8	1.17	1.13
Res Hmstd:Avg Val	96,400	87,600	-9.1	1,231	1,087	-144	-11.7	1.28	1.24
Res Hmstd: Hi Val	128,500	116,700	-9.2	1,765	1,667	-99	-5.6	1.37	1.43
Res Hmstd: Ex-Hi Val	192,900	175,200	-9.2	2,837	2,831	-6	-0.2	1.47	1.62
Apartment	300,000	117,400	-60.9	5,854	2,668	-3,186	-54.4	1.95	2.27
Comm/Ind: Lo Val	150,000	139,400	-7.1	4,592	4,851	259	5.6	3.06	3.48
Comm/Ind: Med Val	300,000	278,700	-7.1	10,684	11,162	478	4.5	3.56	4.00
Comm/Ind: Hi Val	1,000,000	929,000	-7.1	39,111	41,185	2,074	5.3	3.91	4.43

Pine County | **Sturgeon Lake city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	15,314	14,851	-463	-3.0	201	233	31	15.5	1.31	1.57
Res Non-Hm: exis	2,763	2,764	1	0.0	46	59	13	29.5	1.65	2.13
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	2,985	2,834	-151	-5.1	50	61	11	21.8	1.68	2.16
Com/Ind: Lo: exi	1,595	1,559	-36	-2.3	48	58	10	20.6	3.01	3.71
Com/Ind Hi: exis	882	819	-63	-7.2	35	40	5	14.7	3.99	4.93
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	457	486	29	6.3	18	24	6	31.6	3.98	4.93
Ag HGA: Exist	550	534	-16	-2.8	8	9	2	19.7	1.42	1.75
Ag Hmstd Land	679	643	-36	-5.3	4	5	1	29.3	0.62	0.84
Ag Non-Hmstd	1,542	1,396	-146	-9.5	23	27	4	18.0	1.47	1.92
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	12	12	0.0	0	0	0	0.0	0.00	1.57
All other NewCon	0	18	18	0.0	0	0	0	0.0	0.00	2.25
Total	26,767	25,916	-851	-3.2	433	517	84	19.3	1.62	2.00

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	287	247	-40	-14.1
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	287	247	-40	-14.1
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	47.79	53.62	0.00	0.00
City/Town	85.22	125.46	0.00	0.00
School District	14.31	12.96	6.20	6.02
Special District	0.17	0.20	0.00	0.00
Total	147.49	192.25	6.20	6.02

Tax Burdens on Hypothetical Properties	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	75,700	73,400	-3.0	861	891	30	3.5	1.14	1.21
Res Hmstd:Avg Val	113,400	110,000	-3.0	1,473	1,655	183	12.4	1.3	1.50
Res Hmstd: Hi Val	151,200	146,600	-3.0	2,088	2,444	357	17.1	1.38	1.67
Res Hmstd: Ex-Hi Val	226,900	220,000	-3.0	3,319	4,027	707	21.3	1.46	1.83
Seas Rec: Lo Val	50,000	47,500	-5.0	775	952	177	22.8	1.55	2.01
Seas Rec: Hi Val	150,000	142,400	-5.1	2,410	2,937	527	21.9	1.61	2.06
Comm/Ind: Lo Val	150,000	139,300	-7.1	4,510	5,169	658	14.6	3.01	3.71
Comm/Ind: Med Val	300,000	278,500	-7.2	10,493	11,898	1,404	13.4	3.5	4.27
Comm/Ind: Hi Val	1,000,000	928,400	-7.2	38,413	43,921	5,508	14.3	3.84	4.73

Pine County | **Willow River city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	15,059	14,045	-1,014	-6.7	129	131	2	1.7	0.86	0.93
Res Non-Hm: exis	5,543	5,339	-204	-3.7	59	63	3	5.9	1.07	1.17
Apartments: exis	799	764	-36	-4.5	10	11	1	5.2	1.29	1.42
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	399	381	-18	-4.5	4	5	0	5.5	1.09	1.21
Com/Ind: Lo: exi	2,184	1,973	-212	-9.7	50	49	-1	-2.1	2.27	2.46
Com/Ind Hi: exis	595	649	53	9.0	18	21	3	18.2	3.01	3.26
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	348	372	25	7.1	10	12	2	16.3	2.99	3.25
Ag HGA: Exist	182	173	-9	-4.9	2	2	0	3.4	0.93	1.01
Ag Hmstd Land	155	146	-9	-5.7	0	0	0	16.7	0.27	0.33
Ag Non-Hmstd	288	275	-13	-4.4	3	3	0	5.9	0.98	1.09
Misc props	272	251	-21	-7.8	4	4	0	1.6	1.54	1.70
ResHmstd: NewCon	0	42	42	0.0	0	0	0	0.0	0.00	0.93
All other NewCon	0	79	79	0.0	0	2	2	0.0	0.00	2.36
Total	25,824	24,487	-1,336	-5.2	290	303	13	4.5	1.12	1.24

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	282	241	-41	-14.6
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	282	241	-41	-14.6
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	47.80	53.64	0.00	0.00
City/Town	33.71	39.50	0.00	0.00
School District	14.31	12.96	6.20	6.02
Special District	2.59	2.93	0.00	0.00
Total	98.42	109.02	6.20	6.02

Tax Burdens on Hypothetical Properties	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	83,700	78,100	-6.7	579	569	-9	-1.6	0.69	0.73
Res Hmstd:Avg Val	125,500	117,000	-6.8	1,054	1,055	1	0.1	0.84	0.90
Res Hmstd: Hi Val	167,300	156,000	-6.8	1,528	1,542	13	0.9	0.91	0.99
Res Hmstd: Ex-Hi Val	251,000	234,100	-6.7	2,479	2,517	37	1.5	0.99	1.08
Apartment	300,000	286,600	-4.5	3,877	4,078	202	5.2	1.29	1.42
Comm/Ind: Lo Val	150,000	163,400	8.9	3,406	4,131	724	21.3	2.27	2.53
Comm/Ind: Med Val	300,000	326,900	9.0	7,917	9,465	1,549	19.6	2.64	2.9
Comm/Ind: Hi Val	1,000,000	1,089,600	9.0	28,966	34,352	5,386	18.6	2.9	3.15

Pine County | **Rock Creek city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	59,041	55,444	-3,597	-6.1	509	543	34	6.6	0.86	0.98
Res Non-Hm: exis	13,834	12,021	-1,814	-13.1	151	146	-5	-3.3	1.09	1.21
Apartments: exis	248	235	-13	-5.1	3	3	0	6.9	1.22	1.38
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	3,460	3,064	-395	-11.4	32	32	0	1.3	0.93	1.06
Com/Ind: Lo: exi	3,099	3,063	-36	-1.2	67	73	6	8.8	2.17	2.39
Com/Ind Hi: exis	1,952	1,802	-149	-7.7	55	56	1	1.9	2.81	3.10
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	3,499	3,435	-64	-1.8	101	109	8	8.1	2.88	3.17
Ag HGA: Exist	17,281	15,161	-2,120	-12.3	143	143	0	-0.2	0.83	0.94
Ag Hmstd Land	27,967	24,432	-3,535	-12.6	95	95	0	-0.4	0.34	0.39
Ag Non-Hmstd	13,241	12,910	-331	-2.5	114	125	12	10.3	0.86	0.97
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	269	269	0.0	0	3	3	0.0	0.00	0.98
All other NewCon	0	339	339	0.0	0	3	3	0.0	0.00	0.98
Total	143,622	132,176	-11,446	-8.0	1,270	1,332	62	4.8	0.88	1.01

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	1,383	1,149	-234	-16.9
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	1,383	1,149	-234	-16.9
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	47.79	53.63	0.00	0.00
City/Town	15.36	19.58	0.00	0.00
School District	21.58	23.76	18.10	18.30
Special District	0.17	0.20	0.00	0.00
Total	84.91	97.18	18.10	18.30

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	98,000	92,000	-6.1	725	781	56	7.7	0.74	0.85
Res Hmstd:Avg Val	146,900	138,000	-6.1	1,273	1,352	79	6.2	0.87	0.98
Res Hmstd: Hi Val	195,800	183,900	-6.1	1,821	1,923	102	5.6	0.93	1.05
Res Hmstd: Ex-Hi Val	293,700	275,800	-6.1	2,917	3,064	147	5.0	0.99	1.11
Apartment	300,000	284,800	-5.1	3,727	3,981	254	6.8	1.24	1.4
Comm/Ind: Lo Val	150,000	138,500	-7.7	3,281	3,334	54	1.6	2.19	2.41
Comm/Ind: Med Val	300,000	277,000	-7.7	7,564	7,610	46	0.6	2.52	2.75
Comm/Ind: Hi Val	1,000,000	923,500	-7.7	27,555	27,968	413	1.5	2.76	3.03

Pipestone County | **Edgerton city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	33,806	34,346	540	1.6	372	435	63	16.9	1.10	1.27
Res Non-Hm: exis	2,460	2,819	359	14.6	35	46	11	30.1	1.43	1.62
Apartments: exis	1,549	1,558	9	0.6	25	29	4	16.2	1.64	1.89
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	50	51	1	1.6	1	1	0	21.6	1.06	1.27
Com/Ind: Lo: exi	4,367	4,450	83	1.9	114	131	17	15.1	2.61	2.95
Com/Ind Hi: exis	4,254	4,191	-63	-1.5	143	159	17	11.8	3.35	3.80
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	512	521	8	1.6	17	20	3	15.3	3.35	3.80
Ag HGA: Exist	405	454	49	12.2	5	6	1	32.4	1.12	1.32
Ag Hmstd Land	435	459	24	5.6	1	2	1	48.0	0.25	0.35
Ag Non-Hmstd	355	357	2	0.6	3	4	1	21.2	0.98	1.19
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	255	255	0.0	0	3	3	0.0	0.00	1.27
All other NewCon	0	163	163	0.0	0	4	4	0.0	0.00	2.69
Total	48,193	49,624	1,431	3.0	716	841	125	17.4	1.49	1.70

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	553	473	-81	-14.6
(-) TIF Tax Capacity	12	12	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	541	460	-81	-14.9
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	34.56	34.83	6.82	6.45
City/Town	58.55	79.16	0.00	0.00
School District	4.93	4.36	33.85	34.42
Special District	0.32	0.18	0.00	0.00
Total	98.37	118.52	40.68	40.86

Tax Burdens on Hypothetical Properties	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	56,200	57,100	1.6	557	639	83	14.9	0.99	1.12
Res Hmstd:Avg Val	84,300	85,600	1.5	876	1,014	139	15.8	1.04	1.18
Res Hmstd: Hi Val	112,400	114,200	1.6	1,292	1,501	209	16.2	1.15	1.31
Res Hmstd: Ex-Hi Val	168,600	171,300	1.6	2,124	2,472	348	16.4	1.26	1.44
Apartment	300,000	301,800	0.6	4,909	5,704	795	16.2	1.64	1.89
Comm/Ind: Lo Val	150,000	147,800	-1.5	3,922	4,365	443	11.3	2.61	2.95
Comm/Ind: Med Val	300,000	295,600	-1.5	8,948	9,964	1,016	11.4	2.98	3.37
Comm/Ind: Hi Val	1,000,000	985,200	-1.5	32,404	36,178	3,775	11.6	3.24	3.67

Pipestone County | **Hatfield city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	729	781	52	7.1	6	7	1	17.9	0.80	0.88
Res Non-Hm: exis	98	103	5	5.0	1	1	0	3.7	1.10	1.09
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	228	228	1	0.3	5	5	0	1.3	2.20	2.22
Com/Ind Hi: exis	221	225	5	2.2	6	6	0	3.4	2.81	2.84
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	35	35	1	2.0	1	1	0	3.2	2.81	2.84
Ag HGA: Exist	214	241	26	12.4	1	2	0	31.7	0.67	0.79
Ag Hmstd Land	5,567	6,102	535	9.6	22	25	3	11.5	0.40	0.41
Ag Non-Hmstd	140	154	14	9.9	1	1	0	9.8	0.74	0.73
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	4	4	0.0	0	0	0	0.0	0.00	0.88
All other NewCon	0	8	8	0.0	0	0	0	0.0	0.00	1.35
Total	7,231	7,881	650	9.0	44	49	5	10.6	0.61	0.62

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	53	55	1	2.7
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	53	55	1	2.7
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	37.72	38.45	6.82	6.45
City/Town	15.26	15.40	0.00	0.00
School District	19.71	18.93	29.61	29.00
Special District	0.32	0.18	0.00	0.00
Total	73.00	72.96	36.43	35.45

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	30,400	32,500	6.9	211	257	46	22.0	0.69	0.79
Res Hmstd:Avg Val	45,600	48,800	7.0	317	387	70	22.1	0.69	0.79
Res Hmstd: Hi Val	60,700	65,000	7.1	421	515	94	22.2	0.69	0.79
Res Hmstd: Ex-Hi Val	91,100	97,500	7.0	707	849	143	20.2	0.78	0.87
Comm/Ind: Lo Val	150,000	153,300	2.2	3,288	3,417	129	3.9	2.19	2.23
Comm/Ind: Med Val	300,000	306,700	2.2	7,489	7,767	278	3.7	2.5	2.53
Comm/Ind: Hi Val	1,000,000	1,022,200	2.2	27,096	28,059	962	3.6	2.71	2.74

Pipestone County | **Holland city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	3,168	3,259	91	2.9	29	31	3	9.1	0.91	0.96
Res Non-Hm: exis	653	736	84	12.9	8	10	1	15.9	1.30	1.33
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	337	345	8	2.3	8	9	1	6.1	2.48	2.58
Com/Ind Hi: exis	536	571	35	6.6	17	19	2	10.8	3.19	3.32
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	135	138	2	1.8	4	5	0	5.8	3.19	3.32
Ag HGA: Exist	120	134	15	12.4	1	1	0	18.2	0.89	0.93
Ag Hmstd Land	1,195	1,461	266	22.3	6	7	2	30.0	0.47	0.50
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	46	46	0.0	0	0	0	0.0	0.00	0.96
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	6,143	6,691	548	8.9	74	83	9	12.1	1.20	1.23

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	65	57	-8	-12.2
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	65	57	-8	-12.2
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	34.30	34.55	6.82	6.45
City/Town	41.22	46.96	0.00	0.00
School District	16.75	15.43	29.42	28.75
Special District	0.32	0.18	0.00	0.00
Total	92.58	97.11	36.24	35.19

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	28,900	29,700	2.8	257	278	21	8.1	0.89	0.93
Res Hmstd:Avg Val	43,400	44,700	3.0	385	418	32	8.4	0.89	0.93
Res Hmstd: Hi Val	57,800	59,500	2.9	513	556	43	8.3	0.89	0.93
Res Hmstd: Ex-Hi Val	86,800	89,300	2.9	824	898	74	9.0	0.95	1.01
Comm/Ind: Lo Val	150,000	159,900	6.6	3,725	4,191	466	12.5	2.48	2.62
Comm/Ind: Med Val	300,000	319,800	6.6	8,512	9,494	983	11.5	2.84	2.97
Comm/Ind: Hi Val	1,000,000	1,065,900	6.6	30,847	34,238	3,391	11.0	3.08	3.21

Pipestone County | **Ihlen city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	1,368	1,414	46	3.4	18	18	0	-0.5	1.35	1.30
Res Non-Hm: exis	211	183	-27	-13.0	4	4	0	-5.2	1.77	1.93
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	112	114	2	2.1	4	4	0	10.5	3.17	3.44
Com/Ind Hi: exis	100	138	38	37.8	4	6	2	49.7	4.11	4.46
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	31	34	3	9.8	1	1	0	19.2	4.11	4.46
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	424	468	44	10.3	3	4	1	25.0	0.69	0.79
Ag Non-Hmstd	40	45	5	11.9	1	1	0	24.8	1.39	1.54
Misc props	1	1	0	-33.3	0	0	0	-27.7	1.75	1.90
ResHmstd: NewCon	0	15	15	0.0	0	0	0	0.0	0.00	1.30
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	2,286	2,412	126	5.5	35	38	3	10.0	1.51	1.58

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	22	19	-4	-16.7
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	22	19	-4	-16.7
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	35.18	35.40	6.82	6.45
City/Town	85.39	102.52	0.00	0.00
School District	17.70	16.36	29.42	28.75
Special District	0.32	0.18	0.00	0.00
Total	138.59	154.46	36.24	35.19

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	27,600	28,500	3.3	372	364	-8	-2.1	1.35	1.28
Res Hmstd:Avg Val	41,400	42,800	3.4	558	547	-11	-2.0	1.35	1.28
Res Hmstd: Hi Val	55,200	57,100	3.4	744	730	-14	-1.9	1.35	1.28
Res Hmstd: Ex-Hi Val	82,900	85,700	3.4	1,152	1,169	18	1.5	1.39	1.36
Comm/Ind: Lo Val	150,000	206,800	37.9	4,761	7,689	2,928	61.5	3.17	3.72
Comm/Ind: Med Val	300,000	413,500	37.8	10,927	16,915	5,988	54.8	3.64	4.09
Comm/Ind: Hi Val	1,000,000	1,378,400	37.8	39,703	59,983	20,280	51.1	3.97	4.35

Pipestone County | **Pipestone city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	94,946	99,475	4,529	4.8	1,531	1,517	-14	-0.9	1.61	1.53
Res Non-Hm: exis	11,068	11,227	159	1.4	217	229	12	5.6	1.96	2.04
Apartments: exis	2,859	2,869	10	0.3	66	69	3	4.7	2.30	2.40
Low-inc Apts: ex	2,249	2,249	0	0.0	32	34	1	4.0	1.44	1.49
Seasnl Rec: exis	492	496	4	0.7	11	12	1	5.0	2.25	2.35
Com/Ind: Lo: exi	17,966	18,313	347	1.9	615	655	40	6.5	3.42	3.58
Com/Ind Hi: exis	13,221	13,154	-67	-0.5	587	612	25	4.2	4.44	4.65
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	4,826	4,818	-9	-0.2	212	224	12	5.5	4.40	4.65
Ag HGA: Exist	650	546	-104	-16.0	11	9	-2	-18.2	1.70	1.66
Ag Hmstd Land	1,271	1,028	-243	-19.1	9	7	-1	-15.1	0.67	0.70
Ag Non-Hmstd	2,330	2,849	519	22.3	36	47	11	29.2	1.55	1.64
Misc props	323	311	-12	-3.7	10	10	0	0.2	3.04	3.17
ResHmstd: NewCon	0	329	329	0.0	0	5	5	0.0	0.00	1.53
All other NewCon	0	337	337	0.0	0	12	12	0.0	0.00	3.69
Total	152,201	158,000	5,799	3.8	3,337	3,442	105	3.1	2.19	2.18

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	1,789	1,571	-219	-12.2
(-) TIF Tax Capacity	77	42	-35	-45.6
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	1,712	1,528	-183	-10.7
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	34.26	34.63	7.30	6.90
City/Town	######	110.90	0.00	0.00
School District	19.17	17.91	29.42	28.75
Special District	0.32	0.18	0.00	0.00
Total	154.84	163.62	36.71	35.64

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	48,600	50,900	4.7	737	681	-55	-7.5	1.52	1.34
Res Hmstd:Avg Val	72,800	76,300	4.8	1,103	1,023	-80	-7.2	1.52	1.34
Res Hmstd: Hi Val	97,100	101,700	4.7	1,575	1,567	-8	-0.5	1.62	1.54
Res Hmstd: Ex-Hi Val	145,600	152,500	4.7	2,548	2,654	106	4.2	1.75	1.74
Apartment	300,000	301,000	0.3	6,908	7,229	321	4.6	2.30	2.40
Comm/Ind: Lo Val	150,000	149,200	-0.5	5,133	5,338	204	4.0	3.42	3.58
Comm/Ind: Med Val	300,000	298,500	-0.5	11,794	12,273	479	4.1	3.93	4.11
Comm/Ind: Hi Val	1,000,000	994,900	-0.5	42,879	44,663	1,784	4.2	4.29	4.49

Pipestone County | **Ruthton city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	3,600	3,807	207	5.8	40	43	3	6.8	1.12	1.13
Res Non-Hm: exis	581	612	31	5.3	9	10	2	18.1	1.53	1.71
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	11	11	0	1.8	0	0	0	16.0	1.36	1.55
Com/Ind: Lo: exi	900	912	12	1.3	26	29	3	11.9	2.90	3.20
Com/Ind Hi: exis	1,595	1,654	59	3.7	60	69	9	14.8	3.78	4.19
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	126	128	2	1.7	5	5	1	12.6	3.78	4.19
Ag HGA: Exist	104	122	19	18.1	1	1	0	17.0	1.13	1.12
Ag Hmstd Land	460	515	55	11.9	3	4	1	30.6	0.67	0.79
Ag Non-Hmstd	67	62	-6	-8.3	1	1	0	4.7	1.28	1.47
Misc props	4	2	-2	-43.4	0	0	0	-36.6	1.85	2.07
ResHmstd: NewCon	0	55	55	0.0	0	1	1	0.0	0.00	1.13
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	7,448	7,880	432	5.8	146	165	19	12.9	1.96	2.09

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	95	84	-11	-11.3
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	95	84	-11	-11.3
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	34.49	34.80	6.82	6.45
City/Town	90.48	106.09	0.00	0.00
School District	3.01	5.52	17.41	17.11
Special District	0.32	0.18	0.00	0.00
Total	128.30	146.59	24.23	23.56

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	25,000	26,400	5.6	281	294	13	4.6	1.13	1.12
Res Hmstd:Avg Val	37,500	39,700	5.9	422	443	21	4.9	1.13	1.12
Res Hmstd: Hi Val	50,000	52,900	5.8	563	590	27	4.8	1.13	1.12
Res Hmstd: Ex-Hi Val	75,000	79,300	5.7	844	908	64	7.6	1.13	1.15
Comm/Ind: Lo Val	150,000	155,600	3.7	4,349	5,036	687	15.8	2.9	3.24
Comm/Ind: Med Val	300,000	311,100	3.7	10,026	11,551	1,525	15.2	3.34	3.71
Comm/Ind: Hi Val	1,000,000	1,037,100	3.7	36,521	41,969	5,447	14.9	3.65	4.05

Pipestone County | **Trosky city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	1,754	1,755	1	0.1	18	18	1	4.0	1.00	1.04
Res Non-Hm: exis	83	92	9	10.9	1	1	0	15.7	1.39	1.45
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	25	26	1	2.4	0	0	0	9.6	1.11	1.18
Com/Ind: Lo: exi	142	143	1	0.4	4	4	0	5.4	2.64	2.77
Com/Ind Hi: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	77	77	0	0.5	3	3	0	5.7	3.40	3.57
Ag HGA: Exist	373	404	31	8.4	4	5	1	14.3	1.11	1.17
Ag Hmstd Land	2,203	2,415	212	9.6	11	14	2	20.8	0.51	0.57
Ag Non-Hmstd	683	752	69	10.1	7	8	1	18.0	1.00	1.07
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	5,339	5,663	324	6.1	48	53	5	11.4	0.89	0.94

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	45	40	-4	-9.8
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	45	40	-4	-9.8
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	37.65	38.35	6.82	6.45
City/Town	44.71	52.07	0.00	0.00
School District	18.90	17.95	29.54	28.92
Special District	0.32	0.18	0.00	0.00
Total	101.59	108.54	36.36	35.36

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	30,800	30,800	0.0	302	310	8	2.6	0.98	1.00
Res Hmstd:Avg Val	46,100	46,100	0.0	452	463	12	2.6	0.98	1.00
Res Hmstd: Hi Val	61,500	61,600	0.2	602	619	17	2.8	0.98	1.00
Res Hmstd: Ex-Hi Val	92,300	92,400	0.1	984	1,016	32	3.2	1.07	1.1

Pipestone County | **Woodstock city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	1,347	1,510	163	12.1	17	18	1	8.5	1.24	1.20
Res Non-Hm: exis	265	200	-65	-24.5	5	4	-1	-21.3	1.71	1.78
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	256	258	2	0.7	8	8	0	5.5	3.07	3.22
Com/Ind Hi: exis	312	318	6	2.0	12	13	1	7.1	3.98	4.18
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	61	63	1	1.8	2	3	0	6.9	3.98	4.18
Ag HGA: Exist	257	218	-39	-15.3	3	3	-1	-17.7	1.32	1.29
Ag Hmstd Land	1,034	1,134	100	9.7	6	7	1	16.6	0.60	0.64
Ag Non-Hmstd	53	61	8	15.0	1	1	0	22.1	1.32	1.40
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	80	80	0.0	0	1	1	0.0	0.00	1.20
All other NewCon	0	69	69	0.0	0	2	2	0.0	0.00	3.22
Total	3,585	3,909	324	9.0	54	60	6	10.5	1.51	1.53

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	36	32	-4	-10.3
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	36	32	-4	-10.3
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	33.71	33.98	6.82	6.45
City/Town	81.73	91.07	0.00	0.00
School District	16.17	14.87	29.42	28.75
Special District	0.32	0.18	0.00	0.00
Total	131.93	140.10	36.24	35.19

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	21,900	24,500	11.9	281	292	11	4.1	1.28	1.19
Res Hmstd:Avg Val	32,900	36,900	12.2	422	440	18	4.4	1.28	1.19
Res Hmstd: Hi Val	43,800	49,100	12.1	561	586	24	4.3	1.28	1.19
Res Hmstd: Ex-Hi Val	65,700	73,600	12.0	842	878	36	4.2	1.28	1.19
Comm/Ind: Lo Val	150,000	153,000	2.0	4,611	4,955	345	7.5	3.07	3.24
Comm/Ind: Med Val	300,000	306,000	2.0	10,577	11,345	768	7.3	3.53	3.71
Comm/Ind: Hi Val	1,000,000	1,019,900	2.0	38,420	41,159	2,739	7.1	3.84	4.04

Pipestone County | **Jasper city (part)**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	8,338	7,657	-681	-8.2	112	104	-8	-7.3	1.34	1.35
Res Non-Hm: exis	1,924	1,541	-383	-19.9	33	30	-3	-8.2	1.73	1.98
Apartments: exis	109	109	0	0.0	2	3	0	15.1	2.06	2.37
Low-inc Apts: ex	56	56	0	0.0	1	1	0	14.4	1.29	1.48
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	857	871	14	1.6	27	31	4	14.9	3.13	3.54
Com/Ind Hi: exis	62	81	20	32.2	2	4	1	50.1	4.06	4.61
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	242	246	4	1.7	10	11	2	15.5	4.06	4.61
Ag HGA: Exist	68	63	-5	-6.8	1	1	0	-6.8	1.32	1.32
Ag Hmstd Land	325	335	10	3.2	2	2	0	24.6	0.61	0.73
Ag Non-Hmstd	124	140	15	12.2	2	2	1	33.5	1.36	1.62
Misc props	77	75	-2	-2.9	2	3	0	13.6	3.00	3.51
ResHmstd: NewCon	0	101	101	0.0	0	1	1	0.0	0.00	1.35
All other NewCon	0	29	29	0.0	0	1	1	0.0	0.00	1.98
Total	12,181	11,304	-877	-7.2	194	194	0	-0.2	1.59	1.71

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	128	90	-38	-29.6
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	128	90	-38	-29.6
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	36.76	37.10	6.82	6.45
City/Town	79.54	106.39	0.00	0.00
School District	19.24	17.99	29.42	28.75
Special District	0.32	0.18	0.00	0.00
Total	135.86	161.65	36.24	35.19

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	31,100	28,600	-8.0	411	378	-33	-8.0	1.32	1.32
Res Hmstd:Avg Val	46,600	42,800	-8.2	616	566	-50	-8.1	1.32	1.32
Res Hmstd: Hi Val	62,100	57,000	-8.2	820	753	-67	-8.2	1.32	1.32
Res Hmstd: Ex-Hi Val	93,200	85,600	-8.2	1,315	1,208	-108	-8.2	1.41	1.41
Apartment	300,000	300,000	0.0	6,182	7,118	936	15.1	2.06	2.37
Comm/Ind: Lo Val	150,000	198,300	32.2	4,699	7,540	2,841	60.5	3.13	3.80
Comm/Ind: Med Val	300,000	396,600	32.2	10,784	16,677	5,893	54.6	3.59	4.20
Comm/Ind: Hi Val	1,000,000	1,322,000	32.2	39,178	59,312	20,134	51.4	3.92	4.49

Polk County

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	1,057	1,079	22	2.1	13	12	0	-2.5	1.21	1.16
Res Non-Hm: exis	122	107	-15	-12.2	2	2	0	-8.3	1.62	1.69
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	346	330	-17	-4.8	10	10	0	-0.5	2.94	3.08
Com/Ind Hi: exis	828	833	5	0.7	32	33	2	5.3	3.81	3.99
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	97	101	4	4.0	4	4	0	8.8	3.81	3.99
Ag HGA: Exist	184	176	-7	-4.0	2	2	0	-8.7	1.19	1.13
Ag Hmstd Land	1,627	1,702	74	4.6	9	10	1	10.6	0.57	0.60
Ag Non-Hmstd	9	8	0	-5.1	0	0	0	-0.3	1.25	1.31
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	9	9	0.0	0	0	0	0.0	0.00	1.16
All other NewCon	0	142	142	0.0	0	3	3	0.0	0.00	1.99
Total	4,270	4,488	218	5.1	72	77	5	7.2	1.68	1.71

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	46	43	-3	-6.3
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	46	43	-3	-6.3
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	58.47	60.90	0.00	0.00
City/Town	50.70	54.11	0.00	0.00
School District	6.55	6.32	34.18	34.54
Special District	8.91	9.58	0.00	0.00
Total	124.63	130.91	34.18	34.54

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	21,400	21,800	1.9	254	247	-8	-3.0	1.19	1.13
Res Hmstd:Avg Val	32,000	32,700	2.2	380	370	-10	-2.7	1.19	1.13
Res Hmstd: Hi Val	42,700	43,600	2.1	507	493	-14	-2.8	1.19	1.13
Res Hmstd: Ex-Hi Val	64,100	65,400	2.0	762	740	-22	-2.9	1.19	1.13
Comm/Ind: Lo Val	150,000	151,000	0.7	4,416	4,653	238	5.4	2.94	3.08
Comm/Ind: Med Val	300,000	302,000	0.7	10,132	10,672	540	5.3	3.38	3.53
Comm/Ind: Hi Val	1,000,000	1,006,500	0.7	36,810	38,752	1,941	5.3	3.68	3.85

Beltrami city

Polk County | **Climax city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	3,593	3,544	-49	-1.4	58	57	-1	-1.9	1.63	1.62
Res Non-Hm: exis	550	664	115	20.9	11	15	4	33.5	2.00	2.21
Apartments: exis	471	446	-25	-5.3	11	12	1	5.3	2.34	2.60
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	110	108	-2	-2.2	3	3	0	8.7	2.34	2.60
Com/Ind: Lo: exi	556	603	47	8.4	19	23	4	19.5	3.42	3.77
Com/Ind Hi: exis	176	176	0	-0.2	8	8	1	10.5	4.35	4.82
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	221	232	11	5.0	10	11	2	16.3	4.35	4.82
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	587	610	24	4.1	4	5	1	21.4	0.65	0.76
Ag Non-Hmstd	410	418	8	2.0	6	7	1	17.8	1.37	1.59
Misc props	41	41	0	0.0	1	1	0	11.2	2.34	2.60
ResHmstd: NewCon	0	65	65	0.0	0	1	1	0.0	0.00	1.62
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	6,714	6,906	192	2.9	130	142	12	9.6	1.93	2.06

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	72	61	-11	-15.1
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	72	61	-11	-15.1
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	55.02	56.83	0.00	0.00
City/Town	71.97	89.71	0.00	0.00
School District	1.55	2.61	62.26	61.85
Special District	8.91	9.58	0.00	0.00
Total	137.45	158.73	62.26	61.85

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	35,200	34,700	-1.4	562	545	-17	-3.0	1.6	1.57
Res Hmstd:Avg Val	52,800	52,100	-1.3	843	818	-25	-2.9	1.6	1.57
Res Hmstd: Hi Val	70,400	69,400	-1.4	1,124	1,090	-34	-3.0	1.6	1.57
Res Hmstd: Ex-Hi Val	105,700	104,300	-1.3	1,834	1,859	25	1.4	1.73	1.78
Apartment	300,000	284,000	-5.3	7,022	7,391	369	5.3	2.34	2.60
Comm/Ind: Lo Val	150,000	149,700	-0.2	5,125	5,638	513	10.0	3.42	3.77
Comm/Ind: Med Val	300,000	299,300	-0.2	11,648	12,839	1,191	10.2	3.88	4.29
Comm/Ind: Hi Val	1,000,000	997,700	-0.2	42,086	46,469	4,383	10.4	4.21	4.66

Polk County | **Crookston city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	165,622	162,728	-2,894	-1.7	2,033	2,486	453	22.3	1.23	1.53
Res Non-Hm: exis	20,285	22,695	2,409	11.9	319	457	138	43.3	1.57	2.02
Apartments: exis	6,696	6,770	73	1.1	124	158	35	28.0	1.85	2.34
Low-inc Apts: ex	5,071	4,711	-360	-7.1	57	69	12	20.2	1.13	1.46
Seasnl Rec: exis	152	152	0	0.0	3	4	1	26.6	1.85	2.34
Com/Ind: Lo: exi	17,105	17,067	-38	-0.2	499	596	97	19.4	2.92	3.49
Com/Ind Hi: exis	28,182	27,238	-944	-3.3	1,083	1,231	149	13.7	3.84	4.52
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	6,433	7,007	575	8.9	247	317	70	28.2	3.84	4.52
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	587	613	26	4.4	4	5	1	21.4	0.73	0.85
Ag Non-Hmstd	351	373	22	6.2	5	6	1	21.0	1.36	1.55
Misc props	778	775	-3	-0.4	17	21	4	23.9	2.17	2.70
ResHmstd: NewCon	0	1,163	1,163	0.0	0	18	18	0.0	0.00	1.53
All other NewCon	0	560	560	0.0	0	13	13	0.0	0.00	2.24
Total	251,263	251,851	589	0.2	4,391	5,381	990	22.5	1.75	2.14

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	2,950	2,514	-437	-14.8
(-) TIF Tax Capacity	28	28	1	1.9
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	2,923	2,486	-437	-15.0
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	56.12	58.24	0.00	0.00
City/Town	55.30	66.98	0.00	0.00
School District	18.68	23.14	15.20	40.66
Special District	5.57	6.24	0.00	0.00
Total	135.67	154.60	15.20	40.66

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	59,200	58,200	-1.7	656	777	120	18.3	1.11	1.33
Res Hmstd:Avg Val	88,700	87,200	-1.7	1,046	1,248	203	19.4	1.18	1.43
Res Hmstd: Hi Val	118,300	116,200	-1.8	1,519	1,855	336	22.1	1.28	1.6
Res Hmstd: Ex-Hi Val	177,400	174,300	-1.7	2,464	3,070	607	24.6	1.39	1.76
Apartment	300,000	303,300	1.1	5,544	7,094	1,551	28.0	1.85	2.34
Comm/Ind: Lo Val	150,000	145,000	-3.3	4,379	5,064	685	15.6	2.92	3.49
Comm/Ind: Med Val	300,000	290,000	-3.3	10,142	11,568	1,425	14.1	3.38	3.99
Comm/Ind: Hi Val	1,000,000	966,500	-3.4	37,037	42,151	5,115	13.8	3.70	4.36

Polk County | **East Grand Forks city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	323,285	332,349	9,064	2.8	4,314	4,511	197	4.6	1.33	1.36
Res Non-Hm: exis	24,241	30,026	5,784	23.9	377	485	108	28.7	1.56	1.62
Apartments: exis	26,606	26,562	-43	-0.2	487	511	24	4.9	1.83	1.92
Low-inc Apts: ex	6,663	6,614	-49	-0.7	75	78	3	4.1	1.12	1.18
Seasnl Rec: exis	1,190	1,228	38	3.2	22	24	2	8.4	1.83	1.92
Com/Ind: Lo: exi	20,387	20,288	-98	-0.5	469	467	-3	-0.5	2.30	2.30
Com/Ind Hi: exis	55,238	54,922	-316	-0.6	1,272	1,263	-9	-0.7	2.30	2.30
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	2,726	3,092	366	13.4	63	71	8	13.3	2.30	2.30
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	64	65	2	2.4	1	1	0	8.4	1.34	1.42
Ag Non-Hmstd	3,220	3,242	23	0.7	43	46	3	6.6	1.34	1.42
Misc props	1,135	1,142	7	0.6	21	22	1	5.7	1.85	1.95
ResHmstd: NewCon	0	2,082	2,082	0.0	0	28	28	0.0	0.00	1.36
All other NewCon	0	1,064	1,064	0.0	0	19	19	0.0	0.00	1.75
Total	464,756	482,678	17,922	3.9	7,144	7,525	382	5.3	1.54	1.56

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	5,388	5,081	-307	-5.7
(-) TIF Tax Capacity	188	183	-5	-2.6
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	5,200	4,898	-302	-5.8
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	57.30	59.67	0.00	0.00
City/Town	56.15	62.59	0.00	0.00
School District	14.07	13.30	15.59	14.99
Special District	6.41	6.24	0.00	0.00
Total	133.93	141.81	15.59	14.99

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	99,000	101,800	2.8	1,197	1,198	1	0.1	1.21	1.18
Res Hmstd:Avg Val	148,400	152,600	2.8	1,980	2,059	79	4.0	1.33	1.35
Res Hmstd: Hi Val	197,900	203,400	2.8	2,765	2,921	156	5.6	1.4	1.44
Res Hmstd: Ex-Hi Val	296,900	305,200	2.8	4,334	4,647	313	7.2	1.46	1.52
Apartment	300,000	299,500	-0.2	5,490	5,758	268	4.9	1.83	1.92
Comm/Ind: Lo Val	150,000	149,100	-0.6	4,346	4,538	192	4.4	2.9	3.04
Comm/Ind: Med Val	300,000	298,300	-0.6	10,063	10,510	447	4.4	3.35	3.52
Comm/Ind: Hi Val	1,000,000	994,300	-0.6	36,742	38,408	1,666	4.5	3.67	3.86

Polk County | **Erskine city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	7,349	7,773	425	5.8	129	124	-5	-3.9	1.75	1.59
Res Non-Hm: exis	1,673	1,906	233	13.9	36	48	11	30.3	2.18	2.49
Apartments: exis	468	480	12	2.5	12	14	2	16.4	2.64	3.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	147	155	8	5.7	3	4	1	20.5	2.05	2.34
Com/Ind: Lo: exi	1,562	1,572	9	0.6	60	68	8	12.6	3.87	4.33
Com/Ind Hi: exis	926	958	33	3.5	47	55	8	16.0	5.10	5.71
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	301	318	16	5.4	15	18	3	18.2	5.10	5.71
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Non-Hmstd	36	36	0	0.0	1	1	0	14.3	1.97	2.25
Misc props	127	127	0	0.0	3	4	0	13.6	2.64	3.00
ResHmstd: NewCon	0	7	7	0.0	0	0	0	0.0	0.00	1.59
All other NewCon	0	87	87	0.0	0	2	2	0.0	0.00	2.70
Total	12,589	13,419	830	6.6	308	337	30	9.6	2.44	2.51

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	147	128	-20	-13.4
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	147	128	-20	-13.4
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	57.19	59.42	0.00	0.00
City/Town	######	134.58	0.00	0.00
School District	21.86	24.47	17.95	18.66
Special District	6.03	6.82	0.00	0.00
Total	197.16	225.28	17.95	18.66

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	34,500	36,500	5.8	604	561	-43	-7.1	1.75	1.54
Res Hmstd:Avg Val	51,800	54,800	5.8	907	843	-64	-7.1	1.75	1.54
Res Hmstd: Hi Val	69,000	73,000	5.8	1,208	1,123	-85	-7.1	1.75	1.54
Res Hmstd: Ex-Hi Val	103,500	109,500	5.8	1,947	2,054	107	5.5	1.88	1.88
Apartment	300,000	307,600	2.5	7,932	9,236	1,304	16.4	2.64	3.00
Comm/Ind: Lo Val	150,000	155,300	3.5	5,804	6,802	998	17.2	3.87	4.38
Comm/Ind: Med Val	300,000	310,600	3.5	13,453	15,676	2,223	16.5	4.48	5.05
Comm/Ind: Hi Val	1,000,000	1,035,300	3.5	49,148	57,090	7,941	16.2	4.91	5.51

Polk County | **Fertile city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	19,648	19,097	-552	-2.8	269	261	-8	-2.9	1.37	1.37
Res Non-Hm: exis	2,583	3,099	516	20.0	44	58	14	30.5	1.72	1.87
Apartments: exis	283	283	0	0.0	6	6	1	9.4	2.03	2.23
Low-inc Apts: ex	258	258	0	-0.1	3	4	0	9.0	1.27	1.39
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	3,636	3,543	-94	-2.6	113	119	6	5.7	3.11	3.37
Com/Ind Hi: exis	411	526	115	28.0	17	23	6	39.1	4.03	4.38
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	543	573	31	5.7	22	25	3	14.4	4.01	4.35
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	67	68	1	1.2	0	0	0	21.2	0.38	0.45
Ag Non-Hmstd	347	347	0	0.1	5	5	1	11.2	1.35	1.50
Misc props	63	63	0	0.0	1	1	0	9.4	2.03	2.23
ResHmstd: NewCon	0	90	90	0.0	0	1	1	0.0	0.00	1.37
All other NewCon	0	109	109	0.0	0	4	4	0.0	0.00	3.48
Total	27,840	28,057	216	0.8	480	508	28	5.9	1.72	1.81

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	305	249	-56	-18.4
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	305	249	-56	-18.4
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	57.74	60.00	0.00	0.00
City/Town	63.11	75.58	0.00	0.00
School District	5.66	5.23	34.17	34.53
Special District	8.91	9.58	0.00	0.00
Total	135.41	150.39	34.17	34.53

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	48,900	47,500	-2.9	634	593	-41	-6.5	1.3	1.25
Res Hmstd:Avg Val	73,300	71,200	-2.9	950	888	-62	-6.5	1.3	1.25
Res Hmstd: Hi Val	97,700	95,000	-2.8	1,372	1,325	-47	-3.4	1.40	1.4
Res Hmstd: Ex-Hi Val	146,600	142,500	-2.8	2,246	2,268	22	1.0	1.53	1.59
Apartment	300,000	300,000	0.0	6,103	6,676	573	9.4	2.03	2.23
Comm/Ind: Lo Val	150,000	192,000	28.0	4,658	6,890	2,231	47.9	3.11	3.59
Comm/Ind: Med Val	300,000	383,900	28.0	10,698	15,286	4,588	42.9	3.57	3.98
Comm/Ind: Hi Val	1,000,000	1,279,800	28.0	38,885	54,486	15,601	40.1	3.89	4.26

Polk County | **Fisher city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	11,317	11,063	-254	-2.2	170	146	-24	-14.1	1.50	1.32
Res Non-Hm: exis	794	1,117	323	40.7	14	20	6	41.2	1.81	1.82
Apartments: exis	427	545	118	27.8	9	12	3	31.6	2.16	2.23
Low-inc Apts: ex	363	470	107	29.5	5	6	1	30.6	1.33	1.34
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	460	484	24	5.1	15	17	1	9.9	3.29	3.44
Com/Ind Hi: exis	322	416	94	29.2	14	19	5	37.0	4.32	4.58
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	246	254	8	3.3	11	12	1	9.6	4.32	4.58
Ag HGA: Exist	62	62	0	0.0	1	1	0	-21.5	1.37	1.08
Ag Hmstd Land	261	270	9	3.4	2	2	0	15.7	0.70	0.78
Ag Non-Hmstd	60	63	2	3.6	1	1	0	16.9	1.57	1.77
Misc props	45	71	26	56.3	1	2	1	64.0	2.84	2.98
ResHmstd: NewCon	0	41	41	0.0	0	1	1	0.0	0.00	1.32
All other NewCon	0	121	121	0.0	0	4	4	0.0	0.00	3.46
Total	14,357	14,977	620	4.3	243	242	0	0.0	1.69	1.62

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	151	129	-21	-14.1
(-) TIF Tax Capacity	3	3	1	30.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	148	126	-22	-14.9
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	58.47	60.90	0.00	0.00
City/Town	76.89	93.04	0.00	0.00
School District	15.67	16.43	20.00	1.31
Special District	6.03	6.82	0.00	0.00
Total	157.07	177.19	20.00	1.31

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	62,400	61,000	-2.2	855	656	-199	-23.2	1.37	1.08
Res Hmstd:Avg Val	93,500	91,400	-2.2	1,367	1,117	-250	-18.3	1.46	1.22
Res Hmstd: Hi Val	124,700	121,900	-2.2	1,948	1,710	-237	-12.2	1.56	1.40
Res Hmstd: Ex-Hi Val	187,100	182,900	-2.2	3,109	2,897	-212	-6.8	1.66	1.58
Apartment	300,000	383,300	27.8	6,490	8,540	2,050	31.6	2.16	2.23
Comm/Ind: Lo Val	150,000	193,800	29.2	4,933	7,162	2,229	45.2	3.29	3.7
Comm/Ind: Med Val	300,000	387,700	29.2	11,410	16,041	4,631	40.6	3.80	4.14
Comm/Ind: Hi Val	1,000,000	1,292,200	29.2	41,636	57,460	15,824	38.0	4.16	4.45

Polk County | **Fosston city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	31,128	30,768	-359	-1.2	378	402	24	6.2	1.22	1.31
Res Non-Hm: exis	5,804	6,554	750	12.9	93	125	32	34.3	1.60	1.91
Apartments: exis	1,726	1,726	0	0.0	33	39	6	19.8	1.90	2.27
Low-inc Apts: ex	382	372	-10	-2.6	4	5	1	16.0	1.17	1.39
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	7,588	7,617	28	0.4	226	264	38	16.9	2.97	3.46
Com/Ind Hi: exis	6,865	7,044	179	2.6	268	321	53	19.9	3.90	4.56
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	187	193	6	3.4	7	9	2	20.9	3.90	4.56
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	162	162	0	0.1	2	3	0	23.3	1.32	1.63
Ag Non-Hmstd	164	172	8	4.9	2	3	1	29.0	1.37	1.69
Misc props	213	249	36	16.7	4	6	2	38.7	2.04	2.43
ResHmstd: NewCon	0	318	318	0.0	0	4	4	0.0	0.00	1.31
All other NewCon	0	374	374	0.0	0	14	14	0.0	0.00	3.84
Total	54,219	55,549	1,330	2.5	1,019	1,196	177	17.4	1.88	2.15

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	654	575	-79	-12.1
(-) TIF Tax Capacity	28	134	105	370.7
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	625	441	-185	-29.5
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg) Base	Net Tax Cap (Pctg) Alter	Ref Mkt Val Base	Ref Mkt Val Alter
County	58.20	60.49	0.00	0.00
City/Town	48.40	75.27	0.00	0.00
School District	21.83	23.55	18.15	16.33
Special District	8.91	9.58	0.00	0.00
Total	137.34	168.88	18.15	16.33

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	49,900	49,300	-1.2	576	580	4	0.7	1.15	1.18
Res Hmstd:Avg Val	74,800	73,900	-1.2	864	870	6	0.7	1.15	1.18
Res Hmstd: Hi Val	99,700	98,500	-1.2	1,267	1,345	78	6.1	1.27	1.37
Res Hmstd: Ex-Hi Val	149,700	148,000	-1.1	2,090	2,337	247	11.8	1.4	1.58
Apartment	300,000	300,000	0.0	5,694	6,823	1,129	19.8	1.9	2.27
Comm/Ind: Lo Val	150,000	153,900	2.6	4,461	5,373	912	20.4	2.97	3.49
Comm/Ind: Med Val	300,000	307,800	2.6	10,318	12,396	2,078	20.1	3.44	4.03
Comm/Ind: Hi Val	1,000,000	1,026,000	2.6	37,652	45,169	7,517	20.0	3.77	4.40

Polk County | **Gully city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	513	631	117	22.8	5	6	1	14.0	1.03	0.96
Res Non-Hm: exis	206	269	63	30.6	3	4	1	35.2	1.49	1.54
Apartments: exis	88	88	0	0.0	2	2	0	4.1	1.80	1.87
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	371	372	1	0.2	11	11	0	4.6	2.85	2.98
Com/Ind Hi: exis	205	205	1	0.3	8	8	0	5.0	3.75	3.92
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	82	85	3	3.7	3	3	0	8.5	3.75	3.92
Ag HGA: Exist	44	53	9	21.5	0	1	0	11.3	1.07	0.98
Ag Hmstd Land	26	26	0	0.0	0	0	0	9.3	0.35	0.38
Ag Non-Hmstd	38	38	0	0.0	0	1	0	5.7	1.29	1.37
Misc props	8	7	-1	-15.3	0	0	0	-11.8	1.80	1.87
ResHmstd: NewCon	0	22	22	0.0	0	0	0	0.0	0.00	0.96
All other NewCon	0	63	63	0.0	0	2	2	0.0	0.00	2.98
Total	1,581	1,859	278	17.5	32	38	5	15.9	2.05	2.03

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	21	21	0	1.7
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	21	21	0	1.7
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	58.49	60.91	0.00	0.00
City/Town	42.79	45.02	0.00	0.00
School District	22.06	23.93	18.15	16.34
Special District	6.03	6.82	0.00	0.00
Total	129.36	136.68	18.15	16.34

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	14,300	17,600	23.1	154	173	19	12.6	1.08	0.98
Res Hmstd:Avg Val	21,400	26,300	22.9	230	259	29	12.4	1.08	0.98
Res Hmstd: Hi Val	28,500	35,000	22.8	306	344	38	12.3	1.08	0.98
Res Hmstd: Ex-Hi Val	42,800	52,600	22.9	460	517	57	12.4	1.08	0.98
Apartment	300,000	300,000	0.0	5,395	5,616	220	4.1	1.8	1.87
Comm/Ind: Lo Val	150,000	150,500	0.3	4,282	4,490	208	4.9	2.85	2.98
Comm/Ind: Med Val	300,000	301,000	0.3	9,900	10,389	489	4.9	3.3	3.45
Comm/Ind: Hi Val	1,000,000	1,003,200	0.3	36,117	37,910	1,793	5.0	3.61	3.78

Polk County | **Lengby city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	1,814	1,568	-247	-13.6	17	15	-1	-8.7	0.93	0.98
Res Non-Hm: exis	799	1,003	204	25.5	11	15	4	37.8	1.32	1.46
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	4	4	0	0.0	0	0	0	13.7	1.17	1.33
Com/Ind: Lo: exi	250	245	-4	-1.8	6	7	0	7.6	2.55	2.80
Com/Ind Hi: exis	58	69	11	19.1	2	3	1	30.9	3.35	3.68
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Misc props	24	23	0	-1.1	0	0	0	10.3	1.82	2.03
ResHmstd: NewCon	0	4	4	0.0	0	0	0	0.0	0.00	0.98
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	2,948	2,915	-33	-1.1	36	40	4	10.3	1.23	1.37

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	31	26	-5	-16.9
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	31	26	-5	-16.9
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	56.13	58.08	0.00	0.00
City/Town	27.82	39.04	0.00	0.00
School District	19.40	20.73	18.14	16.33
Special District	6.03	6.82	0.00	0.00
Total	109.37	124.67	18.14	16.33

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	35,600	30,800	-13.5	312	281	-31	-9.9	0.88	0.91
Res Hmstd:Avg Val	53,400	46,100	-13.7	467	420	-47	-10.1	0.88	0.91
Res Hmstd: Hi Val	71,100	61,400	-13.6	622	560	-63	-10.1	0.88	0.91
Res Hmstd: Ex-Hi Val	106,700	92,200	-13.6	1,084	939	-145	-13.4	1.02	1.02
Comm/Ind: Lo Val	150,000	178,600	19.1	3,832	5,252	1,420	37.1	2.55	2.94
Comm/Ind: Med Val	300,000	357,200	19.1	8,850	11,823	2,973	33.6	2.95	3.31
Comm/Ind: Hi Val	1,000,000	1,190,600	19.1	32,268	42,483	10,214	31.7	3.23	3.57

Polk County | **McIntosh city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	9,061	9,063	2	0.0	139	130	-8	-6.1	1.53	1.44
Res Non-Hm: exis	1,549	1,758	209	13.5	30	40	9	30.1	1.97	2.26
Apartments: exis	709	704	-4	-0.6	17	19	2	14.3	2.38	2.74
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	5	5	0	0.0	0	0	0	15.6	1.84	2.13
Com/Ind: Lo: exi	1,771	1,682	-89	-5.0	63	68	5	7.3	3.56	4.02
Com/Ind Hi: exis	347	411	64	18.5	16	22	6	34.0	4.68	5.30
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	336	361	25	7.4	16	19	3	21.5	4.68	5.30
Ag HGA: Exist	102	169	67	65.4	1	2	1	82.4	1.28	1.41
Ag Hmstd Land	93	126	33	35.9	0	1	0	95.6	0.51	0.74
Ag Non-Hmstd	177	151	-26	-14.8	3	3	0	-1.2	1.76	2.04
Misc props	20	20	0	0.0	0	1	0	15.0	2.38	2.74
ResHmstd: NewCon	0	58	58	0.0	0	1	1	0.0	0.00	1.44
All other NewCon	0	216	216	0.0	0	8	8	0.0	0.00	3.68
Total	14,171	14,726	554	3.9	287	314	27	9.4	2.02	2.13

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	157	130	-27	-17.4
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	157	130	-27	-17.4
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	57.34	59.53	0.00	0.00
City/Town	91.00	113.53	0.00	0.00
School District	22.00	24.55	17.95	18.66
Special District	6.03	6.82	0.00	0.00
Total	176.37	204.43	17.95	18.66

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	34,900	34,900	0.0	539	493	-45	-8.4	1.54	1.41
Res Hmstd:Avg Val	52,400	52,400	0.0	809	741	-68	-8.4	1.54	1.41
Res Hmstd: Hi Val	69,800	69,800	0.0	1,077	986	-91	-8.4	1.54	1.41
Res Hmstd: Ex-Hi Val	104,800	104,800	0.0	1,758	1,770	11	0.6	1.68	1.69
Apartment	300,000	298,100	-0.6	7,152	8,174	1,022	14.3	2.38	2.74
Comm/Ind: Lo Val	150,000	177,800	18.5	5,336	7,502	2,166	40.6	3.56	4.22
Comm/Ind: Med Val	300,000	355,500	18.5	12,362	16,916	4,554	36.8	4.12	4.76
Comm/Ind: Hi Val	1,000,000	1,185,100	18.5	45,147	60,864	15,718	34.8	4.51	5.14

Polk County | **Mentor city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	1,588	1,594	6	0.4	18	17	0	-1.1	1.11	1.10
Res Non-Hm: exis	635	623	-12	-1.8	10	11	1	9.8	1.55	1.73
Apartments: exis	96	3	-93	-96.8	2	0	-2	-96.4	1.86	2.08
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	813	704	-109	-13.4	24	23	-1	-4.5	2.93	3.23
Com/Ind Hi: exis	206	237	30	14.6	8	10	2	26.5	3.84	4.24
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	171	174	3	1.6	7	7	1	12.2	3.84	4.24
Ag HGA: Exist	182	181	-1	-0.5	2	2	0	-0.2	1.18	1.18
Ag Hmstd Land	284	286	2	0.6	1	1	0	22.3	0.43	0.52
Ag Non-Hmstd	521	548	27	5.3	7	8	1	18.8	1.34	1.51
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	4,495	4,349	-146	-3.2	78	80	2	3.1	1.73	1.85

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	52	43	-9	-17.2
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	52	43	-9	-17.2
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	58.48	60.91	0.00	0.00
City/Town	64.69	78.09	0.00	0.00
School District	5.04	5.66	17.95	18.66
Special District	6.03	6.82	0.00	0.00
Total	134.25	151.48	17.95	18.66

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	23,500	23,600	0.4	264	259	-5	-1.9	1.12	1.1
Res Hmstd:Avg Val	35,300	35,400	0.3	396	388	-8	-2.1	1.12	1.1
Res Hmstd: Hi Val	47,000	47,200	0.4	527	517	-10	-1.9	1.12	1.1
Res Hmstd: Ex-Hi Val	70,600	70,900	0.4	792	777	-15	-1.9	1.12	1.1
Apartment	300,000	9,700	-96.8	5,573	202	-5,371	-96.4	1.86	2.08
Comm/Ind: Lo Val	150,000	171,900	14.6	4,388	5,766	1,378	31.4	2.93	3.35
Comm/Ind: Med Val	300,000	343,900	14.6	10,150	13,056	2,906	28.6	3.38	3.8
Comm/Ind: Hi Val	1,000,000	1,146,300	14.6	37,037	47,066	10,028	27.1	3.70	4.11

Polk County | **Nielsville city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	671	694	23	3.5	18	17	-1	-5.2	2.70	2.48
Res Non-Hm: exis	248	209	-39	-15.8	8	8	0	1.1	3.15	3.78
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	52	52	0	-0.3	3	3	0	18.6	5.11	6.08
Com/Ind Hi: exis	23	23	0	0.0	2	2	0	19.6	6.61	7.90
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag HGA: Exist	78	78	0	-0.1	2	2	0	-7.5	2.74	2.54
Ag Hmstd Land	217	223	6	2.7	3	3	0	0.3	1.46	1.42
Ag Non-Hmstd	292	301	9	3.0	7	9	2	28.7	2.50	3.13
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	1	1	0.0	0	0	0	0.0	0.00	2.48
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	1,582	1,581	-1	0.0	43	45	2	4.5	2.70	2.83

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	15	12	-3	-21.8
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	15	12	-3	-21.8
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg) Base	Net Tax Cap (Pctg) Alter	Ref Mkt Val Base	Ref Mkt Val Alter
County	56.59	58.50	0.00	0.00
City/Town	######	240.42	0.00	0.00
School District	3.18	4.35	62.26	61.85
Special District	8.91	9.58	0.00	0.00
Total	250.34	312.85	62.26	61.85

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	16,000	16,600	3.8	436	414	-22	-5.0	2.73	2.5
Res Hmstd:Avg Val	24,000	24,800	3.3	654	619	-35	-5.4	2.73	2.5
Res Hmstd: Hi Val	31,900	33,000	3.4	870	824	-46	-5.3	2.73	2.5
Res Hmstd: Ex-Hi Val	47,900	49,600	3.5	1,306	1,238	-68	-5.2	2.73	2.5
Comm/Ind: Lo Val	150,000	150,000	0.0	7,665	9,117	1,452	18.9	5.11	6.08
Comm/Ind: Med Val	300,000	300,000	0.0	17,574	20,963	3,389	19.3	5.86	6.99
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	63,817	76,247	12,430	19.5	6.38	7.62

Polk County | **Trail city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	671	632	-39	-5.8	5	5	0	3.2	0.68	0.75
Res Non-Hm: exis	193	207	14	7.4	2	2	0	13.8	1.07	1.13
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	18	18	0	0.0	0	0	0	4.9	1.03	1.08
Com/Ind: Lo: exi	247	254	7	2.9	6	6	0	8.4	2.27	2.39
Com/Ind Hi: exis	60	60	0	0.0	2	2	0	5.1	2.99	3.14
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,477	2,236	758	51.3	44	70	26	59.1	2.99	3.14
Ag HGA: Exist	47	47	0	0.0	0	0	0	10.0	0.66	0.73
Ag Hmstd Land	137	137	0	0.0	1	1	0	13.5	0.40	0.46
Ag Non-Hmstd	157	157	0	0.0	1	2	0	4.6	0.95	0.99
Misc props	15	7	-8	-51.7	0	0	0	-57.7	1.57	1.37
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	3,023	3,756	733	24.2	61	88	27	44.5	2.02	2.34

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	46	59	12	26.6
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	46	59	12	26.6
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	58.48	60.91	0.00	0.00
City/Town	17.31	13.67	0.00	0.00
School District	13.31	18.09	10.91	12.97
Special District	6.03	6.82	0.00	0.00
Total	95.13	99.48	10.91	12.97

Tax Burdens on Hypothetical Properties	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	24,900	23,400	-6.0	164	170	6	3.4	0.66	0.73
Res Hmstd:Avg Val	37,300	35,100	-5.9	246	255	9	3.5	0.66	0.73
Res Hmstd: Hi Val	49,700	46,800	-5.8	328	340	12	3.6	0.66	0.73
Res Hmstd: Ex-Hi Val	74,600	70,200	-5.9	493	510	17	3.5	0.66	0.73
Comm/Ind: Lo Val	150,000	150,000	0.0	3,403	3,583	180	5.3	2.27	2.39
Comm/Ind: Med Val	300,000	300,000	0.0	7,885	8,295	410	5.2	2.63	2.77
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	28,804	30,286	1,482	5.1	2.88	3.03

Polk County | **Winger city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	2,302	2,377	75	3.3	37	36	-1	-3.7	1.62	1.51
Res Non-Hm: exis	754	916	162	21.5	15	21	6	39.2	2.00	2.29
Apartments: exis	160	160	0	0.0	4	4	1	14.9	2.44	2.81
Low-inc Apts: ex	179	179	0	-0.1	3	3	0	14.6	1.49	1.71
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	947	949	2	0.3	34	39	5	13.2	3.63	4.10
Com/Ind Hi: exis	473	456	-16	-3.4	23	25	2	9.2	4.78	5.40
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	259	278	19	7.2	12	15	3	21.2	4.78	5.40
Ag HGA: Exist	56	60	3	5.9	1	1	0	-3.8	1.59	1.44
Ag Hmstd Land	79	78	-1	-1.0	0	1	0	22.3	0.61	0.75
Ag Non-Hmstd	67	70	3	4.8	1	1	0	21.3	1.81	2.10
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	39	39	0.0	0	1	1	0.0	0.00	1.51
All other NewCon	0	44	44	0.0	0	2	2	0.0	0.00	4.23
Total	5,275	5,606	331	6.3	131	148	18	13.4	2.48	2.65

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	64	59	-6	-8.6
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	64	59	-6	-8.6
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	54.94	57.03	0.00	0.00
City/Town	98.13	121.49	0.00	0.00
School District	19.07	21.50	17.95	18.66
Special District	8.91	9.58	0.00	0.00
Total	181.04	209.60	17.95	18.66

Tax Burdens on Hypothetical Properties	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	29,500	30,500	3.4	469	440	-29	-6.1	1.59	1.44
Res Hmstd:Avg Val	44,300	45,700	3.2	704	660	-44	-6.3	1.59	1.44
Res Hmstd: Hi Val	59,000	60,900	3.2	938	880	-58	-6.2	1.59	1.44
Res Hmstd: Ex-Hi Val	88,600	91,500	3.3	1,470	1,481	10	0.7	1.66	1.62
Apartment	300,000	300,000	0.0	7,327	8,420	1,092	14.9	2.44	2.81
Comm/Ind: Lo Val	150,000	144,900	-3.4	5,441	5,937	496	9.1	3.63	4.1
Comm/Ind: Med Val	300,000	289,700	-3.4	12,607	13,691	1,084	8.6	4.20	4.73
Comm/Ind: Hi Val	1,000,000	965,700	-3.4	46,045	50,201	4,156	9.0	4.60	5.2

Pope County | **Cyrus city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	5,706	5,252	-454	-8.0	38	44	5	14.3	0.67	0.83
Res Non-Hm: exis	1,129	1,101	-28	-2.5	12	14	2	17.9	1.04	1.25
Apartments: exis	543	496	-47	-8.6	7	8	1	11.7	1.25	1.53
Low-inc Apts: ex	84	81	-3	-4.1	1	1	0	15.8	0.77	0.93
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	717	711	-7	-0.9	16	18	3	16.0	2.21	2.58
Com/Ind Hi: exis	76	81	5	6.0	2	3	1	24.8	2.90	3.41
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	174	179	5	2.9	5	6	1	21.3	2.88	3.39
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Non-Hmstd	15	15	0	0.0	0	0	0	28.6	0.90	1.16
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	7	7	0.0	0	0	0	0.0	0.00	2.68
Total	8,443	7,922	-522	-6.2	80	93	13	15.9	0.95	1.18

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	92	68	-24	-25.7
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	92	68	-24	-25.7
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	39.08	46.62	0.00	0.00
City/Town	47.47	67.04	0.00	0.00
School District	2.13	0.00	12.47	8.06
Special District	1.19	1.90	0.00	0.00
Total	89.87	115.57	12.47	8.06

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	39,600	36,500	-7.8	247	283	36	14.4	0.62	0.77
Res Hmstd:Avg Val	59,400	54,700	-7.9	370	423	53	14.3	0.62	0.77
Res Hmstd: Hi Val	79,200	72,900	-8.0	509	564	55	10.8	0.64	0.77
Res Hmstd: Ex-Hi Val	118,900	109,400	-8.0	951	1,036	85	8.9	0.80	0.95
Apartment	300,000	274,200	-8.6	3,744	4,182	438	11.7	1.25	1.53
Comm/Ind: Lo Val	150,000	158,900	5.9	3,308	4,175	867	26.2	2.21	2.63
Comm/Ind: Med Val	300,000	317,900	6.0	7,656	9,604	1,948	25.4	2.55	3.02
Comm/Ind: Hi Val	1,000,000	1,059,500	6.0	27,948	34,925	6,977	25.0	2.79	3.3

Pope County | **Farwell city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	1,139	1,082	-57	-5.0	11	11	0	1.3	0.97	1.03
Res Non-Hm: exis	221	268	47	21.2	3	5	1	46.4	1.41	1.70
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	60	60	0	-0.2	1	1	0	22.1	1.31	1.60
Com/Ind: Lo: exi	13	13	0	0.0	0	0	0	17.3	2.72	3.19
Com/Ind Hi: exis	95	94	-2	-1.6	3	4	1	15.6	3.58	4.21
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	45	93	48	104.8	2	4	2	140.5	3.58	4.21
Ag HGA: Exist	87	87	0	-0.1	1	1	0	11.2	1.04	1.15
Ag Hmstd Land	183	179	-3	-1.8	1	2	0	24.3	0.69	0.87
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	24	24	0.0	0	0	0	0.0	0.00	1.03
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	1,842	1,900	57	3.1	22	28	5	23.6	1.22	1.46

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	19	15	-4	-18.9
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	19	15	-4	-18.9
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg) Base	Net Tax Cap (Pctg) Alter	Ref Mkt Val Base	Ref Mkt Val Alter
County	39.67	48.60	0.00	0.00
City/Town	51.07	62.95	0.00	0.00
School District	14.95	16.17	14.13	14.87
Special District	17.55	24.06	0.00	0.00
Total	123.24	151.78	14.13	14.87

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	33,000	31,400	-4.8	321	333	11	3.5	0.97	1.06
Res Hmstd:Avg Val	49,500	47,000	-5.1	482	498	16	3.3	0.97	1.06
Res Hmstd: Hi Val	66,000	62,700	-5.0	643	664	22	3.4	0.97	1.06
Res Hmstd: Ex-Hi Val	99,000	94,100	-4.9	1,077	1,131	55	5.1	1.09	1.20
Comm/Ind: Lo Val	150,000	147,600	-1.6	4,084	4,712	628	15.4	2.72	3.19
Comm/Ind: Med Val	300,000	295,300	-1.6	9,458	10,900	1,442	15.3	3.15	3.69
Comm/Ind: Hi Val	1,000,000	984,200	-1.6	34,537	39,879	5,342	15.5	3.45	4.05

Pope County | **Glenwood city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	86,396	84,915	-1,481	-1.7	872	989	117	13.4	1.01	1.16
Res Non-Hm: exis	17,724	18,080	356	2.0	234	281	47	20.3	1.32	1.56
Apartments: exis	7,221	7,594	373	5.2	109	135	26	24.3	1.51	1.78
Low-inc Apts: ex	1,820	1,441	-379	-20.8	17	16	-1	-6.7	0.93	1.09
Seasnl Rec: exis	6,027	6,404	377	6.3	75	94	19	25.7	1.24	1.47
Com/Ind: Lo: exi	14,138	14,040	-98	-0.7	355	404	48	13.6	2.51	2.87
Com/Ind Hi: exis	15,963	16,132	169	1.1	527	610	83	15.7	3.30	3.78
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	2,895	2,982	87	3.0	95	113	17	18.0	3.30	3.78
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	157	149	-7	-4.7	1	1	0	14.4	0.55	0.66
Ag Non-Hmstd	2,263	2,101	-162	-7.2	25	27	3	11.0	1.09	1.31
Misc props	3,151	2,319	-831	-26.4	42	37	-5	-11.1	1.32	1.59
ResHmstd: NewCon	0	204	204	0.0	0	2	2	0.0	0.00	1.16
All other NewCon	0	2,700	2,700	0.0	0	49	49	0.0	0.00	1.83
Total	157,754	159,062	1,308	0.8	2,352	2,759	407	17.3	1.49	1.73

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	1,864	1,700	-163	-8.8
(-) TIF Tax Capacity	28	56	29	103.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	1,836	1,644	-192	-10.5
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	38.19	46.90	0.00	0.00
City/Town	53.32	63.91	0.00	0.00
School District	14.03	15.19	14.13	14.87
Special District	3.74	4.61	0.00	0.00
Total	109.28	130.61	14.13	14.87

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	80,400	79,000	-1.7	692	756	64	9.2	0.86	0.96
Res Hmstd:Avg Val	120,500	118,400	-1.7	1,223	1,375	152	12.4	1.02	1.16
Res Hmstd: Hi Val	160,600	157,800	-1.7	1,754	1,995	241	13.7	1.09	1.26
Res Hmstd: Ex-Hi Val	241,000	236,900	-1.7	2,819	3,239	420	14.9	1.17	1.37
Apartment	300,000	315,500	5.2	4,522	5,620	1,098	24.3	1.51	1.78
Comm/Ind: Lo Val	150,000	151,600	1.1	3,770	4,372	603	16.0	2.51	2.88
Comm/Ind: Med Val	300,000	303,200	1.1	8,725	10,108	1,383	15.8	2.91	3.33
Comm/Ind: Hi Val	1,000,000	1,010,600	1.1	31,850	36,870	5,020	15.8	3.19	3.65

Pope County | **Long Beach city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	31,549	32,115	566	1.8	272	321	49	18.2	0.86	1.00
Res Non-Hm: exis	4,718	4,015	-703	-14.9	46	45	-1	-2.4	0.98	1.13
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	14,154	13,129	-1,024	-7.2	125	133	7	5.9	0.89	1.01
Com/Ind: Lo: exi	680	615	-64	-9.5	14	14	0	0.6	2.05	2.28
Com/Ind Hi: exis	545	544	0	-0.1	15	16	2	11.1	2.69	2.99
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	490	498	8	1.6	13	15	2	12.9	2.69	2.99
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Misc props	404	404	0	0.0	5	5	1	14.4	1.12	1.29
ResHmstd: NewCon	0	550	550	0.0	0	6	6	0.0	0.00	1.00
All other NewCon	0	153	153	0.0	0	2	2	0.0	0.00	1.08
Total	52,539	52,024	-515	-1.0	490	557	67	13.6	0.93	1.07

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	536	510	-26	-4.9
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	536	510	-26	-4.9
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	39.89	48.88	0.00	0.00
City/Town	19.65	20.86	0.00	0.00
School District	15.34	16.65	14.13	14.87
Special District	3.74	4.61	0.00	0.00
Total	78.62	90.99	14.13	14.87

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	163,100	166,000	1.8	1,287	1,554	267	20.8	0.79	0.94
Res Hmstd:Avg Val	244,600	249,000	1.8	2,116	2,501	385	18.2	0.87	1.00
Res Hmstd: Hi Val	326,000	331,900	1.8	2,945	3,446	502	17.0	0.90	1.04
Res Hmstd: Ex-Hi Val	489,100	497,900	1.8	4,536	5,271	734	16.2	0.93	1.06
Seas Rec: Lo Val	50,000	46,400	-7.2	431	460	30	6.8	0.86	0.99
Seas Rec: Hi Val	150,000	139,100	-7.3	1,377	1,459	82	5.9	0.92	1.05
Comm/Ind: Lo Val	150,000	149,900	-0.1	3,080	3,418	338	11.0	2.05	2.28
Comm/Ind: Med Val	300,000	299,800	-0.1	7,115	7,900	785	11.0	2.37	2.64
Comm/Ind: Hi Val	1,000,000	999,400	-0.1	25,947	28,824	2,876	11.1	2.59	2.88

Pope County | **Lowry city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	9,253	9,107	-147	-1.6	97	109	12	12.7	1.04	1.19
Res Non-Hm: exis	1,237	1,390	153	12.4	18	24	6	34.9	1.44	1.73
Apartments: exis	92	92	0	0.0	2	2	0	21.2	1.63	1.97
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	171	170	-1	-0.7	2	3	0	20.8	1.29	1.57
Com/Ind: Lo: exi	1,257	1,257	0	0.0	33	39	6	16.8	2.66	3.11
Com/Ind Hi: exis	558	556	-2	-0.4	20	23	3	16.5	3.50	4.09
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	160	163	3	1.7	6	7	1	18.9	3.50	4.09
Ag HGA: Exist	102	101	-1	-1.1	1	1	0	12.5	1.06	1.20
Ag Hmstd Land	321	318	-3	-0.9	3	3	1	22.0	0.82	1.01
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Misc props	34	34	0	0.0	1	1	0	21.4	1.93	2.34
ResHmstd: NewCon	0	33	33	0.0	0	0	0	0.0	0.00	1.19
All other NewCon	0	1	1	0.0	0	0	0	0.0	0.00	1.73
Total	13,185	13,221	36	0.3	181	211	30	16.8	1.37	1.60

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	146	120	-26	-17.5
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	146	120	-26	-17.5
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	38.64	47.36	0.00	0.00
City/Town	65.45	82.08	0.00	0.00
School District	13.69	14.65	14.13	14.87
Special District	1.19	1.90	0.00	0.00
Total	118.98	146.00	14.13	14.87

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	60,500	59,500	-1.7	563	610	46	8.2	0.93	1.02
Res Hmstd:Avg Val	90,700	89,300	-1.5	917	1,010	94	10.2	1.01	1.13
Res Hmstd: Hi Val	120,900	119,000	-1.6	1,346	1,527	181	13.5	1.11	1.28
Res Hmstd: Ex-Hi Val	181,400	178,500	-1.6	2,205	2,562	357	16.2	1.22	1.44
Apartment	300,000	300,000	0.0	4,886	5,921	1,035	21.2	1.63	1.97
Comm/Ind: Lo Val	150,000	149,500	-0.3	3,988	4,643	655	16.4	2.66	3.11
Comm/Ind: Med Val	300,000	298,900	-0.4	9,234	10,749	1,515	16.4	3.08	3.6
Comm/Ind: Hi Val	1,000,000	996,400	-0.4	33,717	39,284	5,567	16.5	3.37	3.94

Pope County | **Sedan city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	1,045	978	-67	-6.4	10	10	0	3.7	0.94	1.05
Res Non-Hm: exis	315	328	13	4.2	4	5	1	25.0	1.35	1.62
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	250	252	2	0.8	7	8	1	17.0	2.64	3.06
Com/Ind Hi: exis	63	61	-1	-2.2	2	2	0	13.6	3.47	4.03
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	138	200	62	44.6	5	8	3	68.0	3.47	4.03
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	376	373	-3	-0.9	2	3	1	22.0	0.63	0.78
Ag Non-Hmstd	127	119	-8	-6.5	1	2	0	13.8	1.18	1.43
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	30	30	0.0	0	0	0	0.0	0.00	1.05
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	2,314	2,340	27	1.2	32	39	7	22.7	1.36	1.65

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	25	22	-3	-11.6
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	25	22	-3	-11.6
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	39.90	48.89	0.00	0.00
City/Town	58.71	73.05	0.00	0.00
School District	15.34	16.65	14.13	14.87
Special District	3.74	4.61	0.00	0.00
Total	117.69	143.19	14.13	14.87

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	33,200	31,100	-6.3	305	313	9	2.8	0.92	1.01
Res Hmstd:Avg Val	49,800	46,600	-6.4	457	470	12	2.7	0.92	1.01
Res Hmstd: Hi Val	66,300	62,000	-6.5	609	625	16	2.6	0.92	1.01
Res Hmstd: Ex-Hi Val	99,500	93,100	-6.4	1,029	1,058	30	2.9	1.03	1.14
Comm/Ind: Lo Val	150,000	146,600	-2.3	3,959	4,491	532	13.4	2.64	3.06
Comm/Ind: Med Val	300,000	293,300	-2.2	9,166	10,377	1,210	13.2	3.06	3.54
Comm/Ind: Hi Val	1,000,000	977,600	-2.2	33,469	37,987	4,518	13.5	3.35	3.89

Pope County | **Starbuck city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	46,322	45,403	-919	-2.0	689	717	27	4.0	1.49	1.58
Res Non-Hm: exis	9,501	9,959	458	4.8	172	208	36	20.9	1.81	2.09
Apartments: exis	1,546	1,545	0	0.0	33	38	5	16.2	2.12	2.46
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	5,602	5,289	-313	-5.6	98	107	10	9.9	1.74	2.03
Com/Ind: Lo: exi	5,602	5,458	-143	-2.6	182	202	20	10.8	3.25	3.69
Com/Ind Hi: exis	2,207	2,306	100	4.5	94	112	18	19.0	4.28	4.87
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	912	942	29	3.2	39	46	7	17.5	4.28	4.87
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	134	127	-7	-4.9	1	1	0	15.8	0.88	1.08
Ag Non-Hmstd	26	25	-1	-5.0	0	0	0	11.2	1.58	1.85
Misc props	180	176	-4	-2.1	4	5	1	13.4	2.33	2.70
ResHmstd: NewCon	0	250	250	0.0	0	4	4	0.0	0.00	1.58
All other NewCon	0	53	53	0.0	0	1	1	0.0	0.00	2.07
Total	72,031	71,533	-498	-0.7	1,313	1,442	129	9.8	1.82	2.02

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	787	681	-107	-13.5
(-) TIF Tax Capacity	2	2	0	-12.9
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	785	679	-106	-13.5
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	39.85	48.83	0.00	0.00
City/Town	######	117.84	0.00	0.00
School District	15.28	16.58	14.13	14.87
Special District	1.19	1.90	0.00	0.00
Total	158.20	185.15	14.13	14.87

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	72,900	71,500	-1.9	965	901	-64	-6.6	1.32	1.26
Res Hmstd:Avg Val	109,300	107,100	-2.0	1,610	1,631	22	1.3	1.47	1.52
Res Hmstd: Hi Val	145,600	142,700	-2.0	2,268	2,403	135	5.9	1.56	1.68
Res Hmstd: Ex-Hi Val	218,500	214,200	-2.0	3,590	3,952	362	10.1	1.64	1.84
Apartment	300,000	299,900	0.0	6,357	7,387	1,030	16.2	2.12	2.46
Seas Rec: Lo Val	50,000	47,200	-5.6	829	913	84	10.1	1.66	1.93
Seas Rec: Hi Val	150,000	141,600	-5.6	2,571	2,820	249	9.7	1.71	1.99
Comm/Ind: Lo Val	150,000	156,800	4.5	4,870	5,870	1,000	20.5	3.25	3.74
Comm/Ind: Med Val	300,000	313,500	4.5	11,293	13,508	2,214	19.6	3.76	4.31
Comm/Ind: Hi Val	1,000,000	1,045,100	4.5	41,268	49,166	7,898	19.1	4.13	4.70

Pope County | **Villard city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	6,812	6,653	-158	-2.3	66	75	10	14.8	0.97	1.13
Res Non-Hm: exis	1,028	1,104	76	7.4	14	18	5	33.3	1.35	1.67
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	968	963	-4	-0.5	12	15	3	24.8	1.28	1.60
Com/Ind: Lo: exi	1,315	1,315	0	0.0	34	41	7	19.6	2.61	3.12
Com/Ind Hi: exis	462	460	-2	-0.4	16	19	3	19.3	3.43	4.11
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	310	309	-2	-0.5	11	13	2	19.3	3.42	4.10
Ag HGA: Exist	111	108	-3	-2.3	1	1	0	15.8	1.05	1.25
Ag Hmstd Land	407	422	14	3.5	3	4	1	29.8	0.76	0.95
Ag Non-Hmstd	141	147	6	4.5	2	2	1	32.9	1.16	1.47
Misc props	40	40	0	0.0	1	1	0	25.2	1.59	1.99
ResHmstd: NewCon	0	64	64	0.0	0	1	1	0.0	0.00	1.13
All other NewCon	0	100	100	0.0	0	2	2	0.0	0.00	2.05
Total	11,593	11,685	92	0.8	159	193	34	21.2	1.37	1.65

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	129	108	-21	-16.2
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	129	108	-21	-16.2
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	39.64	48.57	0.00	0.00
City/Town	57.17	77.46	0.00	0.00
School District	15.03	16.28	14.13	14.87
Special District	3.83	4.71	0.00	0.00
Total	115.67	147.02	14.13	14.87

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	52,200	51,000	-2.3	469	526	57	12.2	0.9	1.03
Res Hmstd:Avg Val	78,300	76,500	-2.3	714	792	78	10.9	0.91	1.04
Res Hmstd: Hi Val	104,400	102,000	-2.3	1,077	1,239	162	15.1	1.03	1.21
Res Hmstd: Ex-Hi Val	156,600	153,000	-2.3	1,801	2,132	331	18.4	1.15	1.39
Seas Rec: Lo Val	50,000	49,800	-0.4	616	773	157	25.5	1.23	1.55
Seas Rec: Hi Val	150,000	149,300	-0.5	1,933	2,409	476	24.6	1.29	1.61
Comm/Ind: Lo Val	150,000	149,400	-0.4	3,913	4,662	749	19.1	2.61	3.12
Comm/Ind: Med Val	300,000	298,700	-0.4	9,060	10,795	1,734	19.1	3.02	3.61
Comm/Ind: Hi Val	1,000,000	995,700	-0.4	33,080	39,451	6,371	19.3	3.31	3.96

Pope County | **Westport city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	1,352	1,357	5	0.4	9	12	2	25.0	0.68	0.85
Res Non-Hm: exis	167	174	7	4.2	2	2	0	21.6	0.98	1.14
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	166	166	0	0.0	3	4	0	12.7	2.07	2.33
Com/Ind Hi: exis	5	5	0	0.0	0	0	0	12.8	2.72	3.06
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	237	229	-8	-3.3	6	7	1	9.1	2.72	3.06
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	118	115	-3	-2.4	1	1	0	16.2	0.62	0.74
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	6	6	0.0	0	0	0	0.0	0.00	0.85
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	2,046	2,053	7	0.4	22	25	4	17.9	1.06	1.24

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	24	20	-4	-14.9
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	24	20	-4	-14.9
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	39.93	48.92	0.00	0.00
City/Town	20.09	23.60	0.00	0.00
School District	15.34	16.65	14.13	14.87
Special District	4.51	5.46	0.00	0.00
Total	79.87	94.63	14.13	14.87

Tax Burdens on Hypothetical Properties	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	50,100	50,300	0.4	271	360	90	33.2	0.54	0.72
Res Hmstd:Avg Val	75,100	75,400	0.4	405	540	135	33.2	0.54	0.72
Res Hmstd: Hi Val	100,100	100,500	0.4	659	834	175	26.6	0.66	0.83
Res Hmstd: Ex-Hi Val	150,200	150,800	0.4	1,175	1,427	253	21.5	0.78	0.95
Comm/Ind: Lo Val	150,000	150,000	0.0	3,108	3,502	395	12.7	2.07	2.33
Comm/Ind: Med Val	300,000	300,000	0.0	7,181	8,098	917	12.8	2.39	2.7
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	26,188	29,543	3,356	12.8	2.62	2.95

Ramsey County | **New Brighton city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	1,304,120	1,232,119	-72,001	-5.5	18,149	18,627	477	2.6	1.39	1.51
Res Non-Hm: exis	97,445	95,938	-1,507	-1.5	1,477	1,605	128	8.7	1.52	1.67
Apartments: exis	124,895	129,300	4,405	3.5	2,237	2,571	333	14.9	1.79	1.99
Low-inc Apts: ex	30,426	30,193	-232	-0.8	332	367	35	10.6	1.09	1.22
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	27,278	27,154	-123	-0.5	775	842	67	8.6	2.84	3.10
Com/Ind Hi: exis	305,715	298,256	-7,458	-2.4	11,372	12,114	742	6.5	3.72	4.06
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	14,961	12,742	-2,219	-14.8	561	521	-40	-7.1	3.75	4.09
Ag HGA: Exist	271	271	0	0.0	4	4	0	7.1	1.45	1.56
Ag Hmstd Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Non-Hmstd	662	663	0	0.0	8	9	1	11.8	1.26	1.41
Misc props	9,368	9,368	0	0.0	166	185	19	11.5	1.77	1.97
ResHmstd: NewCon	0	1,123	1,123	0.0	0	17	17	0.0	0.00	1.51
All other NewCon	0	2,094	2,094	0.0	0	74	74	0.0	0.00	3.54
Total	1,915,140	1,839,221	-75,918	-4.0	35,082	36,936	1,854	5.3	1.83	2.01

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	22,810	20,941	-1,869	-8.2
(-) TIF Tax Capacity	3,851	3,614	-237	-6.1
(-) FD Contrib Tax Cap	2,715	2,496	-219	-8.1
(=) Taxable Tax Capacity	16,244	14,830	-1,414	-8.7
FD Distrib Tax Cap	3,577	3,025	-553	-15.5

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	54.56	60.97	0.00	0.00
City/Town	37.70	41.43	0.00	0.00
School District	26.35	29.62	19.71	21.25
Special District	8.33	9.61	0.00	0.00
Total	126.95	141.63	19.71	21.25

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	151,300	142,900	-5.6	1,983	1,982	0	0.0	1.31	1.39
Res Hmstd:Avg Val	226,800	214,300	-5.5	3,158	3,236	78	2.5	1.39	1.51
Res Hmstd: Hi Val	302,300	285,600	-5.5	4,333	4,489	155	3.6	1.43	1.57
Res Hmstd: Ex-Hi Val	453,500	428,500	-5.5	6,651	6,980	329	4.9	1.47	1.63
Apartment	300,000	310,600	3.5	5,352	6,159	807	15.1	1.78	1.98
Comm/Ind: Lo Val	150,000	146,300	-2.5	4,272	4,543	271	6.3	2.85	3.11
Comm/Ind: Med Val	300,000	292,700	-2.4	9,870	10,466	596	6.0	3.29	3.58
Comm/Ind: Hi Val	1,000,000	975,600	-2.4	35,991	38,258	2,267	6.3	3.6	3.92

Ramsey County | **North St. Paul city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	584,297	557,469	-26,828	-4.6	7,688	7,689	1	0.0	1.32	1.38
Res Non-Hm: exis	50,288	51,597	1,309	2.6	749	827	78	10.4	1.49	1.60
Apartments: exis	38,700	38,440	-260	-0.7	675	726	51	7.5	1.75	1.89
Low-inc Apts: ex	22,611	23,740	1,130	5.0	244	277	33	13.4	1.08	1.17
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	15,622	15,521	-101	-0.6	441	471	30	6.8	2.82	3.04
Com/Ind Hi: exis	79,377	76,163	-3,214	-4.0	2,933	3,029	96	3.3	3.70	3.98
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	3,563	3,815	252	7.1	132	152	20	15.2	3.70	3.98
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Misc props	1,021	999	-23	-2.2	24	25	1	6.0	2.34	2.53
ResHmstd: NewCon	0	182	182	0.0	0	3	3	0.0	0.00	1.38
All other NewCon	0	142	142	0.0	0	4	4	0.0	0.00	3.13
Total	795,479	768,068	-27,411	-3.4	12,887	13,203	316	2.5	1.62	1.72

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	8,925	7,898	-1,028	-11.5
(-) TIF Tax Capacity	303	274	-29	-9.5
(-) FD Contrib Tax Cap	758	700	-59	-7.8
(=) Taxable Tax Capacity	7,864	6,924	-940	-12.0
FD Distrib Tax Cap	2,271	2,061	-210	-9.2

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	54.56	60.97	0.00	0.00
City/Town	29.02	33.28	6.04	6.25
School District	27.70	28.33	15.00	14.78
Special District	11.53	11.72	0.00	0.00
Total	122.81	134.30	21.04	21.03

Tax Burdens on Hypothetical Properties	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	117,100	111,700	-4.6	1,417	1,370	-47	-3.3	1.21	1.23
Res Hmstd:Avg Val	175,600	167,500	-4.6	2,312	2,304	-7	-0.3	1.32	1.38
Res Hmstd: Hi Val	234,000	223,300	-4.6	3,204	3,238	34	1.1	1.37	1.45
Res Hmstd: Ex-Hi Val	351,100	335,000	-4.6	4,994	5,108	114	2.3	1.42	1.52
Apartment	300,000	298,000	-0.7	5,236	5,630	393	7.5	1.75	1.89
Comm/Ind: Lo Val	150,000	143,900	-4.1	4,236	4,368	132	3.1	2.82	3.04
Comm/Ind: Med Val	300,000	287,900	-4.0	9,779	10,037	258	2.6	3.26	3.49
Comm/Ind: Hi Val	1,000,000	959,500	-4.1	35,647	36,746	1,099	3.1	3.56	3.83

Ramsey County | **Roseville city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	2,199,806	2,092,571	-107,234	-4.9	26,953	28,083	1,130	4.2	1.23	1.34
Res Non-Hm: exis	211,524	218,171	6,647	3.1	2,843	3,243	400	14.1	1.34	1.49
Apartments: exis	247,583	251,654	4,071	1.6	3,918	4,431	513	13.1	1.58	1.76
Low-inc Apts: ex	33,474	32,294	-1,181	-3.5	334	359	25	7.6	1.00	1.11
Seasnl Rec: exis	1,307	1,244	-63	-4.8	17	18	1	7.0	1.30	1.46
Com/Ind: Lo: exi	60,584	60,825	240	0.4	1,645	1,800	155	9.4	2.71	2.96
Com/Ind Hi: exis	1,290,593	1,227,357	-63,236	-4.9	45,807	47,560	1,753	3.8	3.55	3.87
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	52,448	54,958	2,510	4.8	1,881	2,154	273	14.5	3.59	3.92
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Non-Hmstd	169	170	1	0.6	2	2	0	13.5	1.07	1.21
Misc props	3,318	3,251	-67	-2.0	56	61	5	8.3	1.70	1.88
ResHmstd: NewCon	0	6,055	6,055	0.0	0	81	81	0.0	0.00	1.34
All other NewCon	0	5,363	5,363	0.0	0	93	93	0.0	0.00	1.73
Total	4,100,807	3,953,912	-146,894	-3.6	83,455	87,884	4,429	5.3	2.04	2.22

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	55,416	51,561	-3,855	-7.0
(-) TIF Tax Capacity	2,259	2,043	-217	-9.6
(-) FD Contrib Tax Cap	10,305	9,924	-382	-3.7
(=) Taxable Tax Capacity	42,852	39,595	-3,256	-7.6
FD Distrib Tax Cap	4,158	3,633	-525	-12.6

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	54.56	60.97	0.00	0.00
City/Town	29.73	33.81	2.02	2.09
School District	16.34	18.86	19.67	19.93
Special District	8.62	9.71	0.00	0.00
Total	109.25	123.35	21.69	22.02

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	147,700	140,500	-4.9	1,694	1,739	45	2.6	1.15	1.24
Res Hmstd:Avg Val	221,400	210,600	-4.9	2,726	2,836	110	4.0	1.23	1.35
Res Hmstd: Hi Val	295,100	280,700	-4.9	3,757	3,933	176	4.7	1.27	1.40
Res Hmstd: Ex-Hi Val	442,800	421,200	-4.9	5,798	6,123	325	5.6	1.31	1.45
Apartment	300,000	304,900	1.6	4,747	5,372	625	13.2	1.58	1.76
Comm/Ind: Lo Val	150,000	142,700	-4.9	4,050	4,197	147	3.6	2.7	2.94
Comm/Ind: Med Val	300,000	285,300	-4.9	9,341	9,619	278	3.0	3.11	3.37
Comm/Ind: Hi Val	1,000,000	951,000	-4.9	34,034	35,238	1,204	3.5	3.40	3.71

Ramsey County | **Falcon Heights city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	312,274	302,583	-9,691	-3.1	3,523	3,730	207	5.9	1.13	1.23
Res Non-Hm: exis	21,750	23,664	1,914	8.8	262	312	50	18.9	1.21	1.32
Apartments: exis	31,805	32,520	716	2.3	454	511	56	12.4	1.43	1.57
Low-inc Apts: ex	4,569	4,559	-10	-0.2	41	44	4	9.3	0.89	0.97
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	2,621	2,621	0	0.0	67	72	5	7.8	2.56	2.76
Com/Ind Hi: exis	21,844	22,245	401	1.8	730	803	73	10.0	3.34	3.61
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	2,640	2,766	126	4.8	88	100	12	13.2	3.34	3.61
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Non-Hmstd	257	257	0	0.0	3	3	0	11.6	0.99	1.10
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	209	209	0.0	0	3	3	0.0	0.00	1.23
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	397,759	391,425	-6,334	-1.6	5,168	5,577	409	7.9	1.30	1.42

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	4,309	4,080	-229	-5.3
(-) TIF Tax Capacity	373	338	-35	-9.5
(-) FD Contrib Tax Cap	169	162	-8	-4.6
(=) Taxable Tax Capacity	3,766	3,581	-186	-4.9
FD Distrib Tax Cap	1,103	821	-282	-25.6

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	54.56	60.97	0.00	0.00
City/Town	21.52	23.50	0.00	0.00
School District	14.56	16.83	19.71	19.62
Special District	7.88	8.62	0.00	0.00
Total	98.52	109.92	19.71	19.62

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	173,600	168,200	-3.1	1,836	1,936	100	5.4	1.06	1.15
Res Hmstd:Avg Val	260,200	252,100	-3.1	2,938	3,106	168	5.7	1.13	1.23
Res Hmstd: Hi Val	346,900	336,100	-3.1	4,041	4,277	236	5.8	1.16	1.27
Res Hmstd: Ex-Hi Val	520,500	504,300	-3.1	6,204	6,544	340	5.5	1.19	1.3
Apartment	300,000	306,800	2.3	4,286	4,817	532	12.4	1.43	1.57
Comm/Ind: Lo Val	150,000	152,800	1.9	3,833	4,234	401	10.5	2.56	2.77
Comm/Ind: Med Val	300,000	305,500	1.8	8,845	9,745	900	10.2	2.95	3.19
Comm/Ind: Hi Val	1,000,000	1,018,400	1.8	32,234	35,471	3,237	10.0	3.22	3.48

Ramsey County | **Lauderdale city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	104,696	99,969	-4,726	-4.5	1,184	1,243	59	5.0	1.13	1.24
Res Non-Hm: exis	15,615	14,810	-805	-5.2	202	212	11	5.2	1.29	1.43
Apartments: exis	22,329	23,034	705	3.2	335	386	51	15.3	1.50	1.68
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	3,051	3,012	-40	-1.3	80	86	6	7.8	2.61	2.85
Com/Ind Hi: exis	14,655	14,583	-73	-0.5	500	544	44	8.8	3.41	3.73
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	13,630	13,676	46	0.3	465	511	45	9.8	3.41	3.73
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	40	40	0.0	0	1	1	0.0	0.00	1.24
All other NewCon	0	496	496	0.0	0	14	14	0.0	0.00	2.73
Total	173,976	169,620	-4,356	-2.5	2,765	2,996	231	8.3	1.59	1.77

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	2,101	1,944	-157	-7.5
(-) TIF Tax Capacity	164	162	-3	-1.6
(-) FD Contrib Tax Cap	187	190	3	1.6
(=) Taxable Tax Capacity	1,750	1,592	-157	-9.0
FD Distrib Tax Cap	418	377	-41	-9.9

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	54.56	60.97	0.00	0.00
City/Town	26.87	31.21	0.00	0.00
School District	14.56	16.83	19.71	19.62
Special District	8.34	9.50	0.00	0.00
Total	104.32	118.52	19.71	19.62

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	124,700	119,100	-4.5	1,286	1,331	44	3.5	1.03	1.12
Res Hmstd:Avg Val	187,000	178,600	-4.5	2,115	2,216	101	4.8	1.13	1.24
Res Hmstd: Hi Val	249,200	238,000	-4.5	2,943	3,100	158	5.4	1.18	1.30
Res Hmstd: Ex-Hi Val	373,900	357,000	-4.5	4,601	4,871	270	5.9	1.23	1.36
Apartment	300,000	309,500	3.2	4,503	5,192	689	15.3	1.50	1.68
Comm/Ind: Lo Val	150,000	149,300	-0.5	3,913	4,253	340	8.7	2.61	2.85
Comm/Ind: Med Val	300,000	298,500	-0.5	9,033	9,817	785	8.7	3.01	3.29
Comm/Ind: Hi Val	1,000,000	995,000	-0.5	32,923	35,819	2,896	8.8	3.29	3.6

Ramsey County | **Arden Hills city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	665,433	637,852	-27,582	-4.1	8,507	8,971	464	5.4	1.28	1.41
Res Non-Hm: exis	57,346	59,499	2,154	3.8	787	909	122	15.5	1.37	1.53
Apartments: exis	15,373	14,963	-410	-2.7	246	266	20	8.1	1.60	1.78
Low-inc Apts: ex	2,881	2,838	-43	-1.5	29	31	3	9.3	0.99	1.10
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	11,653	11,953	300	2.6	317	352	36	11.2	2.72	2.95
Com/Ind Hi: exis	336,500	327,574	-8,926	-2.7	11,979	12,643	665	5.6	3.56	3.86
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	13,272	13,943	671	5.1	470	535	65	13.9	3.54	3.84
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Misc props	7,084	7,084	0	0.0	114	127	12	10.9	1.61	1.79
ResHmstd: NewCon	0	1,630	1,630	0.0	0	23	23	0.0	0.00	1.41
All other NewCon	0	847	847	0.0	0	13	13	0.0	0.00	1.58
Total	1,109,543	1,078,184	-31,359	-2.8	22,448	23,871	1,423	6.3	2.02	2.21

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	14,788	14,079	-709	-4.8
(-) TIF Tax Capacity	531	437	-95	-17.8
(-) FD Contrib Tax Cap	2,921	2,505	-416	-14.2
(=) Taxable Tax Capacity	11,336	11,137	-199	-1.8
FD Distrib Tax Cap	1,323	1,085	-239	-18.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	54.56	60.97	0.00	0.00
City/Town	24.18	25.77	0.00	0.00
School District	25.07	28.49	19.52	21.19
Special District	8.33	9.61	0.00	0.00
Total	112.15	124.84	19.52	21.19

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	190,500	182,600	-4.1	2,307	2,407	99	4.3	1.21	1.32
Res Hmstd:Avg Val	285,600	273,800	-4.1	3,645	3,841	196	5.4	1.28	1.40
Res Hmstd: Hi Val	380,700	364,900	-4.2	4,983	5,273	291	5.8	1.31	1.45
Res Hmstd: Ex-Hi Val	571,200	547,500	-4.1	7,720	8,143	423	5.5	1.35	1.49
Apartment	300,000	292,000	-2.7	4,791	5,175	384	8.0	1.6	1.77
Comm/Ind: Lo Val	150,000	146,000	-2.7	4,072	4,297	224	5.5	2.71	2.94
Comm/Ind: Med Val	300,000	292,000	-2.7	9,404	9,886	481	5.1	3.13	3.39
Comm/Ind: Hi Val	1,000,000	973,500	-2.7	34,288	36,145	1,857	5.4	3.43	3.71

Ramsey County | **Little Canada city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	500,686	474,210	-26,476	-5.3	5,879	5,996	118	2.0	1.17	1.26
Res Non-Hm: exis	49,485	52,119	2,634	5.3	648	730	82	12.6	1.31	1.40
Apartments: exis	82,822	85,744	2,922	3.5	1,249	1,400	151	12.1	1.51	1.63
Low-inc Apts: ex	8,499	8,881	382	4.5	79	90	10	12.8	0.93	1.01
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	33,489	32,887	-602	-1.8	896	944	48	5.4	2.68	2.87
Com/Ind Hi: exis	209,729	203,629	-6,100	-2.9	7,334	7,649	314	4.3	3.50	3.76
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	8,256	8,481	225	2.7	287	317	30	10.3	3.48	3.73
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	83	140	57	68.2	0	0	0	######	0.05	0.34
Ag Non-Hmstd	49	0	-49	-100.0	1	0	-1	-100.0	1.05	0.00
Misc props	11,473	11,473	0	0.0	173	188	14	8.3	1.51	1.63
ResHmstd: NewCon	0	2,156	2,156	0.0	0	27	27	0.0	0.00	1.26
All other NewCon	0	4,005	4,005	0.0	0	123	123	0.0	0.00	3.07
Total	904,572	883,724	-20,847	-2.3	16,546	17,463	917	5.5	1.83	1.98

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	11,669	11,029	-641	-5.5
(-) TIF Tax Capacity	1,040	1,027	-13	-1.3
(-) FD Contrib Tax Cap	2,005	1,869	-136	-6.8
(=) Taxable Tax Capacity	8,624	8,133	-491	-5.7
FD Distrib Tax Cap	1,604	1,436	-168	-10.5

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	54.56	60.97	0.00	0.00
City/Town	26.50	28.03	0.00	0.00
School District	15.20	17.60	20.05	20.03
Special District	9.26	9.09	0.00	0.00
Total	105.51	115.69	20.05	20.03

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	141,400	133,900	-5.3	1,530	1,526	-4	-0.3	1.08	1.14
Res Hmstd:Avg Val	212,000	200,800	-5.3	2,480	2,504	23	0.9	1.17	1.25
Res Hmstd: Hi Val	282,600	267,700	-5.3	3,430	3,481	51	1.5	1.21	1.30
Res Hmstd: Ex-Hi Val	424,000	401,600	-5.3	5,324	5,438	114	2.1	1.26	1.35
Apartment	300,000	310,600	3.5	4,558	5,114	556	12.2	1.52	1.65
Comm/Ind: Lo Val	150,000	145,600	-2.9	3,994	4,158	164	4.1	2.66	2.86
Comm/Ind: Med Val	300,000	291,300	-2.9	9,220	9,570	350	3.8	3.07	3.29
Comm/Ind: Hi Val	1,000,000	970,900	-2.9	33,607	34,995	1,388	4.1	3.36	3.60

Ramsey County | **North Oaks city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	913,205	876,683	-36,522	-4.0	11,174	11,870	696	6.2	1.22	1.35
Res Non-Hm: exis	147,533	143,623	-3,910	-2.7	1,932	2,067	135	7.0	1.31	1.44
Apartments: exis	59,299	46,760	-12,539	-21.1	831	725	-106	-12.8	1.40	1.55
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	2,787	2,843	57	2.0	36	40	5	13.8	1.27	1.42
Com/Ind: Lo: exi	1,800	1,800	0	0.0	46	50	4	8.5	2.57	2.79
Com/Ind Hi: exis	30,795	30,637	-158	-0.5	1,035	1,117	82	7.9	3.36	3.64
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	4,600	4,799	199	4.3	155	175	20	13.2	3.36	3.64
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Non-Hmstd	7,487	9,306	1,819	24.3	70	97	27	39.2	0.93	1.04
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	2,782	2,782	0.0	0	38	38	0.0	0.00	1.35
All other NewCon	0	851	851	0.0	0	12	12	0.0	0.00	1.44
Total	1,167,505	1,120,084	-47,421	-4.1	15,278	16,191	913	6.0	1.31	1.45

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	13,077	12,463	-613	-4.7
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	295	283	-13	-4.3
(=) Taxable Tax Capacity	12,781	12,181	-601	-4.7
FD Distrib Tax Cap	255	206	-49	-19.4

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	54.56	60.97	0.00	0.00
City/Town	9.15	9.86	0.00	0.00
School District	24.62	28.11	20.80	22.24
Special District	6.72	7.33	0.00	0.00
Total	95.05	106.27	20.80	22.24

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	423,600	406,700	-4.0	4,908	5,220	312	6.4	1.16	1.28
Res Hmstd:Avg Val	635,100	609,700	-4.0	7,679	8,127	448	5.8	1.21	1.33
Res Hmstd: Hi Val	846,500	812,600	-4.0	10,630	11,273	643	6.0	1.26	1.39
Res Hmstd: Ex-Hi Val	1,270,100	1,219,300	-4.0	16,544	17,580	1,036	6.3	1.30	1.44
Apartment	300,000	236,600	-21.1	4,188	3,669	-519	-12.4	1.4	1.55
Comm/Ind: Lo Val	150,000	149,200	-0.5	3,859	4,161	301	7.8	2.57	2.79
Comm/Ind: Med Val	300,000	298,500	-0.5	8,901	9,594	694	7.8	2.97	3.21
Comm/Ind: Hi Val	1,000,000	994,900	-0.5	32,429	34,972	2,543	7.8	3.24	3.52

Ramsey County | **Maplewood city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	2,072,645	1,926,038	-146,608	-7.1	28,271	27,543	-728	-2.6	1.36	1.43
Res Non-Hm: exis	186,814	188,650	1,836	1.0	2,822	3,072	250	8.8	1.51	1.63
Apartments: exis	172,000	175,709	3,709	2.2	3,049	3,391	342	11.2	1.77	1.93
Low-inc Apts: ex	63,355	66,704	3,348	5.3	701	796	96	13.7	1.11	1.19
Seasnl Rec: exis	168	159	-8	-5.0	2	2	0	3.5	1.44	1.57
Com/Ind: Lo: exi	58,602	58,858	256	0.4	1,671	1,807	137	8.2	2.85	3.07
Com/Ind Hi: exis	896,627	857,598	-39,029	-4.4	33,535	34,566	1,030	3.1	3.74	4.03
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	50,046	50,990	944	1.9	1,872	2,055	182	9.7	3.74	4.03
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Non-Hmstd	338	356	18	5.3	4	5	1	15.6	1.29	1.41
Misc props	26,175	26,119	-56	-0.2	473	510	37	7.9	1.81	1.95
ResHmstd: NewCon	0	2,885	2,885	0.0	0	41	41	0.0	0.00	1.43
All other NewCon	0	24,915	24,915	0.0	0	442	442	0.0	0.00	1.77
Total	3,526,770	3,378,981	-147,789	-4.2	72,401	74,232	1,831	2.5	2.05	2.20

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	45,433	41,524	-3,909	-8.6
(-) TIF Tax Capacity	485	454	-31	-6.5
(-) FD Contrib Tax Cap	6,842	6,832	-10	-0.1
(=) Taxable Tax Capacity	38,106	34,238	-3,868	-10.1
FD Distrib Tax Cap	5,584	5,415	-169	-3.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	54.56	60.97	0.00	0.00
City/Town	38.87	43.96	2.05	2.04
School District	25.98	26.88	15.75	15.56
Special District	9.19	9.07	0.00	0.00
Total	128.61	140.88	17.80	17.61

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	133,500	124,100	-7.0	1,702	1,599	-103	-6.0	1.28	1.29
Res Hmstd:Avg Val	200,200	186,000	-7.1	2,739	2,659	-80	-2.9	1.37	1.43
Res Hmstd: Hi Val	266,900	248,000	-7.1	3,775	3,720	-55	-1.5	1.41	1.50
Res Hmstd: Ex-Hi Val	400,400	372,100	-7.1	5,850	5,844	-6	-0.1	1.46	1.57
Apartment	300,000	306,500	2.2	5,357	5,937	580	10.8	1.79	1.94
Comm/Ind: Lo Val	150,000	143,500	-4.3	4,265	4,393	129	3.0	2.84	3.06
Comm/Ind: Med Val	300,000	286,900	-4.4	9,863	10,101	238	2.4	3.29	3.52
Comm/Ind: Hi Val	1,000,000	956,500	-4.4	35,985	37,042	1,058	2.9	3.6	3.87

Ramsey County | **Shoreview city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	2,199,065	2,073,654	-125,411	-5.7	29,036	29,948	912	3.1	1.32	1.44
Res Non-Hm: exis	158,489	168,212	9,723	6.1	2,225	2,616	391	17.6	1.40	1.55
Apartments: exis	61,954	65,326	3,372	5.4	1,035	1,213	179	17.3	1.67	1.86
Low-inc Apts: ex	8,311	8,610	299	3.6	84	97	12	14.9	1.01	1.12
Seasnl Rec: exis	1,716	1,578	-138	-8.0	24	24	0	1.1	1.40	1.54
Com/Ind: Lo: exi	19,328	19,143	-185	-1.0	535	576	42	7.8	2.77	3.01
Com/Ind Hi: exis	374,852	347,195	-27,657	-7.4	13,602	13,713	111	0.8	3.63	3.95
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	13,041	13,723	682	5.2	471	540	68	14.5	3.61	3.93
Ag HGA: Exist	327	327	0	0.0	4	5	0	10.8	1.36	1.50
Ag Hmstd Land	0	470	470	0.0	0	3	3	0.0	0.00	0.61
Ag Non-Hmstd	470	0	-470	-100.0	6	0	-6	-100.0	1.19	0.00
Misc props	6,995	6,995	0	0.0	117	130	13	11.2	1.68	1.87
ResHmstd: NewCon	0	2,410	2,410	0.0	0	35	35	0.0	0.00	1.44
All other NewCon	0	1,705	1,705	0.0	0	28	28	0.0	0.00	1.62
Total	2,844,548	2,709,348	-135,200	-4.8	47,139	48,927	1,788	3.8	1.66	1.81

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	32,825	29,763	-3,062	-9.3
(-) TIF Tax Capacity	1,785	1,549	-236	-13.2
(-) FD Contrib Tax Cap	3,269	2,801	-468	-14.3
(=) Taxable Tax Capacity	27,771	25,413	-2,358	-8.5
FD Distrib Tax Cap	3,144	2,733	-411	-13.1

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	54.56	60.97	0.00	0.00
City/Town	30.53	33.26	0.00	0.00
School District	24.69	28.05	19.52	21.13
Special District	7.93	9.01	0.00	0.00
Total	117.71	131.29	19.52	21.13

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	169,100	159,500	-5.7	2,100	2,131	30	1.4	1.24	1.34
Res Hmstd:Avg Val	253,600	239,100	-5.7	3,336	3,438	102	3.1	1.32	1.44
Res Hmstd: Hi Val	338,000	318,700	-5.7	4,570	4,745	175	3.8	1.35	1.49
Res Hmstd: Ex-Hi Val	507,200	478,300	-5.7	6,982	7,290	308	4.4	1.38	1.52
Apartment	300,000	316,300	5.4	5,000	5,859	859	17.2	1.67	1.85
Comm/Ind: Lo Val	150,000	138,900	-7.4	4,146	4,177	30	0.7	2.76	3.01
Comm/Ind: Med Val	300,000	277,900	-7.4	9,577	9,548	-29	-0.3	3.19	3.44
Comm/Ind: Hi Val	1,000,000	926,200	-7.4	34,920	35,083	163	0.5	3.49	3.79

Ramsey County | **Vadnais Heights city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	924,828	876,790	-48,038	-5.2	11,633	12,062	429	3.7	1.26	1.38
Res Non-Hm: exis	69,882	70,550	668	1.0	967	1,078	110	11.4	1.38	1.53
Apartments: exis	29,712	33,297	3,586	12.1	478	593	116	24.3	1.61	1.78
Low-inc Apts: ex	11,742	11,885	143	1.2	117	132	14	12.0	1.00	1.11
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	30,060	27,552	-2,507	-8.3	820	819	-1	-0.1	2.73	2.97
Com/Ind Hi: exis	322,534	308,310	-14,224	-4.4	11,481	11,971	490	4.3	3.56	3.88
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	11,844	12,601	757	6.4	421	489	68	16.2	3.55	3.88
Ag HGA: Exist	350	360	10	2.8	4	5	1	13.1	1.21	1.33
Ag Hmstd Land	196	211	15	7.9	1	1	0	40.5	0.26	0.33
Ag Non-Hmstd	25	0	-25	-100.0	0	0	0	-100.0	1.09	0.00
Misc props	7,516	7,516	0	0.0	121	134	13	10.9	1.61	1.78
ResHmstd: NewCon	0	1,223	1,223	0.0	0	17	17	0.0	0.00	1.38
All other NewCon	0	2,086	2,086	0.0	0	42	42	0.0	0.00	2.01
Total	1,408,687	1,352,382	-56,306	-4.0	26,044	27,343	1,299	5.0	1.85	2.02

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	17,688	16,276	-1,412	-8.0
(-) TIF Tax Capacity	2,160	1,995	-165	-7.6
(-) FD Contrib Tax Cap	2,812	2,820	8	0.3
(=) Taxable Tax Capacity	12,717	11,461	-1,256	-9.9
FD Distrib Tax Cap	1,763	1,421	-342	-19.4

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	54.56	60.97	0.00	0.00
City/Town	24.76	27.85	0.00	0.00
School District	22.87	26.35	23.52	24.47
Special District	7.43	7.81	0.00	0.00
Total	109.62	122.98	23.52	24.47

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	153,300	145,300	-5.2	1,807	1,845	39	2.1	1.18	1.27
Res Hmstd:Avg Val	229,900	218,000	-5.2	2,895	2,998	102	3.5	1.26	1.38
Res Hmstd: Hi Val	306,400	290,500	-5.2	3,983	4,147	164	4.1	1.3	1.43
Res Hmstd: Ex-Hi Val	459,800	435,900	-5.2	6,122	6,427	305	5.0	1.33	1.47
Apartment	300,000	336,200	12.1	4,816	5,991	1,174	24.4	1.61	1.78
Comm/Ind: Lo Val	150,000	143,400	-4.4	4,093	4,264	171	4.2	2.73	2.97
Comm/Ind: Med Val	300,000	286,800	-4.4	9,432	9,772	340	3.6	3.14	3.41
Comm/Ind: Hi Val	1,000,000	955,900	-4.4	34,349	35,753	1,404	4.1	3.43	3.74

Ramsey County | **Mounds View city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	538,451	513,656	-24,795	-4.6	7,602	7,964	362	4.8	1.41	1.55
Res Non-Hm: exis	41,777	40,175	-1,602	-3.8	676	730	54	8.0	1.62	1.82
Apartments: exis	67,837	68,942	1,105	1.6	1,259	1,456	197	15.6	1.86	2.11
Low-inc Apts: ex	10,728	10,896	168	1.6	123	142	19	15.4	1.15	1.30
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	10,570	11,308	738	7.0	307	362	55	18.1	2.90	3.21
Com/Ind Hi: exis	243,513	238,025	-5,488	-2.3	9,255	9,989	734	7.9	3.80	4.20
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	5,720	5,991	271	4.7	217	251	34	15.6	3.80	4.20
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Misc props	18,663	18,663	0	0.0	346	394	48	13.8	1.86	2.11
ResHmstd: NewCon	0	1,068	1,068	0.0	0	17	17	0.0	0.00	1.55
All other NewCon	0	594	594	0.0	0	11	11	0.0	0.00	1.86
Total	937,259	909,319	-27,940	-3.0	19,786	21,316	1,530	7.7	2.11	2.34

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	12,132	11,170	-962	-7.9
(-) TIF Tax Capacity	2,765	2,773	8	0.3
(-) FD Contrib Tax Cap	2,162	1,950	-212	-9.8
(=) Taxable Tax Capacity	7,205	6,447	-758	-10.5
FD Distrib Tax Cap	2,505	2,044	-461	-18.4

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	54.56	60.97	0.00	0.00
City/Town	41.07	48.86	2.10	2.10
School District	25.50	28.95	19.51	21.25
Special District	10.04	11.46	0.00	0.00
Total	131.17	150.24	21.61	23.34

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	121,000	115,400	-4.6	1,585	1,600	15	0.9	1.31	1.39
Res Hmstd:Avg Val	181,400	173,000	-4.6	2,562	2,677	115	4.5	1.41	1.55
Res Hmstd: Hi Val	241,800	230,700	-4.6	3,539	3,757	218	6.2	1.46	1.63
Res Hmstd: Ex-Hi Val	362,800	346,100	-4.6	5,497	5,916	419	7.6	1.52	1.71
Apartment	300,000	304,900	1.6	5,567	6,438	871	15.6	1.86	2.11
Comm/Ind: Lo Val	150,000	146,600	-2.3	4,357	4,700	343	7.9	2.90	3.21
Comm/Ind: Med Val	300,000	293,200	-2.3	10,058	10,818	760	7.6	3.35	3.69
Comm/Ind: Hi Val	1,000,000	977,500	-2.3	36,662	39,534	2,872	7.8	3.67	4.04

Ramsey County | **Gem Lake city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	61,403	57,731	-3,671	-6.0	870	895	25	2.8	1.42	1.55
Res Non-Hm: exis	17,295	14,834	-2,460	-14.2	274	260	-14	-5.2	1.59	1.75
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	2,794	3,002	208	7.5	42	51	8	20.0	1.52	1.70
Com/Ind: Lo: exi	2,814	2,700	-114	-4.0	78	81	3	3.9	2.76	2.99
Com/Ind Hi: exis	14,413	13,960	-453	-3.1	519	545	26	5.0	3.60	3.90
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	537	564	27	5.0	19	22	3	13.9	3.60	3.90
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Non-Hmstd	74	78	4	5.7	1	1	0	18.2	1.12	1.26
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	99	99	0.0	0	2	2	0.0	0.00	1.55
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	99,328	92,969	-6,359	-6.4	1,804	1,856	52	2.9	1.82	2.00

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	1,239	1,143	-96	-7.7
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	137	120	-17	-12.2
(=) Taxable Tax Capacity	1,102	1,023	-79	-7.2
FD Distrib Tax Cap	21	20	-2	-7.5

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	54.56	60.97	0.00	0.00
City/Town	28.43	31.34	0.00	0.00
School District	22.52	25.96	24.05	24.91
Special District	6.88	7.44	0.00	0.00
Total	112.39	125.70	24.05	24.91

Tax Burdens on Hypothetical Properties	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	284,400	267,400	-6.0	3,764	3,862	98	2.6	1.32	1.44
Res Hmstd:Avg Val	426,400	400,900	-6.0	5,818	6,024	205	3.5	1.36	1.50
Res Hmstd: Hi Val	568,400	534,400	-6.0	7,948	8,157	209	2.6	1.4	1.53
Res Hmstd: Ex-Hi Val	852,800	801,800	-6.0	12,627	13,025	397	3.1	1.48	1.62
Comm/Ind: Lo Val	150,000	145,300	-3.1	4,142	4,345	203	4.9	2.76	2.99
Comm/Ind: Med Val	300,000	290,600	-3.1	9,544	9,974	430	4.5	3.18	3.43
Comm/Ind: Hi Val	1,000,000	968,600	-3.1	34,753	36,441	1,688	4.9	3.48	3.76

Ramsey County | **State Fairgrounds**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Res Non-Hm: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind Hi: exis	531	628	96	18.1	14	19	4	30.1	2.72	3.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	531	628	96	18.1	14	19	4	30.1	2.72	3.00

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	11	13	2	18.1
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	2	2	0	18.4
(=) Taxable Tax Capacity	9	10	2	18.1
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg) Base	Net Tax Cap (Pctg) Alter	Ref Mkt Val Base	Ref Mkt Val Alter
County	54.58	61.00	0.00	0.00
City/Town	0.00	0.00		
School District	20.39	22.36	18.25	18.52
Special District	7.87	8.60	0.00	0.00
Total	82.85	91.95		

Tax Burdens on Hypothetical Properties

	Estimated Market Value Baseline	Estimated Market Value Alternative	Pctg Chng
Comm/Ind: Lo Val	150,000	177,200	18.1
Comm/Ind: Med Val	300,000	354,400	18.1
Comm/Ind: Hi Val	1,000,000	1,181,200	18.1

	Net Tax Baseline	Net Tax Alternative	Change	Pctg Chng	Effective Tax Rates Base	Effective Tax Rates Alter
Comm/Ind: Lo Val						
Comm/Ind: Med Val						
Comm/Ind: Hi Val						

Ramsey County | **Blaine city (part)**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Res Non-Hm: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	3,600	3,150	-450	-12.5	101	96	-5	-5.2	2.82	3.05
Com/Ind Hi: exis	41,146	39,666	-1,480	-3.6	1,518	1,585	68	4.5	3.69	4.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	28	29	1	3.3	1	1	0	12.0	3.69	4.00
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	44,774	42,845	-1,929	-4.3	1,620	1,683	62	3.9	3.62	3.93

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	877	841	-36	-4.1
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	362	345	-17	-4.7
(=) Taxable Tax Capacity	516	497	-19	-3.7
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	54.56	60.97	0.00	0.00
City/Town	32.75	33.48	0.63	0.64
School District	25.50	28.95	19.51	21.25
Special District	10.04	11.46	0.00	0.00
Total	122.85	134.86	20.14	21.89

Tax Burdens on Hypothetical Properties	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Comm/Ind: Lo Val	150,000	144,600	-3.6	4,225	4,413	188	4.5	2.82	3.05
Comm/Ind: Med Val	300,000	289,200	-3.6	9,758	10,141	383	3.9	3.25	3.51
Comm/Ind: Hi Val	1,000,000	964,000	-3.6	35,577	37,109	1,531	4.3	3.56	3.85

Ramsey County | **Spring Lake Park city (p**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	9,674	9,049	-624	-6.5	146	146	0	0.0	1.51	1.62
Res Non-Hm: exis	2,058	1,535	-523	-25.4	34	28	-5	-15.8	1.64	1.85
Apartments: exis	498	498	0	0.0	10	11	1	13.0	2.00	2.26
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	300	300	0	0.0	9	10	1	10.2	3.02	3.33
Com/Ind Hi: exis	142	142	0	0.0	6	6	1	10.3	3.96	4.37
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	38	39	1	1.8	2	2	0	12.3	3.96	4.37
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	35	35	0.0	0	1	1	0.0	0.00	1.62
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	12,711	11,599	-1,112	-8.7	206	204	-2	-0.9	1.62	1.76

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	132	107	-24	-18.3
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	3	3	0	0.7
(=) Taxable Tax Capacity	129	105	-24	-18.7
FD Distrib Tax Cap	23	30	6	27.4

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	54.56	60.96	0.00	0.00
City/Town	54.46	62.60	0.00	0.00
School District	25.50	28.95	19.51	21.25
Special District	10.04	11.46	0.00	0.00
Total	144.55	163.97	19.51	21.25

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	115,200	107,800	-6.4	1,621	1,545	-76	-4.7	1.41	1.43
Res Hmstd:Avg Val	172,700	161,600	-6.4	2,616	2,621	5	0.2	1.51	1.62
Res Hmstd: Hi Val	230,300	215,400	-6.5	3,613	3,697	84	2.3	1.57	1.72
Res Hmstd: Ex-Hi Val	345,500	323,200	-6.5	5,607	5,853	246	4.4	1.62	1.81
Apartment	300,000	300,000	0.0	6,006	6,786	780	13.0	2.00	2.26
Comm/Ind: Lo Val	150,000	150,000	0.0	4,533	4,997	464	10.2	3.02	3.33
Comm/Ind: Med Val	300,000	300,000	0.0	10,480	11,554	1,074	10.2	3.49	3.85
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	38,232	42,152	3,921	10.3	3.82	4.22

Ramsey County | **St. Paul city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	11,550,293	10,958,873	-591,420	-5.1	160,755	167,166	6,411	4.0	1.39	1.53
Res Non-Hm: exis	2,077,392	2,040,791	-36,601	-1.8	32,970	36,442	3,472	10.5	1.59	1.79
Apartments: exis	1,844,564	1,822,045	-22,519	-1.2	33,521	37,494	3,973	11.9	1.82	2.06
Low-inc Apts: ex	330,770	376,958	46,188	14.0	3,679	4,739	1,060	28.8	1.11	1.26
Seasnl Rec: exis	448	451	3	0.7	7	8	1	15.6	1.49	1.71
Com/Ind: Lo: exi	425,379	421,891	-3,488	-0.8	12,169	13,311	1,142	9.4	2.86	3.16
Com/Ind Hi: exis	3,619,036	3,448,015	-171,021	-4.7	136,284	143,320	7,036	5.2	3.77	4.16
Publ U: Elec Gen	876	858	-18	-2.0	24	27	2	10.1	2.79	3.13
Publ U: Other	227,223	236,750	9,527	4.2	8,553	9,836	1,284	15.0	3.76	4.15
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Non-Hmstd	727	1,749	1,022	140.6	10	27	17	174.5	1.34	1.53
Misc props	6,203	5,660	-543	-8.8	111	115	4	4.0	1.78	2.03
ResHmstd: NewCon	0	24,773	24,773	0.0	0	378	378	0.0	0.00	1.53
All other NewCon	0	40,462	40,462	0.0	0	992	992	0.0	0.00	2.45
Total	20,082,911	19,379,276	-703,636	-3.5	388,082	413,855	25,773	6.6	1.93	2.14

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	247,786	227,132	-20,654	-8.3
(-) TIF Tax Capacity	22,828	22,186	-643	-2.8
(-) FD Contrib Tax Cap	29,483	25,586	-3,898	-13.2
(=) Taxable Tax Capacity	195,475	179,361	-16,114	-8.2
FD Distrib Tax Cap	55,940	51,143	-4,798	-8.6

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	50.56	56.51	0.00	0.00
City/Town	37.97	45.32	0.00	0.00
School District	34.97	39.68	14.57	15.05
Special District	10.23	11.06	0.00	0.00
Total	133.73	152.58	14.57	15.05

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	132,200	125,400	-5.1	1,707	1,706	-1	-0.1	1.29	1.36
Res Hmstd:Avg Val	198,200	188,100	-5.1	2,745	2,843	98	3.6	1.39	1.51
Res Hmstd: Hi Val	264,200	250,700	-5.1	3,783	3,979	195	5.2	1.43	1.59
Res Hmstd: Ex-Hi Val	396,300	376,000	-5.1	5,861	6,251	390	6.7	1.48	1.66
Apartment	300,000	296,300	-1.2	5,452	6,097	645	11.8	1.82	2.06
Comm/Ind: Lo Val	150,000	142,900	-4.7	4,291	4,509	217	5.1	2.86	3.16
Comm/Ind: Med Val	300,000	285,800	-4.7	9,940	10,377	438	4.4	3.31	3.63
Comm/Ind: Hi Val	1,000,000	952,700	-4.7	36,300	38,098	1,797	5.0	3.63	4

Ramsey County | **St. Paul Airport**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Res Non-Hm: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind Hi: exis	23,885	23,902	17	0.1	285	317	33	11.5	1.19	1.33
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	23,885	23,902	17	0.1	285	317	33	11.5	1.19	1.33

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	478	478	0	0.1
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	478	478	0	0.1
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg) Base	Net Tax Cap (Pctg) Alter	Ref Mkt Val Base	Ref Mkt Val Alter
County	50.69	56.64	0.00	0.00
City/Town	0.00	0.00		
School District	0.00	0.00		
Special District	8.93	9.77	0.00	0.00
Total	59.62	66.41		

Tax Burdens on Hypothetical Properties

	Estimated Market Value Baseline	Estimated Market Value Alternative	Pctg Chng	Net Tax Baseline	Net Tax Alternative	Net Tax Change	Net Tax Pctg Chng	Effective Tax Rates Base	Effective Tax Rates Alter
Comm/Ind: Lo Val	150,000	150,100	0.1						
Comm/Ind: Med Val	300,000	300,200	0.1						
Comm/Ind: Hi Val	1,000,000	1,000,700	0.1						

Ramsey County | **St. Anthony city (part)**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	102,852	96,853	-5,999	-5.8	1,773	1,746	-27	-1.5	1.72	1.80
Res Non-Hm: exis	19,805	13,991	-5,814	-29.4	368	285	-83	-22.6	1.86	2.04
Apartments: exis	74,228	76,260	2,033	2.7	1,647	1,854	207	12.6	2.22	2.43
Low-inc Apts: ex	5,220	5,481	261	5.0	71	82	10	14.7	1.37	1.49
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	6,675	5,273	-1,402	-21.0	215	183	-32	-14.9	3.22	3.46
Com/Ind Hi: exis	64,843	64,281	-562	-0.9	2,731	2,922	191	7.0	4.21	4.55
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	2,983	3,079	96	3.2	126	140	14	11.4	4.21	4.55
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	262	262	0.0	0	5	5	0.0	0.00	1.80
All other NewCon	0	85	85	0.0	0	2	2	0.0	0.00	2.04
Total	276,606	265,566	-11,040	-4.0	6,930	7,217	287	4.1	2.51	2.72

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	3,657	3,435	-222	-6.1
(-) TIF Tax Capacity	1,359	1,108	-250	-18.4
(-) FD Contrib Tax Cap	434	481	46	10.7
(=) Taxable Tax Capacity	1,864	1,846	-18	-1.0
FD Distrib Tax Cap	470	404	-67	-14.2

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	54.56	60.97	0.00	0.00
City/Town	58.61	67.19	0.00	0.00
School District	36.51	38.21	22.66	21.35
Special District	9.68	11.05	0.00	0.00
Total	159.36	177.42	22.66	21.35

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	133,200	125,400	-5.9	2,172	2,032	-140	-6.4	1.63	1.62
Res Hmstd:Avg Val	199,700	188,100	-5.8	3,442	3,379	-64	-1.9	1.72	1.8
Res Hmstd: Hi Val	266,200	250,700	-5.8	4,713	4,723	10	0.2	1.77	1.88
Res Hmstd: Ex-Hi Val	399,400	376,100	-5.8	7,257	7,416	159	2.2	1.82	1.97
Apartment	300,000	308,200	2.7	6,656	7,493	837	12.6	2.22	2.43
Comm/Ind: Lo Val	150,000	148,700	-0.9	4,823	5,148	326	6.7	3.22	3.46
Comm/Ind: Med Val	300,000	297,400	-0.9	11,140	11,893	753	6.8	3.71	4
Comm/Ind: Hi Val	1,000,000	991,300	-0.9	40,619	43,431	2,812	6.9	4.06	4.38

Ramsey County | **White Bear Lake city (pa**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	1,456,754	1,366,710	-90,044	-6.2	17,265	17,697	432	2.5	1.19	1.29
Res Non-Hm: exis	168,085	177,109	9,025	5.4	2,223	2,584	361	16.2	1.32	1.46
Apartments: exis	146,047	151,820	5,773	4.0	2,227	2,567	340	15.3	1.52	1.69
Low-inc Apts: ex	22,262	25,006	2,744	12.3	212	263	51	24.2	0.95	1.05
Seasnl Rec: exis	1,326	1,193	-133	-10.0	17	17	0	-1.5	1.28	1.40
Com/Ind: Lo: exi	44,514	44,360	-154	-0.3	1,189	1,286	97	8.2	2.67	2.90
Com/Ind Hi: exis	330,684	313,485	-17,199	-5.2	11,512	11,862	349	3.0	3.48	3.78
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	15,841	16,527	686	4.3	552	625	74	13.4	3.48	3.78
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Non-Hmstd	5	5	0	8.0	0	0	0	21.2	1.03	1.15
Misc props	1,585	1,437	-148	-9.3	31	31	0	0.2	1.94	2.15
ResHmstd: NewCon	0	3,955	3,955	0.0	0	51	51	0.0	0.00	1.29
All other NewCon	0	4,816	4,816	0.0	0	76	76	0.0	0.00	1.59
Total	2,187,103	2,106,424	-80,679	-3.7	35,228	37,060	1,833	5.2	1.61	1.76

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	26,114	23,728	-2,386	-9.1
(-) TIF Tax Capacity	676	704	29	4.2
(-) FD Contrib Tax Cap	2,990	2,811	-180	-6.0
(=) Taxable Tax Capacity	22,448	20,213	-2,235	-10.0
FD Distrib Tax Cap	3,678	3,161	-518	-14.1

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	54.56	60.97	0.00	0.00
City/Town	17.70	19.88	0.00	0.00
School District	22.52	25.96	24.05	24.91
Special District	7.98	8.53	0.00	0.00
Total	102.76	115.34	24.05	24.91

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	139,200	130,600	-6.2	1,518	1,538	20	1.3	1.09	1.18
Res Hmstd:Avg Val	208,600	195,700	-6.2	2,461	2,518	58	2.3	1.18	1.29
Res Hmstd: Hi Val	278,100	260,900	-6.2	3,404	3,500	96	2.8	1.22	1.34
Res Hmstd: Ex-Hi Val	417,300	391,500	-6.2	5,292	5,468	176	3.3	1.27	1.4
Apartment	300,000	311,900	4.0	4,575	5,274	699	15.3	1.52	1.69
Comm/Ind: Lo Val	150,000	142,200	-5.2	4,007	4,124	117	2.9	2.67	2.90
Comm/Ind: Med Val	300,000	284,400	-5.2	9,229	9,436	207	2.2	3.08	3.32
Comm/Ind: Hi Val	1,000,000	948,000	-5.2	33,599	34,547	948	2.8	3.36	3.64

Red Lake County | **Brooks city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	1,958	2,059	100	5.1	17	22	5	27.9	0.88	1.08
Res Non-Hm: exis	266	236	-30	-11.1	3	4	0	8.3	1.25	1.52
Apartments: exis	157	160	4	2.3	2	3	1	27.9	1.48	1.85
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	608	634	26	4.3	15	18	3	21.7	2.47	2.88
Com/Ind Hi: exis	362	437	76	21.0	12	16	5	41.3	3.22	3.76
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	247	255	9	3.6	8	9	2	19.7	3.19	3.69
Ag HGA: Exist	389	386	-3	-0.6	4	5	1	25.9	0.94	1.19
Ag Hmstd Land	536	457	-79	-14.7	2	2	0	6.9	0.40	0.51
Ag Non-Hmstd	242	314	72	29.7	2	4	1	58.5	1.00	1.22
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	4,764	4,940	176	3.7	66	84	18	27.2	1.38	1.69

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	54	50	-5	-9.0
(-) TIF Tax Capacity	7	6	-1	-11.6
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	48	44	-4	-8.6
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	49.88	54.98	0.00	0.00
City/Town	38.55	46.39	0.00	0.00
School District	6.92	15.13	22.95	27.60
Special District	5.19	5.87	0.00	0.00
Total	100.55	122.37	22.95	27.60

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	34,400	36,200	5.2	287	366	78	27.3	0.84	1.01
Res Hmstd:Avg Val	51,500	54,100	5.0	430	547	116	27.1	0.84	1.01
Res Hmstd: Hi Val	68,700	72,200	5.1	574	729	156	27.1	0.84	1.01
Res Hmstd: Ex-Hi Val	103,100	108,400	5.1	994	1,289	296	29.7	0.96	1.19
Apartment	300,000	307,000	2.3	4,459	5,543	1,084	24.3	1.49	1.81
Comm/Ind: Lo Val	150,000	181,500	21.0	3,705	5,497	1,792	48.4	2.47	3.03
Comm/Ind: Med Val	300,000	362,900	21.0	8,531	12,292	3,761	44.1	2.84	3.39
Comm/Ind: Hi Val	1,000,000	1,209,700	21.0	31,052	44,011	12,959	41.7	3.11	3.64

Red Lake County | **Oklee city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	5,824	5,769	-55	-0.9	93	92	-1	-0.8	1.60	1.60
Res Non-Hm: exis	853	798	-55	-6.4	17	20	3	16.7	2.00	2.50
Apartments: exis	581	571	-10	-1.7	14	17	3	22.9	2.43	3.04
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	645	658	13	2.1	23	29	6	23.8	3.60	4.37
Com/Ind Hi: exis	455	476	21	4.6	22	27	6	27.2	4.73	5.75
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,381	1,378	-3	-0.2	65	79	14	21.4	4.73	5.75
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	35	35	1	1.7	0	0	0	35.8	0.88	1.18
Ag Non-Hmstd	273	274	1	0.3	5	6	1	28.2	1.76	2.26
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	9	9	0.0	0	0	0	0.0	0.00	1.60
All other NewCon	0	259	259	0.0	0	8	8	0.0	0.00	3.18
Total	10,047	10,228	181	1.8	239	280	41	16.9	2.38	2.74

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	123	104	-20	-16.0
(-) TIF Tax Capacity	1	4	3	202.3
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	122	99	-23	-18.6
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	45.23	49.20	0.00	0.00
City/Town	######	159.04	0.00	0.00
School District	4.61	11.42	22.40	22.03
Special District	5.19	5.87	0.00	0.00
Total	176.46	225.54	22.40	22.03

Tax Burdens on Hypothetical Properties	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	27,600	27,300	-1.1	438	430	-9	-2.0	1.59	1.57
Res Hmstd:Avg Val	41,300	40,900	-1.0	656	644	-13	-1.9	1.59	1.57
Res Hmstd: Hi Val	55,100	54,600	-0.9	875	859	-16	-1.8	1.59	1.57
Res Hmstd: Ex-Hi Val	82,600	81,800	-1.0	1,345	1,351	7	0.5	1.63	1.65
Apartment	300,000	294,900	-1.7	7,289	8,964	1,674	23.0	2.43	3.04
Comm/Ind: Lo Val	150,000	156,900	4.6	5,405	6,952	1,547	28.6	3.60	4.43
Comm/Ind: Med Val	300,000	313,800	4.6	12,500	15,979	3,479	27.8	4.17	5.09
Comm/Ind: Hi Val	1,000,000	1,046,000	4.6	45,609	58,105	12,496	27.4	4.56	5.55

Red Lake County | **Plummer city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	3,529	3,556	28	0.8	52	56	4	7.5	1.47	1.57
Res Non-Hm: exis	342	338	-4	-1.2	6	8	1	23.1	1.87	2.33
Apartments: exis	202	202	0	0.0	5	6	1	24.0	2.26	2.80
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	429	435	6	1.4	15	18	3	21.3	3.40	4.06
Com/Ind Hi: exis	156	239	82	52.7	7	13	6	82.2	4.45	5.31
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	3,223	3,082	-142	-4.4	143	163	20	14.1	4.45	5.30
Ag HGA: Exist	343	431	89	26.0	5	7	2	37.9	1.50	1.65
Ag Hmstd Land	755	768	13	1.7	5	6	1	26.9	0.62	0.78
Ag Non-Hmstd	603	546	-57	-9.5	10	11	1	10.6	1.62	1.98
Misc props	22	22	0	0.0	1	1	0	22.3	2.95	3.61
ResHmstd: NewCon	0	10	10	0.0	0	0	0	0.0	0.00	1.57
All other NewCon	0	81	81	0.0	0	1	1	0.0	0.00	1.41
Total	9,604	9,710	106	1.1	248	289	41	16.6	2.58	2.98

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	129	114	-14	-11.1
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	129	114	-14	-11.1
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	45.57	50.11	0.00	0.00
City/Town	######	130.71	0.00	0.00
School District	3.07	11.27	23.48	32.77
Special District	5.19	5.87	0.00	0.00
Total	161.93	197.96	23.48	32.77

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	28,400	28,600	0.7	413	433	20	5.0	1.45	1.52
Res Hmstd:Avg Val	42,500	42,800	0.7	618	649	31	5.0	1.45	1.52
Res Hmstd: Hi Val	56,700	57,100	0.7	824	865	41	5.0	1.45	1.52
Res Hmstd: Ex-Hi Val	85,000	85,700	0.8	1,280	1,393	113	8.8	1.51	1.63
Apartment	300,000	300,000	0.0	6,777	8,407	1,630	24.0	2.26	2.80
Comm/Ind: Lo Val	150,000	229,100	52.7	5,094	10,295	5,201	102.1	3.4	4.49
Comm/Ind: Med Val	300,000	458,200	52.7	11,770	22,459	10,689	90.8	3.92	4.90
Comm/Ind: Hi Val	1,000,000	1,527,200	52.7	42,921	79,214	36,293	84.6	4.29	5.19

Red Lake County | **Red Lake Falls city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	29,403	29,370	-33	-0.1	688	769	81	11.8	2.34	2.62
Res Non-Hm: exis	2,874	2,844	-31	-1.1	77	104	27	34.8	2.69	3.66
Apartments: exis	505	511	5	1.1	16	23	6	39.0	3.21	4.42
Low-inc Apts: ex	576	576	0	0.0	12	16	4	36.1	2.00	2.73
Seasnl Rec: exis	67	67	0	0.0	2	3	1	36.5	3.09	4.22
Com/Ind: Lo: exi	2,977	2,965	-12	-0.4	134	177	43	32.4	4.49	5.97
Com/Ind Hi: exis	775	771	-4	-0.6	45	60	15	33.1	5.83	7.80
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,239	1,294	55	4.4	69	97	28	39.9	5.61	7.51
Ag HGA: Exist	121	125	4	3.3	3	3	0	8.1	2.27	2.38
Ag Hmstd Land	56	56	0	0.0	0	1	0	60.3	0.80	1.28
Ag Non-Hmstd	102	104	2	1.9	2	3	1	46.9	2.18	3.15
Misc props	129	129	0	-0.2	5	7	2	36.4	3.74	5.11
ResHmstd: NewCon	0	169	169	0.0	0	4	4	0.0	0.00	2.62
All other NewCon	0	22	22	0.0	0	1	1	0.0	0.00	5.11
Total	38,824	39,001	177	0.5	1,053	1,267	214	20.3	2.71	3.25

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	422	329	-93	-22.0
(-) TIF Tax Capacity	9	9	0	-3.3
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	413	320	-92	-22.4
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	44.53	47.97	0.00	0.00
City/Town	######	220.92	0.00	0.00
School District	35.88	39.82	48.91	48.80
Special District	5.19	5.87	0.00	0.00
Total	218.06	314.58	48.91	48.80

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	46,800	46,700	-0.2	1,062	1,109	47	4.4	2.27	2.38
Res Hmstd:Avg Val	70,200	70,100	-0.1	1,593	1,665	72	4.5	2.27	2.38
Res Hmstd: Hi Val	93,500	93,400	-0.1	2,208	2,487	279	12.6	2.36	2.66
Res Hmstd: Ex-Hi Val	140,300	140,100	-0.1	3,499	4,316	817	23.3	2.49	3.08
Apartment	300,000	303,200	1.1	9,645	13,402	3,758	39.0	3.21	4.42
Comm/Ind: Lo Val	150,000	149,200	-0.5	6,739	8,912	2,174	32.3	4.49	5.97
Comm/Ind: Med Val	300,000	298,300	-0.6	15,479	20,530	5,051	32.6	5.16	6.88
Comm/Ind: Hi Val	1,000,000	994,400	-0.6	56,268	74,840	18,572	33.0	5.63	7.53

Redwood County | **Belview city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	4,966	5,016	50	1.0	57	64	7	12.3	1.14	1.27
Res Non-Hm: exis	681	632	-49	-7.1	11	12	2	16.2	1.57	1.96
Apartments: exis	78	78	0	0.0	1	2	0	24.1	1.89	2.35
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	505	507	2	0.4	15	18	3	19.2	2.98	3.53
Com/Ind Hi: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	232	245	13	5.7	9	11	2	24.6	3.92	4.63
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	802	989	187	23.3	8	13	5	60.9	0.98	1.28
Ag Non-Hmstd	761	1,058	297	39.0	11	18	7	65.7	1.41	1.68
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	36	36	0.0	0	0	0	0.0	0.00	1.27
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	8,023	8,559	536	6.7	112	138	26	23.7	1.39	1.61

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	83	69	-14	-17.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	83	69	-14	-17.0
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	42.28	38.39	0.00	0.00
City/Town	97.53	129.30	0.00	0.00
School District	0.71	0.00	12.99	24.73
Special District	0.33	0.18	0.00	0.00
Total	140.85	167.87	12.99	24.73

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	28,800	29,100	1.0	328	365	37	11.4	1.14	1.25
Res Hmstd:Avg Val	43,200	43,600	0.9	492	547	55	11.2	1.14	1.25
Res Hmstd: Hi Val	57,600	58,200	1.0	656	730	74	11.4	1.14	1.25
Res Hmstd: Ex-Hi Val	86,400	87,300	1.0	1,035	1,188	154	14.9	1.2	1.36
Apartment	300,000	300,000	0.0	5,672	7,037	1,366	24.1	1.89	2.35

Redwood County | **Clements city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	3,127	3,061	-65	-2.1	41	37	-4	-9.6	1.30	1.20
Res Non-Hm: exis	363	481	118	32.5	6	9	3	43.6	1.69	1.83
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	696	717	20	2.9	22	24	2	11.0	3.17	3.42
Com/Ind Hi: exis	78	99	22	27.7	3	4	1	37.9	4.17	4.50
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	231	234	3	1.4	8	9	1	9.5	3.46	3.74
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	586	691	104	17.8	4	6	1	30.6	0.75	0.83
Ag Non-Hmstd	115	142	26	22.9	2	2	1	34.7	1.52	1.66
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	6	6	0.0	0	0	0	0.0	0.00	1.20
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	5,196	5,431	235	4.5	86	91	5	6.0	1.66	1.68

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	55	46	-9	-17.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	55	46	-9	-17.0
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	45.07	41.83	0.00	0.00
City/Town	89.54	107.86	0.00	0.00
School District	16.80	16.44	15.76	15.54
Special District	0.33	0.18	0.00	0.00
Total	151.75	166.32	15.76	15.54

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	33,100	32,400	-2.1	422	374	-48	-11.5	1.28	1.15
Res Hmstd:Avg Val	49,600	48,600	-2.0	632	561	-72	-11.4	1.28	1.15
Res Hmstd: Hi Val	66,200	64,800	-2.1	844	747	-97	-11.5	1.28	1.15
Res Hmstd: Ex-Hi Val	99,300	97,200	-2.1	1,380	1,294	-86	-6.3	1.39	1.33
Comm/Ind: Lo Val	150,000	191,500	27.7	4,749	6,995	2,245	47.3	3.17	3.65
Comm/Ind: Med Val	300,000	383,000	27.7	11,003	15,620	4,617	42.0	3.67	4.08
Comm/Ind: Hi Val	1,000,000	1,276,700	27.7	40,187	55,873	15,686	39.0	4.02	4.38

Redwood County | **Delhi city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	952	957	4	0.5	6	8	2	27.4	0.66	0.83
Res Non-Hm: exis	214	209	-5	-2.3	2	2	0	10.8	1.01	1.15
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	182	180	-3	-1.4	4	4	0	6.7	2.15	2.33
Com/Ind Hi: exis	1,226	1,226	1	0.0	35	37	2	7.1	2.82	3.02
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	46	46	1	1.8	1	1	0	8.9	2.82	3.02
Ag HGA: Exist	78	78	0	0.1	0	1	0	31.1	0.60	0.78
Ag Hmstd Land	854	980	126	14.8	5	5	1	18.0	0.54	0.55
Ag Non-Hmstd	589	678	89	15.0	5	6	1	17.4	0.86	0.88
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	7	7	0.0	0	0	0	0.0	0.00	0.83
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	4,141	4,361	220	5.3	58	65	7	11.4	1.41	1.49

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	53	51	-2	-3.2
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	53	51	-2	-3.2
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	45.59	42.68	0.00	0.00
City/Town	33.27	37.80	0.00	0.00
School District	6.64	6.91	12.99	24.74
Special District	0.33	0.18	0.00	0.00
Total	85.84	87.57	12.99	24.74

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	23,500	23,600	0.4	138	182	44	31.9	0.59	0.77
Res Hmstd:Avg Val	35,300	35,500	0.6	208	274	67	32.1	0.59	0.77
Res Hmstd: Hi Val	47,000	47,200	0.4	276	365	88	31.9	0.59	0.77
Res Hmstd: Ex-Hi Val	70,500	70,800	0.4	415	547	132	31.9	0.59	0.77
Comm/Ind: Lo Val	150,000	150,100	0.1	3,225	3,495	270	8.4	2.15	2.33
Comm/Ind: Med Val	300,000	300,100	0.0	7,460	8,026	566	7.6	2.49	2.67
Comm/Ind: Hi Val	1,000,000	1,000,500	0.1	27,223	29,186	1,964	7.2	2.72	2.92

Redwood County | **Lamberton city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	17,591	17,128	-463	-2.6	256	256	0	0.0	1.45	1.49
Res Non-Hm: exis	1,487	1,383	-104	-7.0	27	28	1	5.6	1.81	2.05
Apartments: exis	253	962	709	280.3	5	23	18	334.7	2.13	2.43
Low-inc Apts: ex	709	0	-709	-100.0	9	0	-9	-100.0	1.34	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	2,035	2,101	67	3.3	65	76	11	16.3	3.20	3.60
Com/Ind Hi: exis	4,422	4,524	102	2.3	182	211	29	15.8	4.12	4.67
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,679	1,772	93	5.5	69	81	12	18.2	4.08	4.57
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	331	158	-173	-52.3	2	1	-1	-45.1	0.66	0.76
Ag Non-Hmstd	292	511	219	74.9	4	8	4	107.9	1.36	1.62
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	131	131	0.0	0	2	2	0.0	0.00	1.49
All other NewCon	0	202	202	0.0	0	8	8	0.0	0.00	3.79
Total	28,797	28,871	73	0.3	620	694	75	12.1	2.15	2.41

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	356	308	-48	-13.5
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	356	308	-48	-13.5
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	44.10	40.86	0.00	0.00
City/Town	89.36	118.85	0.00	0.00
School District	2.33	1.89	42.46	40.83
Special District	0.33	0.18	0.00	0.00
Total	136.12	161.79	42.46	40.83

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	39,500	38,500	-2.5	547	531	-16	-3.0	1.39	1.38
Res Hmstd:Avg Val	59,200	57,600	-2.7	820	794	-26	-3.2	1.39	1.38
Res Hmstd: Hi Val	79,000	76,900	-2.7	1,110	1,068	-42	-3.8	1.40	1.39
Res Hmstd: Ex-Hi Val	118,500	115,400	-2.6	1,851	1,904	53	2.9	1.56	1.65
Apartment	300,000	1,140,800	280.3	6,379	27,729	21,351	334.7	2.13	2.43
Comm/Ind: Lo Val	150,000	153,500	2.3	4,798	5,566	768	16.0	3.2	3.63
Comm/Ind: Med Val	300,000	306,900	2.3	10,984	12,724	1,740	15.8	3.66	4.15
Comm/Ind: Hi Val	1,000,000	1,023,100	2.3	39,851	46,145	6,294	15.8	3.99	4.51

Redwood County | **Lucan city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	3,918	3,704	-214	-5.5	80	73	-8	-9.7	2.05	1.96
Res Non-Hm: exis	366	387	21	5.8	9	11	2	26.9	2.45	2.94
Apartments: exis	148	135	-14	-9.1	4	5	0	9.4	2.97	3.58
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	524	461	-63	-11.9	22	23	1	3.9	4.24	5.01
Com/Ind Hi: exis	8	0	-8	-100.0	0	0	0	-100.0	5.56	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	131	129	-2	-1.2	7	9	1	16.9	5.56	6.58
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	541	599	59	10.9	6	8	2	35.6	1.14	1.40
Ag Non-Hmstd	183	242	59	31.9	4	6	2	61.9	2.15	2.64
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	13	13	0.0	0	0	0	0.0	0.00	1.96
All other NewCon	0	5	5	0.0	0	0	0	0.0	0.00	2.94
Total	5,818	5,675	-143	-2.5	134	136	2	1.3	2.30	2.39

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	60	44	-15	-25.6
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	60	44	-15	-25.6
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	44.05	40.34	0.00	0.00
City/Town	######	215.80	0.00	0.00
School District	10.55	8.07	27.82	27.24
Special District	0.33	0.18	0.00	0.00
Total	215.48	264.40	27.82	27.24

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	33,900	32,000	-5.6	689	595	-94	-13.7	2.03	1.86
Res Hmstd:Avg Val	50,900	48,100	-5.5	1,035	894	-141	-13.6	2.03	1.86
Res Hmstd: Hi Val	67,800	64,100	-5.5	1,378	1,191	-187	-13.6	2.03	1.86
Res Hmstd: Ex-Hi Val	101,800	96,200	-5.5	2,196	2,050	-146	-6.7	2.16	2.13
Apartment	300,000	272,600	-9.1	8,915	9,752	837	9.4	2.97	3.58
Comm/Ind: Lo Val	150,000	0	#####	6,364	0	-6,364	#####	4.24	#####
Comm/Ind: Med Val	300,000	0	#####	14,711	0	-14,711	#####	4.90	#####
Comm/Ind: Hi Val	1,000,000	0	#####	53,662	0	-53,662	#####	5.37	#####

Redwood County | **Milroy city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	5,816	6,074	257	4.4	111	131	19	17.4	1.92	2.15
Res Non-Hm: exis	678	605	-73	-10.7	16	19	3	18.8	2.33	3.10
Apartments: exis	133	133	0	0.1	4	5	1	32.5	2.76	3.65
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	580	587	7	1.2	23	30	7	28.6	3.97	5.05
Com/Ind Hi: exis	775	839	64	8.3	40	55	15	37.2	5.18	6.56
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	120	128	8	6.8	6	8	2	35.4	5.18	6.56
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	135	155	20	14.9	1	2	1	53.9	1.04	1.40
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	43	43	0.0	0	1	1	0.0	0.00	2.15
All other NewCon	0	37	37	0.0	0	2	2	0.0	0.00	5.70
Total	8,236	8,601	365	4.4	202	253	51	25.3	2.45	2.94

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	94	78	-16	-17.4
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	94	78	-16	-17.4
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	43.38	39.77	0.00	0.00
City/Town	######	212.16	0.00	0.00
School District	0.30	0.00	35.05	49.99
Special District	0.33	0.18	0.00	0.00
Total	192.64	252.12	35.05	49.99

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	43,600	45,500	4.4	818	916	97	11.9	1.88	2.01
Res Hmstd:Avg Val	65,400	68,300	4.4	1,228	1,375	147	12.0	1.88	2.01
Res Hmstd: Hi Val	87,100	91,000	4.5	1,689	2,017	328	19.4	1.94	2.22
Res Hmstd: Ex-Hi Val	130,700	136,500	4.4	2,721	3,495	773	28.4	2.08	2.56
Apartment	300,000	300,400	0.1	8,276	10,969	2,693	32.5	2.76	3.65
Comm/Ind: Lo Val	150,000	162,400	8.3	5,959	8,387	2,428	40.7	3.97	5.16
Comm/Ind: Med Val	300,000	324,800	8.3	13,729	19,047	5,318	38.7	4.58	5.86
Comm/Ind: Hi Val	1,000,000	1,082,700	8.3	49,989	68,800	18,810	37.6	5	6.35

Redwood County | **Morgan city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	20,744	20,158	-585	-2.8	282	278	-4	-1.4	1.36	1.38
Res Non-Hm: exis	1,399	1,423	24	1.7	24	29	4	18.6	1.72	2.01
Apartments: exis	654	301	-353	-54.0	14	7	-6	-46.1	2.08	2.43
Low-inc Apts: ex	130	132	2	1.2	2	2	0	18.2	1.27	1.49
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	2,067	2,078	11	0.5	66	76	10	15.1	3.19	3.65
Com/Ind Hi: exis	1,692	1,694	2	0.1	71	82	11	14.8	4.20	4.81
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	675	688	13	1.9	28	33	5	16.8	4.20	4.81
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	178	228	50	28.3	3	4	1	52.3	1.52	1.81
Ag Non-Hmstd	76	46	-30	-39.1	1	1	0	-27.7	1.52	1.81
Misc props	10	10	0	0.6	0	0	0	18.1	2.46	2.89
ResHmstd: NewCon	0	58	58	0.0	0	1	1	0.0	0.00	1.38
All other NewCon	0	3	3	0.0	0	0	0	0.0	0.00	4.18
Total	27,623	26,819	-804	-2.9	490	512	22	4.5	1.78	1.91

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	311	235	-75	-24.2
(-) TIF Tax Capacity	3	3	0	0.2
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	308	232	-75	-24.5
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	40.87	36.39	0.00	0.00
City/Town	######	140.97	0.00	0.00
School District	4.60	3.17	17.58	17.59
Special District	0.33	0.18	0.00	0.00
Total	152.25	180.71	17.58	17.59

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	43,100	41,900	-2.8	560	528	-32	-5.6	1.3	1.26
Res Hmstd:Avg Val	64,600	62,800	-2.8	839	791	-47	-5.6	1.3	1.26
Res Hmstd: Hi Val	86,100	83,700	-2.8	1,167	1,123	-44	-3.8	1.36	1.34
Res Hmstd: Ex-Hi Val	129,200	125,600	-2.8	1,938	2,022	84	4.3	1.50	1.61
Apartment	300,000	138,100	-54.0	6,237	3,362	-2,874	-46.1	2.08	2.43
Comm/Ind: Lo Val	150,000	150,200	0.1	4,788	5,490	701	14.6	3.19	3.65
Comm/Ind: Med Val	300,000	300,400	0.1	11,084	12,718	1,633	14.7	3.69	4.23
Comm/Ind: Hi Val	1,000,000	1,001,300	0.1	40,467	46,448	5,981	14.8	4.05	4.64

Redwood County | **Redwood Falls city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	154,619	147,298	-7,320	-4.7	2,321	2,265	-56	-2.4	1.50	1.54
Res Non-Hm: exis	22,396	20,480	-1,917	-8.6	401	411	10	2.5	1.79	2.01
Apartments: exis	8,277	8,695	418	5.1	177	206	30	16.7	2.14	2.37
Low-inc Apts: ex	3,325	2,969	-356	-10.7	43	43	0	0.3	1.30	1.46
Seasnl Rec: exis	228	228	0	0.2	5	5	1	11.3	2.14	2.37
Com/Ind: Lo: exi	19,222	19,299	77	0.4	629	688	59	9.4	3.27	3.57
Com/Ind Hi: exis	20,066	19,979	-87	-0.4	866	933	67	7.7	4.32	4.67
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,063	1,216	153	14.4	45	56	11	24.2	4.23	4.60
Ag HGA: Exist	1,398	1,096	-302	-21.6	23	19	-4	-15.6	1.65	1.77
Ag Hmstd Land	681	763	82	12.0	6	8	1	20.6	0.94	1.01
Ag Non-Hmstd	597	597	0	-0.1	10	10	1	5.9	1.61	1.70
Misc props	739	739	0	0.0	16	18	2	10.9	2.23	2.47
ResHmstd: NewCon	0	716	716	0.0	0	11	11	0.0	0.00	1.54
All other NewCon	0	1,422	1,422	0.0	0	31	31	0.0	0.00	2.15
Total	232,611	225,498	-7,113	-3.1	4,543	4,706	163	3.6	1.95	2.09

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	2,652	2,228	-424	-16.0
(-) TIF Tax Capacity	30	21	-10	-32.4
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	2,622	2,208	-414	-15.8
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	44.87	41.73	0.00	0.00
City/Town	79.16	91.82	0.00	0.00
School District	36.20	36.36	12.99	24.73
Special District	0.33	0.18	0.00	0.00
Total	160.57	170.10	12.99	24.73

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	68,600	65,400	-4.7	916	829	-87	-9.5	1.34	1.27
Res Hmstd:Avg Val	102,800	97,900	-4.8	1,504	1,424	-80	-5.3	1.46	1.45
Res Hmstd: Hi Val	137,000	130,500	-4.7	2,129	2,109	-20	-0.9	1.55	1.62
Res Hmstd: Ex-Hi Val	205,600	195,900	-4.7	3,381	3,483	102	3.0	1.64	1.78
Apartment	300,000	315,200	5.1	6,411	7,482	1,071	16.7	2.14	2.37
Comm/Ind: Lo Val	150,000	149,300	-0.5	4,906	5,323	417	8.5	3.27	3.57
Comm/Ind: Med Val	300,000	298,700	-0.4	11,383	12,295	912	8.0	3.79	4.12
Comm/Ind: Hi Val	1,000,000	995,700	-0.4	41,608	44,856	3,248	7.8	4.16	4.50

Redwood County | **Revere city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	705	715	9	1.3	9	8	-1	-11.2	1.25	1.10
Res Non-Hm: exis	33	127	93	278.7	1	2	2	271.2	1.70	1.66
Apartments: exis	70	70	0	0.0	1	1	0	-0.1	2.02	2.02
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	272	273	1	0.2	8	9	0	1.2	3.12	3.15
Com/Ind Hi: exis	36	94	58	158.8	1	4	2	161.3	4.10	4.14
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	209	214	6	2.7	8	9	0	3.6	4.06	4.10
Ag HGA: Exist	66	0	-66	-100.0	1	0	-1	-100.0	1.25	0.00
Ag Hmstd Land	130	8	-122	-93.7	1	0	-1	-84.7	0.60	1.47
Ag Non-Hmstd	996	1,213	217	21.8	15	18	3	21.3	1.47	1.47
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	2,518	2,713	195	7.7	46	50	5	10.9	1.81	1.86

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	29	29	0	1.7
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	29	29	0	1.7
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	43.10	39.94	0.00	0.00
City/Town	######	105.47	0.00	0.00
School District	1.46	0.91	18.05	18.47
Special District	0.33	0.18	0.00	0.00
Total	147.08	146.51	18.05	18.47

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	14,300	14,500	1.4	179	154	-25	-13.8	1.25	1.06
Res Hmstd:Avg Val	21,400	21,700	1.4	268	231	-37	-13.8	1.25	1.06
Res Hmstd: Hi Val	28,500	28,900	1.4	357	307	-49	-13.8	1.25	1.06
Res Hmstd: Ex-Hi Val	42,700	43,300	1.4	534	461	-74	-13.8	1.25	1.06
Apartment	300,000	300,000	0.0	6,057	6,048	-9	-0.1	2.02	2.02
Comm/Ind: Lo Val	150,000	388,300	158.9	4,679	14,582	9,904	211.7	3.12	3.76
Comm/Ind: Med Val	300,000	776,500	158.8	10,827	30,643	19,816	183.0	3.61	3.95
Comm/Ind: Hi Val	1,000,000	2,588,400	158.8	39,519	105,604	66,085	167.2	3.95	4.08

Redwood County | **Sanborn city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	6,521	6,702	181	2.8	67	71	5	6.9	1.02	1.06
Res Non-Hm: exis	698	613	-85	-12.1	10	9	-1	-8.2	1.41	1.48
Apartments: exis	28	38	10	38.0	0	1	0	44.9	1.65	1.73
Low-inc Apts: ex	83	114	32	38.4	1	1	0	44.6	1.05	1.10
Seasnl Rec: exis	105	105	0	0.0	2	2	0	5.0	1.65	1.73
Com/Ind: Lo: exi	1,105	1,084	-21	-1.9	29	30	1	3.2	2.63	2.76
Com/Ind Hi: exis	1,488	1,638	150	10.1	50	58	8	16.2	3.36	3.55
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	502	598	95	19.0	17	21	4	22.1	3.35	3.44
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	1,492	1,543	51	3.4	7	8	1	7.2	0.48	0.50
Ag Non-Hmstd	1,637	1,687	50	3.1	16	18	2	11.4	0.98	1.06
Misc props	4	4	0	0.0	0	0	0	5.4	1.90	2.00
ResHmstd: NewCon	0	96	96	0.0	0	1	1	0.0	0.00	1.06
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	13,663	14,221	559	4.1	199	219	21	10.3	1.45	1.54

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	155	136	-19	-12.3
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	155	136	-19	-12.3
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	45.09	41.90	0.00	0.00
City/Town	49.61	61.19	0.00	0.00
School District	2.99	2.67	42.46	40.83
Special District	0.33	0.18	0.00	0.00
Total	98.03	105.94	42.46	40.83

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	29,000	29,800	2.8	291	311	20	6.8	1.00	1.04
Res Hmstd:Avg Val	43,500	44,700	2.8	437	467	30	6.8	1.00	1.04
Res Hmstd: Hi Val	58,000	59,600	2.8	583	622	39	6.8	1.00	1.04
Res Hmstd: Ex-Hi Val	86,900	89,300	2.8	927	1,001	75	8.1	1.07	1.12
Apartment	300,000	413,900	38.0	4,950	7,171	2,221	44.9	1.65	1.73
Comm/Ind: Lo Val	150,000	165,100	10.1	3,941	4,682	741	18.8	2.63	2.84
Comm/Ind: Med Val	300,000	330,200	10.1	8,984	10,542	1,558	17.3	2.99	3.19
Comm/Ind: Hi Val	1,000,000	1,100,500	10.1	32,517	37,884	5,366	16.5	3.25	3.44

Redwood County | **Seaforth city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	909	919	10	1.1	8	9	1	7.9	0.91	0.97
Res Non-Hm: exis	162	159	-3	-1.7	2	2	0	7.7	1.32	1.45
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	38	37	-1	-2.5	1	1	0	6.1	2.55	2.78
Com/Ind Hi: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	64	68	4	5.9	2	2	0	15.5	3.31	3.61
Ag HGA: Exist	29	29	0	0.0	0	0	0	6.7	0.91	0.97
Ag Hmstd Land	1,291	1,575	284	22.0	7	11	3	40.5	0.58	0.67
Ag Non-Hmstd	519	589	69	13.3	5	7	1	27.6	1.03	1.16
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	12	12	0.0	0	0	0	0.0	0.00	0.97
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	3,012	3,388	376	12.5	27	32	6	22.0	0.88	0.96

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	26	25	-1	-3.8
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	26	25	-1	-3.8
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	44.63	41.48	0.00	0.00
City/Town	46.75	64.78	0.00	0.00
School District	11.10	9.30	27.81	27.24
Special District	0.33	0.18	0.00	0.00
Total	102.80	115.75	27.81	27.24

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	19,500	19,700	1.0	177	190	14	7.8	0.91	0.97
Res Hmstd:Avg Val	29,300	29,600	1.0	266	286	21	7.8	0.91	0.97
Res Hmstd: Hi Val	39,100	39,500	1.0	354	382	28	7.8	0.91	0.97
Res Hmstd: Ex-Hi Val	58,600	59,300	1.2	531	573	42	8.0	0.91	0.97

Redwood County | **Vesta city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	5,251	5,297	47	0.9	89	81	-7	-8.1	1.69	1.54
Res Non-Hm: exis	545	689	144	26.4	12	16	5	39.5	2.13	2.35
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	777	772	-5	-0.6	29	32	3	9.5	3.73	4.11
Com/Ind Hi: exis	944	944	0	0.0	46	51	5	10.4	4.88	5.39
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	194	205	11	5.9	9	11	2	16.9	4.88	5.39
Ag HGA: Exist	79	79	0	-0.3	1	1	0	-10.5	1.71	1.53
Ag Hmstd Land	49	51	2	3.3	0	0	0	17.4	0.84	0.96
Ag Non-Hmstd	96	103	7	7.3	2	2	0	21.2	1.81	2.05
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	22	22	0.0	0	0	0	0.0	0.00	1.54
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	7,934	8,161	228	2.9	188	195	7	3.8	2.37	2.39

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	94	76	-18	-18.8
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	94	76	-18	-18.8
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg) Base	Net Tax Cap (Pctg) Alter	Ref Mkt Val Base	Ref Mkt Val Alter
County	43.36	39.70	0.00	0.00
City/Town	######	157.42	0.00	0.00
School District	9.66	7.25	27.82	27.24
Special District	0.33	0.18	0.00	0.00
Total	181.13	204.56	27.82	27.24

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	31,600	31,900	0.9	534	478	-55	-10.4	1.69	1.5
Res Hmstd:Avg Val	47,300	47,700	0.8	799	715	-84	-10.5	1.69	1.5
Res Hmstd: Hi Val	63,100	63,700	1.0	1,066	955	-111	-10.4	1.69	1.5
Res Hmstd: Ex-Hi Val	94,600	95,400	0.8	1,689	1,625	-64	-3.8	1.79	1.70
Comm/Ind: Lo Val	150,000	150,000	0.0	5,592	6,161	570	10.2	3.73	4.11
Comm/Ind: Med Val	300,000	300,000	0.0	12,908	14,240	1,332	10.3	4.30	4.75
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	47,051	51,941	4,890	10.4	4.71	5.19

Redwood County | **Wabasso city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	15,951	15,801	-150	-0.9	271	263	-8	-3.0	1.70	1.66
Res Non-Hm: exis	1,401	1,395	-6	-0.4	29	33	4	12.8	2.07	2.34
Apartments: exis	684	716	32	4.6	17	20	3	18.7	2.44	2.77
Low-inc Apts: ex	459	459	0	0.0	7	8	1	13.1	1.51	1.71
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	2,641	2,600	-41	-1.6	95	105	10	10.2	3.60	4.03
Com/Ind Hi: exis	2,984	2,286	-698	-23.4	140	121	-20	-14.0	4.70	5.28
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	412	440	28	6.8	19	23	4	19.9	4.70	5.28
Ag HGA: Exist	0	105	105	0.0	0	2	2	0.0	0.00	1.75
Ag Hmstd Land	413	749	337	81.7	4	9	5	111.3	0.99	1.15
Ag Non-Hmstd	587	490	-97	-16.5	10	10	0	-3.5	1.72	1.98
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	64	64	0.0	0	1	1	0.0	0.00	1.66
All other NewCon	0	253	253	0.0	0	11	11	0.0	0.00	4.51
Total	25,533	25,359	-174	-0.7	593	605	12	2.0	2.32	2.38

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	302	245	-57	-19.0
(-) TIF Tax Capacity	24	23	-1	-4.8
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	277	221	-56	-20.2
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	44.97	41.80	0.00	0.00
City/Town	######	145.78	1.87	1.93
School District	12.43	10.52	27.82	27.24
Special District	0.33	0.18	0.00	0.00
Total	171.50	198.29	29.69	29.17

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	47,500	47,100	-0.8	766	698	-68	-8.9	1.61	1.48
Res Hmstd:Avg Val	71,200	70,500	-1.0	1,148	1,044	-103	-9.0	1.61	1.48
Res Hmstd: Hi Val	94,900	94,000	-0.9	1,622	1,567	-55	-3.4	1.71	1.67
Res Hmstd: Ex-Hi Val	142,400	141,100	-0.9	2,621	2,723	102	3.9	1.84	1.93
Apartment	300,000	313,800	4.6	7,322	8,693	1,371	18.7	2.44	2.77
Comm/Ind: Lo Val	150,000	114,900	-23.4	5,403	4,634	-769	-14.2	3.60	4.03
Comm/Ind: Med Val	300,000	229,900	-23.4	12,458	10,268	-2,191	-17.6	4.15	4.47
Comm/Ind: Hi Val	1,000,000	766,200	-23.4	45,384	38,584	-6,800	-15.0	4.54	5.04

Redwood County | **Walnut Grove city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	8,670	8,978	307	3.5	89	89	1	0.6	1.02	1.00
Res Non-Hm: exis	985	1,106	121	12.3	14	17	3	18.7	1.43	1.51
Apartments: exis	219	328	109	49.8	4	6	2	58.7	1.73	1.84
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	1,410	1,438	28	2.0	39	42	3	7.7	2.78	2.93
Com/Ind Hi: exis	5,266	5,480	214	4.1	192	211	19	10.0	3.64	3.85
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	549	576	27	5.0	20	22	2	11.0	3.63	3.84
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	625	551	-74	-11.8	7	6	-1	-7.7	1.11	1.16
Ag Non-Hmstd	721	1,055	333	46.2	9	14	5	55.5	1.24	1.32
Misc props	19	19	0	-1.1	0	0	0	5.1	2.23	2.37
ResHmstd: NewCon	0	79	79	0.0	0	1	1	0.0	0.00	1.00
All other NewCon	0	19	19	0.0	0	0	0	0.0	0.00	2.38
Total	18,464	19,628	1,164	6.3	374	409	36	9.5	2.02	2.08

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	250	229	-20	-8.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	250	229	-20	-8.0
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	44.13	40.89	0.00	0.00
City/Town	76.95	88.90	0.00	0.00
School District	2.75	2.09	18.05	18.48
Special District	0.33	0.18	0.00	0.00
Total	124.17	132.07	18.05	18.48

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	24,900	25,800	3.6	255	252	-2	-0.9	1.02	0.98
Res Hmstd:Avg Val	37,400	38,700	3.5	382	378	-4	-1.1	1.02	0.98
Res Hmstd: Hi Val	49,800	51,600	3.6	509	504	-5	-0.9	1.02	0.98
Res Hmstd: Ex-Hi Val	74,700	77,300	3.5	764	764	0	0.0	1.02	0.99
Apartment	300,000	449,300	49.8	5,198	8,248	3,050	58.7	1.73	1.84
Comm/Ind: Lo Val	150,000	156,100	4.1	4,163	4,634	470	11.3	2.78	2.97
Comm/Ind: Med Val	300,000	312,200	4.1	9,624	10,641	1,017	10.6	3.21	3.41
Comm/Ind: Hi Val	1,000,000	1,040,700	4.1	35,108	38,677	3,569	10.2	3.51	3.72

Redwood County | **Wanda city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	1,091	1,170	78	7.2	22	21	-2	-7.7	2.06	1.77
Res Non-Hm: exis	104	25	-79	-76.3	3	1	-2	-72.6	2.50	2.89
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	287	319	32	11.1	12	15	3	23.5	4.31	4.79
Com/Ind Hi: exis	65	65	0	0.0	4	4	0	11.4	5.66	6.30
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	75	79	4	5.9	4	5	1	17.9	5.66	6.30
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	348	421	73	21.0	4	6	2	37.7	1.15	1.31
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	1	1	0.0	0	0	0	0.0	0.00	1.77
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	1,970	2,079	110	5.6	49	51	2	4.0	2.51	2.47

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	21	17	-4	-17.9
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	21	17	-4	-17.9
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg) Base	Net Tax Cap (Pctg) Alter	Ref Mkt Val Base	Ref Mkt Val Alter
County	41.38	37.33	0.00	0.00
City/Town	######	206.38	0.00	0.00
School District	8.90	6.37	27.82	27.24
Special District	0.33	0.18	0.00	0.00
Total	220.11	250.26	27.82	27.24

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	20,800	22,300	7.2	432	396	-37	-8.5	2.08	1.77
Res Hmstd:Avg Val	31,200	33,400	7.1	649	593	-56	-8.7	2.08	1.77
Res Hmstd: Hi Val	41,600	44,600	7.2	865	791	-74	-8.5	2.08	1.77
Res Hmstd: Ex-Hi Val	62,400	66,900	7.2	1,297	1,187	-111	-8.5	2.08	1.77
Comm/Ind: Lo Val	150,000	150,000	0.0	6,468	7,190	721	11.1	4.31	4.79
Comm/Ind: Med Val	300,000	300,000	0.0	14,954	16,640	1,686	11.3	4.98	5.55
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	54,553	60,739	6,186	11.3	5.46	6.07

Renville County | **Bird Island city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	28,805	27,350	-1,455	-5.1	303	330	27	8.9	1.05	1.20
Res Non-Hm: exis	2,465	2,048	-418	-16.9	34	35	1	2.5	1.38	1.71
Apartments: exis	917	845	-72	-7.8	15	18	2	14.5	1.68	2.08
Low-inc Apts: ex	173	163	-9	-5.5	2	2	0	17.0	1.03	1.27
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	4,120	3,569	-551	-13.4	112	115	4	3.2	2.71	3.23
Com/Ind Hi: exis	1,237	1,789	553	44.7	44	76	32	72.6	3.56	4.25
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,790	1,560	-230	-12.8	63	65	2	3.8	3.52	4.19
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	1,055	1,549	494	46.8	12	23	11	87.9	1.14	1.46
Ag Non-Hmstd	574	207	-367	-63.9	7	3	-4	-54.5	1.21	1.53
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	25	25	0.0	0	0	0	0.0	0.00	1.20
All other NewCon	0	1,407	1,407	0.0	0	39	39	0.0	0.00	2.76
Total	41,135	40,512	-622	-1.5	592	706	114	19.3	1.44	1.74

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	463	374	-89	-19.3
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	463	374	-89	-19.3
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	38.52	38.09	0.00	0.00
City/Town	75.19	108.79	0.00	0.00
School District	6.33	4.70	16.04	17.17
Special District	1.14	1.15	0.00	0.00
Total	121.17	152.73	16.04	17.17

Tax Burdens on Hypothetical Properties	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	47,100	44,700	-5.1	458	486	28	6.2	0.97	1.09
Res Hmstd:Avg Val	70,600	67,000	-5.1	686	729	43	6.2	0.97	1.09
Res Hmstd: Hi Val	94,100	89,300	-5.1	1,003	1,071	68	6.7	1.07	1.2
Res Hmstd: Ex-Hi Val	141,200	134,100	-5.0	1,692	1,894	202	11.9	1.2	1.41
Apartment	300,000	276,500	-7.8	5,025	5,753	728	14.5	1.68	2.08
Comm/Ind: Lo Val	150,000	217,000	44.7	4,066	7,691	3,625	89.2	2.71	3.54
Comm/Ind: Med Val	300,000	434,000	44.7	9,407	16,910	7,503	79.8	3.14	3.9
Comm/Ind: Hi Val	1,000,000	1,446,800	44.7	34,330	59,939	25,609	74.6	3.43	4.14

Renville County | **Buffalo Lake city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	19,521	18,213	-1,308	-6.7	297	295	-2	-0.6	1.52	1.62
Res Non-Hm: exis	2,133	2,035	-98	-4.6	39	45	6	15.4	1.83	2.21
Apartments: exis	2,027	2,001	-26	-1.3	45	54	9	19.5	2.22	2.69
Low-inc Apts: ex	98	82	-16	-16.4	1	1	0	1.2	1.36	1.65
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	2,111	2,172	61	2.9	71	86	15	20.9	3.36	3.94
Com/Ind Hi: exis	4,959	3,829	-1,130	-22.8	218	198	-20	-9.3	4.40	5.17
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	482	486	4	0.8	21	25	4	18.4	4.39	5.15
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	60	66	6	10.0	1	1	0	33.4	0.99	1.20
Ag Non-Hmstd	263	269	5	2.0	4	5	1	23.6	1.61	1.95
Misc props	26	26	0	0.0	1	1	0	21.1	2.22	2.69
ResHmstd: NewCon	0	63	63	0.0	0	1	1	0.0	0.00	1.62
All other NewCon	0	53	53	0.0	0	2	2	0.0	0.00	3.73
Total	31,681	29,294	-2,387	-7.5	698	714	16	2.3	2.20	2.44

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	386	298	-88	-22.9
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	386	298	-88	-22.9
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	40.39	40.24	0.00	0.00
City/Town	######	151.23	0.00	0.00
School District	2.11	1.62	21.09	25.25
Special District	1.75	1.83	0.00	0.00
Total	160.82	194.91	21.09	25.25

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	56,600	52,800	-6.7	803	751	-52	-6.5	1.42	1.42
Res Hmstd:Avg Val	84,900	79,200	-6.7	1,248	1,157	-92	-7.3	1.47	1.46
Res Hmstd: Hi Val	113,100	105,500	-6.7	1,787	1,782	-5	-0.3	1.58	1.69
Res Hmstd: Ex-Hi Val	169,700	158,300	-6.7	2,867	3,037	170	5.9	1.69	1.92
Apartment	300,000	296,100	-1.3	6,663	7,962	1,299	19.5	2.22	2.69
Comm/Ind: Lo Val	150,000	115,800	-22.8	5,033	4,566	-468	-9.3	3.36	3.94
Comm/Ind: Med Val	300,000	231,600	-22.8	11,639	10,136	-1,504	-12.9	3.88	4.38
Comm/Ind: Hi Val	1,000,000	772,100	-22.8	42,467	38,096	-4,371	-10.3	4.25	4.93

Renville County | **Danube city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	12,685	11,595	-1,091	-8.6	177	170	-6	-3.6	1.39	1.47
Res Non-Hm: exis	679	894	215	31.7	12	18	6	50.2	1.73	1.97
Apartments: exis	82	67	-15	-18.5	2	2	0	-6.1	2.03	2.34
Low-inc Apts: ex	212	203	-9	-4.5	3	3	0	9.0	1.30	1.48
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	1,118	1,023	-95	-8.5	34	35	1	3.6	3.06	3.47
Com/Ind Hi: exis	171	303	133	77.9	7	14	7	102.8	3.91	4.45
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	648	655	8	1.2	24	28	4	15.3	3.71	4.22
Ag HGA: Exist	126	121	-6	-4.4	2	2	0	3.8	1.52	1.65
Ag Hmstd Land	687	753	67	9.7	4	5	1	37.0	0.57	0.71
Ag Non-Hmstd	288	300	12	4.2	3	4	1	26.7	1.20	1.46
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	43	43	0.0	0	1	1	0.0	0.00	1.47
All other NewCon	0	1,165	1,165	0.0	0	48	48	0.0	0.00	4.15
Total	16,696	17,122	426	2.6	267	330	63	23.6	1.60	1.93

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	176	151	-25	-14.2
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	176	151	-25	-14.2
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	39.05	38.81	0.00	0.00
City/Town	79.78	99.96	0.00	0.00
School District	0.18	6.08	52.68	51.18
Special District	1.14	1.15	0.00	0.00
Total	120.15	146.00	52.68	51.18

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	46,700	42,700	-8.6	620	593	-28	-4.5	1.33	1.39
Res Hmstd:Avg Val	70,100	64,100	-8.6	931	890	-42	-4.5	1.33	1.39
Res Hmstd: Hi Val	93,400	85,400	-8.6	1,326	1,252	-73	-5.5	1.42	1.47
Res Hmstd: Ex-Hi Val	140,200	128,100	-8.6	2,177	2,150	-26	-1.2	1.55	1.68
Apartment	300,000	244,500	-18.5	6,086	5,713	-373	-6.1	2.03	2.34
Comm/Ind: Lo Val	150,000	266,800	77.9	4,592	10,405	5,813	126.6	3.06	3.9
Comm/Ind: Med Val	300,000	533,700	77.9	10,452	22,293	11,841	113.3	3.48	4.18
Comm/Ind: Hi Val	1,000,000	1,778,900	77.9	37,797	77,755	39,958	105.7	3.78	4.37

Renville County | **Fairfax city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	29,001	25,937	-3,063	-10.6	360	371	11	2.9	1.24	1.43
Res Non-Hm: exis	2,199	2,208	9	0.4	35	45	10	29.7	1.59	2.05
Apartments: exis	2,597	2,536	-61	-2.3	50	63	13	25.5	1.94	2.49
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	4,086	3,271	-815	-20.0	124	121	-3	-2.2	3.03	3.70
Com/Ind Hi: exis	764	1,393	629	82.3	31	68	37	121.3	4.00	4.86
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	171	169	-2	-0.9	5	6	1	20.6	3.15	3.83
Ag HGA: Exist	391	317	-74	-19.0	5	5	0	0.1	1.32	1.63
Ag Hmstd Land	998	761	-237	-23.8	11	10	-1	-8.0	1.12	1.35
Ag Non-Hmstd	929	1,315	386	41.5	14	24	10	75.1	1.45	1.80
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	127	127	0.0	0	2	2	0.0	0.00	1.43
All other NewCon	0	1,126	1,126	0.0	0	42	42	0.0	0.00	3.75
Total	41,135	39,159	-1,976	-4.8	635	757	123	19.3	1.54	1.93

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	445	345	-100	-22.5
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	445	345	-100	-22.5
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	39.49	39.23	0.00	0.00
City/Town	97.01	132.35	0.00	0.00
School District	7.74	7.10	11.78	23.90
Special District	1.14	1.15	0.00	0.00
Total	145.38	179.84	11.78	23.90

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	45,700	40,900	-10.5	535	539	4	0.7	1.17	1.32
Res Hmstd:Avg Val	68,600	61,400	-10.5	804	809	6	0.7	1.17	1.32
Res Hmstd: Hi Val	91,400	81,700	-10.6	1,146	1,127	-19	-1.7	1.25	1.38
Res Hmstd: Ex-Hi Val	137,100	122,600	-10.6	1,906	2,027	121	6.3	1.39	1.65
Apartment	300,000	293,000	-2.3	5,805	7,287	1,482	25.5	1.94	2.49
Comm/Ind: Lo Val	150,000	273,500	82.3	4,547	11,555	7,008	154.1	3.03	4.22
Comm/Ind: Med Val	300,000	547,000	82.3	10,550	24,841	14,292	135.5	3.52	4.54
Comm/Ind: Hi Val	1,000,000	1,823,200	82.3	38,565	86,840	48,275	125.2	3.86	4.76

Renville County | **Franklin city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	7,659	7,949	291	3.8	110	118	8	7.6	1.43	1.49
Res Non-Hm: exis	950	767	-183	-19.3	17	17	0	0.0	1.84	2.27
Apartments: exis	976	895	-81	-8.3	22	25	3	14.3	2.23	2.78
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	602	569	-33	-5.5	20	23	3	13.9	3.38	4.07
Com/Ind Hi: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	260	284	24	9.2	11	14	3	31.0	4.14	4.97
Ag HGA: Exist	89	93	5	5.1	1	1	0	5.5	1.42	1.43
Ag Hmstd Land	599	807	208	34.8	6	11	5	97.5	0.93	1.37
Ag Non-Hmstd	809	754	-56	-6.9	13	16	2	18.0	1.65	2.08
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	28	28	0.0	0	1	1	0.0	0.00	2.27
Total	11,943	12,147	203	1.7	200	227	26	13.1	1.68	1.87

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	125	97	-28	-22.4
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	125	97	-28	-22.4
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg) Base	Net Tax Cap (Pctg) Alter	Ref Mkt Val Base	Ref Mkt Val Alter
County	37.44	36.45	0.00	0.00
City/Town	######	169.71	0.00	0.00
School District	2.81	1.05	17.58	17.59
Special District	1.14	1.15	0.00	0.00
Total	164.50	208.36	17.58	17.59

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	33,200	34,500	3.9	472	492	20	4.3	1.42	1.43
Res Hmstd:Avg Val	49,700	51,600	3.8	706	736	30	4.2	1.42	1.43
Res Hmstd: Hi Val	66,300	68,800	3.8	942	981	39	4.2	1.42	1.43
Res Hmstd: Ex-Hi Val	99,500	103,300	3.8	1,529	1,752	223	14.6	1.54	1.7
Apartment	300,000	275,200	-8.3	6,696	7,652	956	14.3	2.23	2.78

Renville County | **Hector city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	33,474	30,418	-3,056	-9.1	469	455	-14	-2.9	1.40	1.50
Res Non-Hm: exis	3,166	3,299	133	4.2	54	68	13	24.9	1.71	2.05
Apartments: exis	286	269	-17	-5.9	6	7	1	12.8	2.07	2.48
Low-inc Apts: ex	173	191	17	9.9	2	3	1	31.7	1.27	1.53
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	4,444	4,340	-103	-2.3	141	160	19	13.7	3.18	3.70
Com/Ind Hi: exis	3,279	3,327	48	1.5	137	161	25	18.0	4.16	4.84
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,214	1,208	-6	-0.5	49	56	8	15.7	4.00	4.65
Ag HGA: Exist	176	160	-16	-9.0	3	3	0	4.1	1.56	1.78
Ag Hmstd Land	2,203	2,215	12	0.6	26	32	6	22.8	1.19	1.46
Ag Non-Hmstd	757	870	113	14.9	11	16	4	37.8	1.49	1.78
Misc props	367	181	-186	-50.7	9	5	-4	-42.9	2.38	2.75
ResHmstd: NewCon	0	103	103	0.0	0	2	2	0.0	0.00	1.50
All other NewCon	0	45	45	0.0	0	2	2	0.0	0.00	3.97
Total	49,539	46,626	-2,913	-5.9	906	969	63	6.9	1.83	2.08

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	559	437	-121	-21.7
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	559	437	-121	-21.7
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	38.79	38.35	0.00	0.00
City/Town	######	138.22	0.00	0.00
School District	0.02	0.00	21.09	25.25
Special District	1.75	1.83	0.00	0.00
Total	148.82	178.40	21.09	25.25

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	54,500	49,500	-9.2	708	655	-53	-7.5	1.3	1.32
Res Hmstd:Avg Val	81,600	74,100	-9.2	1,087	980	-107	-9.9	1.33	1.32
Res Hmstd: Hi Val	108,800	98,900	-9.1	1,574	1,509	-66	-4.2	1.45	1.53
Res Hmstd: Ex-Hi Val	163,300	148,400	-9.1	2,549	2,596	47	1.8	1.56	1.75
Apartment	300,000	282,200	-5.9	6,213	7,006	792	12.8	2.07	2.48
Comm/Ind: Lo Val	150,000	152,200	1.5	4,764	5,649	886	18.6	3.18	3.71
Comm/Ind: Med Val	300,000	304,400	1.5	11,009	13,020	2,011	18.3	3.67	4.28
Comm/Ind: Hi Val	1,000,000	1,014,600	1.5	40,157	47,414	7,257	18.1	4.02	4.67

Renville County | **Morton city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	8,103	7,357	-746	-9.2	116	138	22	19.3	1.43	1.88
Res Non-Hm: exis	1,014	987	-27	-2.7	18	27	9	50.4	1.80	2.78
Apartments: exis	268	260	-8	-3.0	6	9	3	49.4	2.21	3.40
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	1,583	1,524	-59	-3.7	53	73	20	37.6	3.36	4.80
Com/Ind Hi: exis	661	646	-15	-2.2	29	41	12	39.3	4.43	6.32
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	223	227	4	1.8	10	14	4	45.0	4.43	6.32
Ag HGA: Exist	169	161	-8	-4.7	3	4	1	38.3	1.66	2.41
Ag Hmstd Land	449	578	128	28.6	5	10	5	113.5	1.04	1.72
Ag Non-Hmstd	98	1	-97	-98.8	2	0	-2	-98.1	1.66	2.52
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	131	131	0.0	0	2	2	0.0	0.00	1.88
All other NewCon	0	64	64	0.0	0	3	3	0.0	0.00	5.11
Total	12,568	11,937	-631	-5.0	242	323	81	33.5	1.92	2.70

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	142	108	-33	-23.4
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	142	108	-33	-23.4
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	40.17	39.95	0.00	0.00
City/Town	######	203.29	0.00	0.00
School District	8.65	8.06	12.99	24.73
Special District	1.14	1.15	0.00	0.00
Total	166.41	252.45	12.99	24.73

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	33,600	30,500	-9.2	468	537	69	14.7	1.39	1.76
Res Hmstd:Avg Val	50,300	45,700	-9.1	701	805	104	14.8	1.39	1.76
Res Hmstd: Hi Val	67,100	60,900	-9.2	935	1,073	138	14.7	1.39	1.76
Res Hmstd: Ex-Hi Val	100,700	91,400	-9.2	1,525	1,801	276	18.1	1.51	1.97
Apartment	300,000	291,100	-3.0	6,630	9,906	3,276	49.4	2.21	3.40
Comm/Ind: Lo Val	150,000	146,600	-2.3	5,038	7,038	2,000	39.7	3.36	4.80
Comm/Ind: Med Val	300,000	293,300	-2.2	11,690	16,256	4,566	39.1	3.9	5.54
Comm/Ind: Hi Val	1,000,000	977,600	-2.2	42,732	59,494	16,762	39.2	4.27	6.09

Renville County | **Olivia city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	71,349	67,068	-4,281	-6.0	842	807	-35	-4.2	1.18	1.20
Res Non-Hm: exis	7,081	6,477	-604	-8.5	102	103	0	0.4	1.44	1.58
Apartments: exis	4,218	6,006	1,787	42.4	74	115	41	56.0	1.75	1.91
Low-inc Apts: ex	848	831	-16	-1.9	9	10	1	7.4	1.07	1.17
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	12,150	11,821	-330	-2.7	340	358	18	5.4	2.80	3.03
Com/Ind Hi: exis	12,236	12,239	4	0.0	450	487	38	8.4	3.68	3.98
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	838	847	8	1.0	30	33	3	9.6	3.56	3.86
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	973	1,072	99	10.2	9	11	1	16.1	0.94	0.99
Ag Non-Hmstd	827	832	6	0.7	10	12	1	10.6	1.27	1.39
Misc props	329	261	-68	-20.7	6	5	-1	-12.2	1.87	2.07
ResHmstd: NewCon	0	219	219	0.0	0	3	3	0.0	0.00	1.20
All other NewCon	0	507	507	0.0	0	13	13	0.0	0.00	2.51
Total	110,848	108,180	-2,668	-2.4	1,872	1,955	83	4.5	1.69	1.81

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	1,306	1,110	-197	-15.1
(-) TIF Tax Capacity	36	33	-2	-6.4
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	1,271	1,076	-194	-15.3
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	40.68	40.78	0.00	0.00
City/Town	73.12	86.32	0.00	0.00
School District	10.38	9.74	16.04	17.17
Special District	2.72	2.55	0.00	0.00
Total	126.90	139.39	16.04	17.17

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	64,000	60,200	-5.9	659	607	-52	-7.9	1.03	1.01
Res Hmstd:Avg Val	95,900	90,100	-6.0	1,085	1,005	-80	-7.4	1.13	1.11
Res Hmstd: Hi Val	127,800	120,100	-6.0	1,569	1,512	-57	-3.7	1.23	1.26
Res Hmstd: Ex-Hi Val	191,800	180,300	-6.0	2,542	2,530	-12	-0.5	1.33	1.40
Apartment	300,000	427,100	42.4	5,240	8,175	2,935	56.0	1.75	1.91
Comm/Ind: Lo Val	150,000	150,000	0.0	4,195	4,544	349	8.3	2.8	3.03
Comm/Ind: Med Val	300,000	300,100	0.0	9,707	10,521	814	8.4	3.24	3.51
Comm/Ind: Hi Val	1,000,000	1,000,300	0.0	35,432	38,401	2,969	8.4	3.54	3.84

Renville County | **Renville city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	23,581	22,342	-1,240	-5.3	458	423	-35	-7.7	1.94	1.89
Res Non-Hm: exis	2,056	2,263	208	10.1	47	60	12	25.7	2.31	2.63
Apartments: exis	3,332	3,267	-65	-2.0	91	103	12	12.8	2.73	3.15
Low-inc Apts: ex	1,110	1,099	-11	-1.0	19	22	3	13.1	1.72	1.97
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	4,100	4,013	-86	-2.1	160	178	18	11.2	3.91	4.44
Com/Ind Hi: exis	3,275	3,258	-16	-0.5	165	187	22	13.6	5.04	5.75
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	701	751	50	7.2	35	43	8	22.4	5.00	5.71
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	628	689	62	9.8	10	13	3	31.7	1.60	1.92
Ag Non-Hmstd	5,933	5,867	-66	-1.1	105	124	19	18.0	1.77	2.11
Misc props	96	91	-5	-5.3	3	3	0	8.9	2.73	3.15
ResHmstd: NewCon	0	32	32	0.0	0	1	1	0.0	0.00	1.89
All other NewCon	0	1	1	0.0	0	0	0	0.0	0.00	2.63
Total	44,810	43,673	-1,137	-2.5	1,093	1,156	63	5.7	2.44	2.65

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	512	425	-87	-17.1
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	512	424	-87	-17.1
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	39.85	39.78	0.00	0.00
City/Town	######	161.20	0.00	0.00
School District	1.96	8.74	52.68	51.18
Special District	1.14	1.15	0.00	0.00
Total	176.64	210.87	52.68	51.18

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	40,500	38,400	-5.2	767	682	-84	-11.0	1.89	1.78
Res Hmstd:Avg Val	60,800	57,600	-5.3	1,151	1,024	-128	-11.1	1.89	1.78
Res Hmstd: Hi Val	81,000	76,700	-5.3	1,558	1,370	-188	-12.1	1.92	1.79
Res Hmstd: Ex-Hi Val	121,600	115,200	-5.3	2,526	2,452	-74	-2.9	2.08	2.13
Apartment	300,000	294,100	-2.0	8,205	9,257	1,053	12.8	2.73	3.15
Comm/Ind: Lo Val	150,000	149,300	-0.5	5,863	6,631	768	13.1	3.91	4.44
Comm/Ind: Med Val	300,000	298,500	-0.5	13,418	15,203	1,785	13.3	4.47	5.09
Comm/Ind: Hi Val	1,000,000	995,100	-0.5	48,673	55,267	6,595	13.5	4.87	5.55

Renville County | **Sacred Heart city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	7,426	6,738	-688	-9.3	202	174	-28	-13.9	2.73	2.59
Res Non-Hm: exis	857	924	67	7.8	27	37	10	35.8	3.16	3.98
Apartments: exis	176	186	11	6.0	7	9	2	34.6	3.79	4.82
Low-inc Apts: ex	288	269	-19	-6.5	7	8	1	17.8	2.36	2.97
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	1,149	1,139	-10	-0.9	60	73	14	23.3	5.18	6.45
Com/Ind Hi: exis	1,082	1,084	2	0.2	73	91	18	25.4	6.73	8.42
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	568	585	17	2.9	37	48	11	29.0	6.52	8.17
Ag HGA: Exist	163	153	-11	-6.6	5	4	0	-6.5	2.82	2.82
Ag Hmstd Land	1,460	1,605	146	10.0	21	31	10	46.5	1.43	1.90
Ag Non-Hmstd	35	38	3	9.9	1	1	0	44.8	2.61	3.45
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	21	21	0.0	0	1	1	0.0	0.00	2.59
All other NewCon	0	5	5	0.0	0	0	0	0.0	0.00	6.45
Total	13,203	12,746	-456	-3.5	439	478	39	8.9	3.32	3.75

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	147	115	-32	-21.6
(-) TIF Tax Capacity	1	1	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	146	114	-32	-21.8
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	38.36	37.67	0.00	0.00
City/Town	######	301.15	0.00	0.00
School District	0.26	4.53	52.68	51.18
Special District	1.14	1.15	0.00	0.00
Total	261.41	344.50	52.68	51.18

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	27,400	24,900	-9.1	751	642	-109	-14.5	2.74	2.58
Res Hmstd:Avg Val	41,000	37,200	-9.3	1,124	959	-164	-14.6	2.74	2.58
Res Hmstd: Hi Val	54,700	49,600	-9.3	1,499	1,279	-220	-14.7	2.74	2.58
Res Hmstd: Ex-Hi Val	82,100	74,500	-9.3	2,280	1,921	-359	-15.7	2.78	2.58
Apartment	300,000	318,000	6.0	11,383	15,322	3,938	34.6	3.79	4.82
Comm/Ind: Lo Val	150,000	150,300	0.2	7,771	9,694	1,924	24.8	5.18	6.45
Comm/Ind: Med Val	300,000	300,500	0.2	17,868	22,347	4,479	25.1	5.96	7.44
Comm/Ind: Hi Val	1,000,000	1,001,800	0.2	64,990	81,426	16,436	25.3	6.5	8.13

Rice County | **Dundas city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	72,674	73,556	882	1.2	1,005	1,147	142	14.1	1.38	1.56
Res Non-Hm: exis	15,868	13,246	-2,622	-16.5	267	253	-14	-5.4	1.69	1.91
Apartments: exis	78	86	8	10.2	1	2	0	26.2	1.85	2.12
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	27	27	0	0.0	1	1	0	14.6	1.85	2.12
Com/Ind: Lo: exi	8,403	8,352	-51	-0.6	243	270	27	11.1	2.89	3.23
Com/Ind Hi: exis	30,210	29,959	-251	-0.8	1,139	1,257	118	10.4	3.77	4.19
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,676	1,705	30	1.8	63	72	8	13.2	3.77	4.19
Ag HGA: Exist	338	330	-8	-2.3	5	5	0	9.6	1.40	1.57
Ag Hmstd Land	2,314	2,071	-243	-10.5	20	20	1	3.8	0.85	0.99
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	1,564	1,564	0.0	0	24	24	0.0	0.00	1.56
All other NewCon	0	686	686	0.0	0	15	15	0.0	0.00	2.15
Total	131,588	131,582	-5	0.0	2,744	3,065	321	11.7	2.09	2.33

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	1,690	1,575	-114	-6.8
(-) TIF Tax Capacity	547	544	-3	-0.6
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	1,143	1,032	-111	-9.7
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	31.68	35.97	0.00	0.00
City/Town	60.37	66.88	0.00	0.00
School District	33.67	37.54	26.90	35.39
Special District	0.47	0.53	0.00	0.00
Total	126.19	140.92	26.90	35.39

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	104,200	105,500	1.2	1,317	1,469	152	11.6	1.26	1.39
Res Hmstd:Avg Val	156,300	158,200	1.2	2,161	2,465	304	14.1	1.38	1.56
Res Hmstd: Hi Val	208,300	210,800	1.2	3,004	3,459	455	15.2	1.44	1.64
Res Hmstd: Ex-Hi Val	312,600	316,400	1.2	4,695	5,455	760	16.2	1.50	1.72
Apartment	300,000	330,500	10.2	5,539	6,991	1,452	26.2	1.85	2.12
Comm/Ind: Lo Val	150,000	148,800	-0.8	4,342	4,813	471	10.9	2.89	3.23
Comm/Ind: Med Val	300,000	297,500	-0.8	9,996	11,039	1,043	10.4	3.33	3.71
Comm/Ind: Hi Val	1,000,000	991,700	-0.8	36,383	40,158	3,775	10.4	3.64	4.05

Rice County | **Faribault city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	806,206	752,978	-53,228	-6.6	7,547	7,821	274	3.6	0.94	1.04
Res Non-Hm: exis	125,557	131,802	6,245	5.0	1,440	1,682	242	16.8	1.15	1.28
Apartments: exis	56,969	63,866	6,897	12.1	764	964	200	26.3	1.34	1.51
Low-inc Apts: ex	15,627	13,385	-2,242	-14.3	128	123	-5	-3.9	0.82	0.92
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	61,921	61,554	-367	-0.6	1,436	1,574	138	9.6	2.32	2.56
Com/Ind Hi: exis	212,621	210,735	-1,885	-0.9	6,493	7,112	619	9.5	3.05	3.37
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	27,609	28,351	743	2.7	842	956	114	13.5	3.05	3.37
Ag HGA: Exist	593	550	-42	-7.2	6	6	0	2.6	1.00	1.10
Ag Hmstd Land	4,575	3,454	-1,122	-24.5	25	21	-4	-14.9	0.54	0.61
Ag Non-Hmstd	12,693	10,464	-2,229	-17.6	125	118	-7	-5.6	0.98	1.12
Misc props	6,446	6,462	16	0.3	100	111	12	11.7	1.55	1.72
ResHmstd: NewCon	0	1,187	1,187	0.0	0	12	12	0.0	0.00	1.04
All other NewCon	0	4,785	4,785	0.0	0	68	68	0.0	0.00	1.43
Total	1,330,816	1,289,574	-41,242	-3.1	18,904	20,569	1,665	8.8	1.42	1.60

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	16,183	14,520	-1,663	-10.3
(-) TIF Tax Capacity	156	260	105	67.2
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	16,027	14,259	-1,768	-11.0
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	30.45	34.58	0.00	0.00
City/Town	38.88	46.13	0.00	0.00
School District	24.57	26.93	11.29	10.47
Special District	4.30	4.75	0.00	0.00
Total	98.20	112.39	11.29	10.47

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	99,000	92,500	-6.6	801	812	11	1.3	0.81	0.88
Res Hmstd:Avg Val	148,400	138,600	-6.6	1,386	1,425	38	2.8	0.93	1.03
Res Hmstd: Hi Val	197,900	184,800	-6.6	1,973	2,039	66	3.4	1	1.10
Res Hmstd: Ex-Hi Val	296,900	277,300	-6.6	3,146	3,269	123	3.9	1.06	1.18
Apartment	300,000	336,300	12.1	4,021	5,077	1,055	26.2	1.34	1.51
Comm/Ind: Lo Val	150,000	148,700	-0.9	3,478	3,803	325	9.3	2.32	2.56
Comm/Ind: Med Val	300,000	297,300	-0.9	8,058	8,807	749	9.3	2.69	2.96
Comm/Ind: Hi Val	1,000,000	991,100	-0.9	29,434	32,221	2,788	9.5	2.94	3.25

Rice County | **Lonsdale city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	190,702	175,893	-14,809	-7.8	2,255	2,343	87	3.9	1.18	1.33
Res Non-Hm: exis	45,651	37,547	-8,104	-17.8	658	620	-39	-5.9	1.44	1.65
Apartments: exis	5,613	6,483	870	15.5	90	121	31	34.0	1.61	1.87
Low-inc Apts: ex	1,030	1,050	20	1.9	10	12	2	19.9	0.98	1.16
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	11,734	11,128	-606	-5.2	310	335	26	8.2	2.64	3.01
Com/Ind Hi: exis	16,559	14,565	-1,993	-12.0	574	575	1	0.2	3.47	3.95
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	2,596	2,626	31	1.2	90	105	14	15.7	3.48	3.98
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	61	47	-14	-23.6	0	0	0	-2.8	0.60	0.77
Ag Non-Hmstd	1,715	1,617	-98	-5.7	21	23	2	9.9	1.21	1.40
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	2,683	2,683	0.0	0	36	36	0.0	0.00	1.33
All other NewCon	0	410	410	0.0	0	7	7	0.0	0.00	1.73
Total	275,659	254,049	-21,610	-7.8	4,009	4,176	167	4.2	1.45	1.64

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	3,066	2,552	-514	-16.8
(-) TIF Tax Capacity	65	65	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	3,001	2,487	-514	-17.1
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	30.26	34.35	0.00	0.00
City/Town	51.98	66.31	0.00	0.00
School District	35.40	39.10	13.59	13.43
Special District	0.47	0.53	0.00	0.00
Total	118.11	140.29	13.59	13.43

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	111,900	103,200	-7.8	1,202	1,194	-8	-0.6	1.07	1.16
Res Hmstd:Avg Val	167,700	154,700	-7.8	1,987	2,051	64	3.2	1.18	1.33
Res Hmstd: Hi Val	223,600	206,200	-7.8	2,774	2,908	134	4.8	1.24	1.41
Res Hmstd: Ex-Hi Val	335,400	309,400	-7.8	4,347	4,624	278	6.4	1.3	1.49
Apartment	300,000	346,500	15.5	4,837	6,542	1,705	35.3	1.61	1.89
Comm/Ind: Lo Val	150,000	131,900	-12.1	3,960	3,964	4	0.1	2.64	3.01
Comm/Ind: Med Val	300,000	263,900	-12.0	9,172	9,021	-151	-1.6	3.06	3.42
Comm/Ind: Hi Val	1,000,000	879,600	-12.0	33,496	33,418	-78	-0.2	3.35	3.8

Rice County | **Morristown city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	35,625	29,156	-6,469	-18.2	361	339	-22	-6.2	1.01	1.16
Res Non-Hm: exis	6,012	4,845	-1,167	-19.4	75	73	-2	-2.8	1.24	1.50
Apartments: exis	993	1,127	134	13.5	14	20	6	38.8	1.43	1.75
Low-inc Apts: ex	140	153	13	9.2	1	2	0	32.1	0.90	1.09
Seasnl Rec: exis	2	2	0	0.0	0	0	0	27.5	0.99	1.26
Com/Ind: Lo: exi	2,222	2,376	155	7.0	53	67	14	25.7	2.39	2.81
Com/Ind Hi: exis	473	388	-85	-18.1	15	14	0	-3.1	3.09	3.66
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	673	683	10	1.5	21	25	4	20.0	3.09	3.66
Ag HGA: Exist	186	141	-44	-23.8	2	2	0	-12.8	1.09	1.25
Ag Hmstd Land	1,167	893	-274	-23.5	5	4	-1	-10.6	0.41	0.48
Ag Non-Hmstd	1,046	539	-507	-48.5	10	6	-3	-33.5	0.91	1.18
Misc props	674	659	-15	-2.3	10	12	2	19.0	1.53	1.86
ResHmstd: NewCon	0	14	14	0.0	0	0	0	0.0	0.00	1.16
All other NewCon	0	225	225	0.0	0	4	4	0.0	0.00	1.59
Total	49,212	41,200	-8,012	-16.3	567	567	1	0.1	1.15	1.38

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	516	364	-151	-29.4
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	516	364	-151	-29.4
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	31.55	35.79	0.00	0.00
City/Town	53.93	76.34	0.00	0.00
School District	4.77	4.54	28.67	27.34
Special District	1.21	1.35	0.00	0.00
Total	91.46	118.02	28.67	27.34

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	88,000	72,000	-18.2	764	707	-57	-7.5	0.87	0.98
Res Hmstd:Avg Val	131,900	108,000	-18.1	1,331	1,245	-86	-6.4	1.01	1.15
Res Hmstd: Hi Val	175,900	144,000	-18.1	1,899	1,807	-92	-4.9	1.08	1.25
Res Hmstd: Ex-Hi Val	263,900	216,000	-18.2	3,035	2,930	-106	-3.5	1.15	1.36
Apartment	300,000	340,500	13.5	4,290	5,954	1,664	38.8	1.43	1.75
Comm/Ind: Lo Val	150,000	122,900	-18.1	3,587	3,454	-133	-3.7	2.39	2.81
Comm/Ind: Med Val	300,000	245,800	-18.1	8,226	7,718	-508	-6.2	2.74	3.14
Comm/Ind: Hi Val	1,000,000	819,400	-18.1	29,874	28,689	-1,185	-4.0	2.99	3.50

Rice County | **Nerstrand city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	12,852	11,570	-1,282	-10.0	91	94	2	2.5	0.71	0.81
Res Non-Hm: exis	1,519	1,650	132	8.7	14	16	3	19.6	0.89	0.98
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	1,355	1,447	92	6.8	27	31	4	16.1	2.00	2.17
Com/Ind Hi: exis	1,001	1,202	201	20.1	26	34	8	30.8	2.62	2.86
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	126	128	2	1.8	3	4	0	10.9	2.62	2.86
Ag HGA: Exist	788	715	-73	-9.2	6	6	0	0.9	0.78	0.87
Ag Hmstd Land	1,389	1,305	-83	-6.0	5	5	0	4.0	0.37	0.41
Ag Non-Hmstd	2,210	2,086	-124	-5.6	17	18	1	6.5	0.77	0.87
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	29	29	0.0	0	0	0	0.0	0.00	0.81
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	21,238	20,133	-1,105	-5.2	190	209	19	10.2	0.89	1.04

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	224	194	-30	-13.5
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	224	194	-30	-13.5
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	30.39	34.51	0.00	0.00
City/Town	20.95	24.21	0.00	0.00
School District	24.14	26.46	11.29	10.47
Special District	1.21	1.35	0.00	0.00
Total	76.69	86.53	11.29	10.47

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	95,200	85,700	-10.0	551	576	25	4.5	0.58	0.67
Res Hmstd:Avg Val	142,800	128,600	-9.9	1,013	1,025	13	1.3	0.71	0.8
Res Hmstd: Hi Val	190,300	171,300	-10.0	1,473	1,473	0	0.0	0.77	0.86
Res Hmstd: Ex-Hi Val	285,600	257,100	-10.0	2,397	2,372	-25	-1.1	0.84	0.92
Comm/Ind: Lo Val	150,000	180,200	20.1	2,994	4,117	1,123	37.5	2	2.28
Comm/Ind: Med Val	300,000	360,400	20.1	6,929	9,267	2,338	33.7	2.31	2.57
Comm/Ind: Hi Val	1,000,000	1,201,200	20.1	25,293	33,293	8,001	31.6	2.53	2.77

Rice County | **Dennison city (part)**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	896	868	-27	-3.0	13	14	1	9.6	1.42	1.60
Res Non-Hm: exis	245	233	-12	-4.7	4	4	0	8.0	1.51	1.71
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	508	499	-10	-1.9	14	15	1	8.4	2.78	3.07
Com/Ind Hi: exis	264	190	-75	-28.2	10	8	-2	-21.1	3.61	3.97
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	15	15	0	1.4	1	1	0	11.5	3.61	3.97
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	1,928	1,805	-123	-6.4	41	41	1	1.8	2.11	2.29

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	25	22	-2	-9.6
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	25	22	-2	-9.6
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	31.67	35.97	0.00	0.00
City/Town	52.58	55.84	0.00	0.00
School District	33.67	37.54	26.90	35.38
Special District	0.47	0.53	0.00	0.00
Total	118.39	129.87	26.90	35.38

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	199,100	193,100	-3.0	2,700	2,933	234	8.7	1.36	1.52
Res Hmstd:Avg Val	298,500	289,500	-3.0	4,233	4,639	406	9.6	1.42	1.60
Res Hmstd: Hi Val	397,900	385,900	-3.0	5,767	6,345	578	10.0	1.45	1.64
Res Hmstd: Ex-Hi Val	597,000	578,900	-3.0	8,961	9,823	862	9.6	1.50	1.7
Comm/Ind: Lo Val	150,000	107,700	-28.2	4,166	3,305	-861	-20.7	2.78	3.07
Comm/Ind: Med Val	300,000	215,400	-28.2	9,587	7,202	-2,385	-24.9	3.2	3.34
Comm/Ind: Hi Val	1,000,000	717,900	-28.2	34,882	27,169	-7,712	-22.1	3.49	3.78

Rice County | **Northfield city (part)**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	737,981	708,294	-29,687	-4.0	9,624	10,753	1,129	11.7	1.30	1.52
Res Non-Hm: exis	114,056	111,871	-2,185	-1.9	1,677	1,923	245	14.6	1.47	1.72
Apartments: exis	56,804	52,916	-3,888	-6.8	958	1,046	88	9.2	1.69	1.98
Low-inc Apts: ex	15,696	15,336	-360	-2.3	166	191	25	15.0	1.06	1.24
Seasnl Rec: exis	75	67	-9	-11.8	1	1	0	2.8	1.58	1.85
Com/Ind: Lo: exi	38,275	37,970	-306	-0.8	1,033	1,164	130	12.6	2.70	3.06
Com/Ind Hi: exis	178,482	169,185	-9,297	-5.2	6,253	6,702	449	7.2	3.50	3.96
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	10,308	10,623	315	3.1	360	419	60	16.5	3.49	3.95
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	183	135	-48	-26.2	1	1	0	-23.3	0.38	0.39
Ag Non-Hmstd	3,054	1,985	-1,069	-35.0	34	25	-9	-25.5	1.12	1.28
Misc props	2,143	2,104	-39	-1.8	39	45	6	14.3	1.82	2.12
ResHmstd: NewCon	0	2,710	2,710	0.0	0	41	41	0.0	0.00	1.52
All other NewCon	0	2,197	2,197	0.0	0	56	56	0.0	0.00	2.53
Total	1,157,058	1,115,393	-41,665	-3.6	20,147	22,367	2,220	11.0	1.74	2.01

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	13,821	12,540	-1,281	-9.3
(-) TIF Tax Capacity	823	724	-100	-12.1
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	12,998	11,816	-1,182	-9.1
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	30.38	34.50	0.00	0.00
City/Town	43.98	51.92	1.77	1.95
School District	33.89	37.79	26.90	35.39
Special District	3.76	4.09	0.00	0.00
Total	112.01	128.30	28.67	37.33

Tax Burdens on Hypothetical Properties	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	129,100	123,900	-4.0	1,560	1,717	157	10.1	1.21	1.39
Res Hmstd:Avg Val	193,600	185,800	-4.0	2,525	2,814	289	11.4	1.30	1.51
Res Hmstd: Hi Val	258,100	247,700	-4.0	3,491	3,911	420	12.0	1.35	1.58
Res Hmstd: Ex-Hi Val	387,200	371,600	-4.0	5,423	6,106	683	12.6	1.40	1.64
Apartment	300,000	279,500	-6.8	5,061	5,526	465	9.2	1.69	1.98
Comm/Ind: Lo Val	150,000	142,200	-5.2	4,049	4,358	309	7.6	2.7	3.06
Comm/Ind: Med Val	300,000	284,400	-5.2	9,305	9,921	617	6.6	3.10	3.49
Comm/Ind: Hi Val	1,000,000	947,900	-5.2	33,830	36,207	2,377	7.0	3.38	3.82

Rock County | **Beaver Creek city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	8,907	8,969	62	0.7	137	143	6	4.5	1.54	1.60
Res Non-Hm: exis	1,045	947	-98	-9.4	21	22	1	5.5	2.03	2.36
Apartments: exis	135	135	0	0.0	3	3	0	15.5	2.18	2.52
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	437	437	0	0.0	10	11	1	15.5	2.18	2.52
Com/Ind: Lo: exi	622	624	3	0.4	21	23	3	13.9	3.31	3.75
Com/Ind Hi: exis	978	950	-28	-2.9	42	47	4	10.4	4.33	4.93
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	178	186	8	4.5	8	9	1	18.9	4.33	4.93
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	151	172	22	14.3	2	2	1	36.5	1.14	1.36
Ag Non-Hmstd	287	322	35	12.2	4	6	1	32.3	1.57	1.85
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	82	82	0.0	0	1	1	0.0	0.00	1.60
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	12,738	12,823	86	0.7	247	269	21	8.7	1.94	2.10

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	145	122	-22	-15.3
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	145	122	-22	-15.3
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	27.92	27.84	0.00	0.00
City/Town	######	136.69	0.00	0.00
School District	20.26	19.94	22.41	21.34
Special District	0.32	0.18	0.00	0.00
Total	156.68	184.65	22.41	21.34

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	61,900	62,300	0.6	861	823	-38	-4.4	1.39	1.32
Res Hmstd:Avg Val	92,800	93,400	0.6	1,373	1,392	18	1.3	1.48	1.49
Res Hmstd: Hi Val	123,700	124,600	0.7	1,954	2,086	132	6.7	1.58	1.67
Res Hmstd: Ex-Hi Val	185,600	186,900	0.7	3,119	3,473	354	11.4	1.68	1.86
Apartment	300,000	300,000	0.0	6,548	7,565	1,017	15.5	2.18	2.52
Comm/Ind: Lo Val	150,000	145,700	-2.9	4,960	5,464	503	10.1	3.31	3.75
Comm/Ind: Med Val	300,000	291,300	-2.9	11,462	12,589	1,127	9.8	3.82	4.32
Comm/Ind: Hi Val	1,000,000	971,100	-2.9	41,803	46,095	4,292	10.3	4.18	4.75

Rock County | **Hardwick city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	3,048	2,940	-108	-3.5	24	25	1	6.2	0.78	0.86
Res Non-Hm: exis	302	493	191	63.3	4	6	2	68.1	1.17	1.20
Apartments: exis	139	139	0	0.0	2	2	0	2.0	1.37	1.40
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	402	383	-19	-4.8	9	9	0	-2.1	2.31	2.38
Com/Ind Hi: exis	110	102	-8	-7.6	3	3	0	-4.8	2.98	3.07
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	48	46	-2	-3.3	1	1	0	-0.4	2.98	3.07
Ag HGA: Exist	274	147	-127	-46.3	2	1	-1	-46.0	0.88	0.89
Ag Hmstd Land	2,772	1,822	-951	-34.3	12	9	-3	-25.9	0.45	0.50
Ag Non-Hmstd	808	2,144	1,336	165.4	7	19	12	172.8	0.85	0.87
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	6	6	0.0	0	0	0	0.0	0.00	0.86
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	7,903	8,222	318	4.0	65	76	11	17.1	0.82	0.93

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	71	68	-3	-4.1
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	71	68	-3	-4.1
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	29.58	29.80	0.00	0.00
City/Town	37.75	41.32	0.00	0.00
School District	17.24	15.97	30.87	30.57
Special District	0.32	0.18	0.00	0.00
Total	84.89	87.27	30.87	30.57

Tax Burdens on Hypothetical Properties	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	26,400	25,500	-3.4	200	211	11	5.7	0.76	0.83
Res Hmstd:Avg Val	39,600	38,200	-3.5	300	317	17	5.6	0.76	0.83
Res Hmstd: Hi Val	52,800	50,900	-3.6	400	422	22	5.5	0.76	0.83
Res Hmstd: Ex-Hi Val	79,200	76,400	-3.5	616	635	20	3.2	0.78	0.83
Apartment	300,000	300,000	0.0	4,109	4,190	81	2.0	1.37	1.4
Comm/Ind: Lo Val	150,000	138,600	-7.6	3,472	3,301	-171	-4.9	2.31	2.38
Comm/Ind: Med Val	300,000	277,200	-7.6	7,946	7,482	-465	-5.8	2.65	2.7
Comm/Ind: Hi Val	1,000,000	923,800	-7.6	28,828	27,355	-1,473	-5.1	2.88	2.96

Rock County | **Hills city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	17,512	17,591	80	0.5	144	166	21	14.8	0.82	0.94
Res Non-Hm: exis	1,621	1,517	-104	-6.4	19	19	0	2.3	1.16	1.27
Apartments: exis	1,907	1,907	0	0.0	26	28	3	10.3	1.35	1.49
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	1,254	1,253	-1	-0.1	29	31	3	8.7	2.31	2.51
Com/Ind Hi: exis	407	417	10	2.4	12	14	1	11.8	3.00	3.27
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	352	319	-32	-9.2	11	10	0	-0.9	3.00	3.27
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	188	249	62	32.8	1	1	0	37.4	0.49	0.51
Ag Non-Hmstd	378	385	7	1.9	3	4	1	15.4	0.90	1.02
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	781	781	0.0	0	7	7	0.0	0.00	0.94
All other NewCon	0	382	382	0.0	0	6	6	0.0	0.00	1.45
Total	23,618	24,801	1,183	5.0	245	287	42	17.2	1.04	1.16

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	254	214	-40	-15.9
(-) TIF Tax Capacity	2	2	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	252	212	-40	-16.0
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	27.52	27.18	0.00	0.00
City/Town	42.25	55.35	0.00	0.00
School District	19.80	19.16	22.41	21.34
Special District	0.32	0.18	0.00	0.00
Total	89.89	101.87	22.41	21.34

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	57,800	58,100	0.5	418	479	61	14.6	0.72	0.82
Res Hmstd:Avg Val	86,700	87,100	0.5	679	774	94	13.9	0.78	0.89
Res Hmstd: Hi Val	115,600	116,100	0.4	1,030	1,158	128	12.4	0.89	1
Res Hmstd: Ex-Hi Val	173,400	174,200	0.5	1,731	1,927	196	11.3	1	1.11
Apartment	300,000	300,000	0.0	4,043	4,461	417	10.3	1.35	1.49
Comm/Ind: Lo Val	150,000	153,600	2.4	3,458	3,880	423	12.2	2.31	2.53
Comm/Ind: Med Val	300,000	307,200	2.4	7,956	8,908	952	12.0	2.65	2.9
Comm/Ind: Hi Val	1,000,000	1,024,100	2.4	28,946	32,373	3,427	11.8	2.89	3.16

Rock County | **Kenneth city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	657	634	-23	-3.5	5	5	1	11.7	0.70	0.81
Res Non-Hm: exis	74	102	28	37.7	1	1	0	44.1	1.10	1.15
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	30	30	-1	-3.1	1	1	0	2.2	2.20	2.32
Com/Ind Hi: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	60	67	7	12.1	2	2	0	18.4	2.83	2.99
Ag HGA: Exist	132	133	1	1.0	1	1	0	19.4	0.68	0.80
Ag Hmstd Land	1,647	2,339	693	42.1	9	13	4	44.5	0.54	0.55
Ag Non-Hmstd	907	466	-441	-48.6	7	4	-3	-44.7	0.77	0.83
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	3,506	3,770	264	7.5	25	27	2	9.1	0.70	0.71

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	32	28	-3	-10.6
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	32	28	-3	-10.6
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	29.59	29.82	0.00	0.00
City/Town	30.00	37.08	0.00	0.00
School District	17.24	15.97	30.87	30.57
Special District	0.32	0.18	0.00	0.00
Total	77.16	83.04	30.87	30.57

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	20,900	20,200	-3.3	142	162	20	14.2	0.68	0.80
Res Hmstd:Avg Val	31,300	30,200	-3.5	213	243	30	14.0	0.68	0.80
Res Hmstd: Hi Val	41,700	40,200	-3.6	284	323	40	13.9	0.68	0.80
Res Hmstd: Ex-Hi Val	62,600	60,400	-3.5	426	486	60	14.0	0.68	0.80

Rock County | **Luverne city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	153,803	156,447	2,644	1.7	1,625	1,776	151	9.3	1.06	1.14
Res Non-Hm: exis	9,821	11,532	1,711	17.4	131	166	35	26.4	1.34	1.44
Apartments: exis	7,843	7,829	-15	-0.2	121	130	9	7.1	1.55	1.66
Low-inc Apts: ex	3,679	3,679	0	0.0	36	38	2	6.9	0.97	1.04
Seasnl Rec: exis	38	0	-38	-100.0	1	0	-1	-100.0	1.55	0.00
Com/Ind: Lo: exi	17,434	17,392	-42	-0.2	440	469	29	6.5	2.53	2.70
Com/Ind Hi: exis	21,999	21,973	-26	-0.1	718	767	49	6.8	3.26	3.49
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	647	659	12	1.8	21	23	2	8.9	3.26	3.49
Ag HGA: Exist	1,010	691	-319	-31.6	12	9	-3	-23.2	1.17	1.31
Ag Hmstd Land	501	333	-168	-33.5	2	1	0	-13.4	0.30	0.40
Ag Non-Hmstd	1,063	1,231	168	15.8	11	13	3	26.6	0.99	1.08
Misc props	170	170	0	-0.2	3	3	0	7.2	1.69	1.82
ResHmstd: NewCon	0	940	940	0.0	0	11	11	0.0	0.00	1.14
All other NewCon	0	252	252	0.0	0	6	6	0.0	0.00	2.57
Total	218,010	223,128	5,117	2.3	3,120	3,413	293	9.4	1.43	1.53

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	2,503	2,193	-310	-12.4
(-) TIF Tax Capacity	40	40	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	2,464	2,153	-310	-12.6
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	29.42	29.63	0.00	0.00
City/Town	52.15	62.63	0.00	0.00
School District	17.09	15.80	30.86	30.57
Special District	0.32	0.18	0.00	0.00
Total	98.98	108.23	30.86	30.57

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	69,000	70,200	1.7	620	670	51	8.2	0.9	0.96
Res Hmstd:Avg Val	103,400	105,200	1.7	1,063	1,160	96	9.1	1.03	1.10
Res Hmstd: Hi Val	137,900	140,300	1.7	1,542	1,681	139	9.0	1.12	1.2
Res Hmstd: Ex-Hi Val	206,900	210,500	1.7	2,500	2,724	223	8.9	1.21	1.29
Apartment	300,000	299,400	-0.2	4,638	4,966	328	7.1	1.55	1.66
Comm/Ind: Lo Val	150,000	149,800	-0.1	3,789	4,038	250	6.6	2.53	2.7
Comm/Ind: Med Val	300,000	299,600	-0.1	8,686	9,269	583	6.7	2.9	3.09
Comm/Ind: Hi Val	1,000,000	998,800	-0.1	31,541	33,689	2,148	6.8	3.15	3.37

Rock County | **Magnolia city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	3,085	3,045	-40	-1.3	24	26	2	9.1	0.78	0.87
Res Non-Hm: exis	404	541	137	33.9	5	7	2	40.4	1.19	1.25
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	419	416	-3	-0.7	10	10	0	4.5	2.32	2.44
Com/Ind Hi: exis	872	859	-13	-1.5	26	27	1	3.9	2.99	3.16
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	113	119	7	6.0	3	4	0	11.9	2.99	3.16
Ag HGA: Exist	123	59	-65	-52.6	1	0	0	-46.8	0.76	0.85
Ag Hmstd Land	1,342	1,426	84	6.2	9	11	2	21.2	0.65	0.74
Ag Non-Hmstd	433	527	94	21.7	4	5	1	30.4	0.85	0.91
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	6,793	6,993	200	2.9	81	90	9	10.5	1.20	1.29

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	77	67	-10	-12.7
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	77	67	-10	-12.7
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	29.55	29.78	0.00	0.00
City/Town	38.20	45.49	0.00	0.00
School District	17.24	15.97	30.86	30.57
Special District	0.32	0.18	0.00	0.00
Total	85.32	91.41	30.86	30.57

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	31,700	31,300	-1.3	241	267	26	10.7	0.76	0.85
Res Hmstd:Avg Val	47,500	46,900	-1.3	362	401	39	10.7	0.76	0.85
Res Hmstd: Hi Val	63,300	62,500	-1.3	482	534	52	10.7	0.76	0.85
Res Hmstd: Ex-Hi Val	94,900	93,700	-1.3	816	880	64	7.9	0.86	0.94
Comm/Ind: Lo Val	150,000	147,700	-1.5	3,481	3,609	128	3.7	2.32	2.44
Comm/Ind: Med Val	300,000	295,400	-1.5	7,969	8,255	286	3.6	2.66	2.79
Comm/Ind: Hi Val	1,000,000	984,600	-1.5	28,910	30,008	1,097	3.8	2.89	3.05

Rock County | **Steen city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	3,357	3,124	-233	-6.9	27	28	1	3.8	0.80	0.89
Res Non-Hm: exis	879	995	116	13.2	10	12	2	23.4	1.14	1.25
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	135	136	1	0.6	3	3	0	8.8	2.33	2.52
Com/Ind Hi: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	64	68	4	6.1	2	2	0	15.1	3.04	3.29
Ag HGA: Exist	173	165	-8	-4.7	1	1	0	4.8	0.81	0.89
Ag Hmstd Land	825	977	152	18.4	3	5	2	49.7	0.41	0.51
Ag Non-Hmstd	414	377	-38	-9.1	4	4	0	2.0	0.92	1.03
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	7	7	0.0	0	0	0	0.0	0.00	0.89
All other NewCon	0	26	26	0.0	0	0	0	0.0	0.00	1.25
Total	5,848	5,874	27	0.5	51	57	6	12.1	0.87	0.97

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	56	45	-11	-20.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	56	45	-11	-20.0
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	29.51	29.72	0.00	0.00
City/Town	39.68	50.69	0.00	0.00
School District	22.24	22.28	22.41	21.34
Special District	0.32	0.18	0.00	0.00
Total	91.75	102.87	22.41	21.34

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	42,200	39,300	-6.9	313	326	13	4.3	0.74	0.83
Res Hmstd:Avg Val	63,300	58,900	-7.0	469	489	20	4.2	0.74	0.83
Res Hmstd: Hi Val	84,400	78,500	-7.0	667	665	-2	-0.4	0.79	0.85
Res Hmstd: Ex-Hi Val	126,700	117,900	-6.9	1,188	1,191	2	0.2	0.94	1.01

Rock County | **Jasper city (part)**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	805	768	-37	-4.6	10	10	0	0.4	1.23	1.30
Res Non-Hm: exis	183	164	-19	-10.6	3	3	0	4.0	1.58	1.83
Apartments: exis	56	56	0	0.0	1	1	0	16.9	1.88	2.20
Low-inc Apts: ex	94	94	0	0.0	1	1	0	16.2	1.17	1.36
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	556	566	10	1.8	16	19	3	16.3	2.93	3.35
Com/Ind Hi: exis	2,371	2,333	-38	-1.6	90	102	12	12.8	3.81	4.37
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	99	101	2	1.8	4	4	1	16.7	3.81	4.37
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	391	430	38	9.8	2	3	1	33.3	0.62	0.76
Ag Non-Hmstd	102	112	10	10.1	1	2	0	32.6	1.27	1.53
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	9	9	0.0	0	0	0	0.0	0.00	1.30
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	4,656	4,631	-25	-0.5	129	146	17	13.0	2.77	3.15

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	72	69	-3	-4.7
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	72	69	-3	-4.7
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	28.38	28.54	0.00	0.00
City/Town	79.54	106.39	0.00	0.00
School District	18.60	17.68	29.42	28.75
Special District	0.32	0.18	0.00	0.00
Total	126.84	152.79	29.42	28.75

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	29,800	28,400	-4.7	346	342	-4	-1.3	1.16	1.20
Res Hmstd:Avg Val	44,700	42,600	-4.7	520	513	-7	-1.3	1.16	1.20
Res Hmstd: Hi Val	59,600	56,800	-4.7	693	684	-9	-1.3	1.16	1.20
Res Hmstd: Ex-Hi Val	89,400	85,200	-4.7	1,105	1,095	-10	-0.9	1.24	1.29
Apartment	300,000	300,000	0.0	5,639	6,592	953	16.9	1.88	2.2
Comm/Ind: Lo Val	150,000	147,600	-1.6	4,394	4,939	545	12.4	2.93	3.35
Comm/Ind: Med Val	300,000	295,200	-1.6	10,106	11,358	1,253	12.4	3.37	3.85
Comm/Ind: Hi Val	1,000,000	984,100	-1.6	36,760	41,433	4,673	12.7	3.68	4.21

Roseau County | **Badger city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	7,973	7,644	-328	-4.1	132	150	18	13.4	1.66	1.96
Res Non-Hm: exis	2,032	1,358	-674	-33.2	41	36	-5	-11.9	2.03	2.67
Apartments: exis	559	502	-57	-10.2	13	16	2	17.3	2.39	3.12
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	1,096	903	-192	-17.6	38	39	1	2.9	3.50	4.37
Com/Ind Hi: exis	135	124	-11	-8.1	6	7	1	14.0	4.52	5.60
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	231	240	9	3.7	10	13	3	28.6	4.45	5.51
Ag HGA: Exist	53	48	-5	-9.1	1	1	0	5.1	1.60	1.85
Ag Hmstd Land	135	140	5	3.7	1	1	0	42.0	0.58	0.80
Ag Non-Hmstd	147	159	12	8.1	2	3	1	37.0	1.54	1.95
Misc props	91	71	-20	-22.3	2	2	0	1.5	2.39	3.12
ResHmstd: NewCon	0	22	22	0.0	0	0	0	0.0	0.00	1.96
All other NewCon	0	8	8	0.0	0	0	0	0.0	0.00	2.67
Total	12,451	11,218	-1,233	-9.9	248	270	22	8.9	1.99	2.40

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	135	95	-40	-29.5
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	135	95	-40	-29.5
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	64.62	74.79	0.00	0.00
City/Town	65.94	96.39	0.00	0.00
School District	13.91	13.02	46.85	68.71
Special District	9.09	10.38	0.00	0.00
Total	153.56	194.58	46.85	68.71

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	47,500	45,500	-4.2	762	844	82	10.8	1.60	1.85
Res Hmstd:Avg Val	71,200	68,300	-4.1	1,142	1,267	125	10.9	1.60	1.85
Res Hmstd: Hi Val	94,900	91,000	-4.1	1,615	1,831	216	13.4	1.70	2.01
Res Hmstd: Ex-Hi Val	142,400	136,500	-4.1	2,610	3,108	499	19.1	1.83	2.28
Apartment	300,000	269,500	-10.2	7,164	8,407	1,243	17.3	2.39	3.12
Comm/Ind: Lo Val	150,000	137,900	-8.1	5,257	6,030	773	14.7	3.50	4.37
Comm/Ind: Med Val	300,000	275,800	-8.1	12,031	13,605	1,574	13.1	4.01	4.93
Comm/Ind: Hi Val	1,000,000	919,300	-8.1	43,646	49,648	6,002	13.8	4.36	5.40

Roseau County | **Greenbush city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	15,064	13,919	-1,145	-7.6	224	260	36	15.9	1.49	1.87
Res Non-Hm: exis	2,210	1,723	-487	-22.0	41	47	6	13.4	1.86	2.71
Apartments: exis	485	449	-36	-7.3	11	15	4	33.8	2.25	3.25
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	2,492	2,418	-73	-2.9	85	111	26	31.2	3.40	4.59
Com/Ind Hi: exis	292	247	-46	-15.6	13	15	2	13.3	4.48	6.01
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	514	566	52	10.1	23	34	11	48.1	4.43	5.95
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	28	32	3	12.0	0	0	0	34.8	0.84	1.01
Ag Non-Hmstd	129	144	15	11.4	2	3	1	55.0	1.67	2.33
Misc props	58	52	-6	-10.5	2	2	0	25.9	2.94	4.14
ResHmstd: NewCon	0	184	184	0.0	0	3	3	0.0	0.00	1.87
All other NewCon	0	37	37	0.0	0	2	2	0.0	0.00	4.68
Total	21,273	19,771	-1,502	-7.1	401	492	91	22.7	1.88	2.49

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	235	171	-64	-27.1
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	235	171	-64	-27.1
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	64.95	75.26	0.00	0.00
City/Town	82.04	137.12	0.00	0.00
School District	11.24	10.03	15.58	33.54
Special District	9.09	10.38	0.00	0.00
Total	167.33	232.79	15.58	33.54

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	42,200	39,000	-7.6	603	676	72	12.0	1.43	1.73
Res Hmstd:Avg Val	63,300	58,500	-7.6	905	1,013	109	12.0	1.43	1.73
Res Hmstd: Hi Val	84,400	78,000	-7.6	1,247	1,374	127	10.1	1.48	1.76
Res Hmstd: Ex-Hi Val	126,600	117,000	-7.6	2,057	2,494	437	21.2	1.62	2.13
Apartment	300,000	278,000	-7.3	6,742	9,022	2,280	33.8	2.25	3.25
Comm/Ind: Lo Val	150,000	126,600	-15.6	5,097	5,816	719	14.1	3.4	4.59
Comm/Ind: Med Val	300,000	253,200	-15.6	11,816	13,097	1,281	10.8	3.94	5.17
Comm/Ind: Hi Val	1,000,000	844,100	-15.6	43,169	48,630	5,461	12.6	4.32	5.76

Roseau County | **Roseau city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	66,967	64,601	-2,367	-3.5	1,143	1,099	-44	-3.9	1.71	1.70
Res Non-Hm: exis	8,276	7,415	-862	-10.4	172	178	6	3.7	2.08	2.41
Apartments: exis	7,192	6,867	-325	-4.5	176	193	17	9.6	2.44	2.81
Low-inc Apts: ex	2,473	2,320	-153	-6.2	37	40	3	8.0	1.49	1.71
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	14,896	14,451	-445	-3.0	542	593	50	9.3	3.64	4.10
Com/Ind Hi: exis	19,704	19,324	-380	-1.9	948	1,045	97	10.3	4.81	5.41
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	2,939	2,983	43	1.5	137	157	19	14.2	4.67	5.26
Ag HGA: Exist	160	160	0	0.0	3	3	0	7.7	1.84	1.98
Ag Hmstd Land	200	197	-4	-1.8	2	2	0	15.5	0.84	0.99
Ag Non-Hmstd	213	224	11	5.1	4	5	1	19.4	1.85	2.11
Misc props	699	650	-49	-7.0	18	20	1	7.1	2.61	3.01
ResHmstd: NewCon	0	179	179	0.0	0	3	3	0.0	0.00	1.70
All other NewCon	0	15	15	0.0	0	1	1	0.0	0.00	4.10
Total	123,720	119,384	-4,336	-3.5	3,182	3,337	155	4.9	2.57	2.80

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	1,552	1,326	-226	-14.6
(-) TIF Tax Capacity	30	28	-2	-5.4
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	1,522	1,298	-224	-14.7
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	64.87	75.16	0.00	0.00
City/Town	68.94	80.86	0.00	0.00
School District	40.99	42.81	12.72	17.40
Special District	10.58	11.82	0.00	0.00
Total	185.37	210.65	12.72	17.40

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	64,200	61,900	-3.6	1,015	890	-125	-12.3	1.58	1.44
Res Hmstd:Avg Val	96,200	92,800	-3.5	1,620	1,508	-112	-6.9	1.68	1.62
Res Hmstd: Hi Val	128,300	123,800	-3.5	2,285	2,274	-11	-0.5	1.78	1.84
Res Hmstd: Ex-Hi Val	192,400	185,600	-3.5	3,612	3,800	188	5.2	1.88	2.05
Apartment	300,000	286,400	-4.5	7,333	8,040	706	9.6	2.44	2.81
Comm/Ind: Lo Val	150,000	147,100	-1.9	5,461	6,032	571	10.5	3.64	4.10
Comm/Ind: Med Val	300,000	294,200	-1.9	12,678	13,951	1,273	10.0	4.23	4.74
Comm/Ind: Hi Val	1,000,000	980,700	-1.9	46,357	51,086	4,728	10.2	4.64	5.21

Roseau County

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	691	630	-62	-8.9	6	8	1	20.7	0.90	1.20
Res Non-Hm: exis	51	65	15	28.9	1	1	0	68.2	1.35	1.76
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	5	4	0	-4.3	0	0	0	16.0	1.17	1.42
Com/Ind: Lo: exi	93	94	1	0.6	2	3	1	23.5	2.54	3.11
Com/Ind Hi: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	20	20	0	0.5	1	1	0	21.9	3.33	4.04
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	22	22	0	0.0	0	0	0	31.2	0.55	0.72
Ag Non-Hmstd	81	81	0	0.0	1	1	0	22.1	1.10	1.34
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	37	37	0.0	0	0	0	0.0	0.00	1.20
All other NewCon	0	7	7	0.0	0	0	0	0.0	0.00	1.76
Total	963	961	-3	-0.3	11	14	3	29.6	1.15	1.49

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	10	8	-2	-23.4
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	10	8	-2	-23.4
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	65.02	75.33	0.00	0.00
City/Town	24.44	38.29	0.00	0.00
School District	11.25	10.04	15.57	33.53
Special District	9.09	10.38	0.00	0.00
Total	109.79	134.03	15.57	33.53

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	32,900	30,000	-8.8	281	342	61	21.7	0.85	1.14
Res Hmstd:Avg Val	49,400	45,000	-8.9	422	513	91	21.6	0.85	1.14
Res Hmstd: Hi Val	65,800	59,900	-9.0	562	683	121	21.5	0.85	1.14
Res Hmstd: Ex-Hi Val	98,800	90,000	-8.9	955	1,117	162	17.0	0.97	1.24

Strathcona city

Roseau County | **Warroad city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	36,184	35,367	-817	-2.3	658	636	-22	-3.4	1.82	1.80
Res Non-Hm: exis	7,801	7,172	-629	-8.1	170	178	8	4.4	2.18	2.48
Apartments: exis	5,453	5,590	138	2.5	139	162	23	16.6	2.54	2.89
Low-inc Apts: ex	1,575	1,497	-78	-5.0	24	26	2	7.9	1.55	1.76
Seasnl Rec: exis	627	694	67	10.7	13	16	3	26.2	2.04	2.33
Com/Ind: Lo: exi	7,625	7,786	161	2.1	286	328	41	14.4	3.75	4.21
Com/Ind Hi: exis	17,765	17,021	-744	-4.2	881	946	66	7.5	4.96	5.56
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	812	828	16	2.0	40	45	6	14.1	4.91	5.49
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Non-Hmstd	199	96	-104	-52.0	4	2	-2	-45.0	1.92	2.19
Misc props	463	423	-39	-8.5	13	14	0	3.3	2.86	3.23
ResHmstd: NewCon	0	205	205	0.0	0	4	4	0.0	0.00	1.80
All other NewCon	0	51	51	0.0	0	2	2	0.0	0.00	4.79
Total	78,503	76,730	-1,774	-2.3	2,228	2,359	131	5.9	2.84	3.07

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	1,025	913	-112	-11.0
(-) TIF Tax Capacity	115	104	-11	-9.9
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	910	809	-101	-11.1
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	64.95	75.25	0.00	0.00
City/Town	78.17	92.71	0.00	0.00
School District	47.07	49.91	14.93	14.98
Special District	1.34	1.53	0.00	0.00
Total	191.53	219.40	14.93	14.98

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	67,600	66,100	-2.2	1,125	969	-156	-13.9	1.66	1.47
Res Hmstd:Avg Val	101,400	99,100	-2.3	1,812	1,701	-111	-6.1	1.79	1.72
Res Hmstd: Hi Val	135,100	132,000	-2.3	2,538	2,538	-1	0.0	1.88	1.92
Res Hmstd: Ex-Hi Val	202,700	198,100	-2.3	3,995	4,217	222	5.6	1.97	2.13
Apartment	300,000	307,600	2.5	7,630	8,897	1,267	16.6	2.54	2.89
Comm/Ind: Lo Val	150,000	143,700	-4.2	5,632	6,046	414	7.4	3.75	4.21
Comm/Ind: Med Val	300,000	287,400	-4.2	13,067	13,951	884	6.8	4.36	4.85
Comm/Ind: Hi Val	1,000,000	958,100	-4.2	47,762	51,243	3,481	7.3	4.78	5.35

Roseau County | **Roosevelt city (part)**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	3,691	3,424	-268	-7.2	46	36	-10	-22.1	1.24	1.04
Res Non-Hm: exis	346	382	36	10.4	5	6	0	3.5	1.58	1.49
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	40	39	-2	-3.7	1	1	0	-9.3	1.47	1.38
Com/Ind: Lo: exi	106	112	6	5.2	3	3	0	1.6	2.97	2.87
Com/Ind Hi: exis	220	242	22	9.9	9	9	1	6.1	3.91	3.77
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	50	49	-1	-2.7	2	2	0	-6.1	3.91	3.77
Ag HGA: Exist	144	139	-6	-3.8	2	1	0	-21.6	1.14	0.93
Ag Hmstd Land	90	91	0	0.4	0	0	0	-6.1	0.49	0.46
Ag Non-Hmstd	138	139	1	0.9	2	2	0	-5.7	1.39	1.30
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	4,828	4,617	-211	-4.4	70	60	-10	-14.4	1.44	1.29

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	51	38	-13	-25.9
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	51	38	-13	-25.9
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	64.93	75.23	0.00	0.00
City/Town	25.95	3.45	0.00	0.00
School District	47.07	49.91	14.93	14.98
Special District	1.34	1.53	0.00	0.00
Total	139.30	130.13	14.93	14.98

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	47,300	43,900	-7.2	540	409	-132	-24.4	1.14	0.93
Res Hmstd:Avg Val	71,000	65,900	-7.2	811	613	-198	-24.4	1.14	0.93
Res Hmstd: Hi Val	94,600	87,700	-7.3	1,172	891	-281	-24.0	1.24	1.02
Res Hmstd: Ex-Hi Val	142,000	131,700	-7.3	1,945	1,581	-365	-18.7	1.37	1.20
Comm/Ind: Lo Val	150,000	164,900	9.9	4,457	4,865	408	9.2	2.97	2.95
Comm/Ind: Med Val	300,000	329,800	9.9	10,325	11,089	765	7.4	3.44	3.36
Comm/Ind: Hi Val	1,000,000	1,099,400	9.9	37,708	40,139	2,431	6.4	3.77	3.65

St. Louis County | **Aurora city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	43,984	43,103	-881	-2.0	459	429	-30	-6.6	1.04	1.00
Res Non-Hm: exis	5,352	4,303	-1,049	-19.6	101	100	-1	-1.3	1.89	2.32
Apartments: exis	535	532	-4	-0.7	12	15	3	21.4	2.30	2.81
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	95	75	-19	-20.4	2	2	0	-2.9	1.89	2.31
Com/Ind: Lo: exi	4,194	4,090	-104	-2.5	141	157	16	11.4	3.37	3.85
Com/Ind Hi: exis	2,085	1,927	-158	-7.6	93	99	5	5.6	4.48	5.12
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,758	1,900	142	8.0	77	95	18	23.7	4.39	5.02
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Non-Hmstd	1,071	1,069	-2	-0.2	19	24	4	22.3	1.81	2.22
Misc props	58	94	36	62.4	2	4	2	118.6	3.55	4.78
ResHmstd: NewCon	0	241	241	0.0	0	2	2	0.0	0.00	1.00
All other NewCon	0	11	11	0.0	0	0	0	0.0	0.00	2.32
Total	59,132	57,344	-1,788	-3.0	907	927	20	2.2	1.53	1.62

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	649	485	-164	-25.3
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	25	32	7	29.5
(=) Taxable Tax Capacity	625	453	-172	-27.5
FD Distrib Tax Cap	121	133	12	10.2

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	49.62	52.24	0.00	0.00
City/Town	######	138.76	0.00	0.00
School District	26.52	30.14	2.87	2.75
Special District	1.10	1.20	0.00	0.00
Total	181.42	222.34	2.87	2.75

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	46,000	45,100	-2.0	349	299	-50	-14.2	0.76	0.66
Res Hmstd:Avg Val	68,900	67,500	-2.0	679	604	-75	-11.1	0.99	0.89
Res Hmstd: Hi Val	91,900	90,100	-2.0	1,089	1,065	-24	-2.2	1.18	1.18
Res Hmstd: Ex-Hi Val	137,900	135,100	-2.0	1,978	2,168	190	9.6	1.43	1.60
Apartment	300,000	297,900	-0.7	6,889	8,361	1,472	21.4	2.3	2.81
Comm/Ind: Lo Val	150,000	138,600	-7.6	5,051	5,332	281	5.6	3.37	3.85
Comm/Ind: Med Val	300,000	277,200	-7.6	11,771	12,283	512	4.4	3.92	4.43
Comm/Ind: Hi Val	1,000,000	924,000	-7.6	43,131	45,399	2,268	5.3	4.31	4.91

St. Louis County | **Biwabik city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	26,178	25,200	-977	-3.7	244	218	-26	-10.6	0.93	0.86
Res Non-Hm: exis	4,670	4,450	-220	-4.7	83	89	6	7.3	1.77	2.00
Apartments: exis	1,354	1,295	-60	-4.4	29	31	2	7.5	2.11	2.37
Low-inc Apts: ex	447	447	0	0.0	6	6	1	12.4	1.27	1.43
Seasnl Rec: exis	43,937	49,957	6,020	13.7	792	1,013	221	27.8	1.80	2.03
Com/Ind: Lo: exi	2,869	2,767	-102	-3.6	90	94	5	5.4	3.12	3.41
Com/Ind Hi: exis	3,044	3,058	15	0.5	127	139	12	9.8	4.16	4.54
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,004	1,448	444	44.2	42	66	24	57.6	4.16	4.54
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Non-Hmstd	1,514	1,515	1	0.1	24	27	3	13.6	1.60	1.81
Misc props	32	231	199	627.1	1	10	9	693.8	4.14	4.52
ResHmstd: NewCon	0	964	964	0.0	0	8	8	0.0	0.00	0.86
All other NewCon	0	1,582	1,582	0.0	0	32	32	0.0	0.00	2.02
Total	85,049	92,914	7,865	9.2	1,436	1,734	298	20.7	1.69	1.87

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	910	913	3	0.4
(-) TIF Tax Capacity	8	8	0	-2.9
(-) FD Contrib Tax Cap	39	37	-2	-4.9
(=) Taxable Tax Capacity	863	868	6	0.6
FD Distrib Tax Cap	22	30	9	39.2

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	51.43	58.10	0.00	0.00
City/Town	88.93	98.49	0.00	0.00
School District	24.93	29.68	2.88	2.81
Special District	1.10	1.20	0.00	0.00
Total	166.38	187.47	2.88	2.81

Tax Burdens on Hypothetical Properties	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	48,500	46,700	-3.7	312	223	-89	-28.4	0.64	0.48
Res Hmstd:Avg Val	72,700	70,000	-3.7	625	492	-133	-21.2	0.86	0.70
Res Hmstd: Hi Val	96,900	93,300	-3.7	1,040	920	-120	-11.6	1.07	0.99
Res Hmstd: Ex-Hi Val	145,400	140,000	-3.7	1,904	1,887	-18	-0.9	1.31	1.35
Apartment	300,000	286,800	-4.4	6,326	6,802	476	7.5	2.11	2.37
Seas Rec: Lo Val	50,000	56,900	13.8	870	1,114	244	28.0	1.74	1.96
Seas Rec: Hi Val	150,000	170,600	13.7	2,694	3,456	763	28.3	1.8	2.03
Comm/Ind: Lo Val	150,000	150,700	0.5	4,686	5,151	466	9.9	3.12	3.42
Comm/Ind: Med Val	300,000	301,400	0.5	10,919	11,995	1,076	9.9	3.64	3.98
Comm/Ind: Hi Val	1,000,000	1,004,800	0.5	40,009	43,940	3,931	9.8	4.00	4.37

St. Louis County | **Brookston city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	3,487	3,095	-391	-11.2	25	20	-5	-21.2	0.72	0.64
Res Non-Hm: exis	675	1,054	378	56.0	9	14	5	61.6	1.27	1.32
Apartments: exis	331	331	0	0.0	5	5	0	5.6	1.51	1.59
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	589	552	-36	-6.2	8	8	0	0.5	1.30	1.39
Com/Ind: Lo: exi	155	155	0	0.0	4	4	0	5.3	2.58	2.72
Com/Ind Hi: exis	238	262	24	10.1	8	9	1	16.2	3.43	3.62
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	72	77	5	6.4	2	3	0	12.3	3.43	3.62
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Non-Hmstd	223	223	0	0.0	3	3	0	7.3	1.17	1.26
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	2	2	0.0	0	0	0	0.0	0.00	0.64
All other NewCon	0	31	31	0.0	0	0	0	0.0	0.00	1.39
Total	5,770	5,781	12	0.2	63	66	3	4.4	1.10	1.15

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	62	55	-7	-11.4
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	1	2	0	32.6
(=) Taxable Tax Capacity	61	53	-8	-12.4
FD Distrib Tax Cap	4	9	6	161.6

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	59.42	65.85	0.00	0.00
City/Town	39.11	36.32	0.00	0.00
School District	17.80	22.70	3.86	1.55
Special District	1.10	1.20	0.00	0.00
Total	117.44	126.06	3.86	1.55

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	70,500	62,600	-11.2	283	208	-76	-26.7	0.40	0.33
Res Hmstd:Avg Val	105,700	93,800	-11.3	715	544	-171	-23.9	0.68	0.58
Res Hmstd: Hi Val	140,800	125,000	-11.2	1,172	978	-195	-16.6	0.83	0.78
Res Hmstd: Ex-Hi Val	211,300	187,600	-11.2	2,091	1,848	-243	-11.6	0.99	0.98
Apartment	300,000	300,000	0.0	4,520	4,774	254	5.6	1.51	1.59
Seas Rec: Lo Val	50,000	46,900	-6.2	625	630	5	0.8	1.25	1.34
Seas Rec: Hi Val	150,000	140,800	-6.1	1,959	1,971	12	0.6	1.31	1.40
Comm/Ind: Lo Val	150,000	165,100	10.1	3,877	4,630	753	19.4	2.58	2.80
Comm/Ind: Med Val	300,000	330,300	10.1	9,027	10,616	1,589	17.6	3.01	3.21
Comm/Ind: Hi Val	1,000,000	1,100,900	10.1	33,062	38,541	5,480	16.6	3.31	3.50

St. Louis County | **Buhl city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	26,174	25,061	-1,113	-4.3	171	169	-2	-0.9	0.65	0.67
Res Non-Hm: exis	3,472	3,664	192	5.5	48	60	12	24.5	1.39	1.64
Apartments: exis	960	938	-22	-2.3	16	19	3	16.3	1.69	2.01
Low-inc Apts: ex	500	500	-1	-0.1	5	6	1	18.0	1.03	1.22
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	1,195	1,145	-50	-4.2	33	36	2	7.5	2.78	3.12
Com/Ind Hi: exis	463	463	0	0.1	17	19	2	12.7	3.66	4.12
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	83	85	3	3.3	3	4	0	16.3	3.66	4.12
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Non-Hmstd	316	316	0	0.0	4	5	1	23.0	1.24	1.52
Misc props	212	285	73	34.2	4	9	5	122.7	1.92	3.19
ResHmstd: NewCon	0	140	140	0.0	0	1	1	0.0	0.00	0.67
All other NewCon	0	23	23	0.0	0	0	0	0.0	0.00	1.64
Total	33,376	32,621	-755	-2.3	301	327	26	8.7	0.90	1.00

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	345	260	-85	-24.7
(-) TIF Tax Capacity	23	18	-5	-21.0
(-) FD Contrib Tax Cap	6	7	1	9.0
(=) Taxable Tax Capacity	316	235	-81	-25.7
FD Distrib Tax Cap	70	79	8	12.1

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	48.71	51.36	0.00	0.00
City/Town	74.19	99.90	0.00	0.00
School District	-0.08	0.00	13.86	10.28
Special District	1.10	1.20	0.00	0.00
Total	123.92	152.46	13.86	10.28

Tax Burdens on Hypothetical Properties	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	48,900	46,800	-4.3	163	162	-1	-0.7	0.33	0.35
Res Hmstd:Avg Val	73,300	70,200	-4.2	402	399	-2	-0.6	0.55	0.57
Res Hmstd: Hi Val	97,700	93,500	-4.3	747	767	20	2.7	0.76	0.82
Res Hmstd: Ex-Hi Val	146,600	140,400	-4.2	1,464	1,595	130	8.9	1	1.14
Apartment	300,000	293,200	-2.3	5,063	5,889	826	16.3	1.69	2.01
Comm/Ind: Lo Val	150,000	150,100	0.1	4,166	4,678	512	12.3	2.78	3.12
Comm/Ind: Med Val	300,000	300,200	0.1	9,652	10,863	1,211	12.5	3.22	3.62
Comm/Ind: Hi Val	1,000,000	1,000,600	0.1	35,252	39,722	4,470	12.7	3.53	3.97

St. Louis County | **Chisholm city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	113,514	105,328	-8,185	-7.2	1,064	1,027	-37	-3.5	0.94	0.97
Res Non-Hm: exis	14,653	13,703	-949	-6.5	258	299	40	15.7	1.76	2.18
Apartments: exis	3,737	4,053	316	8.4	78	106	28	35.1	2.10	2.62
Low-inc Apts: ex	1,965	1,519	-447	-22.7	25	24	-1	-4.4	1.29	1.60
Seasnl Rec: exis	144	136	-8	-5.4	2	3	0	18.3	1.72	2.15
Com/Ind: Lo: exi	8,585	8,154	-431	-5.0	272	301	29	10.7	3.17	3.69
Com/Ind Hi: exis	4,548	4,198	-350	-7.7	189	203	15	7.9	4.14	4.84
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	2,597	2,895	299	11.5	108	141	33	30.6	4.15	4.86
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Non-Hmstd	381	379	-2	-0.6	6	7	2	27.8	1.50	1.93
Misc props	28	132	104	367.5	1	6	5	924.6	2.11	4.62
ResHmstd: NewCon	0	246	246	0.0	0	2	2	0.0	0.00	0.97
All other NewCon	0	384	384	0.0	0	9	9	0.0	0.00	2.34
Total	150,152	141,128	-9,025	-6.0	2,004	2,129	125	6.3	1.33	1.51

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	1,610	1,176	-434	-27.0
(-) TIF Tax Capacity	12	11	0	-1.7
(-) FD Contrib Tax Cap	56	59	2	3.6
(=) Taxable Tax Capacity	1,542	1,106	-436	-28.3
FD Distrib Tax Cap	345	436	91	26.3

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	47.91	49.70	0.00	0.00
City/Town	76.95	99.15	0.00	0.00
School District	24.36	43.10	22.28	20.42
Special District	0.89	0.97	0.00	0.00
Total	150.11	192.92	22.28	20.42

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	46,300	43,000	-7.1	298	270	-27	-9.2	0.64	0.63
Res Hmstd:Avg Val	69,400	64,400	-7.2	604	562	-42	-6.9	0.87	0.87
Res Hmstd: Hi Val	92,500	85,800	-7.2	990	946	-44	-4.5	1.07	1.10
Res Hmstd: Ex-Hi Val	138,900	128,900	-7.2	1,832	1,940	108	5.9	1.32	1.51
Apartment	300,000	325,300	8.4	6,297	8,509	2,211	35.1	2.1	2.62
Comm/Ind: Lo Val	150,000	138,500	-7.7	4,755	5,117	362	7.6	3.17	3.69
Comm/Ind: Med Val	300,000	276,900	-7.7	10,983	11,706	723	6.6	3.66	4.23
Comm/Ind: Hi Val	1,000,000	923,000	-7.7	40,046	43,090	3,044	7.6	4.00	4.67

St. Louis County | **Cook city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	14,902	14,265	-637	-4.3	160	148	-13	-7.9	1.07	1.03
Res Non-Hm: exis	3,406	2,963	-442	-13.0	60	61	2	2.6	1.76	2.07
Apartments: exis	849	878	29	3.5	18	22	4	21.7	2.09	2.46
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	103	99	-4	-3.7	2	2	0	13.9	1.75	2.07
Com/Ind: Lo: exi	5,751	5,161	-590	-10.3	180	180	1	0.3	3.13	3.49
Com/Ind Hi: exis	3,995	4,026	31	0.8	166	187	21	12.9	4.16	4.65
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	374	449	75	20.1	16	21	5	34.5	4.16	4.65
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Non-Hmstd	87	168	81	92.7	1	3	2	129.4	1.64	1.96
Misc props	897	855	-42	-4.6	22	25	3	12.2	2.50	2.94
ResHmstd: NewCon	0	48	48	0.0	0	0	0	0.0	0.00	1.03
All other NewCon	0	1,076	1,076	0.0	0	38	38	0.0	0.00	3.53
Total	30,363	29,989	-375	-1.2	625	688	63	10.2	2.06	2.29

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	384	343	-41	-10.7
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	48	49	1	2.4
(=) Taxable Tax Capacity	336	294	-42	-12.6
FD Distrib Tax Cap	31	32	1	4.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	54.96	60.77	0.00	0.00
City/Town	84.57	102.09	0.00	0.00
School District	15.83	20.44	3.86	1.55
Special District	8.83	12.20	0.00	0.00
Total	164.19	195.50	3.86	1.55

Tax Burdens on Hypothetical Properties	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	57,800	55,300	-4.3	450	367	-83	-18.4	0.78	0.66
Res Hmstd:Avg Val	86,600	82,900	-4.3	871	762	-110	-12.6	1.01	0.92
Res Hmstd: Hi Val	115,500	110,600	-4.2	1,383	1,356	-27	-1.9	1.2	1.23
Res Hmstd: Ex-Hi Val	173,300	165,900	-4.3	2,406	2,543	137	5.7	1.39	1.53
Apartment	300,000	310,400	3.5	6,273	7,633	1,360	21.7	2.09	2.46
Comm/Ind: Lo Val	150,000	151,200	0.8	4,689	5,297	608	13.0	3.13	3.50
Comm/Ind: Med Val	300,000	302,300	0.8	10,922	12,330	1,407	12.9	3.64	4.08
Comm/Ind: Hi Val	1,000,000	1,007,800	0.8	40,010	45,164	5,154	12.9	4.00	4.48

St. Louis County | **Ely city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	98,785	97,407	-1,378	-1.4	826	1,090	264	32.0	0.84	1.12
Res Non-Hm: exis	28,744	27,260	-1,484	-5.2	455	594	140	30.7	1.58	2.18
Apartments: exis	3,066	3,183	116	3.8	56	81	24	42.8	1.84	2.53
Low-inc Apts: ex	1,539	1,537	-1	-0.1	17	24	6	37.5	1.12	1.54
Seasnl Rec: exis	2,915	2,773	-141	-4.8	42	54	12	28.4	1.43	1.93
Com/Ind: Lo: exi	24,001	22,717	-1,284	-5.3	700	797	97	13.8	2.92	3.51
Com/Ind Hi: exis	16,058	13,144	-2,914	-18.1	619	608	-11	-1.7	3.85	4.63
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	267	290	23	8.4	10	13	3	30.2	3.85	4.63
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Misc props	227	161	-66	-29.1	4	4	0	-6.4	1.85	2.44
ResHmstd: NewCon	0	250	250	0.0	0	3	3	0.0	0.00	1.12
All other NewCon	0	262	262	0.0	0	9	9	0.0	0.00	3.34
Total	175,601	168,983	-6,618	-3.8	2,729	3,276	547	20.0	1.55	1.94

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	2,056	1,674	-381	-18.6
(-) TIF Tax Capacity	70	66	-5	-7.0
(-) FD Contrib Tax Cap	235	223	-12	-5.1
(=) Taxable Tax Capacity	1,750	1,386	-364	-20.8
FD Distrib Tax Cap	171	212	40	23.6

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	52.45	57.01	0.00	0.00
City/Town	75.67	121.20	0.00	0.00
School District	8.40	9.43	10.00	14.53
Special District	2.74	3.30	0.00	0.00
Total	139.26	190.95	10.00	14.53

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	59,100	58,300	-1.4	331	438	107	32.3	0.56	0.75
Res Hmstd:Avg Val	88,600	87,400	-1.4	715	920	205	28.7	0.81	1.05
Res Hmstd: Hi Val	118,100	116,500	-1.4	1,181	1,568	386	32.7	1.00	1.35
Res Hmstd: Ex-Hi Val	177,200	174,700	-1.4	2,117	2,864	747	35.3	1.19	1.64
Apartment	300,000	311,400	3.8	5,522	7,885	2,363	42.8	1.84	2.53
Comm/Ind: Lo Val	150,000	122,800	-18.1	4,374	4,307	-67	-1.5	2.92	3.51
Comm/Ind: Med Val	300,000	245,600	-18.1	10,155	9,685	-470	-4.6	3.39	3.94
Comm/Ind: Hi Val	1,000,000	818,600	-18.1	37,135	36,202	-933	-2.5	3.71	4.42

St. Louis County | **Eveleth city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	72,531	72,402	-130	-0.2	405	501	96	23.8	0.56	0.69
Res Non-Hm: exis	10,636	9,653	-984	-9.2	151	177	26	16.9	1.42	1.83
Apartments: exis	3,449	3,334	-115	-3.3	58	72	14	23.7	1.69	2.16
Low-inc Apts: ex	1,744	2,024	280	16.0	18	27	9	48.9	1.03	1.32
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	7,505	7,619	114	1.5	208	249	41	19.9	2.77	3.27
Com/Ind Hi: exis	4,647	4,677	30	0.6	170	202	32	18.6	3.66	4.31
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	3,371	3,633	262	7.8	123	157	33	27.0	3.66	4.31
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Misc props	121	417	296	245.5	4	18	14	385.2	3.00	4.21
ResHmstd: NewCon	0	621	621	0.0	0	4	4	0.0	0.00	0.69
All other NewCon	0	67	67	0.0	0	2	2	0.0	0.00	2.58
Total	104,005	104,446	441	0.4	1,138	1,409	271	23.8	1.09	1.35

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	1,163	926	-237	-20.4
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	53	55	2	3.8
(=) Taxable Tax Capacity	1,111	872	-239	-21.5
FD Distrib Tax Cap	291	378	88	30.2

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	46.11	48.85	0.00	0.00
City/Town	80.44	111.05	0.00	0.00
School District	0.03	0.00	9.53	14.95
Special District	0.89	0.97	0.00	0.00
Total	127.46	160.87	9.53	14.95

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	41,100	41,000	-0.2	136	155	20	14.7	0.33	0.38
Res Hmstd:Avg Val	61,700	61,600	-0.2	283	372	88	31.1	0.46	0.60
Res Hmstd: Hi Val	82,200	82,100	-0.1	513	648	136	26.5	0.62	0.79
Res Hmstd: Ex-Hi Val	123,400	123,200	-0.2	1,114	1,430	316	28.4	0.90	1.16
Apartment	300,000	290,000	-3.3	5,066	6,265	1,199	23.7	1.69	2.16
Comm/Ind: Lo Val	150,000	151,000	0.7	4,156	4,953	797	19.2	2.77	3.28
Comm/Ind: Med Val	300,000	301,900	0.6	9,650	11,463	1,813	18.8	3.22	3.8
Comm/Ind: Hi Val	1,000,000	1,006,500	0.7	35,288	41,861	6,573	18.6	3.53	4.16

St. Louis County | **Floodwood city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	11,023	11,600	577	5.2	151	123	-28	-18.8	1.37	1.06
Res Non-Hm: exis	2,292	2,417	125	5.5	51	58	6	12.2	2.24	2.39
Apartments: exis	374	374	0	0.0	10	11	1	6.5	2.75	2.93
Low-inc Apts: ex	682	682	0	0.0	11	12	1	6.5	1.65	1.76
Seasnl Rec: exis	27	28	1	4.9	1	1	0	12.1	2.25	2.40
Com/Ind: Lo: exi	2,279	2,320	41	1.8	92	99	7	8.1	4.02	4.27
Com/Ind Hi: exis	531	549	17	3.3	28	31	3	9.8	5.35	5.69
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	193	210	17	8.5	10	12	2	15.3	5.35	5.69
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Non-Hmstd	194	193	-2	-0.9	4	4	0	5.8	2.17	2.32
Misc props	36	36	0	0.0	1	1	0	6.5	2.75	2.93
ResHmstd: NewCon	0	13	13	0.0	0	0	0	0.0	0.00	1.06
All other NewCon	0	1	1	0.0	0	0	0	0.0	0.00	2.39
Total	17,632	18,423	791	4.5	360	352	-8	-2.3	2.04	1.91

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	194	164	-30	-15.6
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	194	164	-30	-15.6
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	50.49	55.20	0.00	0.00
City/Town	######	149.03	0.00	0.00
School District	35.74	25.84	3.21	2.67
Special District	1.86	1.79	0.00	0.00
Total	217.10	231.86	3.21	2.67

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	39,300	41,400	5.3	419	297	-122	-29.0	1.07	0.72
Res Hmstd:Avg Val	58,900	62,000	5.3	772	589	-183	-23.7	1.31	0.95
Res Hmstd: Hi Val	78,600	82,700	5.2	1,140	959	-181	-15.9	1.45	1.16
Res Hmstd: Ex-Hi Val	117,900	124,100	5.3	2,041	2,016	-25	-1.2	1.73	1.62
Apartment	300,000	300,000	0.0	8,238	8,775	537	6.5	2.75	2.93
Comm/Ind: Lo Val	150,000	154,900	3.3	6,032	6,686	654	10.8	4.02	4.32
Comm/Ind: Med Val	300,000	309,800	3.3	14,058	15,494	1,436	10.2	4.69	5.00
Comm/Ind: Hi Val	1,000,000	1,032,800	3.3	51,513	56,606	5,092	9.9	5.15	5.48

St. Louis County | **Gilbert city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	47,370	50,011	2,641	5.6	456	577	121	26.6	0.96	1.15
Res Non-Hm: exis	4,635	4,709	74	1.6	84	111	28	33.1	1.81	2.37
Apartments: exis	377	377	0	0.0	8	11	3	31.1	2.18	2.86
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	552	670	118	21.3	10	15	6	57.4	1.78	2.31
Com/Ind: Lo: exi	3,289	3,574	284	8.6	106	140	34	31.7	3.23	3.92
Com/Ind Hi: exis	2,186	2,633	447	20.4	93	136	43	45.6	4.28	5.17
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	868	916	49	5.6	37	47	10	27.7	4.28	5.17
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Non-Hmstd	1,503	1,181	-322	-21.4	25	26	1	2.1	1.67	2.17
Misc props	47	258	211	445.9	1	13	12	780.3	3.16	5.10
ResHmstd: NewCon	0	466	466	0.0	0	5	5	0.0	0.00	1.15
All other NewCon	0	90	90	0.0	0	4	4	0.0	0.00	3.90
Total	60,827	64,883	4,057	6.7	821	1,086	265	32.2	1.35	1.67

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	652	543	-109	-16.7
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	25	28	3	10.7
(=) Taxable Tax Capacity	626	515	-112	-17.8
FD Distrib Tax Cap	129	138	9	7.3

Tax Rates

	Net Tax Cap (Pctg) Base	Net Tax Cap (Pctg) Alter	Ref Mkt Val Base	Ref Mkt Val Alter
County	50.24	54.66	0.00	0.00
City/Town	######	160.91	0.00	0.00
School District	0.01	0.00	9.52	14.95
Special District	0.89	0.97	0.00	0.00
Total	166.73	216.54	9.52	14.95

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	44,800	47,300	5.6	295	370	75	25.3	0.66	0.78
Res Hmstd:Avg Val	67,200	70,900	5.5	601	712	112	18.6	0.89	1.00
Res Hmstd: Hi Val	89,600	94,600	5.6	972	1,253	280	28.8	1.09	1.32
Res Hmstd: Ex-Hi Val	134,400	141,900	5.6	1,802	2,440	638	35.4	1.34	1.72
Apartment	300,000	300,000	0.0	6,538	8,569	2,031	31.1	2.18	2.86
Comm/Ind: Lo Val	150,000	180,700	20.5	4,846	7,460	2,614	53.9	3.23	4.13
Comm/Ind: Med Val	300,000	361,300	20.4	11,260	16,797	5,537	49.2	3.75	4.65
Comm/Ind: Hi Val	1,000,000	1,204,300	20.4	41,192	60,382	19,189	46.6	4.12	5.01

St. Louis County | **Hermantown city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	481,494	486,161	4,667	1.0	4,885	5,349	464	9.5	1.01	1.10
Res Non-Hm: exis	67,359	65,915	-1,443	-2.1	780	829	48	6.2	1.16	1.26
Apartments: exis	38,951	39,012	61	0.2	531	579	48	9.0	1.36	1.48
Low-inc Apts: ex	2,029	1,978	-51	-2.5	17	18	1	6.0	0.82	0.90
Seasnl Rec: exis	496	496	0	0.0	6	7	1	8.9	1.23	1.34
Com/Ind: Lo: exi	32,131	32,396	265	0.8	758	822	64	8.4	2.36	2.54
Com/Ind Hi: exis	115,893	116,378	484	0.4	3,631	3,923	292	8.0	3.13	3.37
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	45,782	49,975	4,194	9.2	1,435	1,686	251	17.5	3.13	3.37
Ag HGA: Exist	1,223	1,238	15	1.2	9	13	4	49.2	0.72	1.06
Ag Hmstd Land	1,075	945	-131	-12.2	3	3	0	-0.5	0.31	0.36
Ag Non-Hmstd	14,999	15,022	23	0.2	151	164	13	8.5	1.01	1.09
Misc props	2,105	2,096	-10	-0.5	30	33	3	8.3	1.45	1.57
ResHmstd: NewCon	0	4,533	4,533	0.0	0	50	50	0.0	0.00	1.10
All other NewCon	0	11,113	11,113	0.0	0	183	183	0.0	0.00	1.65
Total	803,538	827,258	23,720	3.0	12,237	13,658	1,421	11.6	1.52	1.65

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	9,935	9,836	-98	-1.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	9,935	9,836	-98	-1.0
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	59.63	66.24	0.00	0.00
City/Town	32.06	34.43	0.00	0.00
School District	12.92	13.46	4.27	4.28
Special District	1.10	1.20	0.00	0.00
Total	105.71	115.33	4.27	4.28

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	142,100	143,500	1.0	1,318	1,436	117	8.9	0.93	1.00
Res Hmstd:Avg Val	213,100	215,200	1.0	2,163	2,368	205	9.5	1.02	1.10
Res Hmstd: Hi Val	284,000	286,800	1.0	3,007	3,298	292	9.7	1.06	1.15
Res Hmstd: Ex-Hi Val	426,100	430,200	1.0	4,686	5,145	459	9.8	1.1	1.2
Apartment	300,000	300,500	0.2	4,092	4,461	368	9.0	1.36	1.48
Comm/Ind: Lo Val	150,000	150,600	0.4	3,541	3,829	288	8.1	2.36	2.54
Comm/Ind: Med Val	300,000	301,300	0.4	8,242	8,910	669	8.1	2.75	2.96
Comm/Ind: Hi Val	1,000,000	1,004,200	0.4	30,177	32,609	2,433	8.1	3.02	3.25

St. Louis County | **Hibbing city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	502,702	491,164	-11,538	-2.3	4,118	4,385	267	6.5	0.82	0.89
Res Non-Hm: exis	50,688	48,335	-2,353	-4.6	742	818	77	10.4	1.46	1.69
Apartments: exis	15,384	15,335	-49	-0.3	264	305	41	15.6	1.72	1.99
Low-inc Apts: ex	10,175	10,135	-39	-0.4	107	124	16	15.0	1.06	1.22
Seasnl Rec: exis	4,355	4,338	-17	-0.4	61	70	10	15.8	1.39	1.62
Com/Ind: Lo: exi	46,956	45,958	-998	-2.1	1,319	1,428	110	8.3	2.81	3.11
Com/Ind Hi: exis	73,813	69,497	-4,317	-5.8	2,721	2,842	121	4.4	3.69	4.09
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	14,947	16,046	1,098	7.3	551	656	105	19.1	3.69	4.09
Ag HGA: Exist	3,425	3,377	-48	-1.4	27	40	12	45.2	0.80	1.17
Ag Hmstd Land	2,801	2,891	90	3.2	9	14	5	54.2	0.32	0.47
Ag Non-Hmstd	38,676	35,913	-2,764	-7.1	477	524	47	9.8	1.23	1.46
Misc props	2,112	3,273	1,161	55.0	56	112	56	100.7	2.64	3.42
ResHmstd: NewCon	0	2,134	2,134	0.0	0	19	19	0.0	0.00	0.89
All other NewCon	0	1,200	1,200	0.0	0	23	23	0.0	0.00	1.95
Total	766,034	749,595	-16,439	-2.1	10,453	11,361	909	8.7	1.36	1.52

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	8,784	7,312	-1,472	-16.8
(-) TIF Tax Capacity	70	66	-4	-5.3
(-) FD Contrib Tax Cap	552	565	13	2.3
(=) Taxable Tax Capacity	8,162	6,681	-1,481	-18.1
FD Distrib Tax Cap	839	1,041	203	24.2

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	51.41	56.05	0.00	0.00
City/Town	66.23	78.68	0.00	0.00
School District	4.66	10.06	17.12	16.24
Special District	1.44	1.57	0.00	0.00
Total	123.74	146.35	17.12	16.24

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	63,300	61,800	-2.4	323	328	5	1.4	0.51	0.53
Res Hmstd:Avg Val	94,800	92,600	-2.3	733	767	34	4.7	0.77	0.83
Res Hmstd: Hi Val	126,400	123,500	-2.3	1,207	1,311	104	8.6	0.95	1.06
Res Hmstd: Ex-Hi Val	189,700	185,300	-2.3	2,155	2,397	241	11.2	1.14	1.29
Apartment	300,000	299,000	-0.3	5,154	5,955	802	15.6	1.72	1.99
Comm/Ind: Lo Val	150,000	141,200	-5.9	4,212	4,388	176	4.2	2.81	3.11
Comm/Ind: Med Val	300,000	282,500	-5.8	9,743	10,080	338	3.5	3.25	3.57
Comm/Ind: Hi Val	1,000,000	941,500	-5.9	35,551	37,030	1,479	4.2	3.56	3.93

St. Louis County | **Iron Junction city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	3,347	3,324	-24	-0.7	11	15	3	30.9	0.33	0.44
Res Non-Hm: exis	109	147	37	34.2	1	2	1	55.7	1.06	1.23
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	1	1	0	0.0	0	0	0	14.4	0.94	1.08
Com/Ind: Lo: exi	83	83	0	0.0	2	2	0	11.5	2.31	2.58
Com/Ind Hi: exis	732	806	73	10.0	22	27	5	22.2	3.05	3.39
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	183	192	9	5.0	6	7	1	16.7	3.05	3.39
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Non-Hmstd	192	130	-62	-32.5	2	1	0	-22.5	0.87	1.00
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	51	51	0.0	0	0	0	0.0	0.00	0.44
All other NewCon	0	4	4	0.0	0	0	0	0.0	0.00	1.00
Total	4,648	4,737	89	1.9	44	54	10	23.0	0.94	1.14

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	56	47	-9	-16.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	5	6	1	22.0
(=) Taxable Tax Capacity	51	41	-10	-19.4
FD Distrib Tax Cap	4	5	0	11.3

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	60.76	67.37	0.00	0.00
City/Town	20.50	25.42	0.00	0.00
School District	4.54	5.80	9.52	14.95
Special District	1.10	1.20	0.00	0.00
Total	86.91	99.80	9.52	14.95

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	49,600	49,300	-0.6	120	159	38	31.8	0.24	0.32
Res Hmstd:Avg Val	74,400	73,900	-0.7	181	263	83	45.8	0.24	0.36
Res Hmstd: Hi Val	99,100	98,400	-0.7	383	556	174	45.3	0.39	0.57
Res Hmstd: Ex-Hi Val	148,800	147,800	-0.7	907	1,167	261	28.8	0.61	0.79
Comm/Ind: Lo Val	150,000	165,000	10.0	3,469	4,378	909	26.2	2.31	2.65
Comm/Ind: Med Val	300,000	330,100	10.0	8,046	9,973	1,928	24.0	2.68	3.02
Comm/Ind: Hi Val	1,000,000	1,100,200	10.0	29,406	36,075	6,669	22.7	2.94	3.28

St. Louis County | **Kinney city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	1,861	1,799	-61	-3.3	28	16	-13	-44.7	1.52	0.87
Res Non-Hm: exis	224	289	65	29.2	7	9	3	38.8	2.92	3.14
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	267	265	-2	-0.8	12	13	1	6.3	4.42	4.73
Com/Ind Hi: exis	371	371	0	0.0	22	23	2	7.4	5.84	6.28
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	159	170	11	6.7	9	11	1	14.6	5.84	6.28
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Non-Hmstd	399	395	-4	-1.1	11	12	1	9.2	2.65	2.93
Misc props	324	644	320	99.0	20	44	25	124.3	6.10	6.88
ResHmstd: NewCon	0	3	3	0.0	0	0	0	0.0	0.00	0.87
All other NewCon	0	4	4	0.0	0	0	0	0.0	0.00	3.14
Total	3,605	3,940	335	9.3	108	127	19	17.9	2.99	3.23

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	45	45	0	-0.7
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	3	3	0	3.8
(=) Taxable Tax Capacity	42	42	0	-1.1
FD Distrib Tax Cap	21	22	1	7.0

Tax Rates

	Net Tax Cap (Pctg) Base	Net Tax Cap (Pctg) Alter	Ref Mkt Val Base	Ref Mkt Val Alter
County	18.72	24.79	0.00	0.00
City/Town	######	267.03	0.00	0.00
School District	-0.06	0.00	13.86	10.28
Special District	1.10	1.20	0.00	0.00
Total	265.44	293.02	13.86	10.28

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	22,600	21,900	-3.1	226	139	-87	-38.6	1	0.63
Res Hmstd:Avg Val	33,800	32,700	-3.3	494	293	-200	-40.6	1.46	0.9
Res Hmstd: Hi Val	45,100	43,600	-3.3	764	496	-268	-35.1	1.69	1.14
Res Hmstd: Ex-Hi Val	67,700	65,500	-3.2	1,305	904	-401	-30.7	1.93	1.38
Comm/Ind: Lo Val	150,000	150,000	0.0	6,627	7,102	475	7.2	4.42	4.73
Comm/Ind: Med Val	300,000	300,000	0.0	15,394	16,520	1,126	7.3	5.13	5.51
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	56,308	60,470	4,163	7.4	5.63	6.05

St. Louis County | **Leonidas city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	1,418	1,440	22	1.5	5	6	1	15.7	0.34	0.39
Res Non-Hm: exis	14	14	0	0.0	0	0	0	16.2	1.24	1.44
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind Hi: exis	294	320	26	8.8	10	12	2	19.4	3.49	3.83
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	228	241	13	5.6	8	9	1	15.8	3.49	3.83
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Non-Hmstd	103	103	0	0.0	1	1	0	12.8	1.14	1.29
Misc props	0	73	73	0.0	0	3	3	0.0	0.00	3.75
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	2,057	2,190	133	6.5	24	31	7	28.3	1.19	1.43

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	26	22	-3	-13.4
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	3	3	1	18.6
(=) Taxable Tax Capacity	23	19	-4	-17.4
FD Distrib Tax Cap	3	4	1	15.2

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	47.66	51.51	0.00	0.00
City/Town	65.75	76.40	0.00	0.00
School District	-0.01	0.00	9.52	14.95
Special District	1.10	1.20	0.00	0.00
Total	114.49	129.11	9.52	14.95

Tax Burdens on Hypothetical Properties	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	41,100	41,700	1.5	117	131	14	11.6	0.29	0.31
Res Hmstd:Avg Val	61,700	62,600	1.5	203	263	60	29.6	0.33	0.42
Res Hmstd: Hi Val	82,200	83,500	1.6	406	504	98	24.2	0.49	0.60
Res Hmstd: Ex-Hi Val	123,300	125,200	1.5	953	1,153	201	21.1	0.77	0.92
Comm/Ind: Lo Val	150,000	163,300	8.9	3,964	4,874	910	23.0	2.64	2.98
Comm/Ind: Med Val	300,000	326,500	8.8	9,203	11,125	1,923	20.9	3.07	3.41
Comm/Ind: Hi Val	1,000,000	1,088,500	8.9	33,648	40,311	6,663	19.8	3.36	3.70

St. Louis County | **McKinley city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	2,247	2,231	-15	-0.7	21	9	-11	-54.3	0.92	0.42
Res Non-Hm: exis	475	475	0	0.0	10	9	-1	-10.0	2.16	1.94
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind Hi: exis	122	119	-3	-2.1	5	5	0	-6.9	4.48	4.26
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	323	333	10	3.2	14	14	0	-1.8	4.48	4.26
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Non-Hmstd	72	72	0	0.0	1	1	0	-13.1	1.85	1.61
Misc props	1	151	150	######	0	7	7	######	4.78	4.40
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	3,239	3,381	142	4.4	52	46	-6	-12.4	1.61	1.35

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	37	31	-6	-15.4
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	3	3	0	8.2
(=) Taxable Tax Capacity	34	28	-6	-17.4
FD Distrib Tax Cap	6	14	9	149.8

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	47.91	51.91	0.00	0.00
City/Town	######	108.05	0.00	0.00
School District	-0.01	0.00	9.53	14.95
Special District	1.10	1.20	0.00	0.00
Total	185.48	161.16	9.53	14.95

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	31,200	31,000	-0.6	169	118	-51	-30.2	0.54	0.38
Res Hmstd:Avg Val	46,800	46,500	-0.6	410	204	-206	-50.3	0.88	0.44
Res Hmstd: Hi Val	62,400	62,000	-0.6	652	377	-275	-42.2	1.05	0.61
Res Hmstd: Ex-Hi Val	93,600	93,000	-0.6	1,222	858	-364	-29.8	1.31	0.92
Comm/Ind: Lo Val	150,000	146,800	-2.1	5,074	4,747	-327	-6.4	3.38	3.23
Comm/Ind: Med Val	300,000	293,600	-2.1	11,791	10,971	-821	-7.0	3.93	3.74
Comm/Ind: Hi Val	1,000,000	978,700	-2.1	43,139	40,168	-2,971	-6.9	4.31	4.10

St. Louis County | **Meadowlands city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	1,631	1,548	-83	-5.1	14	11	-3	-21.8	0.83	0.69
Res Non-Hm: exis	831	914	83	10.0	15	19	4	29.8	1.76	2.07
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	274	274	0	0.0	4	4	1	18.2	1.30	1.53
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	389	389	0	0.0	13	15	2	14.7	3.25	3.73
Com/Ind Hi: exis	44	44	0	0.0	2	2	0	14.9	4.32	4.97
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	158	168	10	6.2	7	8	2	22.1	4.32	4.97
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	38	58	20	53.2	0	0	0	199.8	0.38	0.74
Ag Non-Hmstd	53	33	-20	-37.3	1	1	0	-24.7	1.69	2.03
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.69
All other NewCon	0	20	20	0.0	0	0	0	0.0	0.00	2.07
Total	3,418	3,448	30	0.9	54	60	6	11.4	1.58	1.75

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	37	32	-5	-14.3
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	1	1	0	-11.6
(=) Taxable Tax Capacity	36	31	-5	-14.4
FD Distrib Tax Cap	13	14	1	9.7

Tax Rates

	Net Tax Cap (Pctg) Base	Net Tax Cap (Pctg) Alter	Ref Mkt Val Base	Ref Mkt Val Alter
County	53.06	58.38	0.00	0.00
City/Town	######	124.69	0.00	0.00
School District	14.47	18.78	3.86	1.55
Special District	1.10	1.20	0.00	0.00
Total	169.23	203.06	3.86	1.55

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	32,000	30,400	-5.0	183	161	-22	-11.9	0.57	0.53
Res Hmstd:Avg Val	48,000	45,600	-5.0	349	273	-76	-21.8	0.73	0.6
Res Hmstd: Hi Val	64,000	60,700	-5.2	562	459	-103	-18.3	0.88	0.76
Res Hmstd: Ex-Hi Val	96,000	91,100	-5.1	1,086	984	-101	-9.3	1.13	1.08
Comm/Ind: Lo Val	150,000	150,000	0.0	4,879	5,596	717	14.7	3.25	3.73
Comm/Ind: Med Val	300,000	300,000	0.0	11,365	13,050	1,685	14.8	3.79	4.35
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	41,634	47,835	6,201	14.9	4.16	4.78

St. Louis County | **Mountain Iron city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	100,471	97,650	-2,821	-2.8	866	832	-34	-3.9	0.86	0.85
Res Non-Hm: exis	9,347	9,939	592	6.3	134	149	16	11.7	1.43	1.50
Apartments: exis	7,135	7,137	2	0.0	120	127	7	6.1	1.68	1.78
Low-inc Apts: ex	2,914	2,914	0	0.0	30	32	2	5.4	1.04	1.09
Seasnl Rec: exis	2,349	2,248	-102	-4.3	30	32	1	4.7	1.29	1.41
Com/Ind: Lo: exi	10,207	9,684	-523	-5.1	283	282	0	-0.1	2.77	2.91
Com/Ind Hi: exis	36,362	34,936	-1,426	-3.9	1,322	1,343	21	1.6	3.64	3.85
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	5,398	6,307	909	16.8	196	242	46	23.5	3.63	3.83
Ag HGA: Exist	456	486	30	6.6	4	5	1	25.1	0.82	0.97
Ag Hmstd Land	416	652	237	56.9	1	2	2	212.4	0.18	0.36
Ag Non-Hmstd	8,620	8,032	-588	-6.8	105	107	2	2.0	1.22	1.34
Misc props	22	621	599	######	0	23	23	######	1.41	3.76
ResHmstd: NewCon	0	828	828	0.0	0	7	7	0.0	0.00	0.85
All other NewCon	0	2,709	2,709	0.0	0	88	88	0.0	0.00	3.27
Total	183,697	184,142	446	0.2	3,090	3,273	182	5.9	1.68	1.78

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	2,313	2,111	-202	-8.7
(-) TIF Tax Capacity	66	15	-51	-77.2
(-) FD Contrib Tax Cap	205	243	38	18.5
(=) Taxable Tax Capacity	2,042	1,853	-190	-9.3
FD Distrib Tax Cap	116	129	13	10.9

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	58.06	64.39	0.00	0.00
City/Town	57.38	62.77	4.90	4.88
School District	3.30	2.63	13.91	10.39
Special District	0.89	0.97	0.00	0.00
Total	119.62	130.75	18.81	15.27

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	73,200	71,100	-2.9	405	351	-54	-13.4	0.55	0.49
Res Hmstd:Avg Val	109,800	106,700	-2.8	931	882	-50	-5.3	0.85	0.83
Res Hmstd: Hi Val	146,400	142,300	-2.8	1,471	1,443	-28	-1.9	1.00	1.01
Res Hmstd: Ex-Hi Val	219,600	213,400	-2.8	2,550	2,565	15	0.6	1.16	1.20
Apartment	300,000	300,100	0.0	5,050	5,363	313	6.2	1.68	1.79
Comm/Ind: Lo Val	150,000	144,100	-3.9	4,159	4,207	48	1.2	2.77	2.92
Comm/Ind: Med Val	300,000	288,200	-3.9	9,610	9,689	79	0.8	3.20	3.36
Comm/Ind: Hi Val	1,000,000	960,800	-3.9	35,048	35,531	483	1.4	3.50	3.7

St. Louis County | **Orr city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	7,707	7,603	-104	-1.3	76	77	1	1.3	0.98	1.01
Res Non-Hm: exis	1,031	1,156	126	12.2	16	21	5	30.4	1.57	1.83
Apartments: exis	702	702	0	0.0	13	16	2	17.2	1.91	2.24
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	326	307	-19	-5.7	5	6	1	11.4	1.57	1.85
Com/Ind: Lo: exi	1,618	1,618	0	0.0	48	53	5	10.2	2.98	3.28
Com/Ind Hi: exis	2,056	2,023	-33	-1.6	81	88	7	8.7	3.96	4.37
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	121	153	32	26.8	5	7	2	40.0	3.96	4.37
Ag HGA: Exist	152	148	-4	-2.6	2	2	0	11.5	1.15	1.32
Ag Hmstd Land	26	26	0	0.0	0	0	0	79.1	0.29	0.52
Ag Non-Hmstd	112	87	-25	-22.0	2	2	0	-7.4	1.50	1.78
Misc props	53	53	0	0.0	1	2	0	16.5	2.57	2.99
ResHmstd: NewCon	0	27	27	0.0	0	0	0	0.0	0.00	1.01
All other NewCon	0	5	5	0.0	0	0	0	0.0	0.00	1.88
Total	13,904	13,909	5	0.0	250	273	23	9.4	1.80	1.96

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	171	151	-20	-11.4
(-) TIF Tax Capacity	32	32	0	0.0
(-) FD Contrib Tax Cap	14	21	6	41.6
(=) Taxable Tax Capacity	124	99	-26	-20.6
FD Distrib Tax Cap	11	15	5	42.9

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	55.14	60.30	0.00	0.00
City/Town	69.65	84.90	0.00	0.00
School District	15.71	19.97	3.86	1.55
Special District	9.05	12.44	0.00	0.00
Total	149.55	177.61	3.86	1.55

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	64,300	63,400	-1.4	439	396	-44	-10.0	0.68	0.62
Res Hmstd:Avg Val	96,300	95,000	-1.3	902	903	1	0.1	0.94	0.95
Res Hmstd: Hi Val	128,400	126,700	-1.3	1,423	1,521	98	6.9	1.11	1.20
Res Hmstd: Ex-Hi Val	192,700	190,100	-1.3	2,468	2,758	291	11.8	1.28	1.45
Apartment	300,000	300,000	0.0	5,724	6,707	983	17.2	1.91	2.24
Comm/Ind: Lo Val	150,000	147,600	-1.6	4,467	4,846	379	8.5	2.98	3.28
Comm/Ind: Med Val	300,000	295,100	-1.6	10,404	11,268	865	8.3	3.47	3.82
Comm/Ind: Hi Val	1,000,000	983,800	-1.6	38,108	41,379	3,272	8.6	3.81	4.21

St. Louis County | **Proctor city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	136,858	137,705	847	0.6	1,548	1,680	133	8.6	1.13	1.22
Res Non-Hm: exis	18,915	18,856	-59	-0.3	264	292	28	10.7	1.40	1.55
Apartments: exis	5,948	5,948	0	0.0	97	109	12	12.3	1.63	1.83
Low-inc Apts: ex	2,714	2,714	0	0.0	27	30	3	12.2	0.98	1.10
Seasnl Rec: exis	394	212	-183	-46.4	6	4	-3	-40.9	1.59	1.76
Com/Ind: Lo: exi	7,353	7,518	165	2.2	197	222	25	12.7	2.68	2.95
Com/Ind Hi: exis	20,414	20,501	87	0.4	726	805	78	10.8	3.56	3.93
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,510	1,563	53	3.5	54	61	8	14.1	3.56	3.93
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Non-Hmstd	587	587	0	0.0	7	8	1	12.6	1.27	1.43
Misc props	279	277	-1	-0.5	6	7	1	11.3	2.23	2.50
ResHmstd: NewCon	0	232	232	0.0	0	3	3	0.0	0.00	1.22
All other NewCon	0	345	345	0.0	0	7	7	0.0	0.00	2.15
Total	194,973	196,458	1,486	0.8	2,933	3,229	296	10.1	1.50	1.64

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	2,223	2,002	-221	-9.9
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	2,223	2,002	-221	-9.9
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	57.11	63.32	0.00	0.00
City/Town	48.86	55.31	0.00	0.00
School District	20.03	23.32	3.99	3.98
Special District	1.10	1.20	0.00	0.00
Total	127.11	143.16	3.99	3.98

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	92,900	93,500	0.6	929	963	34	3.7	1.00	1.03
Res Hmstd:Avg Val	139,200	140,100	0.6	1,578	1,709	131	8.3	1.13	1.22
Res Hmstd: Hi Val	185,600	186,700	0.6	2,228	2,454	227	10.2	1.20	1.31
Res Hmstd: Ex-Hi Val	278,500	280,200	0.6	3,529	3,951	421	11.9	1.27	1.41
Apartment	300,000	300,000	0.0	4,886	5,488	601	12.3	1.63	1.83
Comm/Ind: Lo Val	150,000	150,600	0.4	4,019	4,454	436	10.8	2.68	2.96
Comm/Ind: Med Val	300,000	301,300	0.4	9,357	10,370	1,013	10.8	3.12	3.44
Comm/Ind: Hi Val	1,000,000	1,004,300	0.4	34,268	37,964	3,696	10.8	3.43	3.78

St. Louis County | **Tower city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	18,048	16,242	-1,806	-10.0	197	188	-9	-4.5	1.09	1.16
Res Non-Hm: exis	4,317	4,826	509	11.8	68	93	25	36.4	1.57	1.92
Apartments: exis	1,939	1,851	-88	-4.6	37	44	6	16.1	1.93	2.35
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	3,783	3,379	-404	-10.7	63	69	5	8.6	1.67	2.03
Com/Ind: Lo: exi	3,368	3,333	-34	-1.0	101	113	12	12.1	3.00	3.39
Com/Ind Hi: exis	1,087	968	-119	-10.9	43	44	0	1.0	3.98	4.52
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	474	501	27	5.7	19	23	4	20.0	3.98	4.52
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Non-Hmstd	650	442	-208	-32.0	10	8	-2	-16.2	1.52	1.87
Misc props	1,665	1,491	-174	-10.5	38	42	4	9.1	2.31	2.82
ResHmstd: NewCon	0	10	10	0.0	0	0	0	0.0	0.00	1.16
All other NewCon	0	106	106	0.0	0	2	2	0.0	0.00	1.95
Total	35,329	33,148	-2,181	-6.2	577	625	48	8.3	1.63	1.88

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	400	340	-60	-15.1
(-) TIF Tax Capacity	17	16	-1	-4.1
(-) FD Contrib Tax Cap	20	23	2	12.2
(=) Taxable Tax Capacity	363	301	-62	-17.1
FD Distrib Tax Cap	16	21	5	27.4

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	54.36	59.65	0.00	0.00
City/Town	81.53	107.22	0.00	0.00
School District	14.61	18.80	3.86	1.55
Special District	1.10	1.20	0.00	0.00
Total	151.60	186.87	3.86	1.55

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	74,300	66,900	-10.0	568	471	-97	-17.1	0.76	0.70
Res Hmstd:Avg Val	111,400	100,300	-10.0	1,170	1,073	-97	-8.3	1.05	1.07
Res Hmstd: Hi Val	148,500	133,600	-10.0	1,780	1,756	-24	-1.3	1.2	1.31
Res Hmstd: Ex-Hi Val	222,800	200,500	-10.0	3,002	3,129	127	4.2	1.35	1.56
Apartment	300,000	286,300	-4.6	5,801	6,732	931	16.1	1.93	2.35
Seas Rec: Lo Val	50,000	44,700	-10.6	796	872	76	9.6	1.59	1.95
Seas Rec: Hi Val	150,000	134,000	-10.7	2,472	2,687	215	8.7	1.65	2.00
Comm/Ind: Lo Val	150,000	133,600	-10.9	4,493	4,531	38	0.8	3	3.39
Comm/Ind: Med Val	300,000	267,200	-10.9	10,464	10,381	-84	-0.8	3.49	3.88
Comm/Ind: Hi Val	1,000,000	890,600	-10.9	38,330	38,537	208	0.5	3.83	4.33

St. Louis County | **Virginia city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	212,377	211,793	-584	-0.3	1,960	2,138	178	9.1	0.92	1.01
Res Non-Hm: exis	32,541	31,678	-863	-2.7	547	630	83	15.1	1.68	1.99
Apartments: exis	15,214	15,475	261	1.7	294	355	61	20.6	1.93	2.29
Low-inc Apts: ex	3,938	3,791	-146	-3.7	47	53	6	13.5	1.19	1.40
Seasnl Rec: exis	57	35	-23	-39.3	1	1	0	-26.5	1.46	1.76
Com/Ind: Lo: exi	33,368	32,252	-1,117	-3.3	1,000	1,085	85	8.5	3.00	3.36
Com/Ind Hi: exis	63,216	61,233	-1,983	-3.1	2,486	2,710	224	9.0	3.93	4.43
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	467	498	31	6.7	18	22	4	20.1	3.93	4.43
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Non-Hmstd	2,259	2,259	0	0.0	31	38	7	22.4	1.36	1.67
Misc props	329	659	331	100.6	9	27	17	181.3	2.87	4.02
ResHmstd: NewCon	0	1,538	1,538	0.0	0	16	16	0.0	0.00	1.01
All other NewCon	0	1,707	1,707	0.0	0	50	50	0.0	0.00	2.93
Total	363,765	362,918	-848	-0.2	6,393	7,122	729	11.4	1.76	1.96

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	4,485	3,861	-625	-13.9
(-) TIF Tax Capacity	55	55	0	-0.8
(-) FD Contrib Tax Cap	421	448	27	6.4
(=) Taxable Tax Capacity	4,010	3,358	-652	-16.2
FD Distrib Tax Cap	538	582	44	8.2

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	47.70	51.86	0.00	0.00
City/Town	80.07	103.10	0.00	0.00
School District	8.43	10.88	20.21	18.77
Special District	1.87	2.13	0.00	0.00
Total	138.08	167.97	20.21	18.77

Tax Burdens on Hypothetical Properties	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	56,800	56,600	-0.4	357	362	5	1.3	0.63	0.64
Res Hmstd:Avg Val	85,200	85,000	-0.2	738	775	37	5.1	0.87	0.91
Res Hmstd: Hi Val	113,500	113,200	-0.3	1,211	1,344	133	11.0	1.07	1.19
Res Hmstd: Ex-Hi Val	170,300	169,800	-0.3	2,161	2,487	325	15.1	1.27	1.46
Apartment	300,000	305,200	1.7	5,784	6,981	1,197	20.7	1.93	2.29
Comm/Ind: Lo Val	150,000	145,300	-3.1	4,509	4,899	390	8.7	3.01	3.37
Comm/Ind: Med Val	300,000	290,600	-3.1	10,420	11,291	870	8.4	3.47	3.89
Comm/Ind: Hi Val	1,000,000	968,600	-3.1	38,005	41,347	3,342	8.8	3.80	4.27

St. Louis County | **Winton city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	3,994	4,191	197	4.9	29	35	6	20.7	0.72	0.83
Res Non-Hm: exis	1,987	1,792	-194	-9.8	30	33	2	7.3	1.53	1.81
Apartments: exis	233	233	0	0.0	4	5	1	18.4	1.82	2.16
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	72	72	0	0.0	1	1	0	16.4	1.45	1.69
Com/Ind: Lo: exi	221	221	0	0.0	6	7	1	12.0	2.90	3.25
Com/Ind Hi: exis	173	173	0	0.0	7	7	1	11.7	3.84	4.29
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	79	84	5	6.5	3	4	1	18.9	3.84	4.29
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	6,758	6,765	8	0.1	80	92	11	14.0	1.19	1.35

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	72	59	-13	-17.9
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	2	2	0	-3.1
(=) Taxable Tax Capacity	70	57	-13	-18.3
FD Distrib Tax Cap	10	12	2	19.7

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	57.49	63.37	0.00	0.00
City/Town	68.39	83.81	0.00	0.00
School District	10.92	12.69	10.00	14.53
Special District	1.10	1.20	0.00	0.00
Total	137.90	161.07	10.00	14.53

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	45,100	47,300	4.9	209	236	27	12.8	0.46	0.5
Res Hmstd:Avg Val	67,700	71,000	4.9	441	500	59	13.3	0.65	0.70
Res Hmstd: Hi Val	90,200	94,600	4.9	753	909	156	20.7	0.83	0.96
Res Hmstd: Ex-Hi Val	135,400	142,100	4.9	1,462	1,812	349	23.9	1.08	1.27
Apartment	300,000	300,000	0.0	5,471	6,476	1,005	18.4	1.82	2.16
Comm/Ind: Lo Val	150,000	150,000	0.0	4,353	4,875	522	12.0	2.90	3.25
Comm/Ind: Med Val	300,000	300,000	0.0	10,107	11,303	1,196	11.8	3.37	3.77
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	36,961	41,299	4,339	11.7	3.7	4.13

St. Louis County | **Hoyt Lakes city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	54,334	50,991	-3,342	-6.2	420	348	-72	-17.1	0.77	0.68
Res Non-Hm: exis	6,553	7,195	642	9.8	110	138	28	25.7	1.68	1.92
Apartments: exis	384	463	79	20.6	8	11	3	38.6	2.02	2.32
Low-inc Apts: ex	254	194	-60	-23.7	3	3	0	-12.4	1.22	1.40
Seasnl Rec: exis	3,029	2,584	-445	-14.7	55	55	0	-0.5	1.82	2.13
Com/Ind: Lo: exi	3,136	2,976	-160	-5.1	98	103	4	4.5	3.13	3.45
Com/Ind Hi: exis	14,871	15,173	302	2.0	619	696	77	12.4	4.16	4.59
Publ U: Elec Gen	20,630	22,095	1,465	7.1	658	788	130	19.8	3.19	3.57
Publ U: Other	8,019	9,058	1,038	12.9	334	416	82	24.4	4.16	4.59
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Non-Hmstd	15,529	15,221	-308	-2.0	247	279	32	12.9	1.59	1.84
Misc props	112	1,493	1,382	######	3	68	66	######	2.27	4.56
ResHmstd: NewCon	0	127	127	0.0	0	1	1	0.0	0.00	0.68
All other NewCon	0	234	234	0.0	0	5	5	0.0	0.00	2.05
Total	126,850	127,805	954	0.8	2,555	2,910	355	13.9	2.01	2.28

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	1,719	1,590	-128	-7.5
(-) TIF Tax Capacity	11	10	-1	-13.0
(-) FD Contrib Tax Cap	61	153	92	149.9
(=) Taxable Tax Capacity	1,646	1,427	-219	-13.3
FD Distrib Tax Cap	71	93	22	31.2

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	58.12	64.37	0.00	0.00
City/Town	70.95	84.01	0.00	0.00
School District	29.21	33.97	2.87	2.75
Special District	1.10	1.20	0.00	0.00
Total	159.38	183.55	2.87	2.75

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	43,800	41,100	-6.2	220	158	-63	-28.4	0.50	0.38
Res Hmstd:Avg Val	65,600	61,600	-6.1	487	380	-107	-21.9	0.74	0.62
Res Hmstd: Hi Val	87,500	82,100	-6.2	811	666	-144	-17.8	0.93	0.81
Res Hmstd: Ex-Hi Val	131,200	123,100	-6.2	1,559	1,498	-61	-3.9	1.19	1.22
Apartment	300,000	361,800	20.6	6,063	8,400	2,338	38.6	2.02	2.32
Comm/Ind: Lo Val	150,000	153,100	2.1	4,696	5,314	619	13.2	3.13	3.47
Comm/Ind: Med Val	300,000	306,100	2.0	10,943	12,334	1,392	12.7	3.65	4.03
Comm/Ind: Hi Val	1,000,000	1,020,300	2.0	40,094	45,104	5,010	12.5	4.01	4.42

St. Louis County | **Babbitt city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	44,263	41,679	-2,584	-5.8	407	338	-69	-16.9	0.92	0.81
Res Non-Hm: exis	7,655	7,524	-131	-1.7	134	154	20	14.8	1.75	2.04
Apartments: exis	267	263	-4	-1.6	6	7	1	15.3	2.15	2.52
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	871	729	-142	-16.3	15	15	0	2.2	1.72	2.10
Com/Ind: Lo: exi	2,049	2,099	49	2.4	66	76	9	14.3	3.22	3.60
Com/Ind Hi: exis	5,017	5,045	28	0.6	215	242	27	12.5	4.28	4.79
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,812	1,822	9	0.5	78	87	10	12.5	4.28	4.79
Ag HGA: Exist	77	77	0	0.0	0	1	1	0.0	#####	0.96
Ag Hmstd Land	70	70	0	0.0	0	0	0	60.1	0.34	0.55
Ag Non-Hmstd	15,495	15,497	2	0.0	261	310	49	18.7	1.69	2.00
Misc props	0	1,760	1,760	0.0	0	89	89	0.0	0.00	5.05
ResHmstd: NewCon	0	203	203	0.0	0	2	2	0.0	0.00	0.81
All other NewCon	0	19	19	0.0	0	0	0	0.0	0.00	2.02
Total	77,576	76,784	-792	-1.0	1,182	1,321	139	11.8	1.52	1.72

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	853	713	-140	-16.4
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	30	36	6	20.4
(=) Taxable Tax Capacity	823	677	-146	-17.8
FD Distrib Tax Cap	82	77	-6	-6.7

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	59.39	65.80	0.00	0.00
City/Town	90.13	110.05	0.00	0.00
School District	18.43	23.41	3.86	1.55
Special District	1.10	1.20	0.00	0.00
Total	169.05	200.46	3.86	1.55

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	46,600	43,900	-5.8	304	220	-85	-27.8	0.65	0.50
Res Hmstd:Avg Val	69,800	65,700	-5.9	613	485	-127	-20.8	0.88	0.74
Res Hmstd: Hi Val	93,100	87,700	-5.8	1,006	868	-138	-13.7	1.08	0.99
Res Hmstd: Ex-Hi Val	139,600	131,500	-5.8	1,852	1,832	-20	-1.1	1.33	1.39
Apartment	300,000	295,300	-1.6	6,455	7,445	990	15.3	2.15	2.52
Comm/Ind: Lo Val	150,000	150,800	0.5	4,835	5,437	602	12.5	3.22	3.61
Comm/Ind: Med Val	300,000	301,700	0.6	11,262	12,670	1,408	12.5	3.75	4.2
Comm/Ind: Hi Val	1,000,000	1,005,500	0.6	41,255	46,407	5,152	12.5	4.13	4.62

St. Louis County | **Duluth city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	3,295,483	3,262,434	-33,049	-1.0	35,674	38,547	2,873	8.1	1.08	1.18
Res Non-Hm: exis	777,937	793,823	15,886	2.0	10,197	11,549	1,352	13.3	1.31	1.45
Apartments: exis	275,372	275,073	-299	-0.1	4,153	4,622	469	11.3	1.51	1.68
Low-inc Apts: ex	58,917	58,726	-192	-0.3	542	600	58	10.7	0.92	1.02
Seasnl Rec: exis	27,447	24,369	-3,078	-11.2	349	348	-2	-0.4	1.27	1.43
Com/Ind: Lo: exi	168,664	166,672	-1,992	-1.2	4,256	4,610	354	8.3	2.52	2.77
Com/Ind Hi: exis	773,539	769,588	-3,950	-0.5	25,780	28,159	2,379	9.2	3.33	3.66
Publ U: Elec Gen	5,295	7,665	2,370	44.8	125	202	77	62.0	2.36	2.64
Publ U: Other	89,290	95,285	5,995	6.7	2,972	3,482	510	17.2	3.33	3.65
Ag HGA: Exist	1,290	1,109	-181	-14.0	16	16	-1	-4.7	1.27	1.40
Ag Hmstd Land	827	694	-133	-16.1	4	4	0	1.8	0.45	0.55
Ag Non-Hmstd	0	128	128	0.0	0	2	2	0.0	0.00	1.28
Misc props	20,412	22,167	1,755	8.6	280	378	98	34.8	1.37	1.71
ResHmstd: NewCon	0	10,255	10,255	0.0	0	121	121	0.0	0.00	1.18
All other NewCon	0	24,901	24,901	0.0	0	523	523	0.0	0.00	2.10
Total	5,494,471	5,512,889	18,418	0.3	84,348	93,162	8,814	10.4	1.54	1.69

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	65,673	61,367	-4,305	-6.6
(-) TIF Tax Capacity	1,998	1,916	-82	-4.1
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	63,675	59,452	-4,223	-6.6
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	55.90	62.13	0.00	0.00
City/Town	27.96	31.63	0.00	0.00
School District	23.39	27.74	9.46	8.61
Special District	5.79	5.98	0.00	0.00
Total	113.04	127.49	9.46	8.61

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	106,200	105,100	-1.0	1,024	1,076	52	5.1	0.96	1.02
Res Hmstd:Avg Val	159,200	157,600	-1.0	1,721	1,851	130	7.6	1.08	1.17
Res Hmstd: Hi Val	212,200	210,100	-1.0	2,418	2,626	208	8.6	1.14	1.25
Res Hmstd: Ex-Hi Val	318,400	315,200	-1.0	3,814	4,177	362	9.5	1.2	1.33
Apartment	300,000	299,700	-0.1	4,523	5,034	511	11.3	1.51	1.68
Comm/Ind: Lo Val	150,000	149,200	-0.5	3,784	4,125	342	9.0	2.52	2.77
Comm/Ind: Med Val	300,000	298,500	-0.5	8,782	9,580	798	9.1	2.93	3.21
Comm/Ind: Hi Val	1,000,000	994,900	-0.5	32,105	35,055	2,949	9.2	3.21	3.52

Scott County | **Belle Plaine city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	332,123	320,419	-11,704	-3.5	4,704	4,975	271	5.8	1.42	1.55
Res Non-Hm: exis	47,298	44,608	-2,690	-5.7	778	838	60	7.7	1.65	1.88
Apartments: exis	4,143	4,093	-50	-1.2	79	90	11	13.6	1.90	2.19
Low-inc Apts: ex	4,823	4,900	77	1.6	56	65	9	16.7	1.16	1.33
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	18,285	16,918	-1,366	-7.5	534	547	12	2.3	2.92	3.23
Com/Ind Hi: exis	39,532	39,897	365	0.9	1,529	1,706	177	11.6	3.87	4.28
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	3,985	4,152	166	4.2	154	178	23	15.2	3.87	4.28
Ag HGA: Exist	265	250	-15	-5.7	4	4	0	5.8	1.49	1.67
Ag Hmstd Land	253	1,474	1,221	483.0	2	22	21	######	0.62	1.52
Ag Non-Hmstd	14,496	7,445	-7,051	-48.6	211	125	-86	-40.7	1.45	1.68
Misc props	932	914	-19	-2.0	18	20	2	12.7	1.90	2.19
ResHmstd: NewCon	0	1,512	1,512	0.0	0	23	23	0.0	0.00	1.55
All other NewCon	0	2,536	2,536	0.0	0	96	96	0.0	0.00	3.77
Total	466,134	449,117	-17,018	-3.7	8,069	8,689	620	7.7	1.73	1.93

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	5,221	4,646	-574	-11.0
(-) TIF Tax Capacity	37	36	-1	-2.6
(-) FD Contrib Tax Cap	367	441	74	20.1
(=) Taxable Tax Capacity	4,817	4,170	-647	-13.4
FD Distrib Tax Cap	1,538	1,201	-337	-21.9

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	35.49	39.17	0.00	0.00
City/Town	67.34	83.73	0.00	0.00
School District	38.23	40.58	8.71	9.07
Special District	4.31	4.48	0.00	0.00
Total	145.37	167.96	8.71	9.07

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	116,300	112,200	-3.5	1,524	1,530	6	0.4	1.31	1.36
Res Hmstd:Avg Val	174,400	168,300	-3.5	2,472	2,608	137	5.5	1.42	1.55
Res Hmstd: Hi Val	232,500	224,300	-3.5	3,419	3,684	265	7.8	1.47	1.64
Res Hmstd: Ex-Hi Val	348,900	336,600	-3.5	5,317	5,842	525	9.9	1.52	1.74
Apartment	300,000	296,400	-1.2	5,713	6,492	779	13.6	1.90	2.19
Comm/Ind: Lo Val	150,000	151,400	0.9	4,384	4,906	521	11.9	2.92	3.24
Comm/Ind: Med Val	300,000	302,800	0.9	10,187	11,382	1,195	11.7	3.4	3.76
Comm/Ind: Hi Val	1,000,000	1,009,200	0.9	37,264	41,596	4,332	11.6	3.73	4.12

Scott County | **Elko city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Res Non-Hm: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind Hi: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	0	0	0	#####	0	0	0	#####	!####	!####

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	0	0	0	#####
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	0	0	0	#####
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	#####	#Num!	#####	#####
City/Town	#####	#Num!	#####	#####
School District	#####	#Num!	#####	#####
Special District	#####	#Num!	#####	#####
Total	#Num!	#Num!	#####	#####

Scott County | **Jordan city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	285,082	262,878	-22,204	-7.8	3,648	3,797	149	4.1	1.28	1.44
Res Non-Hm: exis	41,848	38,195	-3,654	-8.7	611	649	37	6.1	1.46	1.70
Apartments: exis	3,687	3,684	-3	-0.1	62	72	10	16.8	1.68	1.96
Low-inc Apts: ex	6,123	6,055	-68	-1.1	63	72	10	15.2	1.03	1.20
Seasnl Rec: exis	70	63	-7	-9.6	1	1	0	5.8	1.68	1.96
Com/Ind: Lo: exi	17,949	17,418	-531	-3.0	493	534	41	8.3	2.75	3.07
Com/Ind Hi: exis	35,520	35,006	-514	-1.4	1,285	1,416	131	10.2	3.62	4.04
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	3,861	3,867	6	0.1	140	156	17	11.9	3.62	4.04
Ag HGA: Exist	151	0	-151	-100.0	2	0	-2	-100.0	1.21	0.00
Ag Hmstd Land	437	198	-239	-54.6	5	1	-4	-80.5	1.10	0.47
Ag Non-Hmstd	1,592	442	-1,150	-72.2	20	6	-13	-67.0	1.23	1.46
Misc props	3,300	3,312	11	0.3	55	65	10	17.3	1.68	1.96
ResHmstd: NewCon	0	1,743	1,743	0.0	0	25	25	0.0	0.00	1.44
All other NewCon	0	1,022	1,022	0.0	0	21	21	0.0	0.00	2.04
Total	399,621	373,883	-25,738	-6.4	6,385	6,816	432	6.8	1.60	1.82

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	4,512	3,974	-537	-11.9
(-) TIF Tax Capacity	59	55	-4	-6.6
(-) FD Contrib Tax Cap	362	411	49	13.6
(=) Taxable Tax Capacity	4,090	3,508	-583	-14.2
FD Distrib Tax Cap	1,020	954	-67	-6.5

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	35.45	39.12	0.00	0.00
City/Town	60.63	71.91	0.00	0.00
School District	21.46	29.31	13.85	13.22
Special District	5.46	5.85	0.00	0.00
Total	123.00	146.20	13.85	13.22

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	139,300	128,500	-7.8	1,659	1,673	14	0.8	1.19	1.30
Res Hmstd:Avg Val	208,900	192,600	-7.8	2,674	2,779	105	3.9	1.28	1.44
Res Hmstd: Hi Val	278,400	256,700	-7.8	3,688	3,886	198	5.4	1.32	1.51
Res Hmstd: Ex-Hi Val	417,700	385,200	-7.8	5,716	6,103	387	6.8	1.37	1.58
Apartment	300,000	299,800	-0.1	5,028	5,875	847	16.9	1.68	1.96
Comm/Ind: Lo Val	150,000	147,800	-1.5	4,123	4,533	410	9.9	2.75	3.07
Comm/Ind: Med Val	300,000	295,700	-1.4	9,551	10,494	943	9.9	3.18	3.55
Comm/Ind: Hi Val	1,000,000	985,500	-1.5	34,880	38,395	3,515	10.1	3.49	3.9

Scott County | **New Market city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	289,857	285,221	-4,637	-1.6	3,697	3,757	61	1.6	1.28	1.32
Res Non-Hm: exis	38,761	37,576	-1,185	-3.1	549	553	4	0.8	1.42	1.47
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	2,082	1,812	-270	-13.0	34	30	-3	-9.9	1.61	1.67
Com/Ind: Lo: exi	3,794	4,038	245	6.4	104	117	13	12.6	2.73	2.89
Com/Ind Hi: exis	6,513	6,364	-148	-2.3	234	242	8	3.4	3.59	3.80
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,795	1,804	8	0.5	64	68	4	6.6	3.57	3.79
Ag HGA: Exist	608	591	-17	-2.8	8	8	0	0.3	1.27	1.31
Ag Hmstd Land	739	957	218	29.5	4	5	1	39.1	0.48	0.51
Ag Non-Hmstd	2,266	2,440	174	7.7	26	29	4	13.6	1.14	1.21
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	4,083	4,083	0.0	0	54	54	0.0	0.00	1.32
All other NewCon	0	1,167	1,167	0.0	0	17	17	0.0	0.00	1.46
Total	346,415	346,054	-362	-0.1	4,718	4,880	162	3.4	1.36	1.41

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	3,593	3,401	-192	-5.4
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	93	89	-4	-4.0
(=) Taxable Tax Capacity	3,501	3,312	-189	-5.4
FD Distrib Tax Cap	575	612	38	6.6

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	35.48	39.16	0.00	0.00
City/Town	43.85	45.18	0.00	0.00
School District	31.17	32.34	19.62	18.93
Special District	3.78	3.85	0.00	0.00
Total	114.27	120.53	19.62	18.93

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	161,900	159,300	-1.6	1,941	1,945	5	0.2	1.2	1.22
Res Hmstd:Avg Val	242,800	238,900	-1.6	3,097	3,142	45	1.5	1.28	1.32
Res Hmstd: Hi Val	323,600	318,400	-1.6	4,251	4,337	85	2.0	1.31	1.36
Res Hmstd: Ex-Hi Val	485,500	477,700	-1.6	6,500	6,662	162	2.5	1.34	1.39
Comm/Ind: Lo Val	150,000	146,600	-2.3	4,105	4,239	134	3.3	2.74	2.89
Comm/Ind: Med Val	300,000	293,200	-2.3	9,480	9,768	288	3.0	3.16	3.33
Comm/Ind: Hi Val	1,000,000	977,300	-2.3	34,563	35,711	1,147	3.3	3.46	3.65

Scott County | **Prior Lake city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	2,037,298	1,983,493	-53,805	-2.6	25,768	26,406	638	2.5	1.26	1.33
Res Non-Hm: exis	355,576	341,745	-13,832	-3.9	4,865	4,919	55	1.1	1.37	1.44
Apartments: exis	53,336	52,893	-443	-0.8	834	874	40	4.8	1.56	1.65
Low-inc Apts: ex	9,700	9,700	0	0.0	94	100	5	5.7	0.97	1.03
Seasnl Rec: exis	23,476	23,472	-3	0.0	297	317	20	6.9	1.26	1.35
Com/Ind: Lo: exi	25,028	25,179	151	0.6	677	724	47	7.0	2.70	2.87
Com/Ind Hi: exis	102,759	98,171	-4,588	-4.5	3,625	3,682	58	1.6	3.53	3.75
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	16,910	16,667	-243	-1.4	596	625	29	4.9	3.52	3.75
Ag HGA: Exist	1,759	1,737	-22	-1.2	21	22	1	4.8	1.20	1.27
Ag Hmstd Land	5,434	5,580	146	2.7	32	35	2	7.7	0.59	0.62
Ag Non-Hmstd	10,197	9,206	-992	-9.7	106	104	-1	-1.4	1.04	1.13
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	25,693	25,693	0.0	0	342	342	0.0	0.00	1.33
All other NewCon	0	6,829	6,829	0.0	0	126	126	0.0	0.00	1.84
Total	2,641,473	2,600,365	-41,108	-1.6	36,914	38,276	1,362	3.7	1.40	1.47

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	28,407	26,934	-1,472	-5.2
(-) TIF Tax Capacity	472	449	-23	-4.9
(-) FD Contrib Tax Cap	1,149	1,070	-78	-6.8
(=) Taxable Tax Capacity	26,786	25,415	-1,371	-5.1
FD Distrib Tax Cap	2,676	2,381	-295	-11.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	35.48	39.17	0.00	0.00
City/Town	30.69	32.48	4.25	4.41
School District	33.93	34.47	18.74	19.71
Special District	6.37	6.64	0.00	0.00
Total	106.47	112.76	22.99	24.12

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	195,300	190,100	-2.7	2,332	2,375	43	1.9	1.19	1.25
Res Hmstd:Avg Val	292,800	285,100	-2.6	3,682	3,772	90	2.4	1.26	1.32
Res Hmstd: Hi Val	390,300	380,000	-2.6	5,032	5,167	135	2.7	1.29	1.36
Res Hmstd: Ex-Hi Val	585,600	570,100	-2.6	7,809	8,001	192	2.5	1.33	1.40
Apartment	300,000	297,500	-0.8	4,682	4,911	228	4.9	1.56	1.65
Comm/Ind: Lo Val	150,000	143,300	-4.5	4,053	4,117	64	1.6	2.70	2.87
Comm/Ind: Med Val	300,000	286,600	-4.5	9,341	9,432	91	1.0	3.11	3.29
Comm/Ind: Hi Val	1,000,000	955,400	-4.5	34,020	34,513	493	1.4	3.40	3.61

Scott County | **Savage city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	1,986,197	1,935,332	-50,866	-2.6	26,944	27,652	708	2.6	1.36	1.43
Res Non-Hm: exis	184,356	183,561	-794	-0.4	2,704	2,846	142	5.2	1.47	1.55
Apartments: exis	35,337	35,281	-55	-0.2	597	636	39	6.6	1.69	1.80
Low-inc Apts: ex	12,850	12,850	0	0.0	137	146	9	6.3	1.07	1.13
Seasnl Rec: exis	339	339	0	0.0	5	6	0	7.1	1.59	1.70
Com/Ind: Lo: exi	45,351	45,547	196	0.4	1,270	1,367	97	7.6	2.80	3.00
Com/Ind Hi: exis	357,259	336,781	-20,478	-5.7	13,024	13,158	134	1.0	3.65	3.91
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	18,490	18,535	46	0.2	674	724	50	7.5	3.64	3.91
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Non-Hmstd	13,825	12,966	-859	-6.2	162	164	2	1.5	1.17	1.27
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	12,769	12,769	0.0	0	182	182	0.0	0.00	1.43
All other NewCon	0	7,380	7,380	0.0	0	161	161	0.0	0.00	2.18
Total	2,654,004	2,601,341	-52,663	-2.0	45,517	47,042	1,525	3.4	1.72	1.81

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	30,664	28,721	-1,943	-6.3
(-) TIF Tax Capacity	36	26	-10	-27.4
(-) FD Contrib Tax Cap	3,158	3,183	26	0.8
(=) Taxable Tax Capacity	27,470	25,511	-1,959	-7.1
FD Distrib Tax Cap	4,020	3,404	-616	-15.3

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	35.49	39.17	0.00	0.00
City/Town	48.27	51.06	1.54	1.59
School District	27.89	29.26	22.58	23.44
Special District	5.67	6.02	0.00	0.00
Total	117.32	125.51	24.12	25.04

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	166,600	162,300	-2.6	2,134	2,159	25	1.2	1.28	1.33
Res Hmstd:Avg Val	249,800	243,400	-2.6	3,385	3,472	86	2.5	1.36	1.43
Res Hmstd: Hi Val	332,900	324,400	-2.6	4,636	4,783	147	3.2	1.39	1.47
Res Hmstd: Ex-Hi Val	499,500	486,700	-2.6	7,065	7,327	262	3.7	1.41	1.51
Apartment	300,000	299,500	-0.2	5,123	5,449	326	6.4	1.71	1.82
Comm/Ind: Lo Val	150,000	141,400	-5.7	4,204	4,242	38	0.9	2.80	3
Comm/Ind: Med Val	300,000	282,800	-5.7	9,689	9,701	12	0.1	3.23	3.43
Comm/Ind: Hi Val	1,000,000	942,700	-5.7	35,287	35,546	259	0.7	3.53	3.77

Scott County | **Shakopee city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	2,225,093	2,180,630	-44,463	-2.0	24,991	26,399	1,408	5.6	1.12	1.21
Res Non-Hm: exis	272,912	269,668	-3,244	-1.2	3,423	3,638	215	6.3	1.25	1.35
Apartments: exis	115,519	112,908	-2,612	-2.3	1,697	1,806	109	6.4	1.47	1.60
Low-inc Apts: ex	27,742	28,092	350	1.3	250	275	25	9.9	0.90	0.98
Seasnl Rec: exis	2,704	2,286	-418	-15.5	40	36	-3	-8.1	1.46	1.59
Com/Ind: Lo: exi	62,673	62,637	-36	-0.1	1,632	1,757	125	7.6	2.60	2.80
Com/Ind Hi: exis	781,498	752,767	-28,731	-3.7	26,739	27,789	1,050	3.9	3.42	3.69
Publ U: Elec Gen	10,129	9,923	-206	-2.0	247	265	17	7.0	2.44	2.67
Publ U: Other	23,473	23,966	493	2.1	804	885	81	10.1	3.43	3.69
Ag HGA: Exist	3,654	3,364	-290	-7.9	42	41	0	-0.8	1.14	1.22
Ag Hmstd Land	11,086	7,775	-3,311	-29.9	69	45	-23	-34.1	0.62	0.58
Ag Non-Hmstd	42,045	32,842	-9,203	-21.9	446	386	-61	-13.6	1.06	1.17
Misc props	707	717	10	1.4	11	12	1	11.0	1.55	1.70
ResHmstd: NewCon	0	33,831	33,831	0.0	0	410	410	0.0	0.00	1.21
All other NewCon	0	10,517	10,517	0.0	0	235	235	0.0	0.00	2.23
Total	3,579,236	3,531,923	-47,313	-1.3	60,392	63,979	3,587	5.9	1.69	1.81

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	44,597	42,026	-2,571	-5.8
(-) TIF Tax Capacity	161	155	-6	-4.0
(-) FD Contrib Tax Cap	6,605	6,431	-174	-2.6
(=) Taxable Tax Capacity	37,831	35,440	-2,391	-6.3
FD Distrib Tax Cap	4,837	5,011	174	3.6

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	35.49	39.17	0.00	0.00
City/Town	34.59	37.62	0.34	0.37
School District	30.73	34.85	14.29	13.21
Special District	5.01	5.41	0.00	0.00
Total	105.82	117.04	14.63	13.58

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	146,200	143,300	-2.0	1,520	1,587	67	4.4	1.04	1.11
Res Hmstd:Avg Val	219,300	214,900	-2.0	2,467	2,598	131	5.3	1.12	1.21
Res Hmstd: Hi Val	292,300	286,500	-2.0	3,412	3,608	197	5.8	1.17	1.26
Res Hmstd: Ex-Hi Val	438,500	429,700	-2.0	5,282	5,613	331	6.3	1.20	1.31
Apartment	300,000	293,200	-2.3	4,407	4,688	280	6.4	1.47	1.6
Comm/Ind: Lo Val	150,000	144,500	-3.7	3,902	4,048	146	3.8	2.60	2.80
Comm/Ind: Med Val	300,000	289,000	-3.7	9,031	9,332	300	3.3	3.01	3.23
Comm/Ind: Hi Val	1,000,000	963,200	-3.7	32,968	34,210	1,243	3.8	3.3	3.55

Scott County | **New Prague city (part)**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	206,222	198,170	-8,051	-3.9	2,921	2,912	-9	-0.3	1.42	1.47
Res Non-Hm: exis	30,613	30,396	-216	-0.7	510	539	29	5.7	1.67	1.77
Apartments: exis	14,484	15,961	1,477	10.2	271	322	51	18.7	1.87	2.02
Low-inc Apts: ex	6,643	8,130	1,487	22.4	77	101	24	31.4	1.15	1.24
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	11,750	11,520	-230	-2.0	345	362	17	5.1	2.94	3.15
Com/Ind Hi: exis	30,289	29,398	-890	-2.9	1,164	1,213	49	4.2	3.84	4.13
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,675	1,804	128	7.7	64	74	10	15.6	3.84	4.13
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Non-Hmstd	68	1,324	1,256	######	1	19	18	######	1.33	1.45
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	932	932	0.0	0	14	14	0.0	0.00	1.47
All other NewCon	0	681	681	0.0	0	14	14	0.0	0.00	2.13
Total	301,744	298,316	-3,428	-1.1	5,353	5,571	218	4.1	1.77	1.87

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	3,443	3,148	-295	-8.6
(-) TIF Tax Capacity	249	243	-5	-2.2
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	3,194	2,904	-290	-9.1
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	35.27	38.94	0.00	0.00
City/Town	64.01	70.03	1.05	1.06
School District	29.86	32.42	20.03	18.95
Special District	3.68	3.87	0.00	0.00
Total	132.82	145.26	21.07	20.01

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	117,100	112,500	-3.9	1,535	1,465	-70	-4.5	1.31	1.30
Res Hmstd:Avg Val	175,500	168,600	-3.9	2,486	2,466	-20	-0.8	1.42	1.46
Res Hmstd: Hi Val	234,000	224,900	-3.9	3,439	3,470	31	0.9	1.47	1.54
Res Hmstd: Ex-Hi Val	351,000	337,300	-3.9	5,345	5,475	129	2.4	1.52	1.62
Apartment	300,000	330,600	10.2	5,613	6,665	1,051	18.7	1.87	2.02
Comm/Ind: Lo Val	150,000	145,600	-2.9	4,403	4,580	177	4.0	2.94	3.15
Comm/Ind: Med Val	300,000	291,200	-2.9	10,169	10,547	378	3.7	3.39	3.62
Comm/Ind: Hi Val	1,000,000	970,600	-2.9	37,076	38,590	1,513	4.1	3.71	3.98

Sherburne County | **Becker city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	202,854	184,703	-18,151	-8.9	2,227	2,143	-84	-3.8	1.10	1.16
Res Non-Hm: exis	30,584	30,647	62	0.2	402	429	28	6.9	1.31	1.40
Apartments: exis	13,060	12,467	-592	-4.5	192	198	5	2.9	1.47	1.59
Low-inc Apts: ex	3,215	3,215	0	0.0	29	32	2	7.5	0.91	0.98
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	13,188	12,907	-281	-2.1	324	339	15	4.7	2.46	2.63
Com/Ind Hi: exis	61,695	58,178	-3,517	-5.7	1,975	1,994	19	1.0	3.20	3.43
Publ U: Elec Gen	393,667	394,427	760	0.2	8,795	9,526	731	8.3	2.23	2.42
Publ U: Other	153,950	154,975	1,025	0.7	4,941	5,325	384	7.8	3.21	3.44
Ag HGA: Exist	112	106	-6	-5.3	1	1	0	0.6	0.96	1.02
Ag Hmstd Land	637	671	34	5.3	5	6	1	16.4	0.83	0.92
Ag Non-Hmstd	1,403	1,394	-9	-0.6	14	15	1	8.1	1.02	1.11
Misc props	496	430	-67	-13.5	7	7	-1	-7.2	1.43	1.53
ResHmstd: NewCon	0	1,071	1,071	0.0	0	12	12	0.0	0.00	1.16
All other NewCon	0	16	16	0.0	0	0	0	0.0	0.00	1.40
Total	874,861	855,207	-19,655	-2.2	18,914	20,028	1,114	5.9	2.16	2.34

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	14,959	14,488	-470	-3.1
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	14,959	14,488	-470	-3.1
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	46.29	51.96	0.00	0.00
City/Town	29.72	30.81	2.00	2.05
School District	22.59	24.50	18.15	18.35
Special District	3.03	3.30	0.00	0.00
Total	101.64	110.56	20.15	20.40

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	118,200	107,600	-9.0	1,174	1,104	-69	-5.9	0.99	1.03
Res Hmstd:Avg Val	177,200	161,300	-9.0	1,945	1,861	-84	-4.3	1.1	1.15
Res Hmstd: Hi Val	236,200	215,100	-8.9	2,717	2,619	-98	-3.6	1.15	1.22
Res Hmstd: Ex-Hi Val	354,300	322,600	-8.9	4,261	4,134	-127	-3.0	1.20	1.28
Apartment	300,000	286,400	-4.5	4,416	4,542	126	2.9	1.47	1.59
Comm/Ind: Lo Val	150,000	141,400	-5.7	3,688	3,718	30	0.8	2.46	2.63
Comm/Ind: Med Val	300,000	282,900	-5.7	8,504	8,512	8	0.1	2.83	3.01
Comm/Ind: Hi Val	1,000,000	943,000	-5.7	30,981	31,203	223	0.7	3.1	3.31

Sherburne County | **Big Lake city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	445,886	422,032	-23,854	-5.3	5,822	6,072	250	4.3	1.31	1.44
Res Non-Hm: exis	81,509	69,327	-12,182	-14.9	1,251	1,218	-33	-2.7	1.53	1.76
Apartments: exis	13,942	13,776	-166	-1.2	248	284	36	14.3	1.78	2.06
Low-inc Apts: ex	4,249	4,380	131	3.1	46	55	9	19.0	1.09	1.26
Seasnl Rec: exis	9,950	9,371	-579	-5.8	147	160	14	9.2	1.47	1.71
Com/Ind: Lo: exi	16,150	15,872	-279	-1.7	459	509	51	11.0	2.84	3.21
Com/Ind Hi: exis	84,812	82,959	-1,854	-2.2	3,173	3,511	338	10.7	3.74	4.23
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	7,504	7,539	35	0.5	279	317	38	13.6	3.71	4.20
Ag HGA: Exist	388	381	-7	-1.8	5	6	1	13.2	1.31	1.51
Ag Hmstd Land	688	739	51	7.4	5	6	1	22.6	0.68	0.77
Ag Non-Hmstd	360	1,199	839	233.3	5	18	14	289.0	1.32	1.54
Misc props	249	248	-1	-0.3	4	5	1	15.4	1.78	2.06
ResHmstd: NewCon	0	5,379	5,379	0.0	0	77	77	0.0	0.00	1.44
All other NewCon	0	417	417	0.0	0	8	8	0.0	0.00	1.80
Total	665,688	633,619	-32,068	-4.8	11,444	12,246	802	7.0	1.72	1.93

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	7,732	6,724	-1,009	-13.0
(-) TIF Tax Capacity	172	154	-18	-10.6
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	7,560	6,570	-991	-13.1
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	46.26	51.92	0.00	0.00
City/Town	43.57	52.65	0.00	0.00
School District	38.16	44.98	13.35	13.76
Special District	3.66	4.12	0.00	0.00
Total	131.65	153.66	13.35	13.76

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	106,400	100,700	-5.4	1,266	1,253	-13	-1.0	1.19	1.24
Res Hmstd:Avg Val	159,600	151,100	-5.3	2,085	2,166	81	3.9	1.31	1.43
Res Hmstd: Hi Val	212,700	201,300	-5.4	2,903	3,076	173	6.0	1.36	1.53
Res Hmstd: Ex-Hi Val	319,200	302,100	-5.4	4,543	4,903	360	7.9	1.42	1.62
Apartment	300,000	296,400	-1.2	5,337	6,101	763	14.3	1.78	2.06
Comm/Ind: Lo Val	150,000	146,700	-2.2	4,261	4,708	447	10.5	2.84	3.21
Comm/Ind: Med Val	300,000	293,400	-2.2	9,876	10,884	1,008	10.2	3.29	3.71
Comm/Ind: Hi Val	1,000,000	978,100	-2.2	36,078	39,868	3,789	10.5	3.61	4.08

Sherburne County | **Clear Lake city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	25,252	24,202	-1,050	-4.2	340	338	-2	-0.5	1.34	1.40
Res Non-Hm: exis	4,897	4,650	-247	-5.0	81	81	1	0.8	1.65	1.75
Apartments: exis	863	863	0	0.0	16	17	1	8.8	1.84	2.00
Low-inc Apts: ex	597	597	0	0.0	7	7	1	8.8	1.12	1.22
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	2,735	2,689	-46	-1.7	80	84	5	5.9	2.92	3.14
Com/Ind Hi: exis	3,718	3,565	-153	-4.1	142	147	5	3.2	3.83	4.12
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	470	487	17	3.6	18	20	2	11.5	3.85	4.14
Ag HGA: Exist	204	200	-4	-2.1	3	3	0	3.6	1.40	1.48
Ag Hmstd Land	755	771	16	2.2	5	5	0	9.8	0.63	0.68
Ag Non-Hmstd	189	317	128	67.7	3	5	2	81.7	1.38	1.49
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	141	141	0.0	0	2	2	0.0	0.00	1.40
All other NewCon	0	123	123	0.0	0	2	2	0.0	0.00	1.75
Total	39,681	38,606	-1,074	-2.7	693	712	19	2.7	1.75	1.85

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	455	403	-52	-11.3
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	455	403	-52	-11.3
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	46.29	51.95	0.00	0.00
City/Town	70.86	75.01	0.00	0.00
School District	18.63	20.05	11.40	13.14
Special District	2.16	2.42	0.00	0.00
Total	137.94	149.43	11.40	13.14

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	103,300	99,000	-4.2	1,263	1,186	-77	-6.1	1.22	1.2
Res Hmstd:Avg Val	154,900	148,500	-4.1	2,080	2,057	-23	-1.1	1.34	1.39
Res Hmstd: Hi Val	206,500	197,900	-4.2	2,897	2,927	29	1.0	1.40	1.48
Res Hmstd: Ex-Hi Val	309,800	296,900	-4.2	4,533	4,669	136	3.0	1.46	1.57
Apartment	300,000	300,000	0.0	5,515	5,998	483	8.8	1.84	2
Comm/Ind: Lo Val	150,000	143,800	-4.1	4,374	4,515	141	3.2	2.92	3.14
Comm/Ind: Med Val	300,000	287,700	-4.1	10,148	10,413	265	2.6	3.38	3.62
Comm/Ind: Hi Val	1,000,000	958,900	-4.1	37,095	38,215	1,120	3.0	3.71	3.99

Sherburne County | **Elk River city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	1,327,064	1,226,920	-100,144	-7.5	19,855	19,195	-661	-3.3	1.50	1.56
Res Non-Hm: exis	150,744	138,740	-12,004	-8.0	2,492	2,487	-5	-0.2	1.65	1.79
Apartments: exis	36,863	35,931	-932	-2.5	716	760	44	6.1	1.94	2.11
Low-inc Apts: ex	18,876	19,875	998	5.3	225	258	32	14.4	1.19	1.30
Seasnl Rec: exis	2,869	2,681	-188	-6.6	50	50	0	-0.1	1.76	1.88
Com/Ind: Lo: exi	48,657	48,073	-584	-1.2	1,472	1,570	98	6.7	3.02	3.27
Com/Ind Hi: exis	358,094	340,183	-17,911	-5.0	14,215	14,599	385	2.7	3.97	4.29
Publ U: Elec Gen	6,443	6,139	-304	-4.7	193	201	8	4.1	2.99	3.27
Publ U: Other	63,607	61,772	-1,835	-2.9	2,522	2,648	126	5.0	3.97	4.29
Ag HGA: Exist	7,572	6,981	-591	-7.8	109	105	-4	-3.9	1.44	1.50
Ag Hmstd Land	10,840	10,559	-281	-2.6	64	69	6	9.1	0.59	0.66
Ag Non-Hmstd	23,214	21,037	-2,177	-9.4	323	322	-1	-0.4	1.39	1.53
Misc props	128	86	-42	-33.1	4	3	-1	-26.9	2.99	3.27
ResHmstd: NewCon	0	4,616	4,616	0.0	0	72	72	0.0	0.00	1.56
All other NewCon	0	2,143	2,143	0.0	0	47	47	0.0	0.00	2.21
Total	2,054,970	1,925,735	-129,235	-6.3	42,240	42,386	146	0.3	2.06	2.20

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	25,130	22,308	-2,822	-11.2
(-) TIF Tax Capacity	784	696	-88	-11.2
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	24,346	21,612	-2,734	-11.2
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	46.29	51.96	0.00	0.00
City/Town	45.64	51.42	0.00	0.00
School District	43.40	45.50	17.51	17.33
Special District	4.95	5.29	1.28	1.36
Total	140.29	154.16	18.79	18.70

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	134,700	124,500	-7.6	1,892	1,751	-141	-7.4	1.40	1.41
Res Hmstd:Avg Val	201,900	186,700	-7.5	3,021	2,912	-109	-3.6	1.5	1.56
Res Hmstd: Hi Val	269,200	248,900	-7.5	4,152	4,074	-79	-1.9	1.54	1.64
Res Hmstd: Ex-Hi Val	403,900	373,400	-7.6	6,416	6,398	-18	-0.3	1.59	1.71
Apartment	300,000	292,400	-2.5	5,825	6,181	357	6.1	1.94	2.11
Comm/Ind: Lo Val	150,000	142,500	-5.0	4,537	4,654	117	2.6	3.02	3.27
Comm/Ind: Med Val	300,000	285,000	-5.0	10,493	10,694	201	1.9	3.5	3.75
Comm/Ind: Hi Val	1,000,000	950,000	-5.0	38,285	39,239	954	2.5	3.83	4.13

Sherburne County | **Zimmerman city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	214,864	194,186	-20,678	-9.6	2,782	2,667	-115	-4.1	1.29	1.37
Res Non-Hm: exis	43,215	42,286	-929	-2.1	664	726	62	9.3	1.54	1.72
Apartments: exis	6,680	6,738	58	0.9	118	134	16	13.3	1.77	1.99
Low-inc Apts: ex	4,561	4,606	45	1.0	50	56	7	13.2	1.09	1.22
Seasnl Rec: exis	2,968	2,659	-310	-10.4	42	43	1	1.4	1.42	1.60
Com/Ind: Lo: exi	11,265	10,791	-474	-4.2	318	337	19	5.9	2.82	3.12
Com/Ind Hi: exis	26,058	24,199	-1,859	-7.1	964	990	26	2.7	3.70	4.09
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	5,211	5,233	22	0.4	193	215	22	11.2	3.70	4.10
Ag HGA: Exist	89	82	-7	-8.3	1	1	0	-10.7	1.12	1.09
Ag Hmstd Land	56	76	20	36.7	0	0	0	72.6	0.34	0.43
Ag Non-Hmstd	910	748	-162	-17.8	12	11	-1	-6.4	1.28	1.45
Misc props	707	599	-109	-15.4	14	14	-1	-4.2	2.03	2.30
ResHmstd: NewCon	0	511	511	0.0	0	7	7	0.0	0.00	1.37
All other NewCon	0	560	560	0.0	0	16	16	0.0	0.00	2.87
Total	316,584	293,274	-23,310	-7.4	5,158	5,216	59	1.1	1.63	1.78

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	3,569	2,980	-589	-16.5
(-) TIF Tax Capacity	189	179	-10	-5.1
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	3,380	2,800	-579	-17.1
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	46.24	51.89	0.00	0.00
City/Town	35.85	45.52	0.00	0.00
School District	43.31	45.38	17.51	17.33
Special District	2.16	2.42	0.00	0.00
Total	127.56	145.22	17.51	17.33

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	102,100	92,300	-9.6	1,201	1,080	-121	-10.0	1.18	1.17
Res Hmstd:Avg Val	153,000	138,300	-9.6	1,985	1,888	-97	-4.9	1.3	1.37
Res Hmstd: Hi Val	204,000	184,400	-9.6	2,771	2,698	-73	-2.6	1.36	1.46
Res Hmstd: Ex-Hi Val	306,100	276,600	-9.6	4,344	4,317	-27	-0.6	1.42	1.56
Apartment	300,000	302,600	0.9	5,309	6,017	708	13.3	1.77	1.99
Comm/Ind: Lo Val	150,000	139,300	-7.1	4,232	4,344	112	2.7	2.82	3.12
Comm/Ind: Med Val	300,000	278,600	-7.1	9,786	9,950	164	1.7	3.26	3.57
Comm/Ind: Hi Val	1,000,000	928,700	-7.1	35,707	36,604	897	2.5	3.57	3.94

Sherburne County | **St. Cloud city (part)**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	5,916	134,567	128,651	######	-172	1,569	1,742	0.0	####	1.17
Res Non-Hm: exis	159,896	23,490	-136,406	-85.3	2,078	344	-1,734	-83.5	1.30	1.46
Apartments: exis	54,146	53,062	-1,084	-2.0	846	893	47	5.5	1.56	1.68
Low-inc Apts: ex	13,014	12,200	-814	-6.3	126	127	1	1.0	0.97	1.04
Seasnl Rec: exis	27	22	-5	-18.6	0	0	0	-12.4	1.56	1.68
Com/Ind: Lo: exi	1,751	1,573	-178	-10.2	45	43	-2	-4.1	2.57	2.75
Com/Ind Hi: exis	6,236	6,611	375	6.0	206	233	27	13.4	3.30	3.53
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	2,091	2,241	151	7.2	70	81	10	14.4	3.37	3.59
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Non-Hmstd	132	111	-21	-16.2	1	1	0	-10.0	1.10	1.18
Misc props	633	572	-61	-9.6	11	11	0	-2.9	1.80	1.94
ResHmstd: NewCon	0	254	254	0.0	0	3	3	0.0	0.00	1.17
All other NewCon	0	952	952	0.0	0	15	15	0.0	0.00	1.56
Total	243,841	235,654	-8,188	-3.4	3,212	3,321	109	3.4	1.32	1.41

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	2,654	2,324	-330	-12.4
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	2,654	2,324	-330	-12.4
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	46.26	51.92	0.00	0.00
City/Town	41.26	42.59	7.06	7.09
School District	18.58	19.99	11.40	13.13
Special District	4.17	3.98	0.00	0.00
Total	110.28	118.48	18.46	20.23

Tax Burdens on Hypothetical Properties	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	85,800	1,951,800	#####	809	31,373	30,563	#####	0.94	1.61
Res Hmstd:Avg Val	128,600	2,925,400	#####	1,399	47,761	46,362	#####	1.09	1.63
Res Hmstd: Hi Val	171,400	3,899,000	#####	1,989	64,149	62,160	#####	1.16	1.65
Res Hmstd: Ex-Hi Val	257,200	5,850,800	#####	3,170	97,003	93,832	#####	1.23	1.66
Apartment	300,000	294,000	-2.0	4,690	4,949	259	5.5	1.56	1.68
Comm/Ind: Lo Val	150,000	159,000	6.0	3,857	4,443	586	15.2	2.57	2.79
Comm/Ind: Med Val	300,000	318,000	6.0	8,908	10,157	1,250	14.0	2.97	3.19
Comm/Ind: Hi Val	1,000,000	1,060,100	6.0	32,477	36,829	4,353	13.4	3.25	3.47

Sherburne County | **Princeton city (part)**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	5,383	5,089	-294	-5.5	73	75	2	2.1	1.36	1.47
Res Non-Hm: exis	690	481	-209	-30.3	11	9	-2	-17.6	1.64	1.94
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	432	432	0	0.0	7	9	1	15.1	1.72	1.99
Com/Ind: Lo: exi	5,972	5,474	-499	-8.4	178	185	7	3.9	2.98	3.38
Com/Ind Hi: exis	36,764	36,658	-106	-0.3	1,450	1,641	191	13.2	3.94	4.48
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	468	480	12	2.5	18	21	3	16.4	3.94	4.48
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Non-Hmstd	221	206	-15	-6.9	3	3	0	8.9	1.43	1.68
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	4,273	4,273	0.0	0	186	186	0.0	0.00	4.35
Total	49,930	53,091	3,161	6.3	1,742	2,130	388	22.3	3.49	4.01

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	901	961	60	6.6
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	901	961	60	6.6
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	46.27	51.93	0.00	0.00
City/Town	72.88	85.54	0.00	0.00
School District	21.97	27.80	10.22	10.19
Special District	2.16	2.42	0.00	0.00
Total	143.28	167.69	10.22	10.19

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	102,600	97,000	-5.5	1,295	1,247	-48	-3.7	1.26	1.29
Res Hmstd:Avg Val	153,800	145,400	-5.5	2,127	2,181	54	2.6	1.38	1.50
Res Hmstd: Hi Val	205,000	193,800	-5.5	2,959	3,115	156	5.3	1.44	1.61
Res Hmstd: Ex-Hi Val	307,600	290,800	-5.5	4,626	4,987	361	7.8	1.50	1.71
Comm/Ind: Lo Val	150,000	149,600	-0.3	4,476	5,062	587	13.1	2.98	3.38
Comm/Ind: Med Val	300,000	299,100	-0.3	10,393	11,753	1,360	13.1	3.46	3.93
Comm/Ind: Hi Val	1,000,000	997,100	-0.3	38,004	43,009	5,005	13.2	3.80	4.31

Sibley County | **Arlington city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	76,191	74,571	-1,620	-2.1	963	1,010	47	4.9	1.26	1.35
Res Non-Hm: exis	8,563	9,596	1,033	12.1	135	171	35	26.2	1.58	1.78
Apartments: exis	1,102	1,102	0	0.0	20	23	3	14.1	1.82	2.07
Low-inc Apts: ex	1,493	1,328	-165	-11.0	17	17	0	1.3	1.11	1.27
Seasnl Rec: exis	24	0	-24	-100.0	0	0	0	-100.0	1.41	0.00
Com/Ind: Lo: exi	4,799	4,980	181	3.8	138	161	22	16.1	2.88	3.23
Com/Ind Hi: exis	2,013	2,013	-1	0.0	76	86	9	12.0	3.79	4.25
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	565	551	-13	-2.4	21	23	2	10.0	3.77	4.25
Ag HGA: Exist	147	147	0	0.0	2	2	0	8.8	1.32	1.44
Ag Hmstd Land	161	161	0	0.0	1	1	0	19.3	0.54	0.64
Ag Non-Hmstd	1,004	1,019	15	1.5	13	16	2	17.3	1.33	1.54
Misc props	165	165	0	0.0	3	3	0	14.1	1.82	2.07
ResHmstd: NewCon	0	135	135	0.0	0	2	2	0.0	0.00	1.35
All other NewCon	0	271	271	0.0	0	6	6	0.0	0.00	2.29
Total	96,226	96,037	-188	-0.2	1,391	1,520	130	9.3	1.45	1.58

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	1,015	853	-162	-16.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	1,015	853	-162	-16.0
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	51.77	54.34	0.00	0.00
City/Town	72.94	91.14	0.00	0.00
School District	6.15	5.91	15.32	15.05
Special District	2.28	2.52	0.00	0.00
Total	133.15	153.91	15.32	15.05

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	78,700	77,000	-2.2	867	834	-32	-3.7	1.10	1.08
Res Hmstd:Avg Val	117,900	115,400	-2.1	1,484	1,536	52	3.5	1.26	1.33
Res Hmstd: Hi Val	157,200	153,900	-2.1	2,103	2,240	137	6.5	1.34	1.46
Res Hmstd: Ex-Hi Val	235,900	230,900	-2.1	3,342	3,648	306	9.1	1.42	1.58
Apartment	300,000	300,000	0.0	5,452	6,223	771	14.1	1.82	2.07
Comm/Ind: Lo Val	150,000	150,000	0.0	4,324	4,839	514	11.9	2.88	3.23
Comm/Ind: Med Val	300,000	299,900	0.0	10,013	11,211	1,197	12.0	3.34	3.74
Comm/Ind: Hi Val	1,000,000	999,700	0.0	36,563	40,959	4,396	12.0	3.66	4.1

Sibley County | **Gaylord city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	64,651	60,545	-4,106	-6.4	831	831	0	0.0	1.29	1.37
Res Non-Hm: exis	4,396	5,339	943	21.4	71	102	31	43.9	1.61	1.91
Apartments: exis	7,303	7,346	43	0.6	139	167	28	19.8	1.91	2.27
Low-inc Apts: ex	1,090	1,098	8	0.7	13	15	2	19.5	1.17	1.39
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	7,470	7,414	-56	-0.7	224	257	33	14.9	2.99	3.46
Com/Ind Hi: exis	6,792	7,558	767	11.3	268	345	78	29.1	3.94	4.57
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,628	1,649	21	1.3	64	75	12	18.5	3.90	4.57
Ag HGA: Exist	197	185	-12	-6.3	3	3	0	6.6	1.46	1.66
Ag Hmstd Land	647	687	40	6.2	8	10	2	29.2	1.18	1.43
Ag Non-Hmstd	1,155	1,417	262	22.7	16	24	8	48.3	1.40	1.70
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	333	333	0.0	0	5	5	0.0	0.00	1.37
All other NewCon	0	100	100	0.0	0	2	2	0.0	0.00	1.91
Total	95,329	93,670	-1,659	-1.7	1,635	1,836	201	12.3	1.72	1.96

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	1,089	912	-178	-16.3
(-) TIF Tax Capacity	135	145	10	7.2
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	954	767	-187	-19.6
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	51.70	54.18	0.00	0.00
City/Town	82.00	109.63	0.00	0.00
School District	5.98	5.61	15.32	15.05
Special District	0.78	0.39	0.00	0.00
Total	140.45	169.81	15.32	15.05

Tax Burdens on Hypothetical Properties	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	64,400	60,300	-6.4	746	705	-40	-5.4	1.16	1.17
Res Hmstd:Avg Val	96,500	90,400	-6.3	1,218	1,177	-41	-3.3	1.26	1.30
Res Hmstd: Hi Val	128,600	120,400	-6.4	1,747	1,777	31	1.8	1.36	1.48
Res Hmstd: Ex-Hi Val	193,000	180,700	-6.4	2,808	2,984	176	6.3	1.45	1.65
Apartment	300,000	301,800	0.6	5,727	6,860	1,133	19.8	1.91	2.27
Comm/Ind: Lo Val	150,000	166,900	11.3	4,489	5,969	1,480	33.0	2.99	3.58
Comm/Ind: Med Val	300,000	333,900	11.3	10,397	13,599	3,201	30.8	3.47	4.07
Comm/Ind: Hi Val	1,000,000	1,112,900	11.3	37,970	49,190	11,220	29.6	3.8	4.42

Sibley County

Gibbon city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	18,797	16,590	-2,206	-11.7	325	316	-9	-2.6	1.73	1.90
Res Non-Hm: exis	2,741	2,588	-152	-5.6	58	75	17	29.1	2.11	2.88
Apartments: exis	596	569	-27	-4.5	15	20	5	29.9	2.57	3.50
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	1,778	1,759	-19	-1.1	68	87	19	28.2	3.80	4.92
Com/Ind Hi: exis	769	767	-2	-0.3	39	50	11	28.6	5.03	6.48
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	317	322	5	1.5	15	20	5	31.1	4.87	6.28
Ag HGA: Exist	321	288	-33	-10.2	6	7	1	11.4	1.94	2.41
Ag Hmstd Land	60	66	7	11.0	1	1	0	49.0	0.95	1.27
Ag Non-Hmstd	409	488	79	19.3	8	13	5	58.5	1.97	2.61
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	148	148	0.0	0	3	3	0.0	0.00	1.90
All other NewCon	0	14	14	0.0	0	1	1	0.0	0.00	4.32
Total	25,787	23,599	-2,187	-8.5	534	591	57	10.6	2.07	2.50

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	278	196	-82	-29.6
(-) TIF Tax Capacity	6	6	0	-0.5
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	272	190	-82	-30.2
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	48.53	49.40	0.00	0.00
City/Town	######	208.62	0.00	0.00
School District	4.85	2.62	11.78	23.90
Special District	0.78	0.39	0.00	0.00
Total	196.57	261.03	11.78	23.90

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	43,400	38,300	-11.8	731	691	-39	-5.4	1.68	1.81
Res Hmstd:Avg Val	65,000	57,400	-11.7	1,094	1,036	-58	-5.3	1.68	1.81
Res Hmstd: Hi Val	86,700	76,500	-11.8	1,512	1,387	-125	-8.2	1.74	1.81
Res Hmstd: Ex-Hi Val	130,100	114,800	-11.8	2,455	2,569	113	4.6	1.89	2.24
Apartment	300,000	286,500	-4.5	7,725	10,033	2,308	29.9	2.57	3.50
Comm/Ind: Lo Val	150,000	149,500	-0.3	5,698	7,357	1,659	29.1	3.8	4.92
Comm/Ind: Med Val	300,000	299,000	-0.3	13,237	17,040	3,803	28.7	4.41	5.7
Comm/Ind: Hi Val	1,000,000	996,800	-0.3	48,418	62,270	13,852	28.6	4.84	6.25

Sibley County | **Green Isle city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	25,138	24,716	-423	-1.7	460	462	2	0.5	1.83	1.87
Res Non-Hm: exis	4,515	4,444	-71	-1.6	104	118	14	13.9	2.30	2.66
Apartments: exis	186	186	0	0.0	5	5	1	15.0	2.52	2.90
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	1,668	1,633	-35	-2.1	62	69	7	10.7	3.72	4.21
Com/Ind Hi: exis	913	1,017	104	11.4	45	57	12	26.2	4.91	5.57
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	221	222	1	0.4	11	12	2	13.9	4.91	5.57
Ag HGA: Exist	505	505	0	0.0	10	10	1	7.6	1.91	2.06
Ag Hmstd Land	321	321	0	0.0	3	3	0	13.1	0.83	0.94
Ag Non-Hmstd	1,089	1,089	0	0.0	21	24	3	16.1	1.89	2.20
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	126	126	0.0	0	2	2	0.0	0.00	1.87
All other NewCon	0	139	139	0.0	0	7	7	0.0	0.00	4.75
Total	34,557	34,397	-160	-0.5	720	770	51	7.0	2.08	2.24

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	370	316	-54	-14.6
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	370	316	-54	-14.6
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	51.85	54.45	0.00	0.00
City/Town	######	158.86	0.00	0.00
School District	6.21	6.00	15.32	15.05
Special District	0.78	0.39	0.00	0.00
Total	189.24	219.70	15.32	15.05

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	79,500	78,200	-1.6	1,325	1,172	-153	-11.6	1.67	1.5
Res Hmstd:Avg Val	119,100	117,100	-1.7	2,171	2,162	-9	-0.4	1.82	1.85
Res Hmstd: Hi Val	158,800	156,100	-1.7	3,019	3,155	136	4.5	1.90	2.02
Res Hmstd: Ex-Hi Val	238,300	234,300	-1.7	4,717	5,145	429	9.1	1.98	2.2
Apartment	300,000	300,000	0.0	7,556	8,690	1,134	15.0	2.52	2.9
Comm/Ind: Lo Val	150,000	167,100	11.4	5,586	7,271	1,685	30.2	3.72	4.35
Comm/Ind: Med Val	300,000	334,100	11.4	12,958	16,568	3,609	27.9	4.32	4.96
Comm/Ind: Hi Val	1,000,000	1,113,800	11.4	47,361	59,972	12,610	26.6	4.74	5.38

Sibley County | **Henderson city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	34,275	33,083	-1,191	-3.5	695	708	13	1.8	2.03	2.14
Res Non-Hm: exis	4,234	4,448	214	5.1	104	130	26	25.5	2.45	2.92
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	167	157	-10	-6.0	5	5	1	12.7	2.75	3.29
Com/Ind: Lo: exi	2,802	2,691	-112	-4.0	114	128	14	12.2	4.08	4.77
Com/Ind Hi: exis	279	256	-23	-8.1	15	16	1	6.9	5.41	6.29
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	483	510	27	5.7	26	32	6	22.9	5.41	6.29
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	49	52	3	6.1	0	1	0	32.0	0.87	1.08
Ag Non-Hmstd	336	350	14	4.2	7	9	2	21.8	2.17	2.54
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	58	58	0.0	0	1	1	0.0	0.00	2.14
All other NewCon	0	184	184	0.0	0	5	5	0.0	0.00	2.92
Total	42,624	41,789	-835	-2.0	967	1,036	69	7.2	2.27	2.48

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	451	365	-86	-19.1
(-) TIF Tax Capacity	1	0	0	-35.8
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	451	365	-86	-19.0
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg) Base	Net Tax Cap (Pctg) Alter	Ref Mkt Val Base	Ref Mkt Val Alter
County	51.79	54.30	0.00	0.00
City/Town	######	177.61	0.00	0.00
School District	20.31	21.34	9.33	19.59
Special District	0.78	0.39	0.00	0.00
Total	216.90	253.63	9.33	19.59

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	73,500	70,900	-3.5	1,369	1,218	-151	-11.0	1.86	1.72
Res Hmstd:Avg Val	110,200	106,400	-3.4	2,220	2,205	-14	-0.6	2.01	2.07
Res Hmstd: Hi Val	146,900	141,800	-3.5	3,083	3,253	170	5.5	2.1	2.29
Res Hmstd: Ex-Hi Val	220,400	212,700	-3.5	4,812	5,352	540	11.2	2.18	2.52
Comm/Ind: Lo Val	150,000	137,900	-8.1	6,119	6,574	455	7.4	4.08	4.77
Comm/Ind: Med Val	300,000	275,800	-8.1	14,231	15,065	834	5.9	4.74	5.46
Comm/Ind: Hi Val	1,000,000	919,200	-8.1	52,086	55,540	3,454	6.6	5.21	6.04

Sibley County | **New Auburn city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	12,887	11,794	-1,093	-8.5	209	206	-2	-1.1	1.62	1.75
Res Non-Hm: exis	1,816	2,151	335	18.5	37	54	18	48.2	2.02	2.52
Apartments: exis	397	397	0	0.0	9	12	2	25.4	2.33	2.93
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	153	153	0	0.0	3	4	1	23.7	2.09	2.59
Com/Ind: Lo: exi	674	616	-58	-8.6	24	26	3	10.8	3.50	4.24
Com/Ind Hi: exis	7	7	0	0.0	0	0	0	21.4	4.60	5.59
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	214	223	9	4.0	10	12	3	26.3	4.60	5.59
Ag HGA: Exist	315	294	-21	-6.5	5	5	0	1.1	1.64	1.78
Ag Hmstd Land	271	268	-4	-1.3	2	3	1	29.6	0.74	0.97
Ag Non-Hmstd	44	44	0	0.0	1	1	0	26.7	1.72	2.18
Misc props	150	150	0	0.0	4	4	1	25.4	2.33	2.93
ResHmstd: NewCon	0	101	101	0.0	0	2	2	0.0	0.00	1.75
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	16,927	16,196	-730	-4.3	303	330	27	9.0	1.79	2.04

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	175	133	-42	-24.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	175	133	-42	-24.0
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg) Base	Net Tax Cap (Pctg) Alter	Ref Mkt Val Base	Ref Mkt Val Alter
County	52.90	55.67	0.00	0.00
City/Town	######	153.07	0.00	0.00
School District	5.71	6.77	18.26	20.25
Special District	2.28	2.52	0.00	0.00
Total	172.11	218.03	18.26	20.25

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	61,000	55,800	-8.5	917	843	-74	-8.1	1.50	1.51
Res Hmstd:Avg Val	91,400	83,600	-8.5	1,450	1,344	-106	-7.3	1.59	1.61
Res Hmstd: Hi Val	121,800	111,500	-8.5	2,056	2,064	8	0.4	1.69	1.85
Res Hmstd: Ex-Hi Val	182,800	167,300	-8.5	3,272	3,503	231	7.0	1.79	2.09
Apartment	300,000	300,000	0.0	7,002	8,784	1,782	25.4	2.33	2.93
Comm/Ind: Lo Val	150,000	150,000	0.0	5,245	6,360	1,114	21.2	3.5	4.24
Comm/Ind: Med Val	300,000	300,000	0.0	12,148	14,738	2,590	21.3	4.05	4.91
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	44,358	53,836	9,477	21.4	4.44	5.38

Sibley County | **Winthrop city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	41,333	40,118	-1,214	-2.9	439	475	36	8.3	1.06	1.18
Res Non-Hm: exis	5,497	5,040	-457	-8.3	76	81	5	6.5	1.38	1.61
Apartments: exis	364	362	-2	-0.7	6	7	1	14.0	1.66	1.91
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	4,611	4,538	-73	-1.6	125	137	12	9.5	2.71	3.01
Com/Ind Hi: exis	18,183	22,407	4,224	23.2	649	881	233	35.8	3.57	3.93
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	222	238	16	7.3	8	9	1	18.6	3.56	3.93
Ag HGA: Exist	224	197	-26	-11.7	2	2	0	-1.9	1.11	1.24
Ag Hmstd Land	308	293	-15	-4.8	2	2	0	3.3	0.61	0.66
Ag Non-Hmstd	730	824	94	12.9	9	11	2	21.9	1.24	1.34
Misc props	37	37	0	-0.4	1	1	0	13.7	1.82	2.08
ResHmstd: NewCon	0	194	194	0.0	0	2	2	0.0	0.00	1.18
All other NewCon	0	649	649	0.0	0	21	21	0.0	0.00	3.23
Total	71,509	74,899	3,390	4.7	1,316	1,630	313	23.8	1.84	2.18

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	922	885	-37	-4.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	922	885	-37	-4.0
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	52.18	54.95	0.00	0.00
City/Town	61.65	69.18	0.00	0.00
School District	9.07	9.08	11.78	23.90
Special District	0.78	0.39	0.00	0.00
Total	123.68	133.61	11.78	23.90

Tax Burdens on Hypothetical Properties	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	58,500	56,800	-2.9	558	591	33	5.8	0.95	1.04
Res Hmstd:Avg Val	87,800	85,200	-3.0	896	947	51	5.7	1.02	1.11
Res Hmstd: Hi Val	117,000	113,600	-2.9	1,318	1,428	110	8.4	1.13	1.26
Res Hmstd: Ex-Hi Val	175,500	170,300	-3.0	2,163	2,390	227	10.5	1.23	1.40
Apartment	300,000	298,000	-0.7	4,992	5,689	697	14.0	1.66	1.91
Comm/Ind: Lo Val	150,000	184,800	23.2	4,058	5,884	1,825	45.0	2.71	3.18
Comm/Ind: Med Val	300,000	369,700	23.2	9,411	13,157	3,746	39.8	3.14	3.56
Comm/Ind: Hi Val	1,000,000	1,232,300	23.2	34,388	47,086	12,698	36.9	3.44	3.82

Stearns County | **Albany city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	103,723	102,386	-1,337	-1.3	1,167	1,226	59	5.0	1.13	1.20
Res Non-Hm: exis	10,839	11,188	349	3.2	161	181	19	12.0	1.49	1.62
Apartments: exis	4,090	4,131	41	1.0	65	72	7	10.8	1.60	1.75
Low-inc Apts: ex	4,893	4,859	-34	-0.7	48	52	4	8.6	0.98	1.07
Seasnl Rec: exis	216	214	-3	-1.3	3	3	0	9.3	1.29	1.43
Com/Ind: Lo: exi	11,053	10,792	-261	-2.4	290	307	17	5.9	2.62	2.84
Com/Ind Hi: exis	18,092	18,395	304	1.7	625	690	65	10.4	3.46	3.75
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	4,202	3,688	-514	-12.2	144	137	-7	-4.8	3.43	3.72
Ag HGA: Exist	157	156	-1	-0.9	2	2	0	5.5	1.15	1.23
Ag Hmstd Land	634	630	-4	-0.6	7	8	1	10.3	1.18	1.31
Ag Non-Hmstd	78	426	348	448.3	1	6	5	508.5	1.18	1.31
Misc props	437	437	0	0.0	7	8	1	9.5	1.70	1.86
ResHmstd: NewCon	0	1,647	1,647	0.0	0	20	20	0.0	0.00	1.20
All other NewCon	0	761	761	0.0	0	23	23	0.0	0.00	3.08
Total	158,413	159,710	1,297	0.8	2,521	2,735	214	8.5	1.59	1.71

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	1,876	1,714	-163	-8.7
(-) TIF Tax Capacity	260	284	24	9.1
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	1,616	1,429	-186	-11.5
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	51.84	55.46	0.00	0.00
City/Town	39.21	45.62	0.00	0.00
School District	26.24	29.24	12.05	11.31
Special District	0.69	0.62	0.00	0.00
Total	117.99	130.94	12.05	11.31

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	94,300	93,100	-1.3	939	946	8	0.8	1	1.02
Res Hmstd:Avg Val	141,300	139,500	-1.3	1,592	1,661	69	4.3	1.13	1.19
Res Hmstd: Hi Val	188,400	186,000	-1.3	2,247	2,377	130	5.8	1.19	1.28
Res Hmstd: Ex-Hi Val	282,600	279,000	-1.3	3,557	3,810	253	7.1	1.26	1.37
Apartment	300,000	303,000	1.0	4,786	5,302	516	10.8	1.6	1.75
Comm/Ind: Lo Val	150,000	152,500	1.7	3,934	4,360	425	10.8	2.62	2.86
Comm/Ind: Med Val	300,000	305,000	1.7	9,120	10,085	965	10.6	3.04	3.31
Comm/Ind: Hi Val	1,000,000	1,016,800	1.7	33,318	36,807	3,489	10.5	3.33	3.62

Stearns County | **Avon city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	71,710	70,202	-1,507	-2.1	1,059	1,096	37	3.5	1.48	1.56
Res Non-Hm: exis	10,852	8,330	-2,522	-23.2	197	166	-31	-15.6	1.82	2.00
Apartments: exis	2,952	1,805	-1,146	-38.8	59	41	-19	-31.4	2.00	2.24
Low-inc Apts: ex	827	835	8	1.0	10	11	1	12.9	1.22	1.36
Seasnl Rec: exis	1,325	1,199	-126	-9.5	22	22	0	2.3	1.63	1.85
Com/Ind: Lo: exi	7,575	7,527	-48	-0.6	236	259	23	9.8	3.11	3.44
Com/Ind Hi: exis	11,441	11,352	-88	-0.8	470	516	46	9.8	4.11	4.55
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	888	889	2	0.2	36	40	4	10.9	4.06	4.50
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	12	14	1	11.3	0	0	0	26.1	0.75	0.85
Ag Non-Hmstd	1,475	210	-1,265	-85.8	22	4	-19	-83.9	1.51	1.71
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	435	435	0.0	0	7	7	0.0	0.00	1.56
All other NewCon	0	99	99	0.0	0	4	4	0.0	0.00	3.98
Total	109,054	102,897	-6,157	-5.6	2,111	2,165	55	2.6	1.94	2.10

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	1,269	1,094	-175	-13.8
(-) TIF Tax Capacity	202	198	-4	-2.1
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	1,067	896	-171	-16.0
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	52.11	55.73	0.00	0.00
City/Town	69.82	83.11	0.00	0.00
School District	27.88	31.05	12.05	11.31
Special District	0.69	0.62	0.00	0.00
Total	150.50	170.52	12.05	11.31

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	105,400	103,200	-2.1	1,436	1,400	-36	-2.5	1.36	1.36
Res Hmstd:Avg Val	158,000	154,700	-2.1	2,338	2,415	77	3.3	1.48	1.56
Res Hmstd: Hi Val	210,500	206,100	-2.1	3,239	3,429	190	5.9	1.54	1.66
Res Hmstd: Ex-Hi Val	315,900	309,300	-2.1	5,047	5,464	417	8.3	1.6	1.77
Apartment	300,000	183,500	-38.8	6,005	4,119	-1,886	-31.4	2.00	2.24
Comm/Ind: Lo Val	150,000	148,800	-0.8	4,666	5,115	449	9.6	3.11	3.44
Comm/Ind: Med Val	300,000	297,700	-0.8	10,827	11,870	1,044	9.6	3.61	3.99
Comm/Ind: Hi Val	1,000,000	992,300	-0.8	39,577	43,445	3,868	9.8	3.96	4.38

Stearns County | **Belgrade city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	20,063	19,366	-697	-3.5	308	297	-11	-3.7	1.54	1.53
Res Non-Hm: exis	2,497	2,013	-484	-19.4	46	42	-3	-7.4	1.84	2.11
Apartments: exis	442	438	-4	-1.0	10	11	1	13.1	2.23	2.54
Low-inc Apts: ex	406	402	-4	-1.0	6	6	1	12.6	1.37	1.56
Seasnl Rec: exis	144	133	-11	-7.9	3	3	0	6.2	1.83	2.11
Com/Ind: Lo: exi	3,941	3,952	11	0.3	132	149	17	12.7	3.36	3.77
Com/Ind Hi: exis	2,249	2,349	100	4.5	99	116	17	17.6	4.40	4.95
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	380	410	30	7.8	17	20	4	21.4	4.39	4.94
Ag HGA: Exist	186	187	1	0.8	3	4	0	10.1	1.72	1.88
Ag Hmstd Land	314	340	27	8.5	2	3	1	22.2	0.76	0.85
Ag Non-Hmstd	482	482	0	0.0	8	9	1	16.1	1.60	1.85
Misc props	277	95	-181	-65.6	7	2	-5	-67.3	2.68	2.54
ResHmstd: NewCon	0	1	1	0.0	0	0	0	0.0	0.00	1.53
All other NewCon	0	32	32	0.0	0	1	1	0.0	0.00	2.32
Total	31,379	30,198	-1,181	-3.8	641	664	23	3.6	2.04	2.20

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	360	291	-68	-19.0
(-) TIF Tax Capacity	6	5	-1	-12.2
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	354	286	-68	-19.1
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	51.64	55.19	0.00	0.00
City/Town	83.11	104.47	0.00	0.00
School District	22.47	23.38	23.13	22.41
Special District	2.38	2.39	0.00	0.00
Total	159.59	185.44	23.13	22.41

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	59,500	57,400	-3.5	849	767	-82	-9.6	1.43	1.34
Res Hmstd:Avg Val	89,200	86,100	-3.5	1,338	1,243	-95	-7.1	1.5	1.44
Res Hmstd: Hi Val	118,900	114,800	-3.4	1,907	1,887	-20	-1.1	1.60	1.64
Res Hmstd: Ex-Hi Val	178,300	172,100	-3.5	3,046	3,174	128	4.2	1.71	1.84
Apartment	300,000	297,100	-1.0	6,679	7,552	874	13.1	2.23	2.54
Comm/Ind: Lo Val	150,000	156,700	4.5	5,037	5,991	954	18.9	3.36	3.82
Comm/Ind: Med Val	300,000	313,400	4.5	11,636	13,755	2,119	18.2	3.88	4.39
Comm/Ind: Hi Val	1,000,000	1,044,600	4.5	42,435	49,987	7,552	17.8	4.24	4.79

Stearns County

Tax Burdens by Property Class

	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	19,807	18,694	-1,112	-5.6	251	254	3	1.1	1.27	1.36
Res Non-Hm: exis	2,104	2,359	254	12.1	33	43	10	29.9	1.58	1.83
Apartments: exis	1,167	1,243	76	6.5	22	27	5	24.5	1.88	2.20
Low-inc Apts: ex	500	495	-5	-1.0	6	7	1	15.2	1.16	1.35
Seasnl Rec: exis	224	223	0	-0.1	4	5	1	16.8	1.88	2.20
Com/Ind: Lo: exi	3,994	3,776	-218	-5.5	117	127	9	8.0	2.94	3.36
Com/Ind Hi: exis	4,182	4,458	276	6.6	161	196	35	22.1	3.84	4.40
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	492	512	21	4.2	19	22	4	19.4	3.82	4.38
Ag HGA: Exist	578	572	-6	-1.0	7	8	0	5.9	1.28	1.37
Ag Hmstd Land	523	556	33	6.3	2	3	1	40.2	0.42	0.56
Ag Non-Hmstd	399	399	0	0.1	5	6	1	19.8	1.32	1.58
Misc props	32	31	-1	-2.3	1	1	0	14.7	2.21	2.59
ResHmstd: NewCon	0	71	71	0.0	0	1	1	0.0	0.00	1.36
All other NewCon	0	61	61	0.0	0	2	2	0.0	0.00	3.79
Total	34,001	33,450	-550	-1.6	629	703	74	11.8	1.85	2.10

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	406	349	-57	-14.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	406	349	-57	-14.0
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	51.17	54.69	0.00	0.00
City/Town	53.74	75.66	0.00	0.00
School District	20.72	21.58	23.13	22.41
Special District	6.23	5.98	0.00	0.00
Total	131.85	157.92	23.13	22.41

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	60,100	56,700	-5.7	691	664	-27	-3.9	1.15	1.17
Res Hmstd:Avg Val	90,000	84,900	-5.7	1,103	1,064	-40	-3.6	1.23	1.25
Res Hmstd: Hi Val	120,000	113,300	-5.6	1,595	1,616	21	1.3	1.33	1.43
Res Hmstd: Ex-Hi Val	180,100	170,000	-5.6	2,581	2,719	138	5.4	1.43	1.6
Apartment	300,000	319,500	6.5	5,638	7,023	1,384	24.6	1.88	2.2
Comm/Ind: Lo Val	150,000	159,900	6.6	4,412	5,475	1,063	24.1	2.94	3.42
Comm/Ind: Med Val	300,000	319,800	6.6	10,180	12,519	2,339	23.0	3.39	3.91
Comm/Ind: Hi Val	1,000,000	1,066,000	6.6	37,095	45,386	8,291	22.4	3.71	4.26

Brooten city

Stearns County | **Cold Spring city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	171,858	165,591	-6,267	-3.6	1,839	1,868	30	1.6	1.07	1.13
Res Non-Hm: exis	20,287	19,423	-864	-4.3	268	280	12	4.4	1.32	1.44
Apartments: exis	6,546	6,529	-18	-0.3	98	106	8	8.6	1.49	1.62
Low-inc Apts: ex	6,465	6,389	-76	-1.2	59	63	4	6.9	0.91	0.99
Seasnl Rec: exis	612	607	-5	-0.9	9	10	1	7.9	1.49	1.62
Com/Ind: Lo: exi	12,954	12,974	20	0.2	323	349	26	8.1	2.49	2.69
Com/Ind Hi: exis	35,302	34,662	-640	-1.8	1,158	1,232	74	6.4	3.28	3.55
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	2,959	2,874	-86	-2.9	96	102	5	5.3	3.26	3.53
Ag HGA: Exist	186	178	-8	-4.0	2	2	0	1.7	1.11	1.18
Ag Hmstd Land	76	82	5	7.1	0	0	0	33.4	0.36	0.45
Ag Non-Hmstd	2,085	2,085	0	0.0	23	25	3	11.9	1.08	1.21
Misc props	1,306	1,300	-6	-0.5	21	23	2	8.4	1.60	1.74
ResHmstd: NewCon	0	465	465	0.0	0	5	5	0.0	0.00	1.13
All other NewCon	0	587	587	0.0	0	17	17	0.0	0.00	2.86
Total	260,637	253,746	-6,891	-2.6	3,895	4,083	187	4.8	1.49	1.61

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	3,077	2,745	-332	-10.8
(-) TIF Tax Capacity	72	130	57	79.5
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	3,005	2,615	-389	-13.0
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	51.47	55.04	0.00	0.00
City/Town	29.08	35.95	0.00	0.00
School District	26.34	28.81	13.59	10.65
Special District	1.46	1.48	0.00	0.00
Total	108.35	121.27	13.59	10.65

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	104,000	100,200	-3.7	989	980	-10	-1.0	0.95	0.98
Res Hmstd:Avg Val	156,000	150,300	-3.7	1,670	1,695	25	1.5	1.07	1.13
Res Hmstd: Hi Val	207,900	200,300	-3.7	2,350	2,409	60	2.5	1.13	1.20
Res Hmstd: Ex-Hi Val	311,900	300,500	-3.7	3,712	3,841	129	3.5	1.19	1.28
Apartment	300,000	299,200	-0.3	4,471	4,854	383	8.6	1.49	1.62
Comm/Ind: Lo Val	150,000	147,300	-1.8	3,740	3,966	225	6.0	2.49	2.69
Comm/Ind: Med Val	300,000	294,600	-1.8	8,660	9,178	518	6.0	2.89	3.12
Comm/Ind: Hi Val	1,000,000	981,900	-1.8	31,617	33,606	1,989	6.3	3.16	3.42

Stearns County | **Elrosa city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	7,098	7,344	245	3.5	69	76	7	9.8	0.97	1.03
Res Non-Hm: exis	765	605	-160	-20.9	10	8	-2	-16.9	1.24	1.31
Apartments: exis	273	275	1	0.5	4	4	0	6.0	1.49	1.58
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	1,691	1,677	-14	-0.8	42	44	2	4.5	2.48	2.61
Com/Ind Hi: exis	430	418	-12	-2.9	14	14	0	2.6	3.23	3.41
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	24	44	20	81.5	1	2	1	91.7	3.23	3.41
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	3	3	0	11.5	0	0	0	19.4	1.01	1.08
Ag Non-Hmstd	19	13	-5	-28.9	0	0	0	-23.9	1.01	1.08
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	253	253	0.0	0	3	3	0.0	0.00	1.03
All other NewCon	0	306	306	0.0	0	5	5	0.0	0.00	1.49
Total	10,303	10,937	634	6.2	140	155	16	11.1	1.35	1.42

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	116	104	-12	-10.4
(-) TIF Tax Capacity	7	7	0	-3.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	109	97	-12	-10.9
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	51.34	54.90	0.00	0.00
City/Town	25.13	28.21	0.00	0.00
School District	20.86	21.75	23.13	22.41
Special District	3.66	3.26	0.00	0.00
Total	100.99	108.13	23.13	22.41

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	64,000	66,200	3.4	538	578	39	7.3	0.84	0.87
Res Hmstd:Avg Val	95,900	99,200	3.4	904	989	85	9.4	0.94	1
Res Hmstd: Hi Val	127,900	132,300	3.4	1,330	1,453	123	9.2	1.04	1.1
Res Hmstd: Ex-Hi Val	191,800	198,400	3.4	2,181	2,380	199	9.1	1.14	1.2
Apartment	300,000	301,500	0.5	4,481	4,751	270	6.0	1.49	1.58
Comm/Ind: Lo Val	150,000	145,700	-2.9	3,718	3,807	89	2.4	2.48	2.61
Comm/Ind: Med Val	300,000	291,400	-2.9	8,560	8,739	180	2.1	2.85	3
Comm/Ind: Hi Val	1,000,000	971,400	-2.9	31,154	31,920	766	2.5	3.12	3.29

Stearns County | **Freeport city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	27,587	26,806	-781	-2.8	408	407	-2	-0.5	1.48	1.52
Res Non-Hm: exis	1,838	1,832	-6	-0.3	33	37	4	11.1	1.81	2.02
Apartments: exis	267	262	-5	-1.8	6	6	1	9.7	2.08	2.32
Low-inc Apts: ex	332	327	-5	-1.5	4	5	0	9.8	1.27	1.42
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	5,219	5,079	-140	-2.7	167	179	12	7.2	3.19	3.52
Com/Ind Hi: exis	5,937	5,958	20	0.3	249	276	27	10.7	4.20	4.63
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	957	947	-10	-1.1	40	44	4	9.1	4.17	4.60
Ag HGA: Exist	767	650	-117	-15.2	11	10	-1	-12.0	1.49	1.55
Ag Hmstd Land	959	969	11	1.1	6	8	1	17.2	0.67	0.78
Ag Non-Hmstd	190	272	82	43.2	3	5	2	61.3	1.53	1.72
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	407	407	0.0	0	6	6	0.0	0.00	1.52
All other NewCon	0	515	515	0.0	0	20	20	0.0	0.00	3.80
Total	44,053	44,024	-28	-0.1	928	1,000	72	7.8	2.11	2.27

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	531	474	-57	-10.8
(-) TIF Tax Capacity	70	75	6	8.2
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	462	399	-63	-13.6
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	50.52	53.93	0.00	0.00
City/Town	81.07	93.85	0.00	0.00
School District	19.59	22.73	16.96	17.00
Special District	1.46	1.48	0.00	0.00
Total	152.64	171.99	16.96	17.00

Tax Burdens on Hypothetical Properties	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	81,400	79,100	-2.8	1,081	977	-105	-9.7	1.33	1.23
Res Hmstd:Avg Val	122,100	118,600	-2.9	1,808	1,784	-24	-1.3	1.48	1.50
Res Hmstd: Hi Val	162,700	158,100	-2.8	2,533	2,592	59	2.3	1.56	1.64
Res Hmstd: Ex-Hi Val	244,100	237,200	-2.8	3,987	4,209	222	5.6	1.63	1.77
Apartment	300,000	294,700	-1.8	6,233	6,836	603	9.7	2.08	2.32
Comm/Ind: Lo Val	150,000	150,500	0.3	4,788	5,298	510	10.7	3.19	3.52
Comm/Ind: Med Val	300,000	301,000	0.3	11,086	12,269	1,183	10.7	3.7	4.08
Comm/Ind: Hi Val	1,000,000	1,003,500	0.4	40,481	44,809	4,328	10.7	4.05	4.47

Stearns County | **Greenwald city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	7,789	7,956	168	2.2	71	81	10	13.8	0.91	1.02
Res Non-Hm: exis	739	699	-40	-5.4	9	9	0	5.3	1.19	1.32
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	47	47	0	0.6	1	1	0	13.6	1.10	1.24
Com/Ind: Lo: exi	918	935	17	1.8	22	25	3	11.7	2.43	2.67
Com/Ind Hi: exis	263	228	-35	-13.3	8	8	0	-4.7	3.19	3.50
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	82	84	2	2.6	3	3	0	12.7	3.19	3.50
Ag HGA: Exist	495	515	20	4.1	5	6	1	16.3	0.98	1.09
Ag Hmstd Land	810	867	56	6.9	3	4	1	25.9	0.41	0.48
Ag Non-Hmstd	107	0	-107	-100.0	1	0	-1	-100.0	1.02	0.00
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	13	13	0.0	0	0	0	0.0	0.00	1.02
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	11,251	11,345	94	0.8	123	137	14	11.0	1.09	1.20

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	117	95	-22	-18.7
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	117	95	-22	-18.7
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	51.58	55.17	0.00	0.00
City/Town	27.90	34.32	0.00	0.00
School District	21.03	24.40	16.96	17.00
Special District	1.46	1.48	0.00	0.00
Total	101.97	115.36	16.96	17.00

Tax Burdens on Hypothetical Properties	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	65,800	67,200	2.1	519	579	60	11.6	0.79	0.86
Res Hmstd:Avg Val	98,600	100,700	2.1	889	1,008	119	13.4	0.90	1.00
Res Hmstd: Hi Val	131,400	134,200	2.1	1,309	1,486	177	13.6	1	1.11
Res Hmstd: Ex-Hi Val	197,200	201,400	2.1	2,150	2,445	295	13.7	1.09	1.21
Comm/Ind: Lo Val	150,000	130,100	-13.3	3,647	3,470	-177	-4.9	2.43	2.67
Comm/Ind: Med Val	300,000	260,200	-13.3	8,426	7,857	-569	-6.7	2.81	3.02
Comm/Ind: Hi Val	1,000,000	867,400	-13.3	30,725	29,106	-1,619	-5.3	3.07	3.36

Stearns County | **Holdingford city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	27,845	25,354	-2,491	-8.9	385	370	-16	-4.0	1.38	1.46
Res Non-Hm: exis	2,559	2,030	-530	-20.7	44	43	-1	-3.2	1.72	2.10
Apartments: exis	1,151	987	-164	-14.3	23	24	1	2.5	2.00	2.39
Low-inc Apts: ex	824	753	-71	-8.6	10	11	1	9.0	1.22	1.45
Seasnl Rec: exis	42	38	-4	-9.8	1	1	0	8.4	1.57	1.89
Com/Ind: Lo: exi	1,807	1,788	-19	-1.1	56	65	8	15.0	3.10	3.61
Com/Ind Hi: exis	778	767	-10	-1.3	31	36	5	15.0	4.04	4.71
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	172	176	4	2.2	7	8	1	18.9	4.10	4.77
Ag HGA: Exist	176	158	-18	-10.2	2	2	0	-12.2	1.29	1.26
Ag Hmstd Land	285	299	13	4.7	2	2	1	34.0	0.61	0.78
Ag Non-Hmstd	157	104	-53	-33.7	2	2	0	-19.9	1.49	1.80
Misc props	212	210	-3	-1.2	5	6	1	17.3	2.40	2.85
ResHmstd: NewCon	0	115	115	0.0	0	2	2	0.0	0.00	1.46
All other NewCon	0	15	15	0.0	0	0	0	0.0	0.00	2.10
Total	36,007	32,792	-3,215	-8.9	569	571	2	0.3	1.58	1.74

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	380	280	-100	-26.3
(-) TIF Tax Capacity	14	4	-10	-69.2
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	366	275	-90	-24.6
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	50.69	53.94	0.00	0.00
City/Town	70.76	93.90	0.00	0.00
School District	27.23	32.01	13.13	13.37
Special District	0.69	0.62	0.00	0.00
Total	149.37	180.48	13.13	13.37

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	74,000	67,400	-8.9	906	820	-87	-9.5	1.22	1.22
Res Hmstd:Avg Val	110,900	101,000	-8.9	1,529	1,450	-80	-5.2	1.38	1.44
Res Hmstd: Hi Val	147,900	134,700	-8.9	2,164	2,158	-6	-0.3	1.46	1.60
Res Hmstd: Ex-Hi Val	221,900	202,000	-9.0	3,433	3,572	139	4.0	1.55	1.77
Apartment	300,000	257,200	-14.3	5,995	6,146	151	2.5	2	2.39
Comm/Ind: Lo Val	150,000	148,100	-1.3	4,656	5,343	686	14.7	3.10	3.61
Comm/Ind: Med Val	300,000	296,100	-1.3	10,799	12,374	1,574	14.6	3.6	4.18
Comm/Ind: Hi Val	1,000,000	987,000	-1.3	39,466	45,298	5,832	14.8	3.95	4.59

Stearns County | **Kimball city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	24,543	24,436	-107	-0.4	354	369	15	4.2	1.44	1.51
Res Non-Hm: exis	5,767	5,358	-409	-7.1	108	115	7	6.2	1.87	2.14
Apartments: exis	2,049	2,017	-33	-1.6	42	47	5	12.0	2.06	2.34
Low-inc Apts: ex	388	387	-1	-0.2	5	6	1	13.3	1.27	1.44
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	4,569	4,470	-99	-2.2	144	158	14	9.4	3.16	3.53
Com/Ind Hi: exis	4,213	4,190	-23	-0.5	174	194	20	11.4	4.13	4.63
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,237	1,320	82	6.7	51	61	10	19.5	4.12	4.61
Ag HGA: Exist	292	279	-13	-4.5	4	4	0	-3.5	1.30	1.31
Ag Hmstd Land	687	739	52	7.5	4	5	1	30.5	0.60	0.72
Ag Non-Hmstd	1,030	907	-123	-11.9	15	15	0	1.4	1.47	1.69
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	342	342	0.0	0	5	5	0.0	0.00	1.51
All other NewCon	0	72	72	0.0	0	2	2	0.0	0.00	2.14
Total	44,775	44,517	-258	-0.6	901	980	79	8.7	2.01	2.20

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	532	469	-62	-11.7
(-) TIF Tax Capacity	7	0	-7	-100.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	525	469	-56	-10.6
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	51.12	54.66	0.00	0.00
City/Town	72.92	90.33	0.00	0.00
School District	19.96	21.55	22.02	22.60
Special District	2.86	2.57	0.00	0.00
Total	146.86	169.11	22.02	22.60

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	73,700	73,400	-0.4	950	911	-39	-4.1	1.29	1.24
Res Hmstd:Avg Val	110,600	110,100	-0.5	1,595	1,649	54	3.4	1.44	1.5
Res Hmstd: Hi Val	147,400	146,800	-0.4	2,250	2,408	158	7.0	1.53	1.64
Res Hmstd: Ex-Hi Val	221,100	220,100	-0.5	3,561	3,925	364	10.2	1.61	1.78
Apartment	300,000	295,200	-1.6	6,168	6,907	740	12.0	2.06	2.34
Comm/Ind: Lo Val	150,000	149,200	-0.5	4,733	5,266	532	11.2	3.16	3.53
Comm/Ind: Med Val	300,000	298,400	-0.5	10,934	12,166	1,231	11.3	3.64	4.08
Comm/Ind: Hi Val	1,000,000	994,600	-0.5	39,873	44,403	4,531	11.4	3.99	4.46

Stearns County | **Lake Henry city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	2,675	2,703	28	1.0	26	27	2	7.3	0.95	1.01
Res Non-Hm: exis	441	390	-51	-11.6	6	6	0	-1.9	1.27	1.41
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	583	557	-26	-4.4	15	16	1	4.6	2.58	2.83
Com/Ind Hi: exis	912	918	6	0.7	31	34	3	10.4	3.40	3.73
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	30	31	1	1.7	1	1	0	11.4	3.40	3.73
Ag HGA: Exist	128	127	-1	-1.1	1	1	0	5.9	1.07	1.15
Ag Hmstd Land	417	262	-155	-37.1	2	1	-1	-35.2	0.52	0.54
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Misc props	50	49	0	-0.6	1	1	0	10.5	1.56	1.74
ResHmstd: NewCon	0	5	5	0.0	0	0	0	0.0	0.00	1.01
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	5,236	5,042	-194	-3.7	83	88	5	6.3	1.58	1.74

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	62	53	-9	-14.8
(-) TIF Tax Capacity	19	18	0	-1.2
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	44	35	-9	-20.6
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	51.57	55.16	0.00	0.00
City/Town	44.84	56.45	0.00	0.00
School District	17.56	16.60	11.75	11.40
Special District	1.46	1.48	0.00	0.00
Total	115.43	129.69	11.75	11.40

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	63,700	64,400	1.1	555	575	19	3.5	0.87	0.89
Res Hmstd:Avg Val	95,500	96,500	1.0	928	991	63	6.8	0.97	1.03
Res Hmstd: Hi Val	127,400	128,700	1.0	1,362	1,483	121	8.9	1.07	1.15
Res Hmstd: Ex-Hi Val	191,100	193,100	1.0	2,230	2,467	237	10.6	1.17	1.28
Comm/Ind: Lo Val	150,000	151,000	0.7	3,872	4,277	404	10.4	2.58	2.83
Comm/Ind: Med Val	300,000	302,000	0.7	8,976	9,909	933	10.4	2.99	3.28
Comm/Ind: Hi Val	1,000,000	1,006,800	0.7	32,795	36,199	3,405	10.4	3.28	3.6

Stearns County | **Meire Grove city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	4,919	4,836	-83	-1.7	48	52	4	7.9	0.97	1.07
Res Non-Hm: exis	460	479	19	4.2	6	7	1	16.5	1.24	1.38
Apartments: exis	661	652	-9	-1.4	10	11	1	10.7	1.50	1.68
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	637	633	-3	-0.5	16	17	2	9.6	2.50	2.75
Com/Ind Hi: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	163	163	0	0.1	5	6	1	10.5	3.13	3.45
Ag HGA: Exist	216	213	-2	-1.1	2	2	0	8.1	0.98	1.07
Ag Hmstd Land	454	486	32	7.0	2	2	0	24.4	0.37	0.43
Ag Non-Hmstd	77	58	-19	-24.4	1	1	0	-14.0	1.06	1.21
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	7,586	7,520	-66	-0.9	89	97	8	9.3	1.17	1.30

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	80	66	-14	-17.4
(-) TIF Tax Capacity	8	8	0	-1.4
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	72	58	-14	-19.2
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	51.51	55.09	0.00	0.00
City/Town	32.56	40.27	0.00	0.00
School District	20.94	24.28	16.96	17.00
Special District	1.46	1.48	0.00	0.00
Total	106.47	121.12	16.96	17.00

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	67,000	65,900	-1.6	559	591	32	5.7	0.83	0.9
Res Hmstd:Avg Val	100,400	98,700	-1.7	957	1,020	63	6.5	0.95	1.03
Res Hmstd: Hi Val	133,800	131,500	-1.7	1,400	1,508	109	7.8	1.05	1.15
Res Hmstd: Ex-Hi Val	200,800	197,400	-1.7	2,287	2,490	204	8.9	1.14	1.26
Apartment	300,000	295,900	-1.4	4,501	4,983	481	10.7	1.50	1.68

Stearns County | **Melrose city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	115,503	115,187	-316	-0.3	1,540	1,605	65	4.2	1.33	1.39
Res Non-Hm: exis	9,799	8,992	-806	-8.2	157	158	1	0.6	1.60	1.75
Apartments: exis	5,320	7,049	1,729	32.5	99	145	46	46.4	1.87	2.06
Low-inc Apts: ex	2,051	2,032	-19	-0.9	23	26	2	9.2	1.15	1.26
Seasnl Rec: exis	479	438	-41	-8.6	9	9	0	1.0	1.87	2.06
Com/Ind: Lo: exi	13,968	13,650	-318	-2.3	411	438	27	6.7	2.94	3.21
Com/Ind Hi: exis	27,256	26,380	-875	-3.2	1,052	1,113	61	5.8	3.86	4.22
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	899	985	86	9.6	35	41	7	19.8	3.85	4.21
Ag HGA: Exist	462	459	-3	-0.6	6	6	0	2.0	1.30	1.33
Ag Hmstd Land	639	725	86	13.4	4	5	1	29.5	0.56	0.64
Ag Non-Hmstd	807	942	136	16.8	11	14	3	30.3	1.36	1.51
Misc props	1,366	1,224	-142	-10.4	29	28	-1	-2.6	2.10	2.28
ResHmstd: NewCon	0	797	797	0.0	0	11	11	0.0	0.00	1.39
All other NewCon	0	189	189	0.0	0	7	7	0.0	0.00	3.47
Total	178,549	179,050	501	0.3	3,375	3,606	231	6.8	1.89	2.01

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	2,152	1,928	-224	-10.4
(-) TIF Tax Capacity	62	62	-1	-1.1
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	2,089	1,866	-223	-10.7
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	51.65	55.25	0.00	0.00
City/Town	61.37	69.99	0.00	0.00
School District	21.31	24.73	16.96	17.00
Special District	1.46	1.48	0.00	0.00
Total	135.80	151.44	16.96	17.00

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	86,200	86,000	-0.2	1,022	1,002	-20	-2.0	1.19	1.16
Res Hmstd:Avg Val	129,200	128,800	-0.3	1,717	1,781	64	3.7	1.33	1.38
Res Hmstd: Hi Val	172,200	171,700	-0.3	2,413	2,562	149	6.2	1.40	1.49
Res Hmstd: Ex-Hi Val	258,400	257,700	-0.3	3,807	4,128	321	8.4	1.47	1.60
Apartment	300,000	397,500	32.5	5,601	8,200	2,599	46.4	1.87	2.06
Comm/Ind: Lo Val	150,000	145,200	-3.2	4,409	4,658	250	5.7	2.94	3.21
Comm/Ind: Med Val	300,000	290,400	-3.2	10,202	10,739	537	5.3	3.40	3.7
Comm/Ind: Hi Val	1,000,000	967,900	-3.2	37,237	39,337	2,100	5.6	3.72	4.06

Stearns County | **New Munich city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	12,609	12,574	-35	-0.3	149	164	14	9.5	1.18	1.30
Res Non-Hm: exis	862	666	-196	-22.7	13	12	-1	-9.2	1.48	1.74
Apartments: exis	884	875	-9	-1.0	15	18	2	15.1	1.74	2.02
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	1,392	1,409	17	1.2	39	44	6	14.8	2.78	3.16
Com/Ind Hi: exis	355	340	-15	-4.3	13	14	1	8.7	3.66	4.15
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	107	108	2	1.8	4	5	1	15.7	3.66	4.15
Ag HGA: Exist	711	706	-5	-0.6	9	10	1	12.1	1.30	1.47
Ag Hmstd Land	109	116	7	6.2	0	1	0	41.5	0.34	0.45
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	159	159	0.0	0	2	2	0.0	0.00	1.30
All other NewCon	0	62	62	0.0	0	2	2	0.0	0.00	2.62
Total	17,028	17,016	-12	-0.1	243	271	28	11.4	1.43	1.59

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	184	153	-31	-16.8
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	184	153	-31	-16.8
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	51.58	55.18	0.00	0.00
City/Town	51.38	67.01	0.00	0.00
School District	21.03	24.40	16.96	17.00
Special District	1.46	1.48	0.00	0.00
Total	125.45	148.06	16.96	17.00

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	71,300	71,100	-0.3	730	752	22	3.0	1.02	1.06
Res Hmstd:Avg Val	106,900	106,600	-0.3	1,246	1,350	104	8.3	1.17	1.27
Res Hmstd: Hi Val	142,400	142,000	-0.3	1,784	1,982	198	11.1	1.25	1.4
Res Hmstd: Ex-Hi Val	213,700	213,100	-0.3	2,863	3,250	387	13.5	1.34	1.53
Apartment	300,000	297,000	-1.0	5,213	6,001	788	15.1	1.74	2.02
Comm/Ind: Lo Val	150,000	143,600	-4.3	4,176	4,534	358	8.6	2.78	3.16
Comm/Ind: Med Val	300,000	287,100	-4.3	9,659	10,431	772	8.0	3.22	3.63
Comm/Ind: Hi Val	1,000,000	957,000	-4.3	35,246	38,254	3,008	8.5	3.52	4

Stearns County | **Paynesville city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	87,522	83,664	-3,858	-4.4	834	841	7	0.8	0.95	1.00
Res Non-Hm: exis	9,460	10,682	1,222	12.9	118	143	25	21.2	1.25	1.34
Apartments: exis	6,521	6,384	-136	-2.1	94	100	6	6.1	1.44	1.56
Low-inc Apts: ex	1,520	1,495	-25	-1.6	13	14	1	6.3	0.88	0.96
Seasnl Rec: exis	435	430	-5	-1.1	5	6	0	7.9	1.24	1.36
Com/Ind: Lo: exi	14,642	14,655	12	0.1	357	384	27	7.4	2.44	2.62
Com/Ind Hi: exis	12,831	12,786	-45	-0.3	412	442	29	7.1	3.21	3.46
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	2,127	2,351	224	10.5	68	81	13	18.9	3.19	3.44
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	14	16	2	11.3	0	0	0	45.7	0.48	0.63
Ag Non-Hmstd	1,939	2,076	136	7.0	21	24	4	17.0	1.06	1.16
Misc props	937	875	-62	-6.6	17	17	0	1.5	1.83	1.99
ResHmstd: NewCon	0	364	364	0.0	0	4	4	0.0	0.00	1.00
All other NewCon	0	303	303	0.0	0	9	9	0.0	0.00	3.07
Total	137,949	136,082	-1,867	-1.4	1,941	2,065	124	6.4	1.41	1.52

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	1,622	1,415	-207	-12.8
(-) TIF Tax Capacity	36	25	-11	-30.3
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	1,586	1,389	-196	-12.4
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg) Base	Net Tax Cap (Pctg) Alter	Ref Mkt Val Base	Ref Mkt Val Alter
County	51.46	55.04	0.00	0.00
City/Town	33.54	41.27	0.00	0.00
School District	17.41	16.43	11.75	11.40
Special District	3.68	3.28	0.00	0.00
Total	106.10	116.02	11.75	11.40

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	78,000	74,600	-4.4	617	604	-13	-2.0	0.79	0.81
Res Hmstd:Avg Val	117,000	111,800	-4.4	1,112	1,109	-2	-0.2	0.95	0.99
Res Hmstd: Hi Val	156,000	149,100	-4.4	1,606	1,623	17	1.1	1.03	1.09
Res Hmstd: Ex-Hi Val	234,000	223,700	-4.4	2,596	2,652	56	2.2	1.11	1.19
Apartment	300,000	293,700	-2.1	4,331	4,594	263	6.1	1.44	1.56
Comm/Ind: Lo Val	150,000	149,500	-0.3	3,662	3,918	256	7.0	2.44	2.62
Comm/Ind: Med Val	300,000	299,000	-0.3	8,486	9,082	596	7.0	2.83	3.04
Comm/Ind: Hi Val	1,000,000	996,500	-0.4	30,998	33,192	2,194	7.1	3.1	3.33

Stearns County | Richmond city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	66,838	65,403	-1,436	-2.1	919	903	-16	-1.8	1.38	1.38
Res Non-Hm: exis	5,019	5,699	681	13.6	85	103	17	20.4	1.70	1.80
Apartments: exis	1,194	1,524	330	27.6	23	31	8	36.7	1.91	2.05
Low-inc Apts: ex	574	387	-187	-32.5	7	5	-2	-28.1	1.17	1.24
Seasnl Rec: exis	784	959	175	22.4	12	16	4	34.2	1.57	1.72
Com/Ind: Lo: exi	7,076	7,082	6	0.1	212	227	15	6.9	3.00	3.20
Com/Ind Hi: exis	4,390	4,460	70	1.6	173	189	15	8.8	3.95	4.23
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	805	867	62	7.7	32	36	5	15.4	3.93	4.21
Ag HGA: Exist	0	85	85	0.0	0	1	1	0.0	0.00	1.13
Ag Hmstd Land	396	327	-69	-17.3	3	2	0	-13.6	0.64	0.67
Ag Non-Hmstd	234	203	-31	-13.1	3	3	0	-4.9	1.42	1.55
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	524	524	0.0	0	7	7	0.0	0.00	1.38
All other NewCon	0	1,008	1,008	0.0	0	21	21	0.0	0.00	2.05
Total	87,310	88,529	1,219	1.4	1,469	1,544	75	5.1	1.68	1.74

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	965	864	-100	-10.4
(-) TIF Tax Capacity	2	1	-1	-68.3
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	963	864	-99	-10.3
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	51.50	55.09	0.00	0.00
City/Town	62.53	69.71	0.00	0.00
School District	26.39	28.87	13.59	10.65
Special District	1.46	1.48	0.00	0.00
Total	141.89	155.14	13.59	10.65

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	90,600	88,700	-2.1	1,118	1,017	-101	-9.0	1.23	1.15
Res Hmstd:Avg Val	135,900	133,000	-2.1	1,863	1,813	-50	-2.7	1.37	1.36
Res Hmstd: Hi Val	181,100	177,200	-2.2	2,606	2,607	1	0.0	1.44	1.47
Res Hmstd: Ex-Hi Val	271,700	265,900	-2.1	4,096	4,202	105	2.6	1.51	1.58
Apartment	300,000	382,900	27.6	5,728	7,833	2,105	36.7	1.91	2.05
Comm/Ind: Lo Val	150,000	152,400	1.6	4,495	4,902	407	9.1	3	3.22
Comm/Ind: Med Val	300,000	304,800	1.6	10,420	11,351	930	8.9	3.47	3.72
Comm/Ind: Hi Val	1,000,000	1,016,100	1.6	38,073	41,450	3,377	8.9	3.81	4.08

Stearns County | **Rockville city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	153,460	147,265	-6,195	-4.0	1,819	1,864	45	2.5	1.19	1.27
Res Non-Hm: exis	8,099	6,300	-1,799	-22.2	108	92	-17	-15.4	1.34	1.46
Apartments: exis	3,107	4,794	1,686	54.3	50	83	33	65.8	1.61	1.73
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	27,126	24,368	-2,759	-10.2	342	337	-5	-1.4	1.26	1.38
Com/Ind: Lo: exi	5,997	6,167	170	2.8	157	173	16	10.2	2.62	2.81
Com/Ind Hi: exis	10,941	10,586	-355	-3.2	378	393	15	3.9	3.46	3.71
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	2,350	2,840	490	20.9	80	104	24	30.0	3.41	3.67
Ag HGA: Exist	12,248	12,113	-135	-1.1	141	147	6	4.4	1.15	1.22
Ag Hmstd Land	21,876	24,070	2,194	10.0	111	139	28	25.5	0.51	0.58
Ag Non-Hmstd	14,269	12,898	-1,371	-9.6	165	163	-1	-0.8	1.15	1.27
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	1,261	1,261	0.0	0	16	16	0.0	0.00	1.27
All other NewCon	0	312	312	0.0	0	4	4	0.0	0.00	1.40
Total	259,473	252,972	-6,501	-2.5	3,351	3,516	165	4.9	1.29	1.39

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	2,664	2,457	-207	-7.8
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	2,664	2,457	-207	-7.8
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	51.68	55.28	0.00	0.00
City/Town	37.45	43.30	0.00	0.00
School District	23.59	25.62	12.61	11.77
Special District	1.39	1.39	0.00	0.00
Total	114.10	125.59	12.61	11.77

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	149,900	143,800	-4.1	1,662	1,670	8	0.5	1.11	1.16
Res Hmstd:Avg Val	224,700	215,600	-4.0	2,677	2,738	60	2.3	1.19	1.27
Res Hmstd: Hi Val	299,500	287,400	-4.0	3,692	3,805	113	3.1	1.23	1.32
Res Hmstd: Ex-Hi Val	449,400	431,300	-4.0	5,694	5,924	230	4.0	1.27	1.37
Apartment	300,000	462,800	54.3	4,657	7,810	3,153	67.7	1.55	1.69
Seas Rec: Lo Val	50,000	44,900	-10.2	608	601	-7	-1.2	1.22	1.34
Seas Rec: Hi Val	150,000	134,700	-10.2	1,909	1,876	-34	-1.8	1.27	1.39
Comm/Ind: Lo Val	150,000	145,100	-3.3	3,855	4,017	162	4.2	2.57	2.77
Comm/Ind: Med Val	300,000	290,300	-3.2	8,932	9,276	343	3.8	2.98	3.2
Comm/Ind: Hi Val	1,000,000	967,500	-3.3	32,626	34,006	1,379	4.2	3.26	3.51

Stearns County | **Roscoe city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	4,178	4,059	-119	-2.8	34	36	3	7.6	0.80	0.89
Res Non-Hm: exis	809	616	-193	-23.8	9	8	-1	-15.3	1.10	1.22
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	430	416	-14	-3.3	10	11	1	5.9	2.32	2.54
Com/Ind Hi: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	213	216	3	1.6	6	7	1	11.4	3.00	3.29
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	351	364	13	3.8	3	3	0	14.7	0.75	0.83
Ag Non-Hmstd	232	247	15	6.4	2	3	0	20.1	0.98	1.11
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	55	55	0.0	0	0	0	0.0	0.00	0.89
All other NewCon	0	7	7	0.0	0	0	0	0.0	0.00	1.22
Total	6,213	5,981	-232	-3.7	64	68	4	6.1	1.02	1.13

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	66	51	-15	-22.5
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	66	51	-15	-22.5
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	51.53	55.12	0.00	0.00
City/Town	27.48	37.45	0.00	0.00
School District	17.50	16.53	11.75	11.41
Special District	1.46	1.48	0.00	0.00
Total	97.97	110.57	11.75	11.41

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	63,300	61,500	-2.8	441	478	37	8.3	0.7	0.78
Res Hmstd:Avg Val	95,000	92,300	-2.8	755	806	50	6.7	0.8	0.87
Res Hmstd: Hi Val	126,600	123,000	-2.8	1,131	1,211	80	7.1	0.89	0.98
Res Hmstd: Ex-Hi Val	189,900	184,500	-2.8	1,882	2,022	140	7.4	0.99	1.1

Stearns County | **St. Anthony city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	2,833	2,884	51	1.8	20	23	3	17.1	0.69	0.80
Res Non-Hm: exis	298	229	-69	-23.1	3	2	0	-17.3	0.95	1.02
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	87	80	-6	-7.4	2	2	0	-0.9	2.09	2.24
Com/Ind Hi: exis	0	10	10	0.0	0	0	0	0.0	0.00	2.95
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	42	50	8	18.8	1	1	0	27.3	2.75	2.95
Ag HGA: Exist	194	192	-2	-1.0	1	1	0	13.5	0.65	0.75
Ag Hmstd Land	597	642	45	7.5	2	2	0	21.7	0.33	0.37
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	50	50	0.0	0	0	0	0.0	0.00	0.80
All other NewCon	0	83	83	0.0	0	2	2	0.0	0.00	2.32
Total	4,050	4,219	169	4.2	29	35	6	22.3	0.71	0.83

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	38	33	-6	-14.9
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	38	33	-6	-14.9
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	51.59	55.19	0.00	0.00
City/Town	5.29	6.84	0.00	0.00
School District	24.67	27.49	12.05	11.31
Special District	1.12	1.10	0.00	0.00
Total	82.67	90.61	12.05	11.31

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	70,000	71,300	1.9	383	468	85	22.3	0.55	0.66
Res Hmstd:Avg Val	104,900	106,800	1.8	716	838	123	17.1	0.68	0.78
Res Hmstd: Hi Val	139,900	142,400	1.8	1,079	1,230	151	14.0	0.77	0.86
Res Hmstd: Ex-Hi Val	209,900	213,600	1.8	1,805	2,014	209	11.6	0.86	0.94

Stearns County | **St. Joseph city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	200,036	195,508	-4,528	-2.3	2,300	2,426	127	5.5	1.15	1.24
Res Non-Hm: exis	27,866	25,413	-2,454	-8.8	394	398	4	1.0	1.41	1.56
Apartments: exis	13,806	13,984	178	1.3	223	251	28	12.7	1.61	1.79
Low-inc Apts: ex	4,738	4,120	-618	-13.0	47	45	-2	-3.2	0.98	1.10
Seasnl Rec: exis	155	150	-6	-3.5	2	2	0	6.6	1.33	1.47
Com/Ind: Lo: exi	18,035	17,970	-65	-0.4	477	520	43	9.0	2.64	2.89
Com/Ind Hi: exis	41,385	39,699	-1,685	-4.1	1,443	1,513	70	4.9	3.49	3.81
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	2,363	2,790	427	18.1	82	105	24	29.3	3.45	3.78
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Non-Hmstd	10,203	8,857	-1,346	-13.2	122	118	-5	-3.7	1.20	1.33
Misc props	1,149	1,144	-5	-0.4	21	23	2	10.5	1.79	1.99
ResHmstd: NewCon	0	1,768	1,768	0.0	0	22	22	0.0	0.00	1.24
All other NewCon	0	2,597	2,597	0.0	0	42	42	0.0	0.00	1.63
Total	319,735	314,000	-5,735	-1.8	5,109	5,465	356	7.0	1.60	1.74

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	3,771	3,381	-390	-10.4
(-) TIF Tax Capacity	92	85	-7	-7.6
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	3,679	3,296	-383	-10.4
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	51.57	55.16	0.00	0.00
City/Town	48.45	56.54	0.00	0.00
School District	18.62	20.03	11.40	13.13
Special District	1.18	1.16	0.00	0.00
Total	119.81	132.90	11.40	13.13

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	99,300	97,100	-2.2	1,020	1,039	19	1.9	1.03	1.07
Res Hmstd:Avg Val	148,800	145,400	-2.3	1,714	1,802	88	5.2	1.15	1.24
Res Hmstd: Hi Val	198,400	193,900	-2.3	2,409	2,569	159	6.6	1.21	1.32
Res Hmstd: Ex-Hi Val	297,700	291,000	-2.3	3,802	4,103	301	7.9	1.28	1.41
Apartment	300,000	303,900	1.3	4,835	5,448	613	12.7	1.61	1.79
Comm/Ind: Lo Val	150,000	143,900	-4.1	3,966	4,161	195	4.9	2.64	2.89
Comm/Ind: Med Val	300,000	287,800	-4.1	9,196	9,590	394	4.3	3.07	3.33
Comm/Ind: Hi Val	1,000,000	959,300	-4.1	33,605	35,185	1,580	4.7	3.36	3.67

Stearns County | **St. Martin city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	12,562	12,734	172	1.4	148	154	7	4.5	1.18	1.21
Res Non-Hm: exis	491	434	-57	-11.6	7	7	0	-2.2	1.46	1.61
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	299	294	-6	-1.9	3	3	0	7.6	1.06	1.16
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	1,963	1,910	-53	-2.7	54	57	3	5.2	2.75	2.98
Com/Ind Hi: exis	2,591	2,464	-127	-4.9	93	96	2	2.6	3.60	3.88
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	183	186	3	1.8	7	7	1	10.7	3.68	4.00
Ag HGA: Exist	198	109	-89	-44.9	2	1	-1	-42.8	1.14	1.19
Ag Hmstd Land	709	462	-247	-34.8	6	5	-1	-13.5	0.80	1.06
Ag Non-Hmstd	299	505	206	68.8	4	7	3	87.7	1.28	1.43
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	5	5	0.0	0	0	0	0.0	0.00	1.21
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	19,296	19,103	-192	-1.0	324	338	14	4.4	1.68	1.77

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	228	197	-31	-13.6
(-) TIF Tax Capacity	9	7	-2	-21.7
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	218	189	-29	-13.3
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	51.58	55.17	0.00	0.00
City/Town	51.38	59.27	0.00	0.00
School District	23.02	24.72	11.99	11.33
Special District	1.46	1.48	0.00	0.00
Total	127.45	140.64	11.99	11.33

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	77,600	78,700	1.4	779	772	-8	-1.0	1.00	0.98
Res Hmstd:Avg Val	116,300	117,900	1.4	1,354	1,417	63	4.7	1.16	1.20
Res Hmstd: Hi Val	155,000	157,100	1.4	1,928	2,063	134	7.0	1.24	1.31
Res Hmstd: Ex-Hi Val	232,600	235,800	1.4	3,080	3,358	278	9.0	1.32	1.42
Comm/Ind: Lo Val	150,000	142,600	-4.9	4,146	4,263	117	2.8	2.76	2.99
Comm/Ind: Med Val	300,000	285,300	-4.9	9,614	9,827	212	2.2	3.20	3.44
Comm/Ind: Hi Val	1,000,000	950,900	-4.9	35,133	36,107	974	2.8	3.51	3.8

Stearns County | **St. Rosa city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	3,509	3,340	-170	-4.8	35	37	1	3.2	1.01	1.09
Res Non-Hm: exis	301	400	99	32.8	4	5	2	44.0	1.17	1.27
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	605	598	-7	-1.2	15	15	1	6.3	2.40	2.58
Com/Ind Hi: exis	571	552	-18	-3.2	18	19	1	4.3	3.14	3.38
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	86	92	6	6.5	3	3	0	14.7	3.14	3.38
Ag HGA: Exist	285	281	-4	-1.3	3	3	0	6.5	0.99	1.07
Ag Hmstd Land	330	315	-15	-4.5	1	1	0	25.7	0.26	0.34
Ag Non-Hmstd	164	184	20	12.4	2	2	0	23.5	1.00	1.10
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	5,851	5,761	-89	-1.5	79	85	6	7.0	1.36	1.47

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	66	60	-7	-10.1
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	66	60	-7	-10.1
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	51.58	55.18	0.00	0.00
City/Town	25.58	28.46	0.00	0.00
School District	21.03	24.40	16.96	17.00
Special District	1.46	1.48	0.00	0.00
Total	99.66	109.51	16.96	17.00

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	97,500	92,800	-4.8	852	858	5	0.6	0.87	0.92
Res Hmstd:Avg Val	146,200	139,100	-4.9	1,464	1,489	25	1.7	1.00	1.07
Res Hmstd: Hi Val	194,900	185,500	-4.8	2,076	2,122	46	2.2	1.07	1.14
Res Hmstd: Ex-Hi Val	292,500	278,400	-4.8	3,302	3,389	87	2.6	1.13	1.22
Comm/Ind: Lo Val	150,000	145,200	-3.2	3,595	3,745	150	4.2	2.4	2.58
Comm/Ind: Med Val	300,000	290,400	-3.2	8,305	8,618	313	3.8	2.77	2.97
Comm/Ind: Hi Val	1,000,000	967,900	-3.2	30,280	31,534	1,254	4.1	3.03	3.26

Stearns County | **St. Stephen city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	38,702	36,807	-1,895	-4.9	462	491	29	6.2	1.19	1.33
Res Non-Hm: exis	2,632	2,703	71	2.7	37	44	7	17.7	1.42	1.63
Apartments: exis	514	510	-3	-0.7	9	10	1	14.2	1.68	1.93
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	47	46	-1	-1.7	1	1	0	8.7	1.35	1.49
Com/Ind: Lo: exi	1,807	1,778	-28	-1.6	49	54	5	10.0	2.73	3.05
Com/Ind Hi: exis	885	890	6	0.6	32	36	4	11.8	3.60	3.99
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	362	464	101	28.0	13	19	6	42.1	3.61	4.01
Ag HGA: Exist	2,936	2,787	-149	-5.1	37	40	3	8.0	1.26	1.43
Ag Hmstd Land	2,187	2,466	279	12.7	10	13	3	31.3	0.44	0.51
Ag Non-Hmstd	4,438	3,209	-1,229	-27.7	55	43	-12	-21.0	1.24	1.35
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	40	40	0.0	0	1	1	0.0	0.00	1.33
All other NewCon	0	54	54	0.0	0	1	1	0.0	0.00	2.65
Total	54,510	51,755	-2,755	-5.1	705	752	47	6.7	1.29	1.45

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	557	462	-95	-17.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	557	462	-95	-17.0
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	51.50	55.07	0.00	0.00
City/Town	40.49	48.79	0.00	0.00
School District	34.35	36.16	9.05	17.12
Special District	0.69	0.62	0.00	0.00
Total	127.03	140.64	9.05	17.12

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	96,300	91,600	-4.9	1,025	1,037	13	1.2	1.06	1.13
Res Hmstd:Avg Val	144,400	137,300	-4.9	1,723	1,816	94	5.4	1.19	1.32
Res Hmstd: Hi Val	192,500	183,100	-4.9	2,420	2,597	176	7.3	1.26	1.42
Res Hmstd: Ex-Hi Val	288,800	274,700	-4.9	3,818	4,158	340	8.9	1.32	1.51
Apartment	300,000	298,000	-0.7	5,035	5,749	714	14.2	1.68	1.93
Comm/Ind: Lo Val	150,000	151,000	0.7	4,093	4,611	519	12.7	2.73	3.05
Comm/Ind: Med Val	300,000	301,900	0.6	9,504	10,657	1,152	12.1	3.17	3.53
Comm/Ind: Hi Val	1,000,000	1,006,500	0.7	34,759	38,885	4,126	11.9	3.48	3.86

Stearns County | **Sauk Centre city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	161,916	157,465	-4,450	-2.7	2,170	2,207	37	1.7	1.34	1.40
Res Non-Hm: exis	20,541	23,342	2,801	13.6	340	421	81	23.8	1.66	1.80
Apartments: exis	9,664	10,135	471	4.9	179	205	26	14.5	1.85	2.03
Low-inc Apts: ex	3,739	3,534	-205	-5.5	43	44	1	3.1	1.15	1.25
Seasnl Rec: exis	3,713	3,613	-100	-2.7	55	58	3	6.3	1.47	1.61
Com/Ind: Lo: exi	23,135	22,920	-214	-0.9	673	721	48	7.1	2.91	3.15
Com/Ind Hi: exis	34,708	35,695	987	2.8	1,318	1,466	148	11.2	3.80	4.11
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	846	856	10	1.2	32	35	3	9.4	3.79	4.10
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	5	6	0	7.4	0	0	0	17.7	0.64	0.71
Ag Non-Hmstd	3,280	3,386	107	3.3	42	48	6	13.1	1.29	1.41
Misc props	641	647	6	1.0	13	15	1	10.0	2.10	2.29
ResHmstd: NewCon	0	845	845	0.0	0	12	12	0.0	0.00	1.40
All other NewCon	0	1,133	1,133	0.0	0	39	39	0.0	0.00	3.47
Total	262,187	263,577	1,390	0.5	4,866	5,272	406	8.3	1.86	2.00

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	3,129	2,863	-266	-8.5
(-) TIF Tax Capacity	596	598	2	0.3
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	2,532	2,265	-267	-10.6
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	51.53	55.12	0.00	0.00
City/Town	59.40	67.73	0.00	0.00
School District	16.58	16.96	24.23	25.90
Special District	1.46	1.48	0.00	0.00
Total	128.97	141.29	24.23	25.90

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	87,100	84,700	-2.8	1,040	998	-43	-4.1	1.19	1.18
Res Hmstd:Avg Val	130,600	127,000	-2.8	1,746	1,759	13	0.7	1.34	1.38
Res Hmstd: Hi Val	174,100	169,300	-2.8	2,451	2,520	68	2.8	1.41	1.49
Res Hmstd: Ex-Hi Val	261,200	254,000	-2.8	3,864	4,043	179	4.6	1.48	1.59
Apartment	300,000	314,600	4.9	5,563	6,371	808	14.5	1.85	2.03
Comm/Ind: Lo Val	150,000	154,300	2.9	4,364	4,894	530	12.2	2.91	3.17
Comm/Ind: Med Val	300,000	308,500	2.8	10,062	11,227	1,166	11.6	3.35	3.64
Comm/Ind: Hi Val	1,000,000	1,028,400	2.8	36,650	40,795	4,145	11.3	3.67	3.97

Stearns County | **Spring Hill city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	2,616	2,655	40	1.5	25	27	2	6.5	0.95	1.00
Res Non-Hm: exis	261	248	-13	-5.1	3	3	0	1.7	1.25	1.34
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	187	186	-1	-0.5	2	2	0	7.7	1.23	1.33
Com/Ind: Lo: exi	165	189	24	14.5	4	5	1	22.1	2.53	2.70
Com/Ind Hi: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	36	37	1	3.0	1	1	0	10.0	3.32	3.54
Ag HGA: Exist	260	258	-2	-0.9	3	3	0	3.9	1.06	1.11
Ag Hmstd Land	1,229	1,282	53	4.3	6	7	1	12.7	0.52	0.56
Ag Non-Hmstd	99	85	-14	-14.0	1	1	0	-7.0	1.09	1.17
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	4,852	4,940	88	1.8	46	50	4	8.1	0.95	1.01

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	44	36	-8	-17.3
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	44	36	-8	-17.3
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	51.59	55.18	0.00	0.00
City/Town	34.43	36.35	0.00	0.00
School District	21.03	24.40	16.96	17.00
Special District	1.46	1.48	0.00	0.00
Total	108.51	117.40	16.96	17.00

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	56,300	57,200	1.6	481	500	19	3.9	0.85	0.87
Res Hmstd:Avg Val	84,400	85,700	1.5	763	805	43	5.6	0.90	0.94
Res Hmstd: Hi Val	112,500	114,200	1.5	1,140	1,218	78	6.8	1.01	1.07
Res Hmstd: Ex-Hi Val	168,800	171,400	1.5	1,898	2,048	150	7.9	1.12	1.19

Stearns County | **Waite Park city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	190,508	184,429	-6,079	-3.2	2,361	2,358	-3	-0.1	1.24	1.28
Res Non-Hm: exis	26,860	25,382	-1,479	-5.5	399	410	11	2.7	1.48	1.61
Apartments: exis	75,758	74,715	-1,042	-1.4	1,321	1,407	86	6.5	1.74	1.88
Low-inc Apts: ex	4,286	4,230	-56	-1.3	46	49	3	6.7	1.06	1.15
Seasnl Rec: exis	2,054	1,901	-153	-7.5	30	30	0	-0.4	1.48	1.59
Com/Ind: Lo: exi	45,003	44,531	-473	-1.1	1,261	1,336	75	6.0	2.80	3.00
Com/Ind Hi: exis	320,822	310,229	-10,593	-3.3	11,863	12,275	412	3.5	3.70	3.96
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	4,123	4,291	168	4.1	152	170	17	11.4	3.70	3.96
Ag HGA: Exist	1,596	1,586	-11	-0.7	21	22	1	4.3	1.30	1.36
Ag Hmstd Land	2,943	3,124	181	6.1	17	20	3	16.3	0.57	0.63
Ag Non-Hmstd	6,399	6,192	-207	-3.2	83	87	3	4.1	1.30	1.40
Misc props	4,559	4,530	-29	-0.6	95	102	7	7.3	2.09	2.26
ResHmstd: NewCon	0	990	990	0.0	0	13	13	0.0	0.00	1.28
All other NewCon	0	1,288	1,288	0.0	0	41	41	0.0	0.00	3.20
Total	684,912	667,417	-17,495	-2.6	17,649	18,319	670	3.8	2.58	2.74

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	10,517	9,905	-611	-5.8
(-) TIF Tax Capacity	1,803	1,765	-38	-2.1
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	8,713	8,140	-573	-6.6
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	51.58	55.17	0.00	0.00
City/Town	57.30	61.92	0.00	0.00
School District	18.64	20.05	11.40	13.13
Special District	2.83	3.02	0.00	0.00
Total	130.35	140.16	11.40	13.13

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	94,100	91,100	-3.2	1,046	989	-57	-5.4	1.11	1.09
Res Hmstd:Avg Val	141,100	136,600	-3.2	1,755	1,744	-10	-0.6	1.24	1.28
Res Hmstd: Hi Val	188,100	182,100	-3.2	2,463	2,499	36	1.5	1.31	1.37
Res Hmstd: Ex-Hi Val	282,200	273,200	-3.2	3,882	4,011	129	3.3	1.38	1.47
Apartment	300,000	295,900	-1.4	5,230	5,573	343	6.6	1.74	1.88
Comm/Ind: Lo Val	150,000	145,000	-3.3	4,203	4,351	148	3.5	2.80	3.00
Comm/Ind: Med Val	300,000	290,100	-3.3	9,749	10,044	295	3.0	3.25	3.46
Comm/Ind: Hi Val	1,000,000	967,000	-3.3	35,632	36,828	1,196	3.4	3.56	3.81

Stearns County | **St. Augusta city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	213,768	211,652	-2,117	-1.0	2,155	2,311	156	7.3	1.01	1.09
Res Non-Hm: exis	28,244	25,422	-2,822	-10.0	358	347	-11	-3.1	1.27	1.36
Apartments: exis	350	344	-6	-1.7	5	5	0	6.2	1.33	1.44
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	922	821	-101	-11.0	10	10	0	-4.1	1.09	1.17
Com/Ind: Lo: exi	7,573	7,875	302	4.0	175	194	20	11.2	2.31	2.47
Com/Ind Hi: exis	16,142	18,412	2,270	14.1	491	598	107	21.8	3.04	3.25
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	4,135	5,342	1,207	29.2	125	172	48	38.3	3.01	3.22
Ag HGA: Exist	14,049	13,687	-362	-2.6	135	143	8	5.8	0.96	1.04
Ag Hmstd Land	25,273	26,708	1,435	5.7	102	120	18	17.6	0.40	0.45
Ag Non-Hmstd	10,108	10,275	167	1.7	97	105	8	8.0	0.96	1.02
Misc props	449	451	2	0.5	8	9	1	8.6	1.86	2.01
ResHmstd: NewCon	0	2,552	2,552	0.0	0	28	28	0.0	0.00	1.09
All other NewCon	0	1,372	1,372	0.0	0	26	26	0.0	0.00	1.89
Total	321,011	324,912	3,901	1.2	3,660	4,067	408	11.1	1.14	1.25

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	3,394	3,246	-148	-4.4
(-) TIF Tax Capacity	6	33	27	457.8
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	3,388	3,213	-175	-5.2
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	51.58	55.17	0.00	0.00
City/Town	26.55	28.79	0.00	0.00
School District	18.67	20.09	11.56	13.29
Special District	0.69	0.62	0.00	0.00
Total	97.49	104.68	11.56	13.29

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	141,000	139,600	-1.0	1,292	1,389	96	7.5	0.92	0.99
Res Hmstd:Avg Val	211,400	209,300	-1.0	2,123	2,276	153	7.2	1.00	1.09
Res Hmstd: Hi Val	281,900	279,100	-1.0	2,956	3,166	210	7.1	1.05	1.13
Res Hmstd: Ex-Hi Val	422,900	418,700	-1.0	4,612	4,939	327	7.1	1.09	1.18
Apartment	300,000	295,000	-1.7	4,003	4,252	249	6.2	1.33	1.44
Comm/Ind: Lo Val	150,000	171,100	14.1	3,466	4,390	924	26.7	2.31	2.57
Comm/Ind: Med Val	300,000	342,200	14.1	8,029	9,949	1,920	23.9	2.68	2.91
Comm/Ind: Hi Val	1,000,000	1,140,600	14.1	29,324	35,887	6,563	22.4	2.93	3.15

Stearns County | **Eden Valley city (part)**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	13,126	11,585	-1,541	-11.7	193	183	-10	-5.3	1.47	1.58
Res Non-Hm: exis	1,239	2,063	824	66.6	22	44	21	96.3	1.80	2.12
Apartments: exis	263	254	-9	-3.4	6	6	1	16.0	2.10	2.52
Low-inc Apts: ex	553	543	-10	-1.7	7	8	1	17.5	1.29	1.54
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	443	434	-9	-1.9	14	16	2	14.6	3.21	3.75
Com/Ind Hi: exis	47	54	8	16.0	2	3	1	36.1	4.21	4.94
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	186	189	3	1.7	8	9	2	19.2	4.21	4.94
Ag HGA: Exist	398	384	-15	-3.6	6	6	0	6.0	1.53	1.68
Ag Hmstd Land	211	221	10	4.6	1	1	0	30.1	0.51	0.64
Ag Non-Hmstd	240	240	0	0.0	4	4	1	22.7	1.52	1.87
Misc props	233	232	-1	-0.4	5	6	1	19.6	2.10	2.52
ResHmstd: NewCon	0	3	3	0.0	0	0	0	0.0	0.00	1.58
All other NewCon	0	15	15	0.0	0	0	0	0.0	0.00	3.07
Total	16,938	16,217	-721	-4.3	268	288	21	7.7	1.58	1.78

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	173	136	-37	-21.1
(-) TIF Tax Capacity	3	3	0	-2.1
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	170	133	-36	-21.5
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	51.44	55.00	0.00	0.00
City/Town	79.97	95.63	0.00	0.00
School District	19.19	34.57	19.56	18.46
Special District	1.46	1.48	0.00	0.00
Total	152.06	186.67	19.56	18.46

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	75,500	66,600	-11.8	994	869	-125	-12.6	1.32	1.30
Res Hmstd:Avg Val	113,200	99,900	-11.7	1,672	1,522	-150	-9.0	1.48	1.52
Res Hmstd: Hi Val	150,800	133,100	-11.7	2,351	2,259	-93	-3.9	1.56	1.7
Res Hmstd: Ex-Hi Val	226,300	199,700	-11.8	3,715	3,737	22	0.6	1.64	1.87
Apartment	300,000	289,800	-3.4	6,289	7,297	1,008	16.0	2.1	2.52
Comm/Ind: Lo Val	150,000	174,100	16.1	4,813	6,818	2,004	41.6	3.21	3.92
Comm/Ind: Med Val	300,000	348,100	16.0	11,134	15,414	4,280	38.4	3.71	4.43
Comm/Ind: Hi Val	1,000,000	1,160,300	16.0	40,628	55,540	14,912	36.7	4.06	4.79

Stearns County | **Sartell city (part)**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	674,198	653,436	-20,762	-3.1	8,118	8,670	553	6.8	1.20	1.33
Res Non-Hm: exis	73,817	70,792	-3,025	-4.1	1,070	1,139	69	6.5	1.45	1.61
Apartments: exis	79,523	82,640	3,116	3.9	1,276	1,472	196	15.4	1.60	1.78
Low-inc Apts: ex	7,080	5,616	-1,464	-20.7	64	55	-10	-15.4	0.91	0.97
Seasnl Rec: exis	1,428	1,427	-1	-0.1	23	26	3	11.1	1.61	1.79
Com/Ind: Lo: exi	17,957	16,821	-1,136	-6.3	467	472	6	1.2	2.60	2.81
Com/Ind Hi: exis	152,010	153,657	1,648	1.1	5,213	5,638	426	8.2	3.43	3.67
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	4,778	5,303	525	11.0	167	201	34	20.1	3.50	3.78
Ag HGA: Exist	188	265	77	40.9	2	3	1	38.0	1.20	1.18
Ag Hmstd Land	577	1,136	559	97.0	3	7	3	110.4	0.55	0.58
Ag Non-Hmstd	9,290	7,640	-1,650	-17.8	110	98	-12	-10.7	1.19	1.29
Misc props	2,081	1,964	-117	-5.6	34	35	2	4.9	1.61	1.79
ResHmstd: NewCon	0	5,987	5,987	0.0	0	79	79	0.0	0.00	1.33
All other NewCon	0	21,329	21,329	0.0	0	700	700	0.0	0.00	3.28
Total	1,022,927	1,028,012	5,085	0.5	16,547	18,596	2,049	12.4	1.62	1.81

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	12,170	11,708	-462	-3.8
(-) TIF Tax Capacity	23	22	-1	-3.6
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	12,147	11,686	-461	-3.8
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	51.56	55.15	0.00	0.00
City/Town	33.76	36.19	0.00	0.00
School District	32.94	34.18	9.22	16.76
Special District	2.14	2.27	0.00	0.00
Total	120.39	127.79	9.22	16.76

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	127,100	123,200	-3.1	1,389	1,447	57	4.1	1.09	1.17
Res Hmstd:Avg Val	190,600	184,700	-3.1	2,270	2,406	137	6.0	1.19	1.30
Res Hmstd: Hi Val	254,100	246,300	-3.1	3,150	3,368	218	6.9	1.24	1.37
Res Hmstd: Ex-Hi Val	381,200	369,500	-3.1	4,912	5,290	379	7.7	1.29	1.43
Apartment	300,000	311,800	3.9	4,791	5,503	712	14.9	1.6	1.76
Comm/Ind: Lo Val	150,000	151,600	1.1	3,946	4,337	391	9.9	2.63	2.86
Comm/Ind: Med Val	300,000	303,300	1.1	9,161	10,019	858	9.4	3.05	3.30
Comm/Ind: Hi Val	1,000,000	1,010,800	1.1	33,498	36,519	3,021	9.0	3.35	3.61

Stearns County | **St. Cloud city (part)**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	1,785,816	1,673,781	-112,035	-6.3	20,858	20,263	-595	-2.9	1.17	1.21
Res Non-Hm: exis	240,617	236,895	-3,722	-1.5	3,448	3,611	162	4.7	1.43	1.52
Apartments: exis	282,513	277,548	-4,966	-1.8	4,546	4,769	222	4.9	1.61	1.72
Low-inc Apts: ex	28,827	27,895	-932	-3.2	286	296	10	3.4	0.99	1.06
Seasnl Rec: exis	2,050	2,050	0	0.0	33	35	2	6.8	1.60	1.71
Com/Ind: Lo: exi	114,941	114,523	-419	-0.4	3,019	3,193	174	5.8	2.63	2.79
Com/Ind Hi: exis	772,081	745,644	-26,436	-3.4	26,565	27,216	651	2.5	3.44	3.65
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	30,174	32,957	2,784	9.2	1,038	1,199	161	15.5	3.44	3.64
Ag HGA: Exist	1,351	1,618	267	19.8	14	18	4	29.9	1.04	1.13
Ag Hmstd Land	4,144	4,266	122	2.9	19	21	2	10.1	0.47	0.50
Ag Non-Hmstd	11,600	10,748	-852	-7.3	132	130	-2	-1.4	1.14	1.21
Misc props	3,179	3,090	-88	-2.8	59	61	2	3.8	1.85	1.98
ResHmstd: NewCon	0	5,038	5,038	0.0	0	61	61	0.0	0.00	1.21
All other NewCon	0	4,148	4,148	0.0	0	127	127	0.0	0.00	3.07
Total	3,277,294	3,140,202	-137,092	-4.2	60,018	61,001	982	1.6	1.83	1.94

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	42,213	37,790	-4,423	-10.5
(-) TIF Tax Capacity	1,396	1,026	-370	-26.5
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	40,817	36,764	-4,053	-9.9
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	51.55	55.14	0.00	0.00
City/Town	40.97	42.29	7.08	7.11
School District	18.62	20.02	11.40	13.13
Special District	2.82	3.81	0.00	0.00
Total	113.96	121.26	18.48	20.24

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	101,600	95,200	-6.3	1,065	999	-65	-6.1	1.05	1.05
Res Hmstd:Avg Val	152,300	142,700	-6.3	1,782	1,723	-58	-3.3	1.17	1.21
Res Hmstd: Hi Val	203,000	190,300	-6.3	2,499	2,449	-50	-2.0	1.23	1.29
Res Hmstd: Ex-Hi Val	304,500	285,400	-6.3	3,934	3,898	-36	-0.9	1.29	1.37
Apartment	300,000	294,700	-1.8	4,828	5,064	236	4.9	1.61	1.72
Comm/Ind: Lo Val	150,000	144,900	-3.4	3,940	4,040	100	2.5	2.63	2.79
Comm/Ind: Med Val	300,000	289,700	-3.4	9,101	9,281	180	2.0	3.03	3.20
Comm/Ind: Hi Val	1,000,000	965,800	-3.4	33,185	33,959	773	2.3	3.32	3.52

Steele County | **Ellendale city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	24,913	23,408	-1,506	-6.0	363	378	15	4.2	1.46	1.61
Res Non-Hm: exis	2,206	2,046	-160	-7.2	40	46	5	13.4	1.82	2.23
Apartments: exis	1,397	1,345	-52	-3.7	29	36	6	21.1	2.10	2.65
Low-inc Apts: ex	146	138	-8	-5.1	2	2	0	18.9	1.28	1.61
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	1,611	1,543	-68	-4.2	52	60	8	16.0	3.23	3.92
Com/Ind Hi: exis	1,147	1,108	-39	-3.4	49	57	8	17.2	4.27	5.18
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	346	368	21	6.1	15	19	4	28.7	4.27	5.18
Ag HGA: Exist	106	101	-5	-4.5	2	2	0	4.3	1.45	1.58
Ag Hmstd Land	611	671	60	9.8	6	8	2	35.9	0.99	1.22
Ag Non-Hmstd	226	152	-74	-32.7	4	3	-1	-14.4	1.59	2.02
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	3	3	0.0	0	0	0	0.0	0.00	1.61
All other NewCon	0	194	194	0.0	0	5	5	0.0	0.00	2.35
Total	32,709	31,076	-1,634	-5.0	561	616	54	9.7	1.72	1.98

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	352	274	-79	-22.3
(-) TIF Tax Capacity	12	12	0	2.7
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	340	261	-79	-23.2
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	56.81	65.79	0.00	0.00
City/Town	84.61	117.46	0.00	0.00
School District	17.12	18.35	12.24	12.54
Special District	0.00	0.00	0.00	0.00
Total	158.54	201.61	12.24	12.54

Tax Burdens on Hypothetical Properties	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	70,100	65,900	-6.0	917	880	-37	-4.0	1.31	1.34
Res Hmstd:Avg Val	105,100	98,700	-6.1	1,517	1,542	25	1.6	1.44	1.56
Res Hmstd: Hi Val	140,100	131,600	-6.1	2,146	2,306	160	7.4	1.53	1.75
Res Hmstd: Ex-Hi Val	210,200	197,500	-6.0	3,407	3,837	430	12.6	1.62	1.94
Apartment	300,000	288,900	-3.7	6,313	7,643	1,330	21.1	2.10	2.65
Comm/Ind: Lo Val	150,000	144,900	-3.4	4,850	5,675	825	17.0	3.23	3.92
Comm/Ind: Med Val	300,000	289,700	-3.4	11,255	13,111	1,856	16.5	3.75	4.53
Comm/Ind: Hi Val	1,000,000	965,700	-3.4	41,145	48,127	6,982	17.0	4.11	4.98

Steele County | **Medford city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	62,241	56,910	-5,331	-8.6	768	783	15	2.0	1.23	1.38
Res Non-Hm: exis	3,621	3,499	-122	-3.4	53	60	7	13.3	1.47	1.73
Apartments: exis	511	498	-13	-2.5	9	10	1	16.3	1.72	2.06
Low-inc Apts: ex	617	612	-6	-0.9	6	8	1	18.1	1.04	1.24
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	2,663	2,616	-47	-1.7	74	84	10	13.5	2.79	3.23
Com/Ind Hi: exis	14,664	14,110	-554	-3.8	544	605	61	11.2	3.71	4.29
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	753	770	17	2.3	28	33	5	18.1	3.71	4.29
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	308	308	0	0.0	2	2	0	21.9	0.61	0.75
Ag Non-Hmstd	636	355	-280	-44.1	9	6	-3	-33.1	1.35	1.61
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	160	160	0.0	0	2	2	0.0	0.00	1.38
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	86,015	79,840	-6,175	-7.2	1,493	1,594	101	6.7	1.74	2.00

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	1,027	862	-165	-16.1
(-) TIF Tax Capacity	36	28	-8	-21.5
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	991	834	-158	-15.9
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	56.73	65.70	0.00	0.00
City/Town	45.11	60.34	0.00	0.00
School District	32.99	35.34	3.89	3.91
Special District	0.00	0.00	0.00	0.00
Total	134.83	161.39	3.89	3.91

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	101,800	93,100	-8.5	1,131	1,073	-58	-5.1	1.11	1.15
Res Hmstd:Avg Val	152,600	139,500	-8.6	1,882	1,908	26	1.4	1.23	1.37
Res Hmstd: Hi Val	203,400	186,000	-8.6	2,632	2,744	112	4.2	1.29	1.48
Res Hmstd: Ex-Hi Val	305,100	279,000	-8.6	4,135	4,416	282	6.8	1.36	1.58
Apartment	300,000	292,500	-2.5	5,173	6,015	842	16.3	1.72	2.06
Comm/Ind: Lo Val	150,000	144,300	-3.8	4,191	4,656	465	11.1	2.79	3.23
Comm/Ind: Med Val	300,000	288,700	-3.8	9,759	10,789	1,030	10.6	3.25	3.74
Comm/Ind: Hi Val	1,000,000	962,200	-3.8	35,745	39,677	3,932	11.0	3.57	4.12

Steele County | **Owatonna city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	1,137,589	1,106,307	-31,282	-2.7	14,297	15,423	1,126	7.9	1.26	1.39
Res Non-Hm: exis	101,048	98,681	-2,367	-2.3	1,549	1,708	159	10.2	1.53	1.73
Apartments: exis	65,121	62,079	-3,042	-4.7	1,119	1,225	106	9.5	1.72	1.97
Low-inc Apts: ex	18,535	18,080	-455	-2.5	196	219	23	11.7	1.06	1.21
Seasnl Rec: exis	101	93	-8	-7.8	2	2	0	5.9	1.72	1.97
Com/Ind: Lo: exi	73,891	71,805	-2,086	-2.8	2,038	2,225	187	9.2	2.76	3.10
Com/Ind Hi: exis	229,786	205,029	-24,757	-10.8	8,309	8,346	37	0.4	3.62	4.07
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	6,458	6,207	-251	-3.9	231	250	19	8.1	3.58	4.02
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	276	123	-153	-55.4	2	1	-1	-70.9	0.67	0.44
Ag Non-Hmstd	13,664	12,471	-1,193	-8.7	168	179	11	6.5	1.23	1.43
Misc props	4,710	4,420	-290	-6.2	89	96	7	7.3	1.89	2.16
ResHmstd: NewCon	0	3,905	3,905	0.0	0	54	54	0.0	0.00	1.39
All other NewCon	0	3,138	3,138	0.0	0	67	67	0.0	0.00	2.13
Total	1,651,179	1,592,339	-58,839	-3.6	27,999	29,794	1,795	6.4	1.70	1.87

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	19,466	16,893	-2,572	-13.2
(-) TIF Tax Capacity	284	258	-25	-8.9
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	19,182	16,635	-2,547	-13.3
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	55.43	64.20	0.00	0.00
City/Town	49.64	58.39	0.00	0.00
School District	17.17	20.03	18.21	18.17
Special District	0.63	0.72	0.00	0.00
Total	122.86	143.34	18.21	18.17

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	102,400	99,600	-2.7	1,164	1,203	39	3.3	1.14	1.21
Res Hmstd:Avg Val	153,500	149,300	-2.7	1,931	2,070	139	7.2	1.26	1.39
Res Hmstd: Hi Val	204,600	199,000	-2.7	2,698	2,937	239	8.9	1.32	1.48
Res Hmstd: Ex-Hi Val	307,000	298,600	-2.7	4,235	4,674	439	10.4	1.38	1.57
Apartment	300,000	286,000	-4.7	5,154	5,644	490	9.5	1.72	1.97
Comm/Ind: Lo Val	150,000	133,800	-10.8	4,136	4,146	10	0.2	2.76	3.1
Comm/Ind: Med Val	300,000	267,700	-10.8	9,560	9,439	-121	-1.3	3.19	3.53
Comm/Ind: Hi Val	1,000,000	892,300	-10.8	34,873	34,866	-7	0.0	3.49	3.91

Steele County | **Blooming Prairie city (p**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	69,465	66,878	-2,587	-3.7	1,058	1,026	-31	-3.0	1.52	1.53
Res Non-Hm: exis	7,299	7,553	254	3.5	134	154	21	15.6	1.83	2.04
Apartments: exis	1,299	1,304	4	0.3	28	32	4	12.5	2.17	2.43
Low-inc Apts: ex	841	852	11	1.3	11	13	2	13.5	1.33	1.49
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	6,806	6,437	-369	-5.4	225	235	10	4.5	3.30	3.65
Com/Ind Hi: exis	2,719	2,586	-133	-4.9	118	124	6	5.1	4.35	4.80
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	478	599	120	25.2	21	29	8	38.3	4.35	4.80
Ag HGA: Exist	88	49	-39	-43.9	1	1	-1	-48.9	1.44	1.31
Ag Hmstd Land	909	548	-360	-39.7	10	10	-1	-5.6	1.12	1.75
Ag Non-Hmstd	981	1,378	397	40.5	16	25	9	57.9	1.60	1.80
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	60	60	0.0	0	1	1	0.0	0.00	1.53
All other NewCon	0	1,544	1,544	0.0	0	31	31	0.0	0.00	2.00
Total	90,885	89,788	-1,097	-1.2	1,622	1,680	58	3.6	1.78	1.87

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	975	799	-176	-18.0
(-) TIF Tax Capacity	13	11	-2	-14.7
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	962	788	-174	-18.1
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	55.35	64.09	0.00	0.00
City/Town	72.60	82.84	0.00	0.00
School District	30.83	31.64	17.10	18.50
Special District	1.10	1.18	0.00	0.00
Total	159.89	179.75	17.10	18.50

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	71,400	68,700	-3.8	978	868	-110	-11.3	1.37	1.26
Res Hmstd:Avg Val	107,000	103,000	-3.7	1,618	1,539	-78	-4.8	1.51	1.49
Res Hmstd: Hi Val	142,700	137,400	-3.7	2,282	2,277	-5	-0.2	1.6	1.66
Res Hmstd: Ex-Hi Val	214,100	206,100	-3.7	3,610	3,750	140	3.9	1.69	1.82
Apartment	300,000	301,000	0.3	6,509	7,320	811	12.5	2.17	2.43
Comm/Ind: Lo Val	150,000	142,600	-4.9	4,953	5,202	249	5.0	3.30	3.65
Comm/Ind: Med Val	300,000	285,300	-4.9	11,471	11,970	499	4.3	3.82	4.2
Comm/Ind: Hi Val	1,000,000	950,900	-4.9	41,889	43,934	2,045	4.9	4.19	4.62

Stevens County | **Alberta city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	1,727	1,661	-66	-3.8	31	30	-1	-2.7	1.79	1.81
Res Non-Hm: exis	396	482	86	21.6	9	12	3	36.1	2.22	2.49
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	204	204	0	0.0	8	8	1	10.4	3.69	4.07
Com/Ind Hi: exis	1,288	1,335	48	3.7	61	69	9	14.2	4.70	5.17
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	180	187	7	4.0	8	10	1	14.6	4.70	5.17
Ag HGA: Exist	109	109	0	0.0	2	2	0	4.7	1.94	2.03
Ag Hmstd Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Non-Hmstd	103	112	10	9.5	2	2	0	21.3	1.53	1.69
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	48	48	0.0	0	2	2	0.0	0.00	4.00
Total	4,007	4,139	132	3.3	120	135	15	12.7	2.99	3.27

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	56	51	-4	-7.6
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	56	51	-4	-7.6
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	44.54	48.62	0.00	0.00
City/Town	######	118.27	0.00	0.00
School District	0.89	1.12	66.37	76.45
Special District	1.35	1.39	0.00	0.00
Total	152.90	169.41	66.37	76.45

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	32,900	31,600	-4.0	590	563	-27	-4.6	1.79	1.78
Res Hmstd:Avg Val	49,400	47,500	-3.8	886	846	-40	-4.5	1.79	1.78
Res Hmstd: Hi Val	65,800	63,300	-3.8	1,180	1,127	-52	-4.4	1.79	1.78
Res Hmstd: Ex-Hi Val	98,700	94,900	-3.9	1,881	1,847	-34	-1.8	1.91	1.95
Comm/Ind: Lo Val	150,000	155,500	3.7	5,535	6,393	858	15.5	3.69	4.11
Comm/Ind: Med Val	300,000	311,100	3.7	12,582	14,445	1,863	14.8	4.19	4.64
Comm/Ind: Hi Val	1,000,000	1,036,900	3.7	45,471	52,005	6,533	14.4	4.55	5.02

Stevens County | **Chokio city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	9,304	9,444	139	1.5	130	165	35	26.9	1.40	1.74
Res Non-Hm: exis	918	792	-126	-13.8	16	18	2	11.1	1.73	2.23
Apartments: exis	90	90	0	0.0	2	2	1	29.5	1.99	2.58
Low-inc Apts: ex	349	349	0	0.0	5	6	1	28.4	1.29	1.66
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	888	889	1	0.1	27	33	6	24.2	2.99	3.71
Com/Ind Hi: exis	695	718	23	3.3	26	34	7	28.7	3.75	4.68
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	323	337	14	4.4	12	16	4	30.0	3.75	4.67
Ag HGA: Exist	229	229	0	0.0	3	4	1	25.8	1.49	1.88
Ag Hmstd Land	93	104	10	11.2	0	0	0	110.7	0.24	0.45
Ag Non-Hmstd	63	70	8	12.0	1	1	0	53.0	1.06	1.45
Misc props	6	6	0	0.0	0	0	0	30.3	2.26	2.94
ResHmstd: NewCon	0	35	35	0.0	0	1	1	0.0	0.00	1.74
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	12,959	13,062	104	0.8	221	279	58	26.3	1.71	2.14

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	143	113	-30	-20.8
(-) TIF Tax Capacity	2	2	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	141	112	-30	-21.0
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	44.30	48.05	0.00	0.00
City/Town	59.86	95.08	0.00	0.00
School District	0.62	0.48	66.37	76.45
Special District	1.35	1.39	0.00	0.00
Total	106.13	145.00	66.37	76.45

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	37,800	38,400	1.6	501	628	127	25.3	1.32	1.63
Res Hmstd:Avg Val	56,700	57,500	1.4	751	940	189	25.1	1.32	1.63
Res Hmstd: Hi Val	75,600	76,700	1.5	1,002	1,259	257	25.7	1.32	1.64
Res Hmstd: Ex-Hi Val	113,500	115,200	1.5	1,688	2,162	474	28.1	1.49	1.88
Apartment	300,000	300,000	0.0	5,971	7,731	1,760	29.5	1.99	2.58
Comm/Ind: Lo Val	150,000	154,900	3.3	4,482	5,789	1,307	29.2	2.99	3.74
Comm/Ind: Med Val	300,000	309,800	3.3	10,127	13,049	2,922	28.9	3.38	4.21
Comm/Ind: Hi Val	1,000,000	1,032,800	3.3	36,467	46,935	10,468	28.7	3.65	4.54

Stevens County | **Donnelly city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	4,837	4,875	38	0.8	57	58	1	2.3	1.17	1.19
Res Non-Hm: exis	524	501	-23	-4.3	8	9	1	9.2	1.56	1.79
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	352	352	0	0.0	10	12	1	12.2	2.95	3.31
Com/Ind Hi: exis	275	351	77	28.0	11	15	5	43.9	3.86	4.34
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	173	184	11	6.3	7	8	1	19.6	3.78	4.26
Ag HGA: Exist	530	530	0	0.0	6	6	0	1.8	1.19	1.21
Ag Hmstd Land	2,356	2,611	255	10.8	18	23	6	33.3	0.75	0.90
Ag Non-Hmstd	1,062	1,162	99	9.3	14	18	4	27.0	1.33	1.54
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	11	11	0.0	0	0	0	0.0	0.00	1.19
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	10,108	10,577	469	4.6	130	150	19	14.7	1.29	1.42

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	98	82	-15	-15.6
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	98	82	-15	-15.6
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	44.72	48.68	0.00	0.00
City/Town	45.29	59.02	0.00	0.00
School District	36.51	39.58	22.67	23.27
Special District	6.33	6.99	0.00	0.00
Total	132.84	154.27	22.67	23.27

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	33,300	33,600	0.9	385	389	5	1.2	1.16	1.16
Res Hmstd:Avg Val	49,900	50,300	0.8	576	583	6	1.1	1.16	1.16
Res Hmstd: Hi Val	66,500	67,000	0.8	768	776	8	1.0	1.16	1.16
Res Hmstd: Ex-Hi Val	99,700	100,500	0.8	1,268	1,349	81	6.4	1.27	1.34
Comm/Ind: Lo Val	150,000	191,900	27.9	4,428	6,789	2,361	53.3	2.95	3.54
Comm/Ind: Med Val	300,000	383,900	28.0	10,218	15,122	4,904	48.0	3.41	3.94
Comm/Ind: Hi Val	1,000,000	1,279,600	28.0	37,240	53,999	16,759	45.0	3.72	4.22

Stevens County | **Hancock city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	13,885	13,517	-368	-2.7	250	249	-2	-0.7	1.80	1.84
Res Non-Hm: exis	1,253	1,598	345	27.6	27	41	14	51.8	2.15	2.56
Apartments: exis	436	436	0	0.0	11	14	2	19.7	2.59	3.10
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	1,334	1,363	29	2.2	50	60	10	19.6	3.77	4.42
Com/Ind Hi: exis	973	1,017	44	4.5	48	59	11	22.7	4.92	5.78
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	569	628	59	10.4	28	36	8	29.6	4.91	5.76
Ag HGA: Exist	166	166	0	0.0	3	4	0	12.4	2.00	2.25
Ag Hmstd Land	678	714	36	5.3	6	7	2	30.2	0.84	1.04
Ag Non-Hmstd	6	7	0	6.2	0	0	0	29.8	1.80	2.20
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	290	290	0.0	0	5	5	0.0	0.00	1.84
All other NewCon	0	203	203	0.0	0	9	9	0.0	0.00	4.65
Total	19,299	19,938	638	3.3	424	484	60	14.2	2.20	2.43

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	212	177	-35	-16.7
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	212	177	-35	-16.7
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	41.80	45.23	0.00	0.00
City/Town	######	159.81	0.00	0.00
School District	12.21	14.04	33.52	34.53
Special District	1.35	1.39	0.00	0.00
Total	180.41	220.46	33.52	34.53

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	38,600	37,600	-2.6	671	627	-44	-6.6	1.74	1.67
Res Hmstd:Avg Val	57,900	56,400	-2.6	1,007	941	-66	-6.6	1.74	1.67
Res Hmstd: Hi Val	77,100	75,100	-2.6	1,346	1,253	-94	-7.0	1.75	1.67
Res Hmstd: Ex-Hi Val	115,700	112,600	-2.7	2,207	2,274	67	3.0	1.91	2.02
Apartment	300,000	300,000	0.0	7,771	9,303	1,532	19.7	2.59	3.10
Comm/Ind: Lo Val	150,000	156,700	4.5	5,661	7,015	1,354	23.9	3.77	4.48
Comm/Ind: Med Val	300,000	313,500	4.5	13,041	16,073	3,032	23.2	4.35	5.13
Comm/Ind: Hi Val	1,000,000	1,044,900	4.5	47,482	58,324	10,842	22.8	4.75	5.58

Stevens County | **Morris city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	137,800	135,334	-2,466	-1.8	1,946	1,991	45	2.3	1.41	1.47
Res Non-Hm: exis	24,910	26,016	1,106	4.4	411	470	59	14.5	1.65	1.81
Apartments: exis	8,378	8,348	-31	-0.4	164	180	16	9.6	1.96	2.16
Low-inc Apts: ex	2,690	2,721	31	1.1	33	36	4	11.0	1.21	1.33
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	19,214	19,024	-190	-1.0	583	628	45	7.8	3.03	3.30
Com/Ind Hi: exis	17,102	17,100	-2	0.0	677	738	61	9.0	3.96	4.32
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	4,022	4,195	173	4.3	156	178	21	13.7	3.89	4.24
Ag HGA: Exist	345	337	-9	-2.5	5	5	0	3.8	1.50	1.60
Ag Hmstd Land	355	372	17	4.8	4	5	1	17.7	1.12	1.26
Ag Non-Hmstd	1,383	1,466	83	6.0	19	22	3	17.8	1.37	1.52
Misc props	278	274	-5	-1.7	7	8	1	8.2	2.59	2.84
ResHmstd: NewCon	0	1,054	1,054	0.0	0	16	16	0.0	0.00	1.47
All other NewCon	0	839	839	0.0	0	27	27	0.0	0.00	3.21
Total	216,478	217,079	601	0.3	4,005	4,304	298	7.4	1.85	1.98

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	2,490	2,228	-262	-10.5
(-) TIF Tax Capacity	90	90	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	2,400	2,138	-262	-10.9
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	43.85	47.80	0.00	0.00
City/Town	52.68	60.44	2.49	2.53
School District	37.08	40.29	22.67	23.27
Special District	3.02	3.26	0.00	0.00
Total	136.63	151.80	25.16	25.80

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	79,900	78,500	-1.8	992	936	-56	-5.7	1.24	1.19
Res Hmstd:Avg Val	119,800	117,700	-1.8	1,674	1,686	12	0.7	1.4	1.43
Res Hmstd: Hi Val	159,700	156,800	-1.8	2,355	2,434	78	3.3	1.47	1.55
Res Hmstd: Ex-Hi Val	239,700	235,400	-1.8	3,722	3,937	215	5.8	1.55	1.67
Apartment	300,000	298,900	-0.4	5,879	6,443	564	9.6	1.96	2.16
Comm/Ind: Lo Val	150,000	150,000	0.0	4,550	4,953	402	8.8	3.03	3.30
Comm/Ind: Med Val	300,000	300,000	0.0	10,492	11,427	935	8.9	3.5	3.81
Comm/Ind: Hi Val	1,000,000	999,900	0.0	38,219	41,636	3,417	8.9	3.82	4.16

Swift County | **Appleton city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	22,449	20,679	-1,770	-7.9	356	340	-16	-4.6	1.59	1.64
Res Non-Hm: exis	5,110	4,961	-149	-2.9	104	126	22	21.0	2.04	2.55
Apartments: exis	637	623	-14	-2.2	15	19	3	22.9	2.37	2.98
Low-inc Apts: ex	1,052	1,052	0	0.0	15	19	4	24.5	1.47	1.83
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	4,344	4,286	-59	-1.4	152	183	31	20.4	3.51	4.28
Com/Ind Hi: exis	21,108	25,289	4,181	19.8	963	1,417	454	47.2	4.56	5.60
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,625	1,660	35	2.2	74	93	19	25.5	4.56	5.60
Ag HGA: Exist	10	10	0	0.0	0	0	0	1.6	1.56	1.59
Ag Hmstd Land	301	315	14	4.8	2	3	1	38.5	0.81	1.07
Ag Non-Hmstd	485	513	29	5.9	8	11	3	39.7	1.62	2.14
Misc props	107	106	-2	-1.7	3	4	1	23.2	2.80	3.51
ResHmstd: NewCon	0	69	69	0.0	0	1	1	0.0	0.00	1.64
All other NewCon	0	712	712	0.0	0	38	38	0.0	0.00	5.31
Total	57,228	60,274	3,047	5.3	1,694	2,255	561	33.1	2.96	3.74

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	821	823	1	0.2
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	821	823	1	0.2
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	45.82	46.49	0.00	0.00
City/Town	######	159.89	0.00	0.00
School District	5.07	7.05	34.05	30.48
Special District	0.87	0.41	0.00	0.00
Total	162.21	213.84	34.05	30.48

Tax Burdens on Hypothetical Properties	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	33,600	31,000	-7.7	525	492	-33	-6.3	1.56	1.59
Res Hmstd:Avg Val	50,400	46,400	-7.9	788	737	-51	-6.5	1.56	1.59
Res Hmstd: Hi Val	67,200	61,900	-7.9	1,050	983	-67	-6.4	1.56	1.59
Res Hmstd: Ex-Hi Val	100,900	92,900	-7.9	1,699	1,652	-47	-2.7	1.68	1.78
Apartment	300,000	293,300	-2.2	7,104	8,734	1,629	22.9	2.37	2.98
Comm/Ind: Lo Val	150,000	179,700	19.8	5,259	8,083	2,824	53.7	3.51	4.5
Comm/Ind: Med Val	300,000	359,400	19.8	12,101	18,153	6,052	50.0	4.03	5.05
Comm/Ind: Hi Val	1,000,000	1,198,100	19.8	44,031	65,152	21,121	48.0	4.40	5.44

Swift County | **Benson city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	92,471	92,643	172	0.2	1,086	1,172	86	7.9	1.17	1.26
Res Non-Hm: exis	12,152	12,051	-101	-0.8	176	198	22	12.5	1.45	1.64
Apartments: exis	4,029	4,038	9	0.2	71	80	10	13.6	1.76	1.99
Low-inc Apts: ex	1,831	1,831	0	0.0	20	22	3	13.4	1.08	1.23
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	12,046	12,032	-14	-0.1	338	375	37	10.9	2.80	3.11
Com/Ind Hi: exis	33,001	33,368	367	1.1	1,214	1,362	148	12.2	3.68	4.08
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	673	636	-37	-5.5	25	26	1	4.8	3.68	4.08
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	1,026	1,134	108	10.6	7	9	2	32.6	0.69	0.83
Ag Non-Hmstd	68	72	4	5.3	1	1	0	19.0	1.26	1.42
Misc props	148	147	-1	-0.5	3	3	0	12.3	2.07	2.33
ResHmstd: NewCon	0	258	258	0.0	0	3	3	0.0	0.00	1.26
All other NewCon	0	454	454	0.0	0	15	15	0.0	0.00	3.27
Total	157,444	158,664	1,220	0.8	2,940	3,267	327	11.1	1.87	2.06

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	1,971	1,751	-220	-11.2
(-) TIF Tax Capacity	20	20	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	1,951	1,730	-220	-11.3
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	47.67	48.30	0.00	0.00
City/Town	69.05	85.51	5.23	5.07
School District	8.47	8.27	12.87	15.95
Special District	0.87	0.41	0.00	0.00
Total	126.06	142.49	18.10	21.02

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	59,300	59,400	0.2	618	633	15	2.4	1.04	1.07
Res Hmstd:Avg Val	88,900	89,100	0.2	989	1,041	51	5.2	1.11	1.17
Res Hmstd: Hi Val	118,500	118,700	0.2	1,443	1,562	120	8.3	1.22	1.32
Res Hmstd: Ex-Hi Val	177,800	178,100	0.2	2,351	2,610	259	11.0	1.32	1.47
Apartment	300,000	300,700	0.2	5,270	5,988	718	13.6	1.76	1.99
Comm/Ind: Lo Val	150,000	151,700	1.1	4,207	4,741	534	12.7	2.80	3.13
Comm/Ind: Med Val	300,000	303,300	1.1	9,725	10,929	1,205	12.4	3.24	3.60
Comm/Ind: Hi Val	1,000,000	1,011,100	1.1	35,477	39,824	4,347	12.3	3.55	3.94

Swift County | **Clontarf city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	4,018	3,998	-21	-0.5	36	39	3	8.4	0.90	0.99
Res Non-Hm: exis	88	84	-4	-4.7	1	1	0	4.7	1.23	1.35
Apartments: exis	32	32	0	0.0	0	1	0	9.6	1.48	1.62
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	524	524	0	0.1	13	14	1	8.1	2.49	2.68
Com/Ind Hi: exis	512	542	30	5.8	17	19	2	14.1	3.27	3.53
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	102	108	6	5.8	3	4	0	14.0	3.27	3.53
Ag HGA: Exist	189	189	0	0.0	2	2	0	8.0	0.96	1.03
Ag Hmstd Land	1,366	1,489	122	9.0	8	10	1	16.6	0.60	0.64
Ag Non-Hmstd	1,081	1,185	104	9.6	12	14	2	18.7	1.08	1.17
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	101	101	0.0	0	1	1	0.0	0.00	0.99
All other NewCon	0	10	10	0.0	0	0	0	0.0	0.00	1.35
Total	7,913	8,261	348	4.4	93	105	12	12.8	1.17	1.27

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	82	73	-9	-11.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	82	73	-9	-11.0
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	48.69	49.37	0.00	0.00
City/Town	49.94	58.85	0.00	0.00
School District	8.75	8.58	12.87	15.95
Special District	0.87	0.41	0.00	0.00
Total	108.25	117.21	12.87	15.95

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	48,700	48,500	-0.4	395	418	23	5.9	0.81	0.86
Res Hmstd:Avg Val	73,100	72,700	-0.5	593	627	34	5.8	0.81	0.86
Res Hmstd: Hi Val	97,400	96,900	-0.5	895	956	61	6.8	0.92	0.99
Res Hmstd: Ex-Hi Val	146,100	145,400	-0.5	1,529	1,653	124	8.1	1.05	1.14
Apartment	300,000	300,000	0.0	4,446	4,874	428	9.6	1.48	1.62
Comm/Ind: Lo Val	150,000	158,700	5.8	3,728	4,333	606	16.3	2.49	2.73
Comm/Ind: Med Val	300,000	317,500	5.8	8,633	9,932	1,299	15.0	2.88	3.13
Comm/Ind: Hi Val	1,000,000	1,058,200	5.8	31,526	36,049	4,523	14.3	3.15	3.41

Swift County | **Danvers city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	2,970	2,947	-23	-0.8	26	28	3	9.7	0.87	0.96
Res Non-Hm: exis	158	225	67	42.7	2	3	1	57.1	1.18	1.30
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	636	728	92	14.5	15	19	4	24.3	2.40	2.61
Com/Ind Hi: exis	746	673	-73	-9.7	24	23	-1	-2.1	3.16	3.43
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	126	119	-7	-5.6	4	4	0	2.4	3.16	3.43
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	467	499	32	6.8	5	6	1	16.6	1.03	1.12
Ag Non-Hmstd	342	376	34	10.0	4	4	1	20.1	1.03	1.12
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	48	48	0.0	0	0	0	0.0	0.00	0.96
All other NewCon	0	29	29	0.0	0	0	0	0.0	0.00	1.16
Total	5,445	5,645	200	3.7	79	88	9	11.6	1.45	1.56

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	66	60	-7	-10.3
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	66	60	-7	-10.3
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	48.49	49.14	0.00	0.00
City/Town	45.01	54.50	0.00	0.00
School District	8.54	8.35	12.87	15.95
Special District	0.87	0.41	0.00	0.00
Total	102.91	112.40	12.87	15.95

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	49,500	49,100	-0.8	375	409	34	9.1	0.76	0.83
Res Hmstd:Avg Val	74,300	73,700	-0.8	563	615	51	9.1	0.76	0.83
Res Hmstd: Hi Val	99,000	98,200	-0.8	863	941	78	9.1	0.87	0.96
Res Hmstd: Ex-Hi Val	148,500	147,300	-0.8	1,481	1,621	140	9.5	1	1.10
Comm/Ind: Lo Val	150,000	135,400	-9.7	3,607	3,537	-70	-2.0	2.40	2.61
Comm/Ind: Med Val	300,000	270,800	-9.7	8,353	8,061	-291	-3.5	2.78	2.98
Comm/Ind: Hi Val	1,000,000	902,800	-9.7	30,498	29,737	-761	-2.5	3.05	3.29

Swift County | **De Graff city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	2,383	2,417	34	1.4	15	18	3	19.5	0.63	0.74
Res Non-Hm: exis	449	445	-4	-0.9	4	5	0	6.9	1.00	1.08
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	205	205	0	0.0	4	5	0	6.3	2.16	2.30
Com/Ind Hi: exis	224	245	21	9.3	6	7	1	15.9	2.84	3.01
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	261	260	-1	-0.5	7	8	0	5.5	2.84	3.01
Ag HGA: Exist	156	156	0	0.0	1	1	0	10.7	0.85	0.94
Ag Hmstd Land	1,105	1,219	114	10.3	6	7	1	17.2	0.57	0.61
Ag Non-Hmstd	93	97	4	3.9	1	1	0	9.5	0.87	0.91
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	4,877	5,044	167	3.4	46	52	6	13.5	0.95	1.04

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	51	44	-7	-14.2
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	51	44	-7	-14.2
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	48.65	49.33	0.00	0.00
City/Town	28.41	33.09	0.00	0.00
School District	8.75	8.58	12.87	15.95
Special District	0.87	0.41	0.00	0.00
Total	86.68	91.41	12.87	15.95

Tax Burdens on Hypothetical Properties	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	32,400	32,900	1.5	193	233	40	20.7	0.6	0.71
Res Hmstd:Avg Val	48,600	49,300	1.4	289	349	60	20.6	0.6	0.71
Res Hmstd: Hi Val	64,800	65,700	1.4	386	465	79	20.5	0.6	0.71
Res Hmstd: Ex-Hi Val	97,300	98,700	1.4	684	800	117	17.0	0.70	0.81
Comm/Ind: Lo Val	150,000	164,000	9.3	3,242	3,867	625	19.3	2.16	2.36
Comm/Ind: Med Val	300,000	327,900	9.3	7,501	8,801	1,300	17.3	2.50	2.68
Comm/Ind: Hi Val	1,000,000	1,093,200	9.3	27,374	31,835	4,462	16.3	2.74	2.91

Swift County | **Holloway city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	1,721	1,723	3	0.2	24	19	-4	-17.3	1.37	1.13
Res Non-Hm: exis	271	280	9	3.5	5	5	0	-2.0	1.79	1.70
Apartments: exis	128	128	0	0.0	3	3	0	-6.0	2.15	2.02
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	288	249	-39	-13.7	9	8	-2	-16.7	3.24	3.13
Com/Ind Hi: exis	8,225	8,706	482	5.9	346	354	8	2.4	4.21	4.07
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	299	312	13	4.3	13	13	0	0.8	4.21	4.07
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	227	207	-19	-8.5	3	3	0	-13.8	1.39	1.31
Ag Non-Hmstd	1,187	1,275	89	7.5	17	17	0	1.9	1.45	1.37
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	11	11	0.0	0	0	0	0.0	0.00	1.13
All other NewCon	0	1,127	1,127	0.0	0	45	45	0.0	0.00	4.01
Total	12,344	14,018	1,674	13.6	420	467	48	11.3	3.40	3.33

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	210	236	26	12.3
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	210	236	26	12.3
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	48.64	49.32	0.00	0.00
City/Town	87.66	78.05	0.00	0.00
School District	7.40	9.38	34.05	30.48
Special District	0.87	0.41	0.00	0.00
Total	144.57	137.15	34.05	30.48

Tax Burdens on Hypothetical Properties	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	28,000	28,000	0.0	388	316	-72	-18.7	1.39	1.13
Res Hmstd:Avg Val	42,000	42,100	0.2	582	475	-107	-18.5	1.39	1.13
Res Hmstd: Hi Val	55,900	56,000	0.2	775	632	-143	-18.5	1.39	1.13
Res Hmstd: Ex-Hi Val	83,900	84,000	0.1	1,202	1,001	-201	-16.7	1.43	1.19
Apartment	300,000	300,000	0.0	6,443	6,058	-386	-6.0	2.15	2.02
Comm/Ind: Lo Val	150,000	158,800	5.9	4,862	5,051	189	3.9	3.24	3.18
Comm/Ind: Med Val	300,000	317,600	5.9	11,175	11,515	339	3.0	3.73	3.63
Comm/Ind: Hi Val	1,000,000	1,058,600	5.9	40,636	41,674	1,038	2.6	4.06	3.94

Swift County | **Kerkhoven city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	21,424	21,446	22	0.1	292	298	6	2.1	1.36	1.39
Res Non-Hm: exis	2,109	2,085	-23	-1.1	35	38	4	10.2	1.66	1.85
Apartments: exis	840	860	20	2.4	17	19	2	14.4	1.99	2.23
Low-inc Apts: ex	135	119	-16	-12.1	2	2	0	-2.0	1.23	1.37
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	2,131	2,066	-65	-3.0	66	70	4	6.8	3.08	3.40
Com/Ind Hi: exis	535	644	110	20.5	22	29	7	32.9	4.04	4.46
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	593	615	22	3.8	24	27	3	14.4	4.04	4.46
Ag HGA: Exist	203	203	0	0.0	3	3	0	1.4	1.36	1.38
Ag Hmstd Land	269	300	31	11.5	3	4	1	26.7	1.19	1.35
Ag Non-Hmstd	306	341	36	11.6	4	5	1	25.6	1.43	1.61
Misc props	71	70	-1	-0.9	1	2	0	10.6	2.05	2.29
ResHmstd: NewCon	0	159	159	0.0	0	2	2	0.0	0.00	1.39
All other NewCon	0	288	288	0.0	0	8	8	0.0	0.00	2.75
Total	28,614	29,197	584	2.0	468	508	39	8.4	1.64	1.74

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	309	259	-50	-16.3
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	309	259	-50	-16.3
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	47.88	48.54	0.00	0.00
City/Town	77.77	95.94	0.00	0.00
School District	16.55	16.18	20.47	21.34
Special District	0.87	0.41	0.00	0.00
Total	143.07	161.07	20.47	21.34

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	59,300	59,400	0.2	733	701	-32	-4.3	1.24	1.18
Res Hmstd:Avg Val	88,900	89,000	0.1	1,162	1,153	-9	-0.8	1.31	1.3
Res Hmstd: Hi Val	118,500	118,600	0.1	1,672	1,735	63	3.8	1.41	1.46
Res Hmstd: Ex-Hi Val	177,800	178,000	0.1	2,695	2,905	210	7.8	1.52	1.63
Apartment	300,000	307,200	2.4	5,979	6,841	861	14.4	1.99	2.23
Comm/Ind: Lo Val	150,000	180,800	20.5	4,625	6,467	1,842	39.8	3.08	3.58
Comm/Ind: Med Val	300,000	361,600	20.5	10,689	14,525	3,836	35.9	3.56	4.02
Comm/Ind: Hi Val	1,000,000	1,205,300	20.5	38,989	52,129	13,140	33.7	3.9	4.33

Swift County | **Murdock city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	6,045	5,795	-251	-4.1	61	57	-4	-7.0	1.02	0.99
Res Non-Hm: exis	427	473	46	10.8	6	7	1	12.5	1.36	1.38
Apartments: exis	252	276	24	9.7	4	5	0	11.2	1.64	1.67
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	718	740	22	3.0	19	20	1	5.4	2.66	2.72
Com/Ind Hi: exis	4,431	4,526	95	2.1	154	161	7	4.4	3.47	3.55
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	255	268	13	5.1	9	10	1	7.4	3.48	3.56
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	400	452	52	13.0	3	4	0	14.1	0.87	0.87
Ag Non-Hmstd	183	206	24	12.9	2	2	0	14.0	1.15	1.16
Misc props	8	8	0	0.0	0	0	0	1.3	1.93	1.96
ResHmstd: NewCon	0	122	122	0.0	0	1	1	0.0	0.00	0.99
All other NewCon	0	799	799	0.0	0	27	27	0.0	0.00	3.44
Total	12,719	13,666	947	7.4	259	294	35	13.4	2.04	2.15

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	177	176	-2	-1.0
(-) TIF Tax Capacity	3	3	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	174	172	-2	-1.0
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	48.53	49.20	0.00	0.00
City/Town	49.18	50.48	0.00	0.00
School District	16.43	16.07	20.47	21.34
Special District	0.87	0.41	0.00	0.00
Total	115.01	116.16	20.47	21.34

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	40,300	38,600	-4.2	385	351	-33	-8.7	0.95	0.91
Res Hmstd:Avg Val	60,500	58,000	-4.1	578	528	-50	-8.6	0.95	0.91
Res Hmstd: Hi Val	80,600	77,300	-4.1	792	711	-81	-10.2	0.98	0.92
Res Hmstd: Ex-Hi Val	120,900	115,900	-4.1	1,374	1,282	-92	-6.7	1.14	1.11
Apartment	300,000	329,000	9.7	4,927	5,479	552	11.2	1.64	1.67
Comm/Ind: Lo Val	150,000	153,200	2.1	3,993	4,198	204	5.1	2.66	2.74
Comm/Ind: Med Val	300,000	306,400	2.1	9,216	9,650	434	4.7	3.07	3.15
Comm/Ind: Hi Val	1,000,000	1,021,500	2.2	33,586	35,099	1,512	4.5	3.36	3.44

Todd County | **Bertha city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	7,346	8,767	1,420	19.3	82	106	24	28.6	1.12	1.21
Res Non-Hm: exis	1,605	2,005	400	24.9	25	36	11	45.6	1.55	1.80
Apartments: exis	63	82	20	31.3	1	2	1	53.8	1.85	2.16
Low-inc Apts: ex	623	604	-20	-3.1	7	8	1	13.1	1.14	1.33
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	1,605	1,580	-25	-1.6	47	52	6	12.4	2.91	3.32
Com/Ind Hi: exis	146	137	-9	-6.1	6	6	0	7.3	3.82	4.36
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	452	470	18	4.0	17	20	3	18.4	3.81	4.34
Ag HGA: Exist	88	104	16	18.7	1	1	0	35.5	1.18	1.35
Ag Hmstd Land	280	261	-20	-7.0	2	2	0	15.6	0.58	0.72
Ag Non-Hmstd	204	250	46	22.6	3	4	1	45.4	1.32	1.57
Misc props	23	22	-1	-3.5	0	0	0	13.0	1.85	2.17
ResHmstd: NewCon	0	4	4	0.0	0	0	0	0.0	0.00	1.21
All other NewCon	0	29	29	0.0	0	1	1	0.0	0.00	1.80
Total	12,435	14,313	1,879	15.1	191	239	48	25.3	1.53	1.67

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	135	123	-12	-8.8
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	135	123	-12	-8.8
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	55.25	61.91	0.00	0.00
City/Town	42.19	60.47	0.00	0.00
School District	34.81	34.49	19.23	20.02
Special District	0.10	0.11	0.00	0.00
Total	132.36	156.98	19.23	20.02

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	33,600	40,100	19.3	375	458	83	22.1	1.12	1.14
Res Hmstd:Avg Val	50,300	60,000	19.3	561	685	124	22.1	1.12	1.14
Res Hmstd: Hi Val	67,100	80,100	19.4	749	946	198	26.4	1.12	1.18
Res Hmstd: Ex-Hi Val	100,600	120,000	19.3	1,243	1,709	466	37.5	1.24	1.42
Apartment	300,000	394,000	31.3	5,540	8,520	2,980	53.8	1.85	2.16
Comm/Ind: Lo Val	150,000	140,800	-6.1	4,365	4,677	312	7.1	2.91	3.32
Comm/Ind: Med Val	300,000	281,600	-6.1	10,089	10,723	634	6.3	3.36	3.81
Comm/Ind: Hi Val	1,000,000	938,800	-6.1	36,802	39,390	2,588	7.0	3.68	4.2

Todd County | **Browerville city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	15,934	15,814	-119	-0.7	169	176	7	4.2	1.06	1.11
Res Non-Hm: exis	3,264	3,078	-186	-5.7	47	52	5	10.4	1.43	1.68
Apartments: exis	859	858	0	0.0	15	17	2	16.7	1.74	2.03
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	2,444	2,302	-142	-5.8	69	73	5	7.0	2.81	3.19
Com/Ind Hi: exis	2,239	2,312	74	3.3	83	98	14	17.3	3.72	4.23
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	613	667	54	8.8	23	28	5	23.0	3.73	4.21
Ag HGA: Exist	143	147	4	3.1	2	2	0	16.0	1.25	1.40
Ag Hmstd Land	21	16	-5	-24.5	0	0	0	0.0	0.48	0.63
Ag Non-Hmstd	106	98	-8	-7.3	1	2	0	8.3	1.34	1.57
Misc props	49	49	0	0.0	1	1	0	16.7	1.74	2.03
ResHmstd: NewCon	0	28	28	0.0	0	0	0	0.0	0.00	1.11
All other NewCon	0	288	288	0.0	0	10	10	0.0	0.00	3.31
Total	25,670	25,658	-12	0.0	410	459	49	12.0	1.60	1.79

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	299	248	-51	-16.9
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	299	248	-51	-16.9
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	56.95	63.77	0.00	0.00
City/Town	60.20	74.28	0.00	0.00
School District	16.81	18.43	6.73	7.71
Special District	0.10	0.11	0.00	0.00
Total	134.06	156.59	6.73	7.71

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	49,200	48,800	-0.8	496	496	0	0.0	1.01	1.02
Res Hmstd:Avg Val	73,800	73,200	-0.8	744	744	0	0.0	1.01	1.02
Res Hmstd: Hi Val	98,300	97,600	-0.7	1,100	1,158	58	5.3	1.12	1.19
Res Hmstd: Ex-Hi Val	147,500	146,400	-0.7	1,837	2,028	191	10.4	1.25	1.39
Apartment	300,000	299,900	0.0	5,229	6,101	872	16.7	1.74	2.03
Comm/Ind: Lo Val	150,000	154,900	3.3	4,216	4,996	780	18.5	2.81	3.23
Comm/Ind: Med Val	300,000	309,900	3.3	9,804	11,554	1,751	17.9	3.27	3.73
Comm/Ind: Hi Val	1,000,000	1,032,900	3.3	35,880	42,145	6,265	17.5	3.59	4.08

Todd County | **Burtrum city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	2,134	1,976	-158	-7.4	23	22	0	-1.1	1.05	1.13
Res Non-Hm: exis	640	660	20	3.1	9	11	2	21.9	1.45	1.71
Apartments: exis	50	50	0	0.0	1	1	0	18.6	1.76	2.09
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	11	11	0	0.0	0	0	0	19.5	1.36	1.62
Com/Ind: Lo: exi	218	219	2	0.8	6	7	1	16.1	2.82	3.25
Com/Ind Hi: exis	16	16	-1	-3.7	1	1	0	11.0	3.70	4.27
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	106	113	8	7.2	4	5	1	23.6	3.70	4.27
Ag HGA: Exist	360	380	20	5.7	4	4	1	15.2	1.07	1.17
Ag Hmstd Land	309	340	32	10.2	1	2	1	77.6	0.31	0.49
Ag Non-Hmstd	82	21	-61	-74.2	1	0	-1	-69.0	1.28	1.54
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	3,924	3,786	-138	-3.5	49	54	5	9.2	1.26	1.42

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	40	30	-10	-24.5
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	40	30	-10	-24.5
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	55.71	62.12	0.00	0.00
City/Town	46.70	65.16	0.00	0.00
School District	25.83	26.79	15.99	16.55
Special District	0.10	0.11	0.00	0.00
Total	128.34	154.19	15.99	16.55

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	36,500	33,800	-7.4	381	369	-12	-3.2	1.04	1.09
Res Hmstd:Avg Val	54,700	50,700	-7.3	571	553	-18	-3.1	1.04	1.09
Res Hmstd: Hi Val	72,900	67,500	-7.4	761	736	-24	-3.2	1.04	1.09
Res Hmstd: Ex-Hi Val	109,400	101,300	-7.4	1,305	1,296	-9	-0.7	1.19	1.28
Apartment	300,000	300,000	0.0	5,292	6,279	986	18.6	1.76	2.09
Comm/Ind: Lo Val	150,000	144,400	-3.7	4,226	4,686	460	10.9	2.82	3.25
Comm/Ind: Med Val	300,000	288,800	-3.7	9,781	10,796	1,015	10.4	3.26	3.74
Comm/Ind: Hi Val	1,000,000	962,700	-3.7	35,704	39,582	3,878	10.9	3.57	4.11

Todd County | **Clarissa city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	13,366	13,294	-72	-0.5	148	193	45	30.6	1.10	1.45
Res Non-Hm: exis	1,567	1,386	-182	-11.6	23	29	6	25.2	1.47	2.08
Apartments: exis	1,438	1,438	-1	-0.1	25	36	11	41.5	1.77	2.50
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	34	31	-3	-8.8	0	1	0	27.5	1.33	1.85
Com/Ind: Lo: exi	2,053	2,029	-24	-1.2	58	75	18	30.4	2.81	3.71
Com/Ind Hi: exis	573	557	-17	-2.9	21	27	6	28.0	3.68	4.85
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	391	415	24	6.2	14	20	6	39.2	3.68	4.82
Ag HGA: Exist	208	211	3	1.5	3	3	1	35.6	1.21	1.61
Ag Hmstd Land	249	229	-21	-8.3	1	2	1	47.3	0.44	0.70
Ag Non-Hmstd	168	142	-26	-15.6	2	3	0	19.6	1.25	1.77
Misc props	33	32	0	-0.8	1	1	0	40.3	1.88	2.65
ResHmstd: NewCon	0	9	9	0.0	0	0	0	0.0	0.00	1.45
All other NewCon	0	124	124	0.0	0	3	3	0.0	0.00	2.08
Total	20,081	19,896	-186	-0.9	296	392	96	32.3	1.47	1.97

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	223	175	-48	-21.4
(-) TIF Tax Capacity	7	7	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	216	169	-48	-22.0
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	52.28	57.78	0.00	0.00
City/Town	65.63	109.77	0.00	0.00
School District	6.93	9.40	20.48	28.79
Special District	0.10	0.11	0.00	0.00
Total	124.94	177.06	20.48	28.79

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	42,500	42,300	-0.5	448	571	123	27.5	1.05	1.35
Res Hmstd:Avg Val	63,600	63,300	-0.5	670	855	184	27.5	1.05	1.35
Res Hmstd: Hi Val	84,800	84,300	-0.6	937	1,210	273	29.2	1.11	1.44
Res Hmstd: Ex-Hi Val	127,300	126,600	-0.5	1,593	2,148	555	34.8	1.25	1.7
Apartment	300,000	299,800	-0.1	5,300	7,498	2,199	41.5	1.77	2.50
Comm/Ind: Lo Val	150,000	145,700	-2.9	4,217	5,406	1,189	28.2	2.81	3.71
Comm/Ind: Med Val	300,000	291,400	-2.9	9,737	12,426	2,688	27.6	3.25	4.26
Comm/Ind: Hi Val	1,000,000	971,200	-2.9	35,499	45,405	9,906	27.9	3.55	4.68

Todd County | **Eagle Bend city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	11,987	9,771	-2,216	-18.5	141	137	-4	-2.5	1.18	1.41
Res Non-Hm: exis	2,297	2,232	-66	-2.9	36	47	11	31.0	1.56	2.11
Apartments: exis	260	304	44	16.9	5	8	3	57.8	1.85	2.50
Low-inc Apts: ex	364	320	-44	-12.1	4	5	1	18.8	1.14	1.54
Seasnl Rec: exis	7	3	-4	-52.2	0	0	0	-36.4	1.39	1.85
Com/Ind: Lo: exi	2,430	2,318	-112	-4.6	71	86	15	21.4	2.92	3.71
Com/Ind Hi: exis	101	96	-5	-4.9	4	5	1	20.8	3.82	4.85
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	493	518	25	5.2	19	25	6	33.4	3.82	4.84
Ag HGA: Exist	574	502	-72	-12.5	7	7	0	5.6	1.23	1.48
Ag Hmstd Land	491	440	-51	-10.3	2	3	1	32.8	0.47	0.69
Ag Non-Hmstd	135	122	-13	-9.5	2	2	0	21.5	1.32	1.77
Misc props	25	25	0	0.0	0	1	0	35.0	1.79	2.41
ResHmstd: NewCon	0	31	31	0.0	0	0	0	0.0	0.00	1.41
All other NewCon	0	66	66	0.0	0	1	1	0.0	0.00	2.25
Total	19,164	16,749	-2,415	-12.6	291	328	37	12.7	1.52	1.96

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	207	146	-61	-29.4
(-) TIF Tax Capacity	2	2	0	3.7
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	205	144	-61	-29.7
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	52.86	57.96	0.00	0.00
City/Town	73.73	112.54	0.00	0.00
School District	5.17	6.46	20.48	28.79
Special District	0.10	0.11	0.00	0.00
Total	131.86	177.07	20.48	28.79

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	43,700	35,600	-18.5	491	481	-10	-2.1	1.12	1.35
Res Hmstd:Avg Val	65,500	53,400	-18.5	736	721	-15	-2.0	1.12	1.35
Res Hmstd: Hi Val	87,300	71,200	-18.4	1,036	961	-75	-7.2	1.19	1.35
Res Hmstd: Ex-Hi Val	131,000	106,800	-18.5	1,741	1,709	-32	-1.8	1.33	1.60
Apartment	300,000	350,800	16.9	5,559	8,775	3,215	57.8	1.85	2.50
Comm/Ind: Lo Val	150,000	142,700	-4.9	4,373	5,295	922	21.1	2.92	3.71
Comm/Ind: Med Val	300,000	285,300	-4.9	10,101	12,130	2,029	20.1	3.37	4.25
Comm/Ind: Hi Val	1,000,000	951,000	-4.9	36,832	44,428	7,596	20.6	3.68	4.67

Todd County | **Grey Eagle city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	10,696	10,625	-71	-0.7	150	154	4	2.9	1.40	1.45
Res Non-Hm: exis	1,255	1,173	-82	-6.6	21	22	1	6.9	1.67	1.91
Apartments: exis	161	231	70	43.3	3	5	2	64.2	2.03	2.33
Low-inc Apts: ex	583	545	-38	-6.6	7	8	0	6.9	1.24	1.42
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	1,726	1,693	-34	-2.0	54	60	6	10.2	3.14	3.53
Com/Ind Hi: exis	168	138	-30	-17.8	7	6	-1	-7.5	4.14	4.65
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	168	179	11	6.4	7	8	1	19.7	4.14	4.65
Ag HGA: Exist	54	53	-1	-1.5	1	1	0	-5.8	1.26	1.20
Ag Hmstd Land	124	151	27	21.6	1	1	0	49.7	0.60	0.74
Ag Non-Hmstd	28	0	-28	-100.0	0	0	0	-100.0	1.50	0.00
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	54	54	0.0	0	1	1	0.0	0.00	1.45
All other NewCon	0	55	55	0.0	0	1	1	0.0	0.00	1.69
Total	14,963	14,895	-68	-0.5	252	268	16	6.5	1.68	1.80

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	160	132	-29	-17.8
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	160	132	-29	-17.8
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	56.24	62.90	0.00	0.00
City/Town	66.80	82.19	0.00	0.00
School District	26.37	27.58	15.99	16.55
Special District	0.54	0.59	0.00	0.00
Total	149.94	173.27	15.99	16.55

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	63,100	62,700	-0.6	795	756	-39	-4.9	1.26	1.21
Res Hmstd:Avg Val	94,700	94,100	-0.6	1,284	1,288	3	0.3	1.36	1.37
Res Hmstd: Hi Val	126,200	125,400	-0.6	1,835	1,931	95	5.2	1.45	1.54
Res Hmstd: Ex-Hi Val	189,300	188,000	-0.7	2,939	3,217	277	9.4	1.55	1.71
Apartment	300,000	429,900	43.3	6,103	10,023	3,920	64.2	2.03	2.33
Comm/Ind: Lo Val	150,000	123,400	-17.7	4,712	4,358	-355	-7.5	3.14	3.53
Comm/Ind: Med Val	300,000	246,700	-17.8	10,916	9,797	-1,119	-10.3	3.64	3.97
Comm/Ind: Hi Val	1,000,000	822,300	-17.8	39,864	36,581	-3,284	-8.2	3.99	4.45

Todd County | **Hewitt city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	5,233	5,047	-185	-3.5	64	65	1	1.1	1.23	1.29
Res Non-Hm: exis	1,067	1,141	73	6.9	18	23	5	27.4	1.66	1.98
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	36	35	-1	-2.8	1	1	0	17.4	1.49	1.80
Com/Ind: Lo: exi	409	396	-13	-3.2	12	14	2	12.6	3.04	3.54
Com/Ind Hi: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	262	303	41	15.7	10	14	4	34.5	3.99	4.64
Ag HGA: Exist	748	739	-8	-1.1	10	11	1	7.6	1.34	1.45
Ag Hmstd Land	1,080	1,037	-43	-4.0	6	7	1	24.7	0.52	0.68
Ag Non-Hmstd	413	357	-57	-13.7	6	6	0	4.8	1.41	1.71
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	19	19	0.0	0	0	0	0.0	0.00	1.29
All other NewCon	0	7	7	0.0	0	0	0	0.0	0.00	3.54
Total	9,247	9,080	-167	-1.8	127	141	14	10.8	1.37	1.55

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	91	71	-20	-22.5
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	91	71	-20	-22.5
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	53.73	59.61	0.00	0.00
City/Town	53.85	79.28	0.00	0.00
School District	33.40	32.37	19.23	20.02
Special District	0.10	0.11	0.00	0.00
Total	141.08	171.37	19.23	20.02

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	37,900	36,600	-3.4	456	450	-6	-1.4	1.20	1.23
Res Hmstd:Avg Val	56,900	54,900	-3.5	685	674	-10	-1.5	1.20	1.23
Res Hmstd: Hi Val	75,800	73,100	-3.6	912	898	-14	-1.5	1.20	1.23
Res Hmstd: Ex-Hi Val	113,800	109,800	-3.5	1,554	1,633	78	5.0	1.37	1.49

Todd County | **Long Prairie city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	68,545	67,617	-927	-1.4	774	811	37	4.8	1.13	1.20
Res Non-Hm: exis	14,147	14,088	-59	-0.4	205	232	27	12.9	1.45	1.64
Apartments: exis	4,919	4,910	-8	-0.2	85	96	11	13.4	1.73	1.96
Low-inc Apts: ex	3,011	3,011	0	0.0	32	36	4	13.4	1.06	1.20
Seasnl Rec: exis	133	268	135	101.8	2	4	2	132.6	1.34	1.54
Com/Ind: Lo: exi	12,296	12,473	177	1.4	341	385	44	13.0	2.77	3.09
Com/Ind Hi: exis	14,069	13,674	-395	-2.8	513	555	43	8.4	3.64	4.06
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,841	1,971	130	7.1	67	80	13	19.3	3.64	4.06
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	9	3	-6	-67.4	0	0	0	-63.7	0.63	0.70
Ag Non-Hmstd	231	360	129	55.8	3	5	2	78.6	1.25	1.44
Misc props	416	401	-15	-3.5	8	9	1	9.8	2.03	2.31
ResHmstd: NewCon	0	130	130	0.0	0	2	2	0.0	0.00	1.20
All other NewCon	0	195	195	0.0	0	7	7	0.0	0.00	3.80
Total	119,615	119,101	-514	-0.4	2,029	2,223	194	9.6	1.70	1.87

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	1,425	1,232	-193	-13.5
(-) TIF Tax Capacity	118	105	-13	-11.1
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	1,307	1,127	-180	-13.8
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	56.95	63.77	0.00	0.00
City/Town	41.23	51.39	0.00	0.00
School District	27.06	28.43	15.99	16.55
Special District	0.10	0.11	0.00	0.00
Total	125.34	143.70	15.99	16.55

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	61,400	60,600	-1.3	622	623	1	0.1	1.01	1.03
Res Hmstd:Avg Val	92,000	90,800	-1.3	1,011	1,037	27	2.6	1.1	1.14
Res Hmstd: Hi Val	122,600	120,900	-1.4	1,471	1,559	88	6.0	1.2	1.29
Res Hmstd: Ex-Hi Val	184,000	181,500	-1.4	2,394	2,608	214	9.0	1.30	1.44
Apartment	300,000	299,500	-0.2	5,180	5,875	695	13.4	1.73	1.96
Comm/Ind: Lo Val	150,000	145,800	-2.8	4,159	4,502	343	8.2	2.77	3.09
Comm/Ind: Med Val	300,000	291,600	-2.8	9,624	10,383	759	7.9	3.21	3.56
Comm/Ind: Hi Val	1,000,000	972,000	-2.8	35,128	38,019	2,892	8.2	3.51	3.91

Todd County | **West Union city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	2,591	2,238	-353	-13.6	24	24	0	0.1	0.91	1.05
Res Non-Hm: exis	185	240	55	29.7	2	4	1	56.7	1.21	1.46
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	200	196	-4	-2.1	5	6	1	14.4	2.43	2.84
Com/Ind Hi: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	108	148	40	37.2	3	5	2	55.5	3.13	3.55
Ag HGA: Exist	83	75	-8	-9.9	1	1	0	-3.8	0.83	0.88
Ag Hmstd Land	293	287	-5	-1.8	2	2	0	23.7	0.66	0.83
Ag Non-Hmstd	58	57	-1	-0.9	1	1	0	21.6	1.15	1.41
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	3,518	3,242	-276	-7.9	37	42	4	12.0	1.06	1.29

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	36	26	-10	-26.8
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	36	26	-10	-26.8
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	56.95	63.76	0.00	0.00
City/Town	21.41	37.74	0.00	0.00
School District	25.20	26.39	15.12	16.34
Special District	0.87	0.97	0.00	0.00
Total	104.43	128.86	15.12	16.34

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	59,600	51,500	-13.6	474	482	8	1.7	0.8	0.94
Res Hmstd:Avg Val	89,400	77,200	-13.6	777	731	-46	-5.9	0.87	0.95
Res Hmstd: Hi Val	119,100	102,900	-13.6	1,159	1,134	-25	-2.2	0.97	1.10
Res Hmstd: Ex-Hi Val	178,700	154,300	-13.7	1,925	1,939	15	0.8	1.08	1.26

Todd County | **Swanville city (part)**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	148	148	0	0.0	2	2	0	5.0	1.44	1.51
Res Non-Hm: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	11	10	0	-1.9	0	0	0	16.2	1.31	1.55
Com/Ind: Lo: exi	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind Hi: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	158	158	0	-0.1	2	2	0	5.7	1.43	1.51

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	2	1	0	-15.2
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	2	1	0	-15.2
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	56.93	63.75	0.00	0.00
City/Town	42.05	54.33	0.00	0.00
School District	24.24	28.67	36.72	27.89
Special District	0.10	0.11	0.00	0.00
Total	123.32	146.87	36.72	27.89

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	98,600	98,600	0.0	1,294	1,307	12	0.9	1.31	1.33
Res Hmstd:Avg Val	147,900	147,900	0.0	2,128	2,233	106	5.0	1.44	1.51
Res Hmstd: Hi Val	197,200	197,200	0.0	2,961	3,160	199	6.7	1.50	1.60
Res Hmstd: Ex-Hi Val	295,800	295,800	0.0	4,628	5,013	386	8.3	1.56	1.69
Seas Rec: Lo Val	50,000	49,000	-2.0	655	760	106	16.1	1.31	1.55
Seas Rec: Hi Val	150,000	147,100	-1.9	2,048	2,370	322	15.7	1.37	1.61

Todd County | **Osakis city (part)**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	8,750	8,945	195	2.2	115	128	13	11.7	1.31	1.43
Res Non-Hm: exis	1,908	1,927	19	1.0	28	31	4	13.6	1.44	1.62
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	14,492	14,024	-468	-3.2	213	231	19	8.7	1.47	1.65
Com/Ind: Lo: exi	479	494	16	3.3	14	16	2	14.1	2.87	3.18
Com/Ind Hi: exis	51	49	-2	-4.1	2	2	0	6.0	3.82	4.22
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	72	74	2	3.1	3	3	0	13.9	3.82	4.22
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Non-Hmstd	17	15	-1	-7.3	0	0	0	4.5	1.40	1.58
Misc props	231	229	-2	-0.9	6	6	1	11.1	2.42	2.72
ResHmstd: NewCon	0	10	10	0.0	0	0	0	0.0	0.00	1.43
All other NewCon	0	85	85	0.0	0	1	1	0.0	0.00	1.71
Total	25,998	25,852	-146	-0.6	379	419	40	10.7	1.46	1.62

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	260	248	-11	-4.4
(-) TIF Tax Capacity	19	17	-3	-13.3
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	240	231	-9	-3.6
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	56.58	63.38	0.00	0.00
City/Town	47.53	55.70	0.00	0.00
School District	35.40	38.17	3.46	3.52
Special District	0.87	0.97	0.00	0.00
Total	140.38	158.21	3.46	3.52

Tax Burdens on Hypothetical Properties	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	119,100	121,800	2.3	1,448	1,554	106	7.3	1.22	1.28
Res Hmstd:Avg Val	178,600	182,600	2.2	2,357	2,624	267	11.3	1.32	1.44
Res Hmstd: Hi Val	238,000	243,300	2.2	3,265	3,692	427	13.1	1.37	1.52
Res Hmstd: Ex-Hi Val	357,100	365,100	2.2	5,085	5,836	750	14.8	1.42	1.6
Seas Rec: Lo Val	50,000	48,400	-3.2	740	806	66	8.9	1.48	1.66
Seas Rec: Hi Val	150,000	145,200	-3.2	2,304	2,503	199	8.6	1.54	1.72
Comm/Ind: Lo Val	150,000	143,800	-4.1	4,309	4,566	257	6.0	2.87	3.18
Comm/Ind: Med Val	300,000	287,700	-4.1	10,037	10,576	539	5.4	3.35	3.68
Comm/Ind: Hi Val	1,000,000	959,000	-4.1	36,770	38,917	2,147	5.8	3.68	4.06

Todd County | **Staples city (part)**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	38,747	38,267	-480	-1.2	431	445	14	3.3	1.11	1.16
Res Non-Hm: exis	10,068	10,152	84	0.8	151	178	26	17.3	1.50	1.75
Apartments: exis	2,220	2,228	8	0.4	40	47	7	17.1	1.81	2.12
Low-inc Apts: ex	372	372	0	0.0	4	5	1	16.4	1.11	1.29
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	8,583	8,069	-514	-6.0	247	265	17	6.9	2.88	3.28
Com/Ind Hi: exis	4,257	4,600	343	8.1	162	199	37	23.1	3.80	4.33
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	503	554	52	10.3	19	24	5	25.6	3.80	4.33
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Non-Hmstd	23	21	-2	-7.5	0	0	0	9.0	1.35	1.59
Misc props	276	222	-53	-19.4	5	5	0	-5.4	1.87	2.19
ResHmstd: NewCon	0	139	139	0.0	0	2	2	0.0	0.00	1.16
All other NewCon	0	661	661	0.0	0	23	23	0.0	0.00	3.52
Total	65,047	65,285	238	0.4	1,061	1,193	132	12.4	1.63	1.83

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	744	622	-122	-16.4
(-) TIF Tax Capacity	4	4	0	-1.4
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	741	618	-122	-16.5
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	54.29	60.58	0.00	0.00
City/Town	74.10	91.84	0.00	0.00
School District	6.10	6.00	13.07	13.38
Special District	0.10	0.11	0.00	0.00
Total	134.59	158.53	13.07	13.38

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	43,100	42,600	-1.2	464	462	-2	-0.4	1.08	1.08
Res Hmstd:Avg Val	64,600	63,800	-1.2	695	692	-3	-0.5	1.08	1.08
Res Hmstd: Hi Val	86,100	85,000	-1.3	976	992	16	1.6	1.13	1.17
Res Hmstd: Ex-Hi Val	129,200	127,600	-1.2	1,652	1,785	134	8.1	1.28	1.4
Apartment	300,000	301,100	0.4	5,439	6,369	930	17.1	1.81	2.12
Comm/Ind: Lo Val	150,000	162,100	8.1	4,323	5,441	1,118	25.9	2.88	3.36
Comm/Ind: Med Val	300,000	324,200	8.1	10,022	12,455	2,433	24.3	3.34	3.84
Comm/Ind: Hi Val	1,000,000	1,080,600	8.1	36,616	45,182	8,566	23.4	3.66	4.18

Traverse County | **Browns Valley city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	5,990	6,123	133	2.2	146	134	-12	-8.1	2.44	2.19
Res Non-Hm: exis	1,971	1,718	-253	-12.8	58	60	2	3.8	2.95	3.51
Apartments: exis	125	125	0	0.0	4	5	1	19.0	3.49	4.16
Low-inc Apts: ex	524	524	0	0.0	11	13	2	18.6	2.15	2.55
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	1,174	1,233	59	5.0	57	70	13	23.0	4.85	5.68
Com/Ind Hi: exis	233	268	35	14.8	15	20	5	34.9	6.34	7.44
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	103	108	4	4.1	7	8	1	22.3	6.34	7.44
Ag HGA: Exist	131	131	0	-0.2	3	3	0	-11.3	2.47	2.20
Ag Hmstd Land	169	170	1	0.8	2	2	0	26.3	0.97	1.21
Ag Non-Hmstd	113	113	0	-0.4	3	3	1	20.7	2.49	3.02
Misc props	9	9	0	0.0	0	0	0	18.6	2.87	3.40
ResHmstd: NewCon	0	72	72	0.0	0	2	2	0.0	0.00	2.19
All other NewCon	0	7	7	0.0	0	0	0	0.0	0.00	3.18
Total	10,544	10,601	57	0.5	306	322	16	5.1	2.90	3.03

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	113	89	-23	-20.7
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	113	89	-23	-20.7
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	42.30	41.73	0.00	0.00
City/Town	######	257.27	0.00	0.00
School District	-0.01	0.00	38.14	38.95
Special District	2.54	2.50	0.00	0.00
Total	248.93	301.50	38.14	38.95

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	23,900	24,400	2.1	591	536	-54	-9.2	2.47	2.2
Res Hmstd:Avg Val	35,900	36,700	2.2	887	807	-80	-9.0	2.47	2.2
Res Hmstd: Hi Val	47,800	48,900	2.3	1,181	1,075	-106	-9.0	2.47	2.2
Res Hmstd: Ex-Hi Val	71,700	73,300	2.2	1,772	1,611	-160	-9.0	2.47	2.2
Apartment	300,000	300,000	0.0	10,479	12,475	1,996	19.0	3.49	4.16
Comm/Ind: Lo Val	150,000	172,300	14.9	7,272	10,178	2,906	40.0	4.85	5.91
Comm/Ind: Med Val	300,000	344,500	14.8	16,777	22,992	6,215	37.0	5.59	6.67
Comm/Ind: Hi Val	1,000,000	1,148,500	14.9	61,134	82,824	21,690	35.5	6.11	7.21

Traverse County | **Dumont city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	1,241	1,253	11	0.9	15	19	4	24.0	1.24	1.53
Res Non-Hm: exis	154	175	21	13.7	3	4	1	51.1	1.65	2.19
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	482	483	1	0.2	15	18	3	23.7	3.06	3.78
Com/Ind Hi: exis	576	582	6	1.0	23	28	5	23.0	4.01	4.88
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	204	212	8	4.1	8	10	2	26.7	4.01	4.88
Ag HGA: Exist	188	193	4	2.3	2	3	1	26.0	1.24	1.53
Ag Hmstd Land	609	621	13	2.1	7	8	2	22.8	1.08	1.30
Ag Non-Hmstd	434	471	38	8.7	6	8	2	30.7	1.41	1.69
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	4	4	0.0	0	0	0	0.0	0.00	1.53
All other NewCon	0	26	26	0.0	0	0	0	0.0	0.00	1.48
Total	3,887	4,019	132	3.4	79	99	20	25.8	2.03	2.47

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	48	44	-4	-8.5
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	48	44	-4	-8.5
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	47.51	48.30	0.00	0.00
City/Town	83.70	109.78	0.00	0.00
School District	3.45	4.31	21.65	47.32
Special District	6.03	6.79	0.00	0.00
Total	140.69	169.17	21.65	47.32

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	20,200	20,400	1.0	247	304	56	22.9	1.22	1.49
Res Hmstd:Avg Val	30,300	30,600	1.0	371	455	85	22.9	1.22	1.49
Res Hmstd: Hi Val	40,400	40,800	1.0	494	607	113	22.9	1.22	1.49
Res Hmstd: Ex-Hi Val	60,600	61,200	1.0	741	911	169	22.9	1.22	1.49
Comm/Ind: Lo Val	150,000	151,600	1.1	4,589	5,744	1,155	25.2	3.06	3.79
Comm/Ind: Med Val	300,000	303,100	1.0	10,600	13,136	2,536	23.9	3.53	4.33
Comm/Ind: Hi Val	1,000,000	1,010,400	1.0	38,649	47,645	8,996	23.3	3.86	4.72

Traverse County | **Tintah city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	397	406	8	2.1	9	6	-3	-30.7	2.17	1.48
Res Non-Hm: exis	181	313	132	72.6	5	7	2	44.9	2.60	2.18
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	47	39	-9	-18.3	2	1	-1	-29.2	4.04	3.50
Com/Ind Hi: exis	176	235	59	33.4	9	10	2	18.6	5.01	4.46
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	57	114	58	101.4	3	5	2	79.1	5.01	4.46
Ag HGA: Exist	61	63	2	3.1	1	1	0	-30.9	2.17	1.45
Ag Hmstd Land	768	836	68	8.9	6	6	1	11.3	0.73	0.75
Ag Non-Hmstd	298	229	-69	-23.0	4	3	-1	-25.7	1.47	1.42
Misc props	11	1	-10	-88.0	0	0	0	-90.5	2.57	2.02
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	1,996	2,236	240	12.0	39	40	2	4.3	1.93	1.80

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	19	21	2	10.5
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	19	21	2	10.5
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	66.58	67.72	0.00	0.00
City/Town	72.30	65.45	0.00	0.00
School District	1.89	1.66	#####	60.52
Special District	6.03	6.79	0.00	0.00
Total	146.81	141.62	#####	60.52

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	13,900	14,200	2.2	302	207	-95	-31.5	2.17	1.45
Res Hmstd:Avg Val	20,900	21,300	1.9	453	310	-143	-31.6	2.17	1.45
Res Hmstd: Hi Val	27,900	28,500	2.2	605	415	-191	-31.5	2.17	1.45
Res Hmstd: Ex-Hi Val	41,800	42,700	2.2	907	621	-286	-31.5	2.17	1.45
Comm/Ind: Lo Val	150,000	200,000	33.3	6,054	7,474	1,420	23.5	4.04	3.74
Comm/Ind: Med Val	300,000	400,100	33.4	13,575	16,398	2,823	20.8	4.52	4.1
Comm/Ind: Hi Val	1,000,000	1,333,500	33.4	48,673	58,026	9,353	19.2	4.87	4.35

Traverse County | **Wheaton city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	30,867	31,020	153	0.5	501	555	54	10.8	1.62	1.79
Res Non-Hm: exis	3,761	3,721	-40	-1.1	74	89	15	20.7	1.97	2.40
Apartments: exis	2,096	2,084	-12	-0.6	50	59	10	19.2	2.36	2.83
Low-inc Apts: ex	316	316	0	0.0	5	6	1	22.1	1.45	1.77
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	6,373	6,343	-30	-0.5	225	258	34	15.0	3.52	4.07
Com/Ind Hi: exis	3,655	3,679	25	0.7	169	194	25	14.7	4.63	5.27
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,672	1,735	63	3.8	76	90	14	18.5	4.52	5.16
Ag HGA: Exist	48	45	-3	-6.3	1	1	0	-1.9	1.53	1.61
Ag Hmstd Land	670	675	5	0.7	6	6	1	9.5	0.87	0.95
Ag Non-Hmstd	590	571	-20	-3.3	10	11	1	6.3	1.72	1.89
Misc props	25	25	0	0.0	1	1	0	19.9	2.35	2.82
ResHmstd: NewCon	0	102	102	0.0	0	2	2	0.0	0.00	1.79
All other NewCon	0	166	166	0.0	0	7	7	0.0	0.00	4.13
Total	50,072	50,482	410	0.8	1,115	1,278	162	14.5	2.23	2.53

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	586	499	-87	-14.8
(-) TIF Tax Capacity	10	10	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	575	489	-87	-15.1
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	45.32	45.72	0.00	0.00
City/Town	######	135.09	0.00	0.00
School District	0.75	1.13	21.65	47.33
Special District	6.03	6.79	0.00	0.00
Total	171.68	188.72	21.65	47.33

Tax Burdens on Hypothetical Properties	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	39,100	39,300	0.5	600	631	31	5.3	1.53	1.61
Res Hmstd:Avg Val	58,600	58,900	0.5	898	946	47	5.3	1.53	1.61
Res Hmstd: Hi Val	78,100	78,500	0.5	1,208	1,284	76	6.3	1.55	1.64
Res Hmstd: Ex-Hi Val	117,100	117,700	0.5	1,997	2,275	279	14.0	1.71	1.93
Apartment	300,000	298,300	-0.6	7,087	8,449	1,361	19.2	2.36	2.83
Comm/Ind: Lo Val	150,000	151,000	0.7	5,286	6,159	873	16.5	3.52	4.08
Comm/Ind: Med Val	300,000	302,000	0.7	12,226	14,117	1,890	15.5	4.08	4.67
Comm/Ind: Hi Val	1,000,000	1,006,800	0.7	44,613	51,260	6,646	14.9	4.46	5.09

Wabasha County | **Elgin city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	46,988	45,620	-1,369	-2.9	660	658	-2	-0.3	1.40	1.44
Res Non-Hm: exis	4,281	5,218	937	21.9	71	92	21	29.6	1.66	1.76
Apartments: exis	1,749	1,724	-25	-1.4	34	36	2	6.6	1.93	2.08
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	3,322	3,171	-151	-4.5	100	103	2	2.4	3.02	3.24
Com/Ind Hi: exis	847	1,031	184	21.7	34	44	10	30.7	3.97	4.26
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	885	934	49	5.6	35	40	5	13.3	3.97	4.26
Ag HGA: Exist	181	180	-1	-0.4	3	3	0	3.8	1.46	1.52
Ag Hmstd Land	767	781	13	1.7	10	11	1	12.1	1.30	1.43
Ag Non-Hmstd	9	10	1	5.4	0	0	0	14.4	1.42	1.54
Misc props	201	0	-201	-100.0	5	0	-5	-100.0	2.56	0.00
ResHmstd: NewCon	0	520	520	0.0	0	7	7	0.0	0.00	1.44
All other NewCon	0	432	432	0.0	0	15	15	0.0	0.00	3.39
Total	59,231	59,619	387	0.7	951	1,008	57	6.0	1.61	1.69

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	633	563	-69	-11.0
(-) TIF Tax Capacity	139	119	-20	-14.4
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	494	444	-49	-10.0
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	53.91	56.74	0.00	0.00
City/Town	68.99	77.81	6.37	6.70
School District	18.77	19.23	8.67	8.80
Special District	0.50	0.52	0.00	0.00
Total	142.16	154.31	15.04	15.50

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	95,300	92,500	-2.9	1,212	1,125	-87	-7.2	1.27	1.22
Res Hmstd:Avg Val	142,800	138,600	-2.9	2,001	1,971	-30	-1.5	1.40	1.42
Res Hmstd: Hi Val	190,400	184,900	-2.9	2,792	2,822	30	1.1	1.47	1.53
Res Hmstd: Ex-Hi Val	285,600	277,300	-2.9	4,374	4,519	145	3.3	1.53	1.63
Apartment	300,000	295,700	-1.4	5,782	6,162	380	6.6	1.93	2.08
Comm/Ind: Lo Val	150,000	182,500	21.7	4,523	6,240	1,717	38.0	3.02	3.42
Comm/Ind: Med Val	300,000	365,000	21.7	10,479	14,021	3,542	33.8	3.49	3.84
Comm/Ind: Hi Val	1,000,000	1,216,700	21.7	38,271	50,332	12,061	31.5	3.83	4.14

Wabasha County | **Hammond city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	4,209	3,200	-1,009	-24.0	43	37	-6	-13.7	1.01	1.15
Res Non-Hm: exis	895	662	-232	-26.0	12	11	-1	-8.4	1.32	1.63
Apartments: exis	245	252	8	3.1	4	5	1	27.1	1.60	1.97
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	154	142	-12	-7.7	4	4	0	9.1	2.63	3.11
Com/Ind Hi: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	67	69	1	1.8	2	3	0	20.4	3.47	4.10
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Non-Hmstd	0	64	64	0.0	0	1	1	0.0	0.00	1.48
Misc props	19	19	0	0.0	0	0	0	23.3	1.60	1.97
ResHmstd: NewCon	0	45	45	0.0	0	1	1	0.0	0.00	1.15
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	5,588	4,453	-1,135	-20.3	65	62	-3	-5.2	1.16	1.38

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	58	37	-21	-36.5
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	58	37	-21	-36.5
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	54.00	56.86	0.00	0.00
City/Town	42.67	67.25	0.00	0.00
School District	21.85	23.33	10.97	11.99
Special District	0.50	0.52	0.00	0.00
Total	119.02	147.96	10.97	11.99

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	58,500	44,500	-23.9	526	448	-78	-14.8	0.9	1.01
Res Hmstd:Avg Val	87,700	66,700	-23.9	847	672	-174	-20.6	0.97	1.01
Res Hmstd: Hi Val	116,900	88,900	-24.0	1,252	989	-263	-21.0	1.07	1.11
Res Hmstd: Ex-Hi Val	175,400	133,300	-24.0	2,066	1,759	-307	-14.9	1.18	1.32
Apartment	300,000	309,200	3.1	4,793	6,089	1,297	27.1	1.6	1.97

Wabasha County | **Kellogg city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	21,261	20,315	-947	-4.5	307	300	-7	-2.4	1.44	1.47
Res Non-Hm: exis	1,640	2,009	369	22.5	29	39	10	34.0	1.76	1.92
Apartments: exis	373	371	-2	-0.6	8	8	1	10.5	2.02	2.24
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	245	244	-1	-0.4	4	4	1	14.1	1.54	1.77
Com/Ind: Lo: exi	1,364	1,397	33	2.4	42	48	5	12.7	3.11	3.43
Com/Ind Hi: exis	449	466	17	3.8	18	21	3	14.9	4.08	4.51
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	206	209	4	1.8	8	9	1	12.6	4.08	4.51
Ag HGA: Exist	393	392	-1	-0.2	6	7	0	6.5	1.56	1.66
Ag Hmstd Land	120	123	3	2.3	1	1	0	26.8	0.49	0.61
Ag Non-Hmstd	68	68	0	0.0	1	1	0	15.1	1.44	1.66
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	143	143	0.0	0	2	2	0.0	0.00	1.47
All other NewCon	0	40	40	0.0	0	1	1	0.0	0.00	2.35
Total	26,119	25,777	-342	-1.3	424	440	17	4.0	1.62	1.71

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	275	229	-46	-16.9
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	275	229	-46	-16.9
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	53.87	56.70	0.00	0.00
City/Town	75.14	99.45	0.00	0.00
School District	14.47	8.99	21.92	17.39
Special District	0.50	0.52	0.00	0.00
Total	143.98	165.66	21.92	17.39

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	77,900	74,400	-4.5	990	869	-121	-12.2	1.27	1.17
Res Hmstd:Avg Val	116,800	111,600	-4.5	1,670	1,592	-78	-4.7	1.43	1.43
Res Hmstd: Hi Val	155,700	148,800	-4.4	2,351	2,329	-22	-0.9	1.51	1.57
Res Hmstd: Ex-Hi Val	233,600	223,200	-4.5	3,713	3,802	88	2.4	1.59	1.70
Apartment	300,000	298,100	-0.6	6,057	6,691	635	10.5	2.02	2.24
Comm/Ind: Lo Val	150,000	155,700	3.8	4,667	5,395	728	15.6	3.11	3.47
Comm/Ind: Med Val	300,000	311,500	3.8	10,780	12,421	1,641	15.2	3.59	3.99
Comm/Ind: Hi Val	1,000,000	1,038,200	3.8	39,308	45,191	5,883	15.0	3.93	4.35

Wabasha County | **Mazeppa city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	38,567	37,899	-668	-1.7	543	568	25	4.6	1.41	1.50
Res Non-Hm: exis	4,241	4,438	197	4.7	72	82	10	13.7	1.70	1.85
Apartments: exis	400	397	-3	-0.7	8	8	1	9.3	1.87	2.06
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	48	48	0	0.0	1	1	0	12.1	1.32	1.47
Com/Ind: Lo: exi	2,016	1,934	-82	-4.1	59	61	3	4.5	2.92	3.18
Com/Ind Hi: exis	703	706	3	0.5	27	29	3	9.8	3.78	4.13
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	454	458	4	0.9	17	19	2	10.2	3.77	4.11
Ag HGA: Exist	450	448	-2	-0.5	7	7	1	7.6	1.49	1.61
Ag Hmstd Land	564	588	24	4.2	3	4	1	21.3	0.54	0.63
Ag Non-Hmstd	126	152	27	21.3	2	2	1	36.1	1.24	1.39
Misc props	214	223	9	4.1	4	5	1	14.7	1.87	2.06
ResHmstd: NewCon	0	152	152	0.0	0	2	2	0.0	0.00	1.50
All other NewCon	0	89	89	0.0	0	2	2	0.0	0.00	2.33
Total	47,782	47,533	-250	-0.5	741	790	49	6.7	1.55	1.66

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	503	440	-62	-12.4
(-) TIF Tax Capacity	16	15	0	-2.2
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	487	425	-62	-12.8
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	53.27	56.02	0.00	0.00
City/Town	53.51	65.63	9.39	9.45
School District	16.73	17.04	23.03	22.87
Special District	0.50	0.52	0.00	0.00
Total	124.01	139.21	32.42	32.32

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	97,800	96,100	-1.7	1,245	1,250	5	0.4	1.27	1.30
Res Hmstd:Avg Val	146,600	144,100	-1.7	2,053	2,134	81	4.0	1.40	1.48
Res Hmstd: Hi Val	195,500	192,100	-1.7	2,862	3,017	156	5.4	1.46	1.57
Res Hmstd: Ex-Hi Val	293,300	288,200	-1.7	4,480	4,786	307	6.8	1.53	1.66
Apartment	300,000	297,800	-0.7	5,623	6,145	522	9.3	1.87	2.06
Comm/Ind: Lo Val	150,000	150,700	0.5	4,375	4,796	421	9.6	2.92	3.18
Comm/Ind: Med Val	300,000	301,500	0.5	10,047	11,024	977	9.7	3.35	3.66
Comm/Ind: Hi Val	1,000,000	1,004,800	0.5	36,513	40,068	3,554	9.7	3.65	3.99

Wabasha County | **Millville city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	7,053	7,148	95	1.3	61	67	6	9.4	0.86	0.93
Res Non-Hm: exis	611	525	-86	-14.0	7	6	-1	-7.7	1.08	1.16
Apartments: exis	209	214	5	2.4	3	3	0	10.0	1.32	1.42
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	1,173	1,181	8	0.7	27	29	2	7.3	2.30	2.45
Com/Ind Hi: exis	43	47	4	9.1	1	2	0	16.4	3.04	3.24
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	56	57	1	1.8	2	2	0	8.5	3.04	3.24
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	9,146	9,173	27	0.3	100	108	8	7.8	1.10	1.18

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	99	84	-15	-14.7
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	99	84	-15	-14.7
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	53.99	56.84	0.00	0.00
City/Town	25.29	29.65	0.00	0.00
School District	19.12	19.61	8.67	8.80
Special District	0.50	0.52	0.00	0.00
Total	98.89	106.63	8.67	8.80

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	79,700	80,800	1.4	557	613	57	10.2	0.7	0.76
Res Hmstd:Avg Val	119,500	121,100	1.3	1,020	1,117	96	9.5	0.85	0.92
Res Hmstd: Hi Val	159,400	161,500	1.3	1,486	1,622	136	9.2	0.93	1.00
Res Hmstd: Ex-Hi Val	239,100	242,300	1.3	2,415	2,632	218	9.0	1.01	1.09
Apartment	300,000	307,100	2.4	3,968	4,363	395	10.0	1.32	1.42
Comm/Ind: Lo Val	150,000	163,700	9.1	3,454	4,125	672	19.4	2.30	2.52
Comm/Ind: Med Val	300,000	327,400	9.1	8,016	9,434	1,418	17.7	2.67	2.88
Comm/Ind: Hi Val	1,000,000	1,091,300	9.1	29,304	34,206	4,902	16.7	2.93	3.13

Wabasha County | **Plainview city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	139,834	137,107	-2,727	-2.0	1,977	1,961	-16	-0.8	1.41	1.43
Res Non-Hm: exis	10,302	12,457	2,155	20.9	172	222	50	29.0	1.67	1.78
Apartments: exis	3,330	3,333	3	0.1	66	71	5	8.1	1.97	2.13
Low-inc Apts: ex	3,088	2,939	-149	-4.8	37	38	1	2.7	1.19	1.29
Seasnl Rec: exis	400	270	-130	-32.4	7	5	-2	-24.6	1.74	1.95
Com/Ind: Lo: exi	11,884	12,136	252	2.1	366	401	35	9.5	3.08	3.30
Com/Ind Hi: exis	13,848	13,918	70	0.5	564	609	44	7.9	4.08	4.37
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	3,306	3,469	164	5.0	135	152	17	12.6	4.08	4.37
Ag HGA: Exist	814	812	-2	-0.2	12	12	0	2.4	1.45	1.49
Ag Hmstd Land	1,808	1,984	175	9.7	12	16	3	26.3	0.68	0.79
Ag Non-Hmstd	774	908	134	17.3	12	15	3	27.0	1.51	1.63
Misc props	782	784	3	0.3	17	19	1	8.5	2.19	2.37
ResHmstd: NewCon	0	1,149	1,149	0.0	0	16	16	0.0	0.00	1.43
All other NewCon	0	379	379	0.0	0	7	7	0.0	0.00	1.79
Total	190,169	191,643	1,474	0.8	3,377	3,543	167	4.9	1.78	1.85

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	2,131	1,904	-227	-10.6
(-) TIF Tax Capacity	113	99	-13	-11.7
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	2,019	1,805	-214	-10.6
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	52.90	55.68	0.00	0.00
City/Town	78.26	87.53	0.00	0.00
School District	18.98	19.45	8.67	8.80
Special District	0.50	0.52	0.00	0.00
Total	150.63	163.19	8.67	8.80

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	92,400	90,600	-1.9	1,183	1,084	-99	-8.4	1.28	1.2
Res Hmstd:Avg Val	138,600	135,900	-1.9	1,960	1,929	-31	-1.6	1.41	1.42
Res Hmstd: Hi Val	184,700	181,100	-1.9	2,736	2,773	37	1.3	1.48	1.53
Res Hmstd: Ex-Hi Val	277,200	271,800	-1.9	4,293	4,466	173	4.0	1.55	1.64
Apartment	300,000	300,300	0.1	5,909	6,390	481	8.1	1.97	2.13
Comm/Ind: Lo Val	150,000	150,800	0.5	4,618	4,989	371	8.0	3.08	3.31
Comm/Ind: Med Val	300,000	301,500	0.5	10,732	11,580	848	7.9	3.58	3.84
Comm/Ind: Hi Val	1,000,000	1,005,100	0.5	39,264	42,356	3,092	7.9	3.93	4.21

Wabasha County | **Wabasha city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	127,907	125,490	-2,417	-1.9	1,652	1,543	-109	-6.6	1.29	1.23
Res Non-Hm: exis	35,499	35,426	-72	-0.2	529	517	-12	-2.2	1.49	1.46
Apartments: exis	3,887	3,864	-23	-0.6	67	65	-2	-2.3	1.72	1.69
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	11,578	10,999	-579	-5.0	162	156	-7	-4.0	1.40	1.41
Com/Ind: Lo: exi	14,993	14,901	-91	-0.6	413	411	-1	-0.3	2.75	2.76
Com/Ind Hi: exis	15,190	15,481	291	1.9	546	561	15	2.7	3.60	3.62
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	2,661	2,943	282	10.6	95	106	11	11.5	3.58	3.61
Ag HGA: Exist	1,565	1,383	-182	-11.6	21	17	-3	-15.2	1.31	1.26
Ag Hmstd Land	2,343	2,389	47	2.0	12	12	1	5.5	0.50	0.51
Ag Non-Hmstd	3,702	3,877	175	4.7	44	47	3	5.9	1.20	1.21
Misc props	814	873	59	7.3	16	17	1	5.5	1.93	1.90
ResHmstd: NewCon	0	431	431	0.0	0	5	5	0.0	0.00	1.23
All other NewCon	0	687	687	0.0	0	10	10	0.0	0.00	1.45
Total	220,138	218,746	-1,392	-0.6	3,557	3,468	-89	-2.5	1.62	1.59

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	2,484	2,307	-178	-7.2
(-) TIF Tax Capacity	330	272	-58	-17.6
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	2,154	2,034	-120	-5.6
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	52.76	55.55	0.00	0.00
City/Town	52.37	56.31	0.00	0.00
School District	14.42	8.96	21.92	17.39
Special District	0.50	0.52	0.00	0.00
Total	120.05	121.34	21.92	17.39

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	110,800	108,700	-1.9	1,300	1,175	-125	-9.6	1.17	1.08
Res Hmstd:Avg Val	166,100	163,000	-1.9	2,135	1,988	-148	-6.9	1.29	1.22
Res Hmstd: Hi Val	221,400	217,200	-1.9	2,970	2,799	-171	-5.8	1.34	1.29
Res Hmstd: Ex-Hi Val	332,200	325,900	-1.9	4,643	4,425	-217	-4.7	1.4	1.36
Apartment	300,000	298,300	-0.6	5,159	5,043	-116	-2.2	1.72	1.69
Seas Rec: Lo Val	50,000	47,500	-5.0	638	616	-23	-3.5	1.28	1.3
Seas Rec: Hi Val	150,000	142,500	-5.0	1,999	1,929	-69	-3.5	1.33	1.35
Comm/Ind: Lo Val	150,000	152,900	1.9	4,129	4,246	118	2.8	2.75	2.78
Comm/Ind: Med Val	300,000	305,700	1.9	9,524	9,782	258	2.7	3.17	3.2
Comm/Ind: Hi Val	1,000,000	1,019,100	1.9	34,701	35,629	928	2.7	3.47	3.5

Wabasha County | **Zumbro Falls city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	8,306	6,847	-1,459	-17.6	98	104	6	5.9	1.18	1.51
Res Non-Hm: exis	1,767	1,486	-281	-15.9	26	28	2	7.6	1.49	1.90
Apartments: exis	232	226	-5	-2.3	4	5	1	27.5	1.68	2.19
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	63	62	0	-0.5	1	1	0	29.9	1.68	2.19
Com/Ind: Lo: exi	1,299	1,033	-266	-20.5	35	35	-1	-1.5	2.71	3.36
Com/Ind Hi: exis	5	5	0	-4.1	0	0	0	19.2	3.55	4.41
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	164	167	3	1.5	6	7	2	26.2	3.55	4.41
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	3	4	0	5.9	0	0	0	41.9	0.60	0.80
Ag Non-Hmstd	365	385	20	5.5	4	6	2	41.3	1.19	1.60
Misc props	98	93	-5	-4.7	2	3	0	22.2	2.26	2.90
ResHmstd: NewCon	0	789	789	0.0	0	12	12	0.0	0.00	1.51
All other NewCon	0	288	288	0.0	0	5	5	0.0	0.00	1.90
Total	12,301	11,385	-916	-7.4	177	207	30	16.9	1.44	1.82

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	134	110	-24	-18.0
(-) TIF Tax Capacity	19	28	9	44.7
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	115	82	-33	-28.5
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	53.97	56.82	0.00	0.00
City/Town	50.04	83.81	0.00	0.00
School District	14.92	18.90	18.62	19.11
Special District	0.50	0.53	0.00	0.00
Total	119.44	160.06	18.62	19.11

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	79,100	65,200	-17.6	791	751	-40	-5.1	1	1.15
Res Hmstd:Avg Val	118,700	97,900	-17.5	1,373	1,299	-74	-5.4	1.16	1.33
Res Hmstd: Hi Val	158,200	130,400	-17.6	1,954	1,928	-26	-1.3	1.24	1.48
Res Hmstd: Ex-Hi Val	237,300	195,600	-17.6	3,117	3,190	73	2.3	1.31	1.63
Apartment	300,000	293,100	-2.3	5,037	6,424	1,387	27.5	1.68	2.19
Comm/Ind: Lo Val	150,000	143,900	-4.1	4,065	4,833	768	18.9	2.71	3.36
Comm/Ind: Med Val	300,000	287,800	-4.1	9,393	11,121	1,729	18.4	3.13	3.86
Comm/Ind: Hi Val	1,000,000	959,200	-4.1	34,254	40,760	6,507	19.0	3.43	4.25

Wabasha County | **Bellechester city (part)**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	1,992	1,915	-77	-3.9	17	19	2	9.5	0.87	0.99
Res Non-Hm: exis	131	188	57	43.1	1	2	1	64.1	1.09	1.26
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind Hi: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	11	12	0	1.8	0	0	0	11.5	3.11	3.40
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	100	105	6	5.5	1	1	0	14.9	1.03	1.13
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	2,234	2,220	-15	-0.7	20	23	3	13.7	0.90	1.03

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	22	18	-5	-20.7
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	22	18	-5	-20.7
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	53.97	56.82	0.00	0.00
City/Town	28.36	35.19	0.00	0.00
School District	19.96	19.45	6.08	12.88
Special District	1.12	1.16	0.00	0.00
Total	103.42	112.62	6.08	12.88

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	73,800	71,000	-3.8	513	571	58	11.4	0.69	0.80
Res Hmstd:Avg Val	110,700	106,400	-3.9	939	1,024	84	9.0	0.85	0.96
Res Hmstd: Hi Val	147,500	141,800	-3.9	1,375	1,504	129	9.3	0.93	1.06
Res Hmstd: Ex-Hi Val	221,300	212,800	-3.8	2,250	2,467	217	9.6	1.02	1.16

Wabasha County | **Lake City city (part)**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	222,305	217,302	-5,002	-2.3	2,878	2,995	117	4.1	1.29	1.38
Res Non-Hm: exis	53,691	54,502	812	1.5	845	934	90	10.6	1.57	1.71
Apartments: exis	3,205	3,453	248	7.7	56	66	10	18.4	1.75	1.92
Low-inc Apts: ex	1,164	1,127	-36	-3.1	13	13	1	6.3	1.08	1.18
Seasnl Rec: exis	28,386	24,836	-3,550	-12.5	402	388	-14	-3.5	1.42	1.56
Com/Ind: Lo: exi	17,651	17,284	-367	-2.1	493	525	31	6.4	2.79	3.03
Com/Ind Hi: exis	25,123	25,633	510	2.0	920	1,021	101	10.9	3.66	3.98
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	2,482	2,612	131	5.3	90	103	13	14.5	3.61	3.93
Ag HGA: Exist	173	172	-1	-0.5	2	2	0	6.4	1.31	1.40
Ag Hmstd Land	114	118	4	3.5	0	1	0	20.1	0.43	0.50
Ag Non-Hmstd	1,133	1,091	-43	-3.8	14	15	1	6.6	1.25	1.38
Misc props	1,178	1,187	10	0.8	21	23	2	10.7	1.78	1.96
ResHmstd: NewCon	0	467	467	0.0	0	6	6	0.0	0.00	1.38
All other NewCon	0	1,172	1,172	0.0	0	26	26	0.0	0.00	2.26
Total	356,604	350,957	-5,647	-1.6	5,735	6,120	385	6.7	1.61	1.74

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	4,000	3,636	-363	-9.1
(-) TIF Tax Capacity	139	141	2	1.8
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	3,861	3,495	-366	-9.5
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	52.97	55.77	0.00	0.00
City/Town	56.46	63.04	0.00	0.00
School District	15.08	19.12	18.62	19.11
Special District	0.50	0.52	0.00	0.00
Total	125.01	138.46	18.62	19.11

Tax Burdens on Hypothetical Properties	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	106,100	103,700	-2.3	1,247	1,248	1	0.1	1.18	1.20
Res Hmstd:Avg Val	159,000	155,400	-2.3	2,054	2,127	72	3.5	1.29	1.37
Res Hmstd: Hi Val	212,000	207,200	-2.3	2,863	3,008	144	5.0	1.35	1.45
Res Hmstd: Ex-Hi Val	318,000	310,800	-2.3	4,481	4,769	288	6.4	1.41	1.53
Apartment	300,000	323,200	7.7	5,246	6,212	965	18.4	1.75	1.92
Seas Rec: Lo Val	50,000	43,700	-12.6	663	641	-22	-3.3	1.33	1.47
Seas Rec: Hi Val	150,000	131,200	-12.5	2,073	1,993	-80	-3.8	1.38	1.52
Comm/Ind: Lo Val	150,000	153,000	2.0	4,191	4,672	481	11.5	2.79	3.05
Comm/Ind: Med Val	300,000	306,100	2.0	9,685	10,769	1,084	11.2	3.23	3.52
Comm/Ind: Hi Val	1,000,000	1,020,300	2.0	35,326	39,213	3,887	11.0	3.53	3.84

Wabasha County | **Minneiska city (part)**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	3,938	3,952	14	0.4	37	41	3	8.4	0.95	1.03
Res Non-Hm: exis	285	287	2	0.7	3	4	0	5.9	1.17	1.23
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	466	462	-4	-0.9	4	5	0	6.3	0.96	1.03
Com/Ind: Lo: exi	81	86	5	6.1	2	2	0	11.8	2.28	2.40
Com/Ind Hi: exis	168	248	80	47.6	5	8	3	55.7	2.94	3.10
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	40	40	1	1.8	1	1	0	7.4	2.94	3.10
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Non-Hmstd	49	52	2	4.5	0	0	0	11.8	0.83	0.89
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	1	1	0.0	0	0	0	0.0	0.00	1.03
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	5,026	5,127	101	2.0	54	60	7	12.6	1.07	1.18

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	52	48	-5	-8.7
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	52	48	-5	-8.7
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	53.99	56.84	0.00	0.00
City/Town	11.57	13.07	0.00	0.00
School District	17.35	18.83	29.38	29.33
Special District	0.50	0.52	0.00	0.00
Total	83.40	89.27	29.38	29.33

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	97,300	97,600	0.3	813	903	91	11.2	0.84	0.93
Res Hmstd:Avg Val	145,800	146,300	0.3	1,403	1,520	117	8.3	0.96	1.04
Res Hmstd: Hi Val	194,400	195,100	0.4	1,995	2,138	143	7.2	1.03	1.1
Res Hmstd: Ex-Hi Val	291,700	292,700	0.3	3,180	3,374	194	6.1	1.09	1.15
Seas Rec: Lo Val	50,000	49,600	-0.8	455	484	29	6.3	0.91	0.98
Seas Rec: Hi Val	150,000	148,700	-0.9	1,449	1,540	91	6.3	0.97	1.04
Comm/Ind: Lo Val	150,000	221,400	47.6	3,416	5,813	2,397	70.2	2.28	2.63
Comm/Ind: Med Val	300,000	442,800	47.6	7,824	12,678	4,854	62.0	2.61	2.86
Comm/Ind: Hi Val	1,000,000	1,475,900	47.6	28,394	44,714	16,320	57.5	2.84	3.03

Wadena County | **Aldrich city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	1,097	1,062	-35	-3.2	9	9	0	2.2	0.80	0.84
Res Non-Hm: exis	353	385	31	8.9	4	5	1	19.2	1.25	1.37
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	4	4	0	0.0	0	0	0	11.3	1.15	1.28
Com/Ind: Lo: exi	248	245	-3	-1.2	6	7	0	7.7	2.48	2.70
Com/Ind Hi: exis	143	202	59	41.0	5	7	3	53.8	3.26	3.55
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	148	157	9	6.4	5	6	1	16.0	3.26	3.55
Ag HGA: Exist	60	0	-60	-100.0	0	0	0	-100.0	0.81	0.00
Ag Hmstd Land	106	33	-72	-68.6	0	0	0	-50.2	0.33	0.53
Ag Non-Hmstd	97	160	63	65.4	1	2	1	84.4	1.07	1.20
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	1	1	0.0	0	0	0	0.0	0.00	0.84
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	2,256	2,249	-7	-0.3	31	36	5	16.4	1.36	1.59

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	26	23	-3	-12.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	26	23	-3	-12.0
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	79.24	88.53	0.00	0.00
City/Town	19.20	21.82	0.00	0.00
School District	8.92	9.38	13.07	13.37
Special District	0.11	0.12	0.00	0.00
Total	107.47	119.85	13.07	13.37

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	34,800	33,700	-3.2	280	287	7	2.5	0.81	0.85
Res Hmstd:Avg Val	52,200	50,500	-3.3	420	431	10	2.4	0.81	0.85
Res Hmstd: Hi Val	69,600	67,400	-3.2	561	575	14	2.5	0.81	0.85
Res Hmstd: Ex-Hi Val	104,500	101,100	-3.3	981	1,010	28	2.9	0.94	1
Comm/Ind: Lo Val	150,000	211,400	40.9	3,713	6,229	2,516	67.8	2.48	2.95
Comm/Ind: Med Val	300,000	422,900	41.0	8,598	13,743	5,145	59.8	2.87	3.25
Comm/Ind: Hi Val	1,000,000	1,409,600	41.0	31,395	48,800	17,405	55.4	3.14	3.46

Wadena County | **Menahga city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	36,649	35,297	-1,353	-3.7	517	486	-31	-6.1	1.41	1.38
Res Non-Hm: exis	6,738	6,617	-120	-1.8	119	130	11	9.3	1.76	1.96
Apartments: exis	396	396	0	0.0	8	9	1	11.1	2.09	2.32
Low-inc Apts: ex	1,035	1,471	436	42.2	13	21	8	57.5	1.26	1.40
Seasnl Rec: exis	3,475	3,046	-429	-12.3	60	59	-1	-2.2	1.73	1.93
Com/Ind: Lo: exi	5,357	5,224	-133	-2.5	173	185	12	7.0	3.23	3.54
Com/Ind Hi: exis	959	841	-118	-12.3	41	40	-1	-3.6	4.29	4.71
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,101	1,160	59	5.4	47	54	7	15.8	4.27	4.69
Ag HGA: Exist	90	85	-5	-6.0	1	1	0	-15.1	1.36	1.23
Ag Hmstd Land	223	223	0	0.0	1	2	0	15.7	0.63	0.73
Ag Non-Hmstd	671	679	8	1.2	11	12	1	13.5	1.60	1.80
Misc props	35	35	0	0.0	1	1	0	11.1	2.09	2.32
ResHmstd: NewCon	0	157	157	0.0	0	2	2	0.0	0.00	1.38
All other NewCon	0	147	147	0.0	0	4	4	0.0	0.00	2.79
Total	56,728	55,377	-1,351	-2.4	992	1,005	13	1.3	1.75	1.81

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	611	505	-107	-17.4
(-) TIF Tax Capacity	5	4	0	-5.7
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	607	500	-106	-17.5
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	77.76	86.73	0.00	0.00
City/Town	55.54	71.04	0.00	0.00
School District	29.30	24.61	5.47	3.86
Special District	0.11	0.12	0.00	0.00
Total	162.70	182.49	5.47	3.86

Tax Burdens on Hypothetical Properties	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	62,000	59,700	-3.7	795	677	-118	-14.8	1.28	1.13
Res Hmstd:Avg Val	93,000	89,600	-3.7	1,275	1,137	-138	-10.8	1.37	1.27
Res Hmstd: Hi Val	124,000	119,400	-3.7	1,825	1,742	-83	-4.5	1.47	1.46
Res Hmstd: Ex-Hi Val	186,000	179,100	-3.7	2,923	2,952	29	1.0	1.57	1.65
Apartment	300,000	300,000	0.0	6,265	6,959	694	11.1	2.09	2.32
Seas Rec: Lo Val	50,000	43,800	-12.4	851	835	-16	-1.9	1.70	1.91
Seas Rec: Hi Val	150,000	131,500	-12.3	2,638	2,577	-61	-2.3	1.76	1.96
Comm/Ind: Lo Val	150,000	131,500	-12.3	4,842	4,659	-183	-3.8	3.23	3.54
Comm/Ind: Med Val	300,000	263,000	-12.3	11,270	10,637	-632	-5.6	3.76	4.04
Comm/Ind: Hi Val	1,000,000	876,800	-12.3	41,267	39,552	-1,716	-4.2	4.13	4.51

Wadena County | **Nimrod city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	1,847	1,864	17	0.9	22	23	1	3.4	1.20	1.23
Res Non-Hm: exis	422	348	-74	-17.6	7	6	0	-2.6	1.56	1.84
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	677	608	-70	-10.3	10	10	0	5.1	1.41	1.65
Com/Ind: Lo: exi	192	120	-72	-37.4	6	4	-2	-29.3	2.95	3.33
Com/Ind Hi: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	112	119	7	6.6	4	5	1	20.8	3.86	4.37
Ag HGA: Exist	71	71	0	0.0	1	1	0	0.5	1.15	1.16
Ag Hmstd Land	155	154	0	-0.3	1	1	0	31.7	0.37	0.48
Ag Non-Hmstd	376	425	49	13.0	5	7	2	33.0	1.33	1.57
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	1	1	0.0	0	0	0	0.0	0.00	1.23
All other NewCon	0	34	34	0.0	0	1	1	0.0	0.00	1.65
Total	3,851	3,743	-108	-2.8	55	57	3	5.0	1.42	1.53

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	40	32	-8	-20.5
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	40	32	-8	-20.5
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	79.22	88.51	0.00	0.00
City/Town	46.45	58.42	0.00	0.00
School District	7.22	9.48	22.14	21.85
Special District	0.11	0.12	0.00	0.00
Total	133.00	156.52	22.14	21.85

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	44,000	44,400	0.9	507	514	7	1.5	1.15	1.16
Res Hmstd:Avg Val	65,900	66,500	0.9	759	770	11	1.5	1.15	1.16
Res Hmstd: Hi Val	87,900	88,700	0.9	1,070	1,124	54	5.0	1.22	1.27
Res Hmstd: Ex-Hi Val	131,900	133,100	0.9	1,793	1,979	186	10.4	1.36	1.49
Seas Rec: Lo Val	50,000	44,800	-10.4	703	738	35	5.0	1.41	1.65
Seas Rec: Hi Val	150,000	134,500	-10.3	2,193	2,289	96	4.4	1.46	1.70

Wadena County | **Sebeka city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	13,602	10,410	-3,193	-23.5	216	165	-51	-23.4	1.59	1.59
Res Non-Hm: exis	2,232	1,882	-350	-15.7	45	47	2	4.2	2.01	2.49
Apartments: exis	999	999	0	0.0	24	30	6	24.1	2.39	2.97
Low-inc Apts: ex	346	346	0	0.0	5	6	1	23.6	1.47	1.82
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	2,768	2,724	-44	-1.6	99	117	18	18.5	3.56	4.29
Com/Ind Hi: exis	1,395	1,440	46	3.3	65	81	16	24.7	4.68	5.65
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	634	672	38	6.0	30	38	8	28.0	4.68	5.65
Ag HGA: Exist	461	361	-100	-21.7	8	6	-1	-19.0	1.69	1.75
Ag Hmstd Land	954	948	-6	-0.6	7	9	2	31.8	0.73	0.97
Ag Non-Hmstd	230	218	-12	-5.3	4	5	1	20.1	1.74	2.20
Misc props	105	105	0	0.0	3	3	1	24.1	2.39	2.97
ResHmstd: NewCon	0	7	7	0.0	0	0	0	0.0	0.00	1.59
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	23,727	20,113	-3,614	-15.2	504	508	3	0.7	2.13	2.52

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	267	193	-74	-27.7
(-) TIF Tax Capacity	20	12	-9	-42.4
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	247	181	-65	-26.5
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	75.74	83.78	0.00	0.00
City/Town	93.21	130.24	0.00	0.00
School District	4.79	6.17	22.14	21.85
Special District	0.11	0.12	0.00	0.00
Total	173.86	220.31	22.14	21.85

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	40,700	31,100	-23.6	635	479	-156	-24.5	1.56	1.54
Res Hmstd:Avg Val	61,000	46,700	-23.4	952	719	-232	-24.4	1.56	1.54
Res Hmstd: Hi Val	81,300	62,200	-23.5	1,294	958	-336	-26.0	1.59	1.54
Res Hmstd: Ex-Hi Val	122,000	93,400	-23.4	2,129	1,627	-502	-23.6	1.74	1.74
Apartment	300,000	300,000	0.0	7,184	8,917	1,733	24.1	2.39	2.97
Comm/Ind: Lo Val	150,000	154,900	3.3	5,343	6,712	1,369	25.6	3.56	4.33
Comm/Ind: Med Val	300,000	309,800	3.3	12,355	15,459	3,103	25.1	4.12	4.99
Comm/Ind: Hi Val	1,000,000	1,032,700	3.3	45,082	56,281	11,199	24.8	4.51	5.45

Wadena County | **Verndale city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	9,700	9,255	-446	-4.6	129	122	-7	-5.5	1.33	1.32
Res Non-Hm: exis	1,551	1,600	48	3.1	27	34	7	24.8	1.75	2.11
Apartments: exis	270	270	0	-0.1	6	7	1	21.6	2.15	2.62
Low-inc Apts: ex	209	209	0	0.0	3	3	1	21.2	1.30	1.58
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	2,058	2,047	-11	-0.5	68	80	12	17.5	3.31	3.91
Com/Ind Hi: exis	636	605	-31	-4.8	28	31	4	12.7	4.39	5.20
Publ U: Elec Gen	630	675	45	7.2	21	28	7	31.1	3.41	4.18
Publ U: Other	593	637	43	7.3	25	32	7	26.8	4.22	4.98
Ag HGA: Exist	332	302	-31	-9.2	4	4	-1	-15.5	1.27	1.18
Ag Hmstd Land	452	430	-22	-5.0	3	4	1	23.5	0.66	0.86
Ag Non-Hmstd	164	212	47	28.7	3	4	2	58.8	1.68	2.07
Misc props	80	76	-4	-5.1	2	2	0	15.5	2.15	2.62
ResHmstd: NewCon	0	43	43	0.0	0	1	1	0.0	0.00	1.32
All other NewCon	0	82	82	0.0	0	3	3	0.0	0.00	3.90
Total	16,675	16,440	-235	-1.4	319	355	36	11.3	1.91	2.16

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	190	155	-35	-18.5
(-) TIF Tax Capacity	9	9	0	-2.3
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	182	147	-35	-19.3
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	78.29	87.35	0.00	0.00
City/Town	64.14	90.39	0.00	0.00
School District	25.38	29.32	5.60	3.18
Special District	0.11	0.12	0.00	0.00
Total	167.91	207.17	5.60	3.18

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	39,000	37,200	-4.6	521	474	-46	-8.9	1.34	1.27
Res Hmstd:Avg Val	58,400	55,700	-4.6	780	710	-70	-8.9	1.34	1.27
Res Hmstd: Hi Val	77,900	74,300	-4.6	1,049	947	-102	-9.7	1.35	1.27
Res Hmstd: Ex-Hi Val	116,900	111,500	-4.6	1,761	1,782	21	1.2	1.51	1.6
Apartment	300,000	299,800	-0.1	6,465	7,859	1,394	21.6	2.15	2.62
Comm/Ind: Lo Val	150,000	142,800	-4.8	4,961	5,578	617	12.4	3.31	3.91
Comm/Ind: Med Val	300,000	285,600	-4.8	11,547	12,907	1,359	11.8	3.85	4.52
Comm/Ind: Hi Val	1,000,000	951,900	-4.8	42,284	47,537	5,253	12.4	4.23	4.99

Wadena County | **Staples city (part)**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	17,979	19,234	1,255	7.0	268	311	43	16.2	1.49	1.62
Res Non-Hm: exis	1,358	1,704	346	25.5	25	36	11	43.5	1.86	2.13
Apartments: exis	2,984	3,017	33	1.1	63	75	11	17.5	2.12	2.47
Low-inc Apts: ex	1,246	1,246	0	0.0	16	19	3	16.0	1.29	1.50
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	1,588	1,680	93	5.8	52	62	11	20.4	3.26	3.70
Com/Ind Hi: exis	1,135	1,285	151	13.3	49	63	14	29.0	4.30	4.89
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,644	1,855	211	12.8	71	91	20	28.5	4.30	4.89
Ag HGA: Exist	77	83	6	7.7	1	1	0	7.5	1.33	1.33
Ag Hmstd Land	173	274	101	58.1	1	2	1	115.2	0.61	0.84
Ag Non-Hmstd	135	0	-135	-100.0	2	0	-2	-100.0	1.59	0.00
Misc props	160	184	24	15.3	4	5	1	38.2	2.23	2.67
ResHmstd: NewCon	0	125	125	0.0	0	2	2	0.0	0.00	1.62
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	28,478	30,686	2,209	7.8	551	667	116	20.9	1.94	2.17

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	325	312	-13	-4.1
(-) TIF Tax Capacity	18	18	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	307	294	-13	-4.3
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	77.62	86.83	0.00	0.00
City/Town	74.18	91.94	0.00	0.00
School District	7.57	7.97	13.07	13.38
Special District	0.11	0.12	0.00	0.00
Total	159.48	186.86	13.07	13.38

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	74,500	79,700	7.0	987	1,034	47	4.7	1.33	1.3
Res Hmstd:Avg Val	111,700	119,500	7.0	1,656	1,898	242	14.6	1.48	1.59
Res Hmstd: Hi Val	148,900	159,300	7.0	2,331	2,762	431	18.5	1.57	1.73
Res Hmstd: Ex-Hi Val	223,300	238,900	7.0	3,682	4,490	808	21.9	1.65	1.88
Apartment	300,000	303,300	1.1	6,373	7,490	1,117	17.5	2.12	2.47
Comm/Ind: Lo Val	150,000	169,900	13.3	4,883	6,529	1,646	33.7	3.26	3.84
Comm/Ind: Med Val	300,000	339,800	13.3	11,328	14,842	3,514	31.0	3.78	4.37
Comm/Ind: Hi Val	1,000,000	1,132,700	13.3	41,407	53,641	12,234	29.5	4.14	4.74

Wadena County | **Wadena city (part)**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	99,056	90,219	-8,837	-8.9	1,252	1,132	-121	-9.6	1.26	1.25
Res Non-Hm: exis	17,543	17,051	-492	-2.8	284	301	17	5.9	1.62	1.76
Apartments: exis	5,894	5,200	-694	-11.8	112	108	-4	-3.9	1.90	2.07
Low-inc Apts: ex	1,429	1,368	-61	-4.3	17	17	1	3.9	1.17	1.27
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	18,608	19,322	715	3.8	552	620	67	12.2	2.97	3.21
Com/Ind Hi: exis	17,313	17,930	617	3.6	673	754	82	12.1	3.88	4.21
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,009	1,156	147	14.6	39	49	9	24.0	3.88	4.21
Ag HGA: Exist	342	302	-39	-11.5	5	4	-1	-11.1	1.38	1.39
Ag Hmstd Land	426	452	26	6.2	2	3	0	19.4	0.51	0.57
Ag Non-Hmstd	405	390	-15	-3.8	5	6	0	6.4	1.35	1.49
Misc props	310	125	-185	-59.6	7	3	-4	-63.2	2.27	2.07
ResHmstd: NewCon	0	1,107	1,107	0.0	0	14	14	0.0	0.00	1.25
All other NewCon	0	1,040	1,040	0.0	0	33	33	0.0	0.00	3.16
Total	162,334	155,664	-6,670	-4.1	2,948	3,042	93	3.2	1.82	1.95

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	1,910	1,595	-315	-16.5
(-) TIF Tax Capacity	7	8	0	5.5
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	1,903	1,587	-316	-16.6
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	77.76	86.75	0.00	0.00
City/Town	35.03	37.07	0.00	0.00
School District	18.83	23.73	21.50	20.73
Special District	3.05	1.28	0.00	0.00
Total	134.66	148.83	21.50	20.73

Tax Burdens on Hypothetical Properties	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	58,400	53,200	-8.9	678	585	-93	-13.7	1.16	1.10
Res Hmstd:Avg Val	87,600	79,800	-8.9	1,074	906	-169	-15.7	1.23	1.13
Res Hmstd: Hi Val	116,700	106,300	-8.9	1,555	1,391	-164	-10.6	1.33	1.31
Res Hmstd: Ex-Hi Val	175,200	159,600	-8.9	2,521	2,366	-156	-6.2	1.44	1.48
Apartment	300,000	264,700	-11.8	5,695	5,473	-222	-3.9	1.9	2.07
Comm/Ind: Lo Val	150,000	155,300	3.5	4,451	5,033	582	13.1	2.97	3.24
Comm/Ind: Med Val	300,000	310,700	3.6	10,279	11,569	1,291	12.6	3.43	3.72
Comm/Ind: Hi Val	1,000,000	1,035,700	3.6	37,473	42,064	4,591	12.3	3.75	4.06

Waseca County | **Janesville city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	89,222	88,869	-353	-0.4	1,045	1,430	385	36.8	1.17	1.61
Res Non-Hm: exis	10,788	11,749	961	8.9	149	236	87	58.4	1.38	2.01
Apartments: exis	1,904	1,932	28	1.5	32	45	12	38.0	1.70	2.31
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	70	70	0	0.0	1	2	0	36.0	1.70	2.31
Com/Ind: Lo: exi	4,018	4,134	116	2.9	110	143	33	29.6	2.74	3.46
Com/Ind Hi: exis	748	839	92	12.3	27	38	11	39.1	3.62	4.49
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	532	643	111	20.9	19	29	10	49.8	3.62	4.49
Ag HGA: Exist	59	59	0	0.0	1	1	0	33.0	0.98	1.30
Ag Hmstd Land	558	581	23	4.2	3	4	1	28.4	0.59	0.73
Ag Non-Hmstd	450	471	20	4.5	6	7	2	27.5	1.27	1.54
Misc props	116	116	0	0.0	2	3	1	36.0	1.70	2.31
ResHmstd: NewCon	0	874	874	0.0	0	14	14	0.0	0.00	1.61
All other NewCon	0	331	331	0.0	0	7	7	0.0	0.00	2.01
Total	108,464	110,667	2,203	2.0	1,396	1,958	562	40.2	1.29	1.77

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	1,119	972	-147	-13.2
(-) TIF Tax Capacity	19	30	11	59.4
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	1,100	942	-158	-14.4
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	51.29	61.45	0.00	0.00
City/Town	60.31	77.30	0.00	0.00
School District	14.83	15.50	11.27	37.49
Special District	0.18	0.20	0.00	0.00
Total	126.61	154.44	11.27	37.49

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	82,900	82,600	-0.4	845	1,125	280	33.1	1.02	1.36
Res Hmstd:Avg Val	124,300	123,800	-0.4	1,453	1,973	520	35.8	1.17	1.59
Res Hmstd: Hi Val	165,600	164,900	-0.4	2,060	2,819	759	36.9	1.24	1.71
Res Hmstd: Ex-Hi Val	248,500	247,500	-0.4	3,278	4,519	1,242	37.9	1.32	1.83
Apartment	300,000	304,400	1.5	5,086	7,018	1,932	38.0	1.7	2.31
Comm/Ind: Lo Val	150,000	168,400	12.3	4,117	6,013	1,896	46.1	2.74	3.57
Comm/Ind: Med Val	300,000	336,800	12.3	9,549	13,567	4,018	42.1	3.18	4.03
Comm/Ind: Hi Val	1,000,000	1,122,500	12.3	34,900	48,814	13,915	39.9	3.49	4.35

Waseca County | **New Richland city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	35,990	33,793	-2,196	-6.1	378	420	42	11.2	1.05	1.24
Res Non-Hm: exis	4,003	4,939	937	23.4	54	84	31	57.2	1.34	1.71
Apartments: exis	926	926	0	0.0	15	19	4	27.5	1.63	2.07
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	2,947	2,946	-1	0.0	78	95	17	21.4	2.66	3.23
Com/Ind Hi: exis	525	652	128	24.4	18	28	9	51.3	3.50	4.26
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	700	828	128	18.3	25	35	11	43.9	3.50	4.26
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	90	95	5	5.0	1	1	0	36.1	0.90	1.17
Ag Non-Hmstd	37	37	0	0.0	0	1	0	29.6	1.20	1.56
Misc props	54	43	-11	-20.0	1	1	0	2.0	1.63	2.07
ResHmstd: NewCon	0	59	59	0.0	0	1	1	0.0	0.00	1.24
All other NewCon	0	27	27	0.0	0	1	1	0.0	0.00	3.35
Total	45,272	44,347	-926	-2.0	570	686	116	20.4	1.26	1.55

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	482	380	-102	-21.2
(-) TIF Tax Capacity	15	16	2	10.7
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	468	364	-104	-22.2
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	50.77	60.74	0.00	0.00
City/Town	61.87	87.05	0.00	0.00
School District	7.40	7.77	12.24	12.54
Special District	0.18	0.20	0.00	0.00
Total	120.23	155.75	12.24	12.54

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	63,300	59,400	-6.2	585	630	44	7.6	0.92	1.06
Res Hmstd:Avg Val	95,000	89,200	-6.1	972	1,046	75	7.7	1.02	1.17
Res Hmstd: Hi Val	126,600	118,900	-6.1	1,419	1,588	169	11.9	1.12	1.34
Res Hmstd: Ex-Hi Val	189,900	178,300	-6.1	2,314	2,671	357	15.4	1.22	1.5
Apartment	300,000	300,000	0.0	4,876	6,217	1,341	27.5	1.63	2.07
Comm/Ind: Lo Val	150,000	186,600	24.4	3,987	6,403	2,415	60.6	2.66	3.43
Comm/Ind: Med Val	300,000	373,100	24.4	9,243	14,353	5,110	55.3	3.08	3.85
Comm/Ind: Hi Val	1,000,000	1,243,700	24.4	33,768	51,465	17,697	52.4	3.38	4.14

Waseca County | **Waldorf city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	7,040	5,651	-1,389	-19.7	72	81	9	12.6	1.03	1.44
Res Non-Hm: exis	1,195	1,308	113	9.4	16	26	10	64.9	1.32	2.00
Apartments: exis	34	34	0	-0.9	1	1	0	44.2	1.63	2.37
Low-inc Apts: ex	102	101	-1	-0.8	1	1	0	47.6	0.99	1.48
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	644	626	-18	-2.8	17	22	5	29.1	2.66	3.54
Com/Ind Hi: exis	440	388	-52	-11.7	15	18	2	15.3	3.51	4.59
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	108	110	2	1.8	4	5	1	32.9	3.51	4.59
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	476	499	24	4.9	6	8	2	38.1	1.21	1.60
Ag Non-Hmstd	148	153	5	3.5	2	2	1	36.3	1.21	1.60
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	10,186	8,870	-1,316	-12.9	134	165	32	23.6	1.31	1.86

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	110	78	-32	-29.3
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	110	78	-32	-29.3
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	50.00	59.55	0.00	0.00
City/Town	57.51	86.25	0.00	0.00
School District	13.53	13.59	11.27	37.49
Special District	0.18	0.20	0.00	0.00
Total	121.23	159.59	11.27	37.49

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	56,600	45,400	-19.8	524	605	81	15.5	0.92	1.33
Res Hmstd:Avg Val	84,800	68,100	-19.7	827	907	80	9.7	0.98	1.33
Res Hmstd: Hi Val	113,100	90,800	-19.7	1,228	1,326	98	8.0	1.09	1.46
Res Hmstd: Ex-Hi Val	169,600	136,100	-19.8	2,027	2,283	256	12.6	1.2	1.68
Apartment	300,000	297,200	-0.9	4,884	7,043	2,159	44.2	1.63	2.37
Comm/Ind: Lo Val	150,000	132,400	-11.7	3,995	4,681	685	17.2	2.66	3.54
Comm/Ind: Med Val	300,000	264,800	-11.7	9,266	10,571	1,305	14.1	3.09	3.99
Comm/Ind: Hi Val	1,000,000	882,700	-11.7	33,864	38,926	5,062	14.9	3.39	4.41

Waseca County

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	298,574	288,755	-9,819	-3.3	3,571	4,186	615	17.2	1.20	1.45
Res Non-Hm: exis	45,143	47,024	1,881	4.2	661	881	220	33.3	1.46	1.87
Apartments: exis	15,431	15,410	-21	-0.1	269	334	65	24.3	1.74	2.17
Low-inc Apts: ex	6,175	5,806	-369	-6.0	65	77	12	18.9	1.05	1.33
Seasnl Rec: exis	134	128	-6	-4.6	2	3	0	18.7	1.74	2.17
Com/Ind: Lo: exi	27,728	26,677	-1,051	-3.8	779	887	108	13.8	2.81	3.33
Com/Ind Hi: exis	51,721	51,467	-254	-0.5	1,929	2,246	318	16.5	3.73	4.36
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	6,261	6,068	-194	-3.1	232	263	31	13.4	3.71	4.34
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Non-Hmstd	771	808	37	4.8	10	13	2	21.8	1.35	1.57
Misc props	1,067	1,061	-6	-0.5	21	25	5	22.6	1.93	2.38
ResHmstd: NewCon	0	966	966	0.0	0	14	14	0.0	0.00	1.45
All other NewCon	0	1,045	1,045	0.0	0	36	36	0.0	0.00	3.43
Total	453,005	445,215	-7,791	-1.7	7,539	8,965	1,427	18.9	1.66	2.01

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	5,293	4,622	-671	-12.7
(-) TIF Tax Capacity	169	166	-3	-1.7
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	5,123	4,455	-668	-13.0
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	49.95	59.84	0.00	0.00
City/Town	63.80	73.52	3.66	3.65
School District	19.22	21.28	2.06	17.27
Special District	1.77	2.00	0.00	0.00
Total	134.74	156.64	5.73	20.92

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	82,800	80,100	-3.3	865	952	87	10.0	1.04	1.19
Res Hmstd:Avg Val	124,100	120,000	-3.3	1,483	1,717	234	15.8	1.19	1.43
Res Hmstd: Hi Val	165,500	160,100	-3.3	2,101	2,485	384	18.3	1.27	1.55
Res Hmstd: Ex-Hi Val	248,300	240,100	-3.3	3,339	4,018	679	20.3	1.34	1.67
Apartment	300,000	299,600	-0.1	5,225	6,493	1,268	24.3	1.74	2.17
Comm/Ind: Lo Val	150,000	149,300	-0.5	4,216	4,965	749	17.8	2.81	3.33
Comm/Ind: Med Val	300,000	298,500	-0.5	9,810	11,469	1,660	16.9	3.27	3.84
Comm/Ind: Hi Val	1,000,000	995,100	-0.5	35,911	41,871	5,959	16.6	3.59	4.21

Waseca city

Waseca County | **Elysian city (part)**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	119	114	-4	-3.6	1	1	0	4.5	1.10	1.20
Res Non-Hm: exis	202	202	0	0.0	3	3	0	11.4	1.33	1.48
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	339	334	-5	-1.5	2	2	0	9.8	0.66	0.74
Com/Ind: Lo: exi	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind Hi: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Misc props	15	15	0	0.0	0	0	0	12.2	1.59	1.78
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	1.20
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	675	666	-9	-1.3	6	7	1	9.6	0.96	1.07

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	5	5	0	-6.5
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	5	5	0	-6.5
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	50.69	60.83	0.00	0.00
City/Town	49.45	56.04	0.00	0.00
School District	3.88	3.65	28.67	27.34
Special District	0.18	0.20	0.00	0.00
Total	104.20	120.72	28.67	27.34

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	79,000	76,100	-3.7	748	760	12	1.5	0.95	1
Res Hmstd:Avg Val	118,500	114,200	-3.6	1,309	1,365	57	4.3	1.10	1.2
Res Hmstd: Hi Val	158,000	152,300	-3.6	1,869	1,971	102	5.4	1.18	1.29
Res Hmstd: Ex-Hi Val	237,000	228,400	-3.6	2,990	3,180	190	6.4	1.26	1.39
Seas Rec: Lo Val	50,000	49,300	-1.4	559	636	77	13.8	1.12	1.29
Seas Rec: Hi Val	150,000	147,800	-1.5	1,761	1,995	234	13.3	1.17	1.35

Washington County | **Afton city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	378,102	347,943	-30,158	-8.0	3,712	3,742	29	0.8	0.98	1.08
Res Non-Hm: exis	62,294	57,935	-4,359	-7.0	658	669	11	1.7	1.06	1.15
Apartments: exis	1,636	1,538	-98	-6.0	21	21	0	1.5	1.29	1.40
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	2,703	2,513	-190	-7.0	27	27	0	1.6	0.98	1.08
Com/Ind: Lo: exi	3,720	3,637	-83	-2.2	87	94	7	7.6	2.35	2.58
Com/Ind Hi: exis	21,560	21,350	-210	-1.0	663	723	60	9.0	3.08	3.39
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	7,252	7,153	-100	-1.4	224	243	19	8.5	3.09	3.40
Ag HGA: Exist	14,515	13,833	-682	-4.7	144	150	5	3.8	1.00	1.08
Ag Hmstd Land	18,987	18,761	-226	-1.2	68	75	7	10.8	0.36	0.40
Ag Non-Hmstd	32,942	28,097	-4,845	-14.7	272	253	-18	-6.8	0.82	0.90
Misc props	219	257	37	17.0	2	3	1	28.7	0.97	1.07
ResHmstd: NewCon	0	1,176	1,176	0.0	0	13	13	0.0	0.00	1.08
All other NewCon	0	1,006	1,006	0.0	0	12	12	0.0	0.00	1.15
Total	543,929	505,198	-38,731	-7.1	5,878	6,024	146	2.5	1.08	1.19

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	5,793	5,304	-489	-8.4
(-) TIF Tax Capacity	6	6	0	-8.0
(-) FD Contrib Tax Cap	206	237	31	15.1
(=) Taxable Tax Capacity	5,581	5,061	-520	-9.3
FD Distrib Tax Cap	204	189	-15	-7.3

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	29.75	31.82	0.23	0.18
City/Town	27.04	30.75	0.00	0.00
School District	21.08	23.17	16.12	17.72
Special District	4.12	4.39	0.00	0.00
Total	82.00	90.14	16.35	17.90

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	267,200	245,900	-8.0	2,496	2,520	25	1.0	0.93	1.03
Res Hmstd:Avg Val	400,500	368,600	-8.0	3,927	3,946	19	0.5	0.98	1.07
Res Hmstd: Hi Val	533,900	491,300	-8.0	5,320	5,308	-12	-0.2	1	1.08
Res Hmstd: Ex-Hi Val	801,100	737,200	-8.0	8,496	8,499	3	0.0	1.06	1.15
Apartment	300,000	282,000	-6.0	3,565	3,682	117	3.3	1.19	1.31
Comm/Ind: Lo Val	150,000	148,500	-1.0	3,536	3,850	314	8.9	2.36	2.59
Comm/Ind: Med Val	300,000	297,100	-1.0	8,169	8,887	718	8.8	2.72	2.99
Comm/Ind: Hi Val	1,000,000	990,300	-1.0	29,789	32,437	2,648	8.9	2.98	3.28

Washington County | **Bayport city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	138,911	132,476	-6,436	-4.6	1,343	1,424	81	6.1	0.97	1.07
Res Non-Hm: exis	44,926	35,117	-9,809	-21.8	510	435	-75	-14.6	1.14	1.24
Apartments: exis	12,899	12,936	37	0.3	161	179	17	10.7	1.25	1.38
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	1,088	961	-127	-11.6	11	11	0	-3.0	1.03	1.13
Com/Ind: Lo: exi	5,914	5,911	-3	-0.1	141	155	14	9.9	2.38	2.62
Com/Ind Hi: exis	35,682	35,656	-26	-0.1	1,112	1,222	110	9.9	3.12	3.43
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	2,328	2,400	73	3.1	73	82	10	13.4	3.12	3.43
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Misc props	457	457	0	-0.1	8	9	1	10.1	1.75	1.93
ResHmstd: NewCon	0	2,027	2,027	0.0	0	22	22	0.0	0.00	1.07
All other NewCon	0	931	931	0.0	0	12	12	0.0	0.00	1.26
Total	242,205	228,871	-13,334	-5.5	3,358	3,550	192	5.7	1.39	1.55

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	2,940	2,680	-261	-8.9
(-) TIF Tax Capacity	154	147	-6	-4.2
(-) FD Contrib Tax Cap	236	281	45	19.1
(=) Taxable Tax Capacity	2,550	2,251	-299	-11.7
FD Distrib Tax Cap	633	631	-2	-0.3

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	27.23	29.13	0.23	0.18
City/Town	35.64	40.45	0.00	0.00
School District	20.29	22.34	15.89	17.60
Special District	4.02	4.31	0.00	0.00
Total	87.18	96.24	16.12	17.78

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	153,700	146,600	-4.6	1,354	1,440	86	6.4	0.88	0.98
Res Hmstd:Avg Val	230,400	219,700	-4.6	2,215	2,337	122	5.5	0.96	1.06
Res Hmstd: Hi Val	307,100	292,900	-4.6	3,077	3,235	158	5.1	1.00	1.10
Res Hmstd: Ex-Hi Val	460,700	439,400	-4.6	4,759	5,010	251	5.3	1.03	1.14
Apartment	300,000	300,900	0.3	3,753	4,155	402	10.7	1.25	1.38
Comm/Ind: Lo Val	150,000	149,900	-0.1	3,566	3,920	354	9.9	2.38	2.62
Comm/Ind: Med Val	300,000	299,800	-0.1	8,240	9,057	817	9.9	2.75	3.02
Comm/Ind: Hi Val	1,000,000	999,300	-0.1	30,053	33,032	2,979	9.9	3.01	3.31

Washington County | **Birchwood Village city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	122,564	120,647	-1,918	-1.6	1,291	1,409	118	9.1	1.05	1.17
Res Non-Hm: exis	13,597	14,577	981	7.2	151	180	29	19.5	1.11	1.23
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	3,178	3,143	-35	-1.1	33	37	4	10.9	1.05	1.18
Com/Ind: Lo: exi	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind Hi: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	384	403	19	5.0	11	12	2	14.4	2.82	3.07
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	538	538	0.0	0	6	6	0.0	0.00	1.17
All other NewCon	0	504	504	0.0	0	6	6	0.0	0.00	1.23
Total	139,723	139,812	89	0.1	1,486	1,650	165	11.1	1.06	1.18

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	1,480	1,444	-36	-2.5
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	1,480	1,444	-36	-2.5
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	29.75	31.82	0.23	0.18
City/Town	21.82	25.30	0.00	0.00
School District	22.52	25.96	24.05	24.91
Special District	5.74	6.75	0.00	0.00
Total	79.83	89.83	24.28	25.09

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	254,700	250,700	-1.6	2,509	2,749	241	9.6	0.98	1.1
Res Hmstd:Avg Val	381,800	375,800	-1.6	3,946	4,288	342	8.7	1.03	1.14
Res Hmstd: Hi Val	509,000	501,000	-1.6	5,317	5,760	443	8.3	1.04	1.15
Res Hmstd: Ex-Hi Val	763,600	751,700	-1.6	8,476	9,204	728	8.6	1.11	1.22

Washington County | **Scandia city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	383,208	376,518	-6,690	-1.7	3,718	3,963	245	6.6	0.97	1.05
Res Non-Hm: exis	66,119	66,096	-23	0.0	721	774	53	7.4	1.09	1.17
Apartments: exis	448	448	0	0.0	5	6	0	8.1	1.21	1.31
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	36,170	34,259	-1,910	-5.3	366	378	12	3.4	1.01	1.10
Com/Ind: Lo: exi	5,092	4,991	-100	-2.0	123	129	6	5.0	2.41	2.58
Com/Ind Hi: exis	7,165	7,718	554	7.7	228	263	35	15.5	3.18	3.40
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	4,705	4,846	141	3.0	149	165	15	10.4	3.17	3.39
Ag HGA: Exist	17,173	16,266	-907	-5.3	161	166	5	3.4	0.94	1.02
Ag Hmstd Land	20,951	20,464	-487	-2.3	68	75	7	9.9	0.32	0.37
Ag Non-Hmstd	22,470	22,917	447	2.0	189	211	22	11.7	0.84	0.92
Misc props	589	559	-29	-5.0	6	6	0	2.5	1.00	1.08
ResHmstd: NewCon	0	1,099	1,099	0.0	0	12	12	0.0	0.00	1.05
All other NewCon	0	1,000	1,000	0.0	0	13	13	0.0	0.00	1.28
Total	564,089	557,183	-6,906	-1.2	5,734	6,160	426	7.4	1.02	1.11

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	5,778	5,546	-233	-4.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	120	121	1	0.9
(=) Taxable Tax Capacity	5,659	5,425	-234	-4.1
FD Distrib Tax Cap	406	342	-64	-15.7

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	29.75	31.82	0.23	0.18
City/Town	33.55	35.77	0.00	0.00
School District	16.44	19.57	14.76	14.98
Special District	5.64	6.06	0.00	0.00
Total	85.38	93.23	14.99	15.16

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	197,500	194,100	-1.7	1,788	1,919	132	7.4	0.91	0.99
Res Hmstd:Avg Val	296,100	290,900	-1.8	2,866	3,050	184	6.4	0.97	1.05
Res Hmstd: Hi Val	394,800	387,900	-1.7	3,945	4,182	237	6.0	1	1.08
Res Hmstd: Ex-Hi Val	592,300	582,000	-1.7	6,141	6,499	357	5.8	1.04	1.12
Apartment	300,000	300,000	0.0	3,651	3,951	299	8.2	1.22	1.32
Seas Rec: Lo Val	50,000	47,400	-5.2	465	481	16	3.5	0.93	1.01
Seas Rec: Hi Val	150,000	142,100	-5.3	1,479	1,524	45	3.1	0.99	1.07
Comm/Ind: Lo Val	150,000	161,600	7.7	3,622	4,274	652	18.0	2.41	2.64
Comm/Ind: Med Val	300,000	323,200	7.7	8,377	9,765	1,388	16.6	2.79	3.02
Comm/Ind: Hi Val	1,000,000	1,077,300	7.7	30,565	35,389	4,825	15.8	3.06	3.29

Washington County | **Dellwood city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	257,878	247,296	-10,583	-4.1	2,719	2,751	32	1.2	1.05	1.11
Res Non-Hm: exis	48,159	46,095	-2,065	-4.3	525	528	3	0.6	1.09	1.15
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	7,893	7,521	-372	-4.7	89	90	1	1.5	1.13	1.20
Com/Ind: Lo: exi	714	708	-6	-0.8	17	18	1	6.5	2.39	2.57
Com/Ind Hi: exis	13,817	13,057	-760	-5.5	432	439	7	1.5	3.13	3.36
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,144	1,201	56	4.9	36	40	5	12.7	3.13	3.36
Ag HGA: Exist	500	460	-40	-7.9	5	5	0	-2.8	0.98	1.03
Ag Hmstd Land	74	77	4	5.2	0	0	0	22.3	0.33	0.38
Ag Non-Hmstd	3,004	2,647	-357	-11.9	24	22	-1	-6.1	0.79	0.84
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	609	609	0.0	0	7	7	0.0	0.00	1.11
All other NewCon	0	311	311	0.0	0	4	4	0.0	0.00	1.15
Total	333,183	319,981	-13,202	-4.0	3,847	3,904	57	1.5	1.15	1.22

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	3,825	3,653	-172	-4.5
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	117	118	1	0.7
(=) Taxable Tax Capacity	3,707	3,535	-173	-4.7
FD Distrib Tax Cap	51	43	-8	-15.5

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	29.75	31.83	0.23	0.18
City/Town	9.33	10.58	0.00	0.00
School District	34.30	35.21	18.43	18.72
Special District	5.74	6.75	0.00	0.00
Total	79.13	84.37	18.66	18.90

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	487,300	467,300	-4.1	4,765	4,826	60	1.3	0.98	1.03
Res Hmstd:Avg Val	730,500	700,500	-4.1	7,600	7,657	57	0.8	1.04	1.09
Res Hmstd: Hi Val	973,800	933,800	-4.1	10,460	10,558	98	0.9	1.07	1.13
Res Hmstd: Ex-Hi Val	1,461,100	1,401,100	-4.1	16,190	16,370	180	1.1	1.11	1.17
Comm/Ind: Lo Val	150,000	141,700	-5.5	3,587	3,637	50	1.4	2.39	2.57
Comm/Ind: Med Val	300,000	283,500	-5.5	8,276	8,335	58	0.7	2.76	2.94
Comm/Ind: Hi Val	1,000,000	945,000	-5.5	30,160	30,556	396	1.3	3.02	3.23

Washington County | **Forest Lake city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	1,306,212	1,243,032	-63,180	-4.8	12,504	13,050	546	4.4	0.96	1.05
Res Non-Hm: exis	207,417	194,261	-13,156	-6.3	2,226	2,270	44	2.0	1.07	1.17
Apartments: exis	45,520	44,997	-523	-1.1	559	606	47	8.5	1.23	1.35
Low-inc Apts: ex	12,270	14,614	2,344	19.1	93	122	28	30.4	0.76	0.83
Seasnl Rec: exis	23,876	21,173	-2,703	-11.3	248	242	-7	-2.7	1.04	1.14
Com/Ind: Lo: exi	41,402	40,229	-1,173	-2.8	1,011	1,059	49	4.8	2.44	2.63
Com/Ind Hi: exis	210,594	202,030	-8,564	-4.1	6,745	6,987	242	3.6	3.20	3.46
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	9,963	10,379	416	4.2	319	358	39	12.4	3.20	3.45
Ag HGA: Exist	8,995	8,913	-82	-0.9	84	92	8	9.0	0.94	1.03
Ag Hmstd Land	10,572	10,057	-514	-4.9	32	35	3	7.9	0.31	0.35
Ag Non-Hmstd	20,153	19,489	-664	-3.3	171	183	12	7.3	0.85	0.94
Misc props	5,852	5,832	-19	-0.3	87	95	7	8.5	1.49	1.63
ResHmstd: NewCon	0	3,032	3,032	0.0	0	32	32	0.0	0.00	1.05
All other NewCon	0	5,036	5,036	0.0	0	138	138	0.0	0.00	2.74
Total	1,902,825	1,823,074	-79,751	-4.2	24,080	25,269	1,189	4.9	1.27	1.39

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	21,776	19,976	-1,801	-8.3
(-) TIF Tax Capacity	1,170	1,123	-47	-4.0
(-) FD Contrib Tax Cap	2,050	1,971	-79	-3.9
(=) Taxable Tax Capacity	18,556	16,882	-1,674	-9.0
FD Distrib Tax Cap	2,143	2,280	137	6.4

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	29.75	31.82	0.23	0.18
City/Town	33.52	37.92	0.00	0.00
School District	15.38	18.26	15.28	15.45
Special District	7.19	7.31	0.00	0.00
Total	85.84	95.31	15.50	15.63

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	167,100	159,000	-4.8	1,472	1,545	74	5.0	0.88	0.97
Res Hmstd:Avg Val	250,500	238,400	-4.8	2,392	2,494	103	4.3	0.95	1.05
Res Hmstd: Hi Val	333,900	317,700	-4.9	3,312	3,442	130	3.9	0.99	1.08
Res Hmstd: Ex-Hi Val	501,000	476,800	-4.8	5,080	5,290	210	4.1	1.01	1.11
Apartment	300,000	296,600	-1.1	3,684	3,997	313	8.5	1.23	1.35
Comm/Ind: Lo Val	150,000	143,900	-4.1	3,661	3,789	127	3.5	2.44	2.63
Comm/Ind: Med Val	300,000	287,800	-4.1	8,466	8,715	249	2.9	2.82	3.03
Comm/Ind: Hi Val	1,000,000	959,300	-4.1	30,887	31,938	1,051	3.4	3.09	3.33

Washington County | **Hugo city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	960,654	943,265	-17,389	-1.8	10,060	10,731	671	6.7	1.05	1.14
Res Non-Hm: exis	139,823	130,337	-9,486	-6.8	1,677	1,682	5	0.3	1.20	1.29
Apartments: exis	2,675	2,675	0	0.0	37	40	3	8.4	1.38	1.49
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	2,220	2,214	-6	-0.3	30	33	2	6.6	1.37	1.47
Com/Ind: Lo: exi	18,154	17,690	-463	-2.6	461	485	25	5.4	2.54	2.74
Com/Ind Hi: exis	95,423	91,771	-3,651	-3.8	3,174	3,301	127	4.0	3.33	3.60
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	15,138	15,473	335	2.2	499	552	53	10.6	3.29	3.56
Ag HGA: Exist	15,454	14,622	-832	-5.4	146	149	4	2.4	0.94	1.02
Ag Hmstd Land	20,278	20,515	238	1.2	61	69	9	14.1	0.30	0.34
Ag Non-Hmstd	32,227	29,710	-2,517	-7.8	277	278	1	0.3	0.86	0.94
Misc props	2,031	2,819	788	38.8	28	46	19	66.2	1.38	1.65
ResHmstd: NewCon	0	16,816	16,816	0.0	0	191	191	0.0	0.00	1.14
All other NewCon	0	5,925	5,925	0.0	0	89	89	0.0	0.00	1.51
Total	1,304,076	1,293,834	-10,242	-0.8	16,450	17,648	1,198	7.3	1.26	1.36

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	14,293	13,333	-960	-6.7
(-) TIF Tax Capacity	669	82	-587	-87.8
(-) FD Contrib Tax Cap	972	989	17	1.8
(=) Taxable Tax Capacity	12,652	12,262	-390	-3.1
FD Distrib Tax Cap	1,793	1,715	-78	-4.3

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	29.75	31.82	0.23	0.18
City/Town	33.48	35.75	0.00	0.00
School District	22.33	25.47	22.24	23.06
Special District	4.45	5.31	0.00	0.00
Total	90.01	98.35	22.47	23.24

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	146,600	143,900	-1.8	1,409	1,511	102	7.3	0.96	1.05
Res Hmstd:Avg Val	219,800	215,800	-1.8	2,298	2,449	151	6.6	1.05	1.13
Res Hmstd: Hi Val	293,000	287,700	-1.8	3,187	3,386	199	6.3	1.09	1.18
Res Hmstd: Ex-Hi Val	439,600	431,600	-1.8	4,945	5,248	303	6.1	1.12	1.22
Apartment	300,000	300,000	0.0	4,050	4,385	336	8.3	1.35	1.46
Comm/Ind: Lo Val	150,000	144,300	-3.8	3,807	3,956	149	3.9	2.54	2.74
Comm/Ind: Med Val	300,000	288,500	-3.8	8,771	9,067	296	3.4	2.92	3.14
Comm/Ind: Hi Val	1,000,000	961,700	-3.8	31,936	33,153	1,217	3.8	3.19	3.45

Washington County | **Lake Elmo city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	841,853	766,257	-75,596	-9.0	8,056	8,121	65	0.8	0.96	1.06
Res Non-Hm: exis	111,647	91,369	-20,278	-18.2	1,161	1,051	-111	-9.5	1.04	1.15
Apartments: exis	1,244	1,244	0	0.0	14	16	2	12.6	1.13	1.27
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	1,332	1,558	226	17.0	14	18	5	33.7	1.03	1.17
Com/Ind: Lo: exi	19,753	19,346	-407	-2.1	465	497	32	6.9	2.35	2.57
Com/Ind Hi: exis	99,374	95,218	-4,155	-4.2	3,093	3,221	128	4.1	3.11	3.38
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	10,686	11,281	595	5.6	329	380	51	15.5	3.08	3.37
Ag HGA: Exist	6,978	6,277	-701	-10.1	66	66	0	-0.4	0.95	1.05
Ag Hmstd Land	8,807	7,657	-1,150	-13.1	28	27	-1	-4.1	0.31	0.35
Ag Non-Hmstd	31,274	29,136	-2,138	-6.8	250	261	11	4.2	0.80	0.89
Misc props	10,008	10,008	0	0.0	112	127	14	12.6	1.12	1.26
ResHmstd: NewCon	0	10,304	10,304	0.0	0	109	109	0.0	0.00	1.06
All other NewCon	0	7,060	7,060	0.0	0	89	89	0.0	0.00	1.26
Total	1,142,955	1,056,715	-86,240	-7.5	13,588	13,982	393	2.9	1.19	1.32

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	12,908	11,761	-1,148	-8.9
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	903	905	2	0.3
(=) Taxable Tax Capacity	12,006	10,856	-1,150	-9.6
FD Distrib Tax Cap	832	706	-126	-15.1

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	29.75	31.82	0.23	0.18
City/Town	21.82	27.26	0.00	0.00
School District	22.82	24.44	15.77	16.92
Special District	5.55	6.02	0.00	0.00
Total	79.93	89.54	16.00	17.10

Tax Burdens on Hypothetical Properties	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	260,900	237,500	-9.0	2,365	2,391	25	1.1	0.91	1.01
Res Hmstd:Avg Val	391,200	356,100	-9.0	3,733	3,751	18	0.5	0.95	1.05
Res Hmstd: Hi Val	521,500	474,700	-9.0	5,046	5,062	16	0.3	0.97	1.07
Res Hmstd: Ex-Hi Val	782,400	712,100	-9.0	8,070	8,069	-1	0.0	1.03	1.13
Apartment	300,000	300,000	0.0	3,478	3,871	393	11.3	1.16	1.29
Comm/Ind: Lo Val	150,000	143,700	-4.2	3,539	3,699	160	4.5	2.36	2.57
Comm/Ind: Med Val	300,000	287,500	-4.2	8,178	8,501	324	4.0	2.73	2.96
Comm/Ind: Hi Val	1,000,000	958,200	-4.2	29,824	31,136	1,312	4.4	2.98	3.25

Washington County | **Lakeland Shores city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	49,568	46,019	-3,549	-7.2	441	452	11	2.5	0.89	0.98
Res Non-Hm: exis	9,775	9,472	-304	-3.1	95	99	4	4.7	0.97	1.05
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	900	900	0	0.0	20	22	2	8.7	2.26	2.46
Com/Ind Hi: exis	1,285	1,387	102	8.0	38	45	7	17.3	2.96	3.22
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	170	173	3	1.8	5	6	1	10.6	2.96	3.22
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	61,698	57,950	-3,748	-6.1	600	624	24	4.0	0.97	1.08

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	689	632	-57	-8.2
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	15	16	1	7.4
(=) Taxable Tax Capacity	674	616	-58	-8.6
FD Distrib Tax Cap	29	19	-10	-34.8

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	29.75	31.82	0.23	0.18
City/Town	17.20	20.15	0.00	0.00
School District	20.29	22.34	15.89	17.60
Special District	2.66	2.79	0.00	0.00
Total	69.90	77.10	16.12	17.78

Tax Burdens on Hypothetical Properties	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	300,600	279,100	-7.2	2,484	2,555	71	2.8	0.83	0.92
Res Hmstd:Avg Val	450,600	418,300	-7.2	3,876	3,969	93	2.4	0.86	0.95
Res Hmstd: Hi Val	600,700	557,700	-7.2	5,344	5,403	59	1.1	0.89	0.97
Res Hmstd: Ex-Hi Val	901,200	836,700	-7.2	8,454	8,588	134	1.6	0.94	1.03
Comm/Ind: Lo Val	150,000	161,900	7.9	3,393	4,070	677	20.0	2.26	2.51
Comm/Ind: Med Val	300,000	323,900	8.0	7,835	9,283	1,447	18.5	2.61	2.87
Comm/Ind: Hi Val	1,000,000	1,079,500	8.0	28,569	33,597	5,028	17.6	2.86	3.11

Washington County | **Mahtomedi city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	800,609	762,283	-38,326	-4.8	9,533	9,502	-32	-0.3	1.19	1.25
Res Non-Hm: exis	77,405	67,733	-9,672	-12.5	1,001	916	-85	-8.5	1.29	1.35
Apartments: exis	17,291	17,209	-82	-0.5	251	263	12	5.0	1.45	1.53
Low-inc Apts: ex	11,935	11,981	46	0.4	107	113	6	5.8	0.90	0.95
Seasnl Rec: exis	925	825	-100	-10.9	11	10	-1	-6.2	1.18	1.25
Com/Ind: Lo: exi	7,652	7,698	46	0.6	199	213	15	7.5	2.59	2.77
Com/Ind Hi: exis	45,651	44,143	-1,508	-3.3	1,551	1,604	53	3.4	3.40	3.63
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	5,447	5,621	174	3.2	185	204	19	10.4	3.40	3.63
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	32	32	0	0.0	0	0	0	16.0	0.51	0.59
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	2,169	2,169	0.0	0	27	27	0.0	0.00	1.25
All other NewCon	0	1,467	1,467	0.0	0	20	20	0.0	0.00	1.38
Total	966,947	921,160	-45,787	-4.7	12,838	12,874	36	0.3	1.33	1.40

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	10,519	9,708	-811	-7.7
(-) TIF Tax Capacity	144	144	0	-0.2
(-) FD Contrib Tax Cap	424	443	19	4.4
(=) Taxable Tax Capacity	9,951	9,121	-830	-8.3
FD Distrib Tax Cap	926	762	-164	-17.7

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	29.75	31.83	0.23	0.18
City/Town	31.39	33.66	0.00	0.00
School District	34.30	35.21	18.43	18.72
Special District	5.70	6.61	0.00	0.00
Total	101.14	107.31	18.66	18.90

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	223,100	212,400	-4.8	2,501	2,486	-15	-0.6	1.12	1.17
Res Hmstd:Avg Val	334,400	318,400	-4.8	3,935	3,926	-9	-0.2	1.18	1.23
Res Hmstd: Hi Val	445,800	424,500	-4.8	5,341	5,358	17	0.3	1.2	1.26
Res Hmstd: Ex-Hi Val	668,800	636,800	-4.8	8,440	8,404	-36	-0.4	1.26	1.32
Apartment	300,000	298,600	-0.5	4,353	4,570	217	5.0	1.45	1.53
Comm/Ind: Lo Val	150,000	145,000	-3.3	3,891	4,020	129	3.3	2.59	2.77
Comm/Ind: Med Val	300,000	290,100	-3.3	8,986	9,250	264	2.9	3	3.19
Comm/Ind: Hi Val	1,000,000	967,000	-3.3	32,763	33,847	1,085	3.3	3.28	3.50

Washington County | **Marine on St. Croix city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	104,540	95,316	-9,224	-8.8	1,159	1,188	29	2.5	1.11	1.25
Res Non-Hm: exis	25,871	23,878	-1,993	-7.7	308	323	14	4.7	1.19	1.35
Apartments: exis	284	284	0	0.0	4	4	1	13.7	1.34	1.52
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	5,338	4,024	-1,313	-24.6	61	52	-9	-15.1	1.14	1.28
Com/Ind: Lo: exi	1,157	1,588	431	37.2	29	44	15	50.1	2.51	2.74
Com/Ind Hi: exis	2,723	2,648	-76	-2.8	90	95	6	6.4	3.29	3.60
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,377	1,445	68	5.0	45	52	7	14.8	3.29	3.60
Ag HGA: Exist	258	236	-22	-8.7	3	3	0	2.8	1.05	1.18
Ag Hmstd Land	1,124	904	-219	-19.5	5	4	0	-8.9	0.43	0.49
Ag Non-Hmstd	3,214	1,942	-1,272	-39.6	27	21	-7	-24.1	0.86	1.07
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	191	191	0.0	0	2	2	0.0	0.00	1.25
All other NewCon	0	38	38	0.0	0	1	1	0.0	0.00	1.95
Total	145,887	132,496	-13,391	-9.2	1,731	1,789	58	3.4	1.19	1.35

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	1,554	1,388	-166	-10.7
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	38	38	0	0.6
(=) Taxable Tax Capacity	1,517	1,350	-167	-11.0
FD Distrib Tax Cap	43	48	5	11.3

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	29.75	31.82	0.23	0.18
City/Town	38.74	47.24	0.00	0.00
School District	20.29	22.34	15.89	17.60
Special District	5.35	6.08	0.00	0.00
Total	94.14	107.47	16.12	17.78

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	260,200	237,200	-8.8	2,731	2,800	69	2.5	1.05	1.18
Res Hmstd:Avg Val	390,100	355,700	-8.8	4,280	4,399	119	2.8	1.1	1.24
Res Hmstd: Hi Val	520,000	474,100	-8.8	5,781	5,938	158	2.7	1.11	1.25
Res Hmstd: Ex-Hi Val	780,200	711,400	-8.8	9,262	9,479	217	2.3	1.19	1.33
Apartment	300,000	300,000	0.0	4,014	4,564	550	13.7	1.34	1.52
Comm/Ind: Lo Val	150,000	145,800	-2.8	3,759	3,997	238	6.3	2.51	2.74
Comm/Ind: Med Val	300,000	291,700	-2.8	8,690	9,208	518	6.0	2.9	3.16
Comm/Ind: Hi Val	1,000,000	972,300	-2.8	31,704	33,685	1,981	6.2	3.17	3.46

Washington County | **Newport city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	171,489	165,308	-6,181	-3.6	2,391	2,392	1	0.0	1.39	1.45
Res Non-Hm: exis	22,717	23,949	1,232	5.4	359	401	43	11.9	1.58	1.68
Apartments: exis	13,948	14,103	155	1.1	255	277	21	8.3	1.83	1.96
Low-inc Apts: ex	3,503	3,503	0	0.0	40	42	3	6.8	1.13	1.21
Seasnl Rec: exis	27	27	0	1.1	0	0	0	9.8	1.37	1.49
Com/Ind: Lo: exi	10,418	10,763	345	3.3	301	332	32	10.5	2.89	3.09
Com/Ind Hi: exis	56,339	55,627	-712	-1.3	2,128	2,252	123	5.8	3.78	4.05
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	18,622	19,172	551	3.0	702	775	72	10.3	3.77	4.04
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Non-Hmstd	7,283	7,107	-176	-2.4	94	100	6	6.0	1.30	1.41
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	175	175	0.0	0	3	3	0.0	0.00	1.45
All other NewCon	0	49	49	0.0	0	1	1	0.0	0.00	2.41
Total	304,346	299,783	-4,563	-1.5	6,271	6,575	305	4.9	2.06	2.19

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	3,883	3,646	-238	-6.1
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	594	553	-42	-7.0
(=) Taxable Tax Capacity	3,289	3,093	-196	-6.0
FD Distrib Tax Cap	594	517	-77	-12.9

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	29.75	31.83	0.23	0.18
City/Town	59.96	65.93	0.00	0.00
School District	35.20	37.93	20.83	20.07
Special District	4.71	5.06	0.00	0.00
Total	129.62	140.75	21.06	20.25

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	123,100	118,700	-3.6	1,593	1,537	-56	-3.5	1.29	1.3
Res Hmstd:Avg Val	184,600	177,900	-3.6	2,575	2,565	-10	-0.4	1.4	1.44
Res Hmstd: Hi Val	246,100	237,200	-3.6	3,557	3,595	38	1.1	1.45	1.52
Res Hmstd: Ex-Hi Val	369,200	355,900	-3.6	5,523	5,656	133	2.4	1.5	1.59
Apartment	300,000	303,300	1.1	5,493	5,950	458	8.3	1.83	1.96
Comm/Ind: Lo Val	150,000	148,100	-1.3	4,329	4,571	242	5.6	2.89	3.09
Comm/Ind: Med Val	300,000	296,200	-1.3	9,995	10,547	552	5.5	3.33	3.56
Comm/Ind: Hi Val	1,000,000	987,400	-1.3	36,438	38,525	2,087	5.7	3.64	3.90

Washington County | **St. Paul Park city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	242,435	237,774	-4,661	-1.9	2,891	2,994	102	3.5	1.19	1.26
Res Non-Hm: exis	35,396	33,382	-2,014	-5.7	502	510	8	1.7	1.42	1.53
Apartments: exis	5,284	5,027	-257	-4.9	86	88	3	3.0	1.62	1.76
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	906	903	-3	-0.4	13	14	1	7.7	1.47	1.58
Com/Ind: Lo: exi	9,533	9,316	-218	-2.3	260	273	13	5.1	2.73	2.94
Com/Ind Hi: exis	29,106	27,131	-1,975	-6.8	1,039	1,044	5	0.5	3.57	3.85
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	4,334	4,622	289	6.7	153	176	23	15.0	3.54	3.82
Ag HGA: Exist	369	361	-8	-2.2	5	5	0	5.1	1.33	1.43
Ag Hmstd Land	1,665	1,707	42	2.5	12	13	1	11.0	0.73	0.79
Ag Non-Hmstd	439	439	0	0.0	5	5	1	10.1	1.13	1.24
Misc props	2,253	2,250	-3	-0.1	40	43	3	8.2	1.77	1.92
ResHmstd: NewCon	0	945	945	0.0	0	12	12	0.0	0.00	1.26
All other NewCon	0	294	294	0.0	0	6	6	0.0	0.00	2.10
Total	331,720	324,151	-7,568	-2.3	5,006	5,185	179	3.6	1.51	1.60

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	3,737	3,285	-452	-12.1
(-) TIF Tax Capacity	491	297	-194	-39.5
(-) FD Contrib Tax Cap	307	299	-8	-2.6
(=) Taxable Tax Capacity	2,939	2,689	-250	-8.5
FD Distrib Tax Cap	1,100	1,040	-61	-5.5

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	29.75	31.82	0.23	0.18
City/Town	43.22	49.47	0.00	0.00
School District	35.20	37.93	20.83	20.07
Special District	4.71	5.06	0.00	0.00
Total	112.88	124.28	21.06	20.25

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	104,900	102,900	-1.9	1,127	1,139	12	1.1	1.07	1.11
Res Hmstd:Avg Val	157,300	154,300	-1.9	1,876	1,940	64	3.4	1.19	1.26
Res Hmstd: Hi Val	209,700	205,700	-1.9	2,625	2,740	115	4.4	1.25	1.33
Res Hmstd: Ex-Hi Val	314,600	308,600	-1.9	4,124	4,342	218	5.3	1.31	1.41
Apartment	300,000	285,400	-4.9	4,865	5,012	147	3.0	1.62	1.76
Comm/Ind: Lo Val	150,000	139,800	-6.8	4,095	4,104	9	0.2	2.73	2.94
Comm/Ind: Med Val	300,000	279,600	-6.8	9,449	9,389	-60	-0.6	3.15	3.36
Comm/Ind: Hi Val	1,000,000	932,100	-6.8	34,434	34,488	54	0.2	3.44	3.70

Washington County | **Landfall city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Res Non-Hm: exis	142	142	0	0.0	2	2	0	0.5	1.20	1.20
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	451	451	0	0.0	12	12	0	3.9	2.60	2.70
Com/Ind Hi: exis	6,162	6,162	0	0.0	210	219	8	4.0	3.41	3.55
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	634	656	23	3.6	22	23	2	7.7	3.41	3.55
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	7,388	7,411	23	0.3	245	256	11	4.3	3.32	3.45

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	144	145	0	0.3
(-) TIF Tax Capacity	59	61	2	3.0
(-) FD Contrib Tax Cap	55	53	-2	-4.3
(=) Taxable Tax Capacity	30	31	1	3.4
FD Distrib Tax Cap	707	663	-44	-6.2

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	29.76	31.83	0.23	0.18
City/Town	40.39	39.05	0.00	0.00
School District	27.70	28.33	15.00	14.78
Special District	6.73	6.20	0.00	0.00
Total	104.58	105.41	15.23	14.97

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Comm/Ind: Lo Val	150,000	150,000	0.0	3,895	4,049	154	3.9	2.6	2.7
Comm/Ind: Med Val	300,000	300,000	0.0	9,012	9,372	360	4.0	3.00	3.12
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	32,892	34,215	1,323	4.0	3.29	3.42

Washington County | **Stillwater city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	1,372,601	1,335,239	-37,362	-2.7	15,948	16,526	578	3.6	1.16	1.24
Res Non-Hm: exis	205,937	195,794	-10,143	-4.9	2,604	2,642	38	1.4	1.26	1.35
Apartments: exis	32,722	30,039	-2,683	-8.2	486	478	-8	-1.7	1.49	1.59
Low-inc Apts: ex	27,416	29,458	2,042	7.4	251	289	38	15.1	0.92	0.98
Seasnl Rec: exis	5,744	7,011	1,266	22.0	83	107	24	29.5	1.44	1.53
Com/Ind: Lo: exi	37,969	37,896	-73	-0.2	995	1,066	71	7.2	2.62	2.81
Com/Ind Hi: exis	252,299	240,342	-11,957	-4.7	8,679	8,873	194	2.2	3.44	3.69
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	10,678	11,174	496	4.6	367	413	45	12.3	3.44	3.69
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Non-Hmstd	444	444	0	0.0	5	5	0	6.7	1.06	1.13
Misc props	547	0	-547	-100.0	11	0	-11	-100.0	2.04	0.00
ResHmstd: NewCon	0	8,237	8,237	0.0	0	102	102	0.0	0.00	1.24
All other NewCon	0	4,208	4,208	0.0	0	74	74	0.0	0.00	1.75
Total	1,946,357	1,899,842	-46,515	-2.4	29,430	30,574	1,145	3.9	1.51	1.61

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	22,443	20,957	-1,486	-6.6
(-) TIF Tax Capacity	3,029	1,989	-1,041	-34.4
(-) FD Contrib Tax Cap	2,276	2,241	-35	-1.5
(=) Taxable Tax Capacity	17,138	16,728	-410	-2.4
FD Distrib Tax Cap	2,361	2,139	-222	-9.4

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	27.23	29.13	0.23	0.18
City/Town	52.46	54.54	0.00	0.00
School District	20.29	22.34	15.89	17.60
Special District	6.01	7.05	0.00	0.00
Total	106.00	113.06	16.12	17.78

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	166,000	161,500	-2.7	1,804	1,856	52	2.9	1.09	1.15
Res Hmstd:Avg Val	248,900	242,100	-2.7	2,891	2,993	102	3.5	1.16	1.24
Res Hmstd: Hi Val	331,800	322,800	-2.7	3,978	4,131	153	3.8	1.2	1.28
Res Hmstd: Ex-Hi Val	497,900	484,300	-2.7	6,080	6,337	256	4.2	1.22	1.31
Apartment	300,000	275,400	-8.2	4,459	4,382	-77	-1.7	1.49	1.59
Comm/Ind: Lo Val	150,000	142,900	-4.7	3,930	4,020	90	2.3	2.62	2.81
Comm/Ind: Med Val	300,000	285,800	-4.7	9,091	9,234	143	1.6	3.03	3.23
Comm/Ind: Hi Val	1,000,000	952,600	-4.7	33,171	33,851	681	2.1	3.32	3.55

Washington County | **Willernie city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	27,483	24,790	-2,693	-9.8	305	297	-8	-2.7	1.11	1.20
Res Non-Hm: exis	5,788	5,657	-130	-2.3	75	81	6	8.4	1.29	1.43
Apartments: exis	636	636	0	0.0	10	11	1	11.5	1.53	1.70
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	2,660	2,506	-154	-5.8	70	72	2	2.5	2.65	2.88
Com/Ind Hi: exis	2,434	2,582	148	6.1	84	98	13	15.5	3.47	3.78
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	225	237	12	5.2	8	9	1	14.6	3.47	3.78
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	145	145	0.0	0	2	2	0.0	0.00	1.20
All other NewCon	0	528	528	0.0	0	10	10	0.0	0.00	1.89
Total	39,227	37,081	-2,145	-5.5	552	579	27	4.9	1.41	1.56

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	435	374	-61	-14.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	34	33	0	-1.3
(=) Taxable Tax Capacity	401	340	-60	-15.1
FD Distrib Tax Cap	102	82	-19	-18.8

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	29.76	31.83	0.23	0.18
City/Town	37.53	47.40	0.00	0.00
School District	34.30	35.21	18.43	18.72
Special District	5.74	6.75	0.00	0.00
Total	107.34	121.20	18.66	18.90

Tax Burdens on Hypothetical Properties	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	106,600	96,200	-9.8	1,067	1,001	-65	-6.1	1.00	1.04
Res Hmstd:Avg Val	159,800	144,100	-9.8	1,785	1,725	-60	-3.4	1.12	1.2
Res Hmstd: Hi Val	213,000	192,100	-9.8	2,503	2,449	-54	-2.1	1.18	1.28
Res Hmstd: Ex-Hi Val	319,600	288,300	-9.8	3,942	3,902	-40	-1.0	1.23	1.35
Apartment	300,000	300,000	0.0	4,585	5,112	527	11.5	1.53	1.70
Comm/Ind: Lo Val	150,000	159,100	6.1	3,974	4,667	693	17.4	2.65	2.93
Comm/Ind: Med Val	300,000	318,200	6.1	9,179	10,680	1,501	16.3	3.06	3.36
Comm/Ind: Hi Val	1,000,000	1,060,700	6.1	33,471	38,743	5,272	15.8	3.35	3.65

Washington County | **Oak Park Heights city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	213,066	203,749	-9,317	-4.4	2,267	2,508	240	10.6	1.06	1.23
Res Non-Hm: exis	35,728	34,309	-1,419	-4.0	431	480	49	11.3	1.21	1.40
Apartments: exis	55,856	57,511	1,655	3.0	788	945	157	19.9	1.41	1.64
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	276	271	-5	-2.0	4	4	1	14.4	1.27	1.48
Com/Ind: Lo: exi	15,236	15,228	-8	-0.1	384	430	45	11.8	2.52	2.82
Com/Ind Hi: exis	173,264	167,530	-5,734	-3.3	5,735	6,206	471	8.2	3.31	3.70
Publ U: Elec Gen	152,977	158,090	5,113	3.3	3,569	4,240	671	18.8	2.33	2.68
Publ U: Other	23,558	25,780	2,222	9.4	779	954	175	22.5	3.30	3.70
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Non-Hmstd	80	83	3	3.3	1	1	0	21.1	1.00	1.17
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	278	278	0.0	0	3	3	0.0	0.00	1.23
All other NewCon	0	1,505	1,505	0.0	0	26	26	0.0	0.00	1.74
Total	670,042	664,333	-5,708	-0.9	13,958	15,798	1,840	13.2	2.08	2.38

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	10,430	10,186	-243	-2.3
(-) TIF Tax Capacity	0	27	27	0.0
(-) FD Contrib Tax Cap	2,117	2,336	219	10.3
(=) Taxable Tax Capacity	8,312	7,823	-489	-5.9
FD Distrib Tax Cap	508	406	-103	-20.2

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	29.75	31.83	0.23	0.18
City/Town	45.02	57.55	0.00	0.00
School District	20.29	22.34	15.89	17.60
Special District	4.95	5.58	0.00	0.00
Total	100.01	117.29	16.12	17.78

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	132,800	127,000	-4.4	1,289	1,413	123	9.6	0.97	1.11
Res Hmstd:Avg Val	199,100	190,400	-4.4	2,119	2,336	217	10.2	1.06	1.23
Res Hmstd: Hi Val	265,400	253,800	-4.4	2,949	3,259	311	10.5	1.11	1.28
Res Hmstd: Ex-Hi Val	398,300	380,900	-4.4	4,612	5,110	498	10.8	1.16	1.34
Apartment	300,000	308,900	3.0	4,234	5,078	844	19.9	1.41	1.64
Comm/Ind: Lo Val	150,000	145,000	-3.3	3,784	4,093	309	8.2	2.52	2.82
Comm/Ind: Med Val	300,000	290,100	-3.3	8,749	9,425	675	7.7	2.92	3.25
Comm/Ind: Hi Val	1,000,000	966,900	-3.3	31,919	34,497	2,578	8.1	3.19	3.57

Washington County | **St. Marys Point city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	56,821	54,197	-2,624	-4.6	531	554	23	4.3	0.94	1.02
Res Non-Hm: exis	12,537	11,429	-1,108	-8.8	127	125	-2	-1.6	1.01	1.09
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	5,192	3,812	-1,380	-26.6	53	42	-11	-21.0	1.02	1.10
Com/Ind: Lo: exi	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind Hi: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	529	538	9	1.8	14	15	1	9.1	2.64	2.83
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	160	160	0.0	0	2	2	0.0	0.00	1.02
All other NewCon	0	25	25	0.0	0	0	0	0.0	0.00	1.09
Total	75,078	70,161	-4,917	-6.5	726	738	13	1.8	0.97	1.05

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	816	744	-72	-8.8
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	816	744	-72	-8.8
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	29.75	31.83	0.23	0.18
City/Town	22.27	24.43	0.00	0.00
School District	20.29	22.34	15.89	17.60
Special District	2.85	3.00	0.00	0.00
Total	75.17	81.59	16.12	17.78

Tax Burdens on Hypothetical Properties	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	280,700	267,700	-4.6	2,443	2,553	110	4.5	0.87	0.95
Res Hmstd:Avg Val	420,900	401,500	-4.6	3,842	3,981	138	3.6	0.91	0.99
Res Hmstd: Hi Val	561,100	535,200	-4.6	5,237	5,390	153	2.9	0.93	1.01
Res Hmstd: Ex-Hi Val	841,800	802,900	-4.6	8,327	8,597	269	3.2	0.99	1.07
Seas Rec: Lo Val	50,000	36,700	-26.6	414	330	-84	-20.3	0.83	0.9
Seas Rec: Hi Val	150,000	110,100	-26.6	1,325	1,031	-294	-22.2	0.88	0.94

Washington County | **Lakeland city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	180,618	170,290	-10,327	-5.7	1,926	1,997	71	3.7	1.07	1.17
Res Non-Hm: exis	25,543	23,707	-1,836	-7.2	303	308	5	1.6	1.19	1.30
Apartments: exis	454	454	0	0.0	6	7	1	10.2	1.32	1.46
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	2,162	2,020	-142	-6.6	26	26	1	2.3	1.18	1.29
Com/Ind: Lo: exi	3,210	3,210	0	0.0	79	87	8	9.6	2.47	2.70
Com/Ind Hi: exis	10,177	10,133	-44	-0.4	329	359	30	9.1	3.23	3.55
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,213	1,234	21	1.7	39	44	5	11.5	3.23	3.55
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	3	3	0	0.0	0	0	0	10.2	0.47	0.51
Ag Non-Hmstd	3,070	2,593	-477	-15.5	29	27	-2	-7.0	0.93	1.03
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	1,121	1,121	0.0	0	13	13	0.0	0.00	1.17
All other NewCon	0	14	14	0.0	0	0	0	0.0	0.00	1.30
Total	226,451	214,780	-11,671	-5.2	2,737	2,867	131	4.8	1.21	1.34

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	2,479	2,252	-227	-9.2
(-) TIF Tax Capacity	37	38	1	4.0
(-) FD Contrib Tax Cap	89	103	14	15.2
(=) Taxable Tax Capacity	2,353	2,110	-242	-10.3
FD Distrib Tax Cap	212	172	-40	-18.9

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	29.75	31.82	0.23	0.18
City/Town	40.37	45.58	0.00	0.00
School District	20.29	22.34	15.89	17.60
Special District	2.66	2.79	0.00	0.00
Total	93.07	102.53	16.12	17.78

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	189,100	178,300	-5.7	1,863	1,928	65	3.5	0.99	1.08
Res Hmstd:Avg Val	283,500	267,300	-5.7	2,978	3,081	102	3.4	1.05	1.15
Res Hmstd: Hi Val	378,000	356,400	-5.7	4,095	4,235	140	3.4	1.08	1.19
Res Hmstd: Ex-Hi Val	567,100	534,700	-5.7	6,348	6,522	173	2.7	1.12	1.22
Apartment	300,000	300,000	0.0	3,974	4,378	404	10.2	1.32	1.46
Comm/Ind: Lo Val	150,000	149,400	-0.4	3,699	4,039	340	9.2	2.47	2.70
Comm/Ind: Med Val	300,000	298,700	-0.4	8,550	9,327	777	9.1	2.85	3.12
Comm/Ind: Hi Val	1,000,000	995,700	-0.4	31,187	34,036	2,849	9.1	3.12	3.42

Washington County | **Lake St. Croix Beach cit**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	83,378	76,037	-7,341	-8.8	836	882	46	5.5	1.00	1.16
Res Non-Hm: exis	12,521	11,838	-683	-5.5	141	155	14	10.3	1.12	1.31
Apartments: exis	256	256	0	0.0	3	4	1	16.9	1.33	1.56
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	1,356	1,166	-190	-14.0	14	14	0	-0.1	1.05	1.21
Com/Ind: Lo: exi	962	962	0	0.0	24	27	3	11.5	2.49	2.77
Com/Ind Hi: exis	1,018	1,001	-17	-1.7	33	36	3	9.7	3.26	3.64
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	347	353	6	1.7	11	13	2	13.4	3.26	3.64
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	148	148	0.0	0	2	2	0.0	0.00	1.16
All other NewCon	0	33	33	0.0	0	0	0	0.0	0.00	1.31
Total	99,838	91,795	-8,043	-8.1	1,063	1,134	71	6.7	1.06	1.24

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	1,023	857	-166	-16.2
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	15	15	0	3.0
(=) Taxable Tax Capacity	1,008	842	-166	-16.5
FD Distrib Tax Cap	176	133	-43	-24.6

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	29.75	31.82	0.23	0.18
City/Town	40.96	53.40	0.00	0.00
School District	20.29	22.34	15.89	17.60
Special District	2.66	2.79	0.00	0.00
Total	93.66	110.36	16.12	17.78

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	134,300	122,500	-8.8	1,223	1,280	57	4.7	0.91	1.05
Res Hmstd:Avg Val	201,400	183,700	-8.8	2,020	2,125	105	5.2	1.00	1.16
Res Hmstd: Hi Val	268,500	244,900	-8.8	2,817	2,970	153	5.4	1.05	1.21
Res Hmstd: Ex-Hi Val	402,800	367,300	-8.8	4,412	4,660	248	5.6	1.1	1.27
Apartment	300,000	300,000	0.0	3,996	4,672	676	16.9	1.33	1.56
Comm/Ind: Lo Val	150,000	147,500	-1.7	3,730	4,089	359	9.6	2.49	2.77
Comm/Ind: Med Val	300,000	295,000	-1.7	8,622	9,431	810	9.4	2.87	3.2
Comm/Ind: Hi Val	1,000,000	983,400	-1.7	31,452	34,467	3,015	9.6	3.15	3.50

Washington County | **Pine Springs city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	49,255	47,278	-1,977	-4.0	459	462	3	0.6	0.93	0.98
Res Non-Hm: exis	3,720	4,280	560	15.1	37	44	7	18.9	0.99	1.03
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	0	0	0	0.0	0	0	0	11.1	2.20	2.44
Com/Ind Hi: exis	363	363	0	0.0	10	12	1	11.3	2.87	3.19
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	577	607	30	5.2	16	19	3	17.3	2.85	3.17
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	32	32	0.0	0	0	0	0.0	0.00	0.98
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	53,914	52,559	-1,355	-2.5	523	537	14	2.7	0.97	1.02

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	552	531	-21	-3.8
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	3	6	3	84.1
(=) Taxable Tax Capacity	548	525	-23	-4.3
FD Distrib Tax Cap	36	37	1	4.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	29.75	31.82	0.23	0.18
City/Town	6.53	7.16	0.00	0.00
School District	34.12	35.05	18.34	18.63
Special District	5.53	5.96	0.00	0.00
Total	75.92	79.99	18.57	18.81

Tax Burdens on Hypothetical Properties	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	243,400	233,600	-4.0	2,147	2,178	32	1.5	0.88	0.93
Res Hmstd:Avg Val	364,900	350,300	-4.0	3,404	3,415	11	0.3	0.93	0.97
Res Hmstd: Hi Val	486,300	466,800	-4.0	4,595	4,612	17	0.4	0.94	0.99
Res Hmstd: Ex-Hi Val	729,700	700,400	-4.0	7,331	7,321	-10	-0.1	1.00	1.05
Comm/Ind: Lo Val	150,000	150,000	0.0	3,291	3,657	366	11.1	2.19	2.44
Comm/Ind: Med Val	300,000	300,000	0.0	7,586	8,439	853	11.2	2.53	2.81
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	27,630	30,757	3,127	11.3	2.76	3.08

Washington County | **Cottage Grove city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	2,121,421	2,080,908	-40,514	-1.9	25,363	26,094	731	2.9	1.20	1.25
Res Non-Hm: exis	147,652	143,488	-4,165	-2.8	1,945	1,990	45	2.3	1.32	1.39
Apartments: exis	37,045	37,398	353	1.0	577	618	41	7.2	1.56	1.65
Low-inc Apts: ex	7,332	7,197	-135	-1.8	71	74	3	3.9	0.97	1.02
Seasnl Rec: exis	2,860	2,791	-70	-2.4	41	43	2	3.8	1.45	1.54
Com/Ind: Lo: exi	22,941	22,727	-214	-0.9	615	648	32	5.3	2.68	2.85
Com/Ind Hi: exis	231,651	229,350	-2,302	-1.0	8,126	8,561	436	5.4	3.51	3.73
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	35,087	36,226	1,139	3.2	1,228	1,349	121	9.9	3.50	3.72
Ag HGA: Exist	8,075	6,523	-1,552	-19.2	99	83	-16	-16.5	1.23	1.27
Ag Hmstd Land	17,380	18,491	1,111	6.4	86	102	16	18.4	0.50	0.55
Ag Non-Hmstd	61,555	57,309	-4,246	-6.9	653	655	1	0.2	1.06	1.14
Misc props	2,702	3,533	831	30.8	42	61	19	43.6	1.57	1.72
ResHmstd: NewCon	0	11,373	11,373	0.0	0	143	143	0.0	0.00	1.25
All other NewCon	0	4,532	4,532	0.0	0	81	81	0.0	0.00	1.79
Total	2,695,701	2,661,843	-33,857	-1.3	38,846	40,501	1,655	4.3	1.44	1.52

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	29,776	27,458	-2,318	-7.8
(-) TIF Tax Capacity	913	891	-23	-2.5
(-) FD Contrib Tax Cap	2,191	2,053	-138	-6.3
(=) Taxable Tax Capacity	26,671	24,514	-2,157	-8.1
FD Distrib Tax Cap	5,880	5,570	-310	-5.3

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	29.75	31.82	0.23	0.18
City/Town	38.11	41.26	0.00	0.00
School District	34.97	37.70	20.92	20.20
Special District	4.71	5.06	0.00	0.00
Total	107.54	115.85	21.15	20.38

Tax Burdens on Hypothetical Properties	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	136,800	134,200	-1.9	1,511	1,537	25	1.7	1.10	1.15
Res Hmstd:Avg Val	205,000	201,100	-1.9	2,450	2,518	68	2.8	1.2	1.25
Res Hmstd: Hi Val	273,300	268,100	-1.9	3,391	3,500	110	3.2	1.24	1.31
Res Hmstd: Ex-Hi Val	410,100	402,300	-1.9	5,274	5,469	194	3.7	1.29	1.36
Apartment	300,000	302,900	1.0	4,667	5,004	336	7.2	1.56	1.65
Comm/Ind: Lo Val	150,000	148,500	-1.0	4,025	4,232	208	5.2	2.68	2.85
Comm/Ind: Med Val	300,000	297,000	-1.0	9,286	9,762	476	5.1	3.1	3.29
Comm/Ind: Hi Val	1,000,000	990,100	-1.0	33,836	35,630	1,794	5.3	3.38	3.6

Washington County | **Woodbury city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	4,812,201	4,717,021	-95,179	-2.0	57,946	58,943	998	1.7	1.20	1.25
Res Non-Hm: exis	508,758	471,485	-37,273	-7.3	6,539	6,261	-278	-4.2	1.29	1.33
Apartments: exis	249,605	250,841	1,236	0.5	3,782	3,955	173	4.6	1.52	1.58
Low-inc Apts: ex	10,842	10,473	-369	-3.4	91	92	1	1.4	0.84	0.88
Seasnl Rec: exis	1,890	2,884	994	52.6	29	44	15	50.9	1.56	1.54
Com/Ind: Lo: exi	46,770	46,732	-38	-0.1	1,233	1,295	62	5.0	2.64	2.77
Com/Ind Hi: exis	913,211	880,905	-32,306	-3.5	31,331	31,800	469	1.5	3.43	3.61
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	43,212	44,718	1,506	3.5	1,519	1,656	137	9.0	3.52	3.70
Ag HGA: Exist	2,777	2,580	-198	-7.1	32	31	-1	-3.9	1.15	1.19
Ag Hmstd Land	8,217	7,472	-745	-9.1	38	35	-3	-8.1	0.46	0.46
Ag Non-Hmstd	80,773	73,887	-6,886	-8.5	802	780	-23	-2.8	0.99	1.06
Misc props	446	130	-316	-70.8	5	2	-4	-67.5	1.21	1.34
ResHmstd: NewCon	0	60,019	60,019	0.0	0	750	750	0.0	0.00	1.25
All other NewCon	0	33,621	33,621	0.0	0	698	698	0.0	0.00	2.07
Total	6,678,702	6,602,769	-75,934	-1.1	103,347	106,342	2,994	2.9	1.55	1.61

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	77,533	73,711	-3,822	-4.9
(-) TIF Tax Capacity	179	179	0	0.0
(-) FD Contrib Tax Cap	8,540	7,552	-988	-11.6
(=) Taxable Tax Capacity	68,814	65,979	-2,834	-4.1
FD Distrib Tax Cap	7,071	7,343	273	3.9

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	29.75	31.82	0.23	0.18
City/Town	34.92	35.89	2.57	2.57
School District	32.22	34.54	19.50	19.15
Special District	5.55	5.71	0.00	0.00
Total	102.44	107.96	22.30	21.89

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	172,800	169,400	-2.0	1,939	1,962	24	1.2	1.12	1.16
Res Hmstd:Avg Val	259,100	254,000	-2.0	3,093	3,143	50	1.6	1.19	1.24
Res Hmstd: Hi Val	345,300	338,500	-2.0	4,246	4,322	77	1.8	1.23	1.28
Res Hmstd: Ex-Hi Val	518,100	507,900	-2.0	6,509	6,617	107	1.6	1.26	1.30
Apartment	300,000	301,500	0.5	4,511	4,729	218	4.8	1.50	1.57
Comm/Ind: Lo Val	150,000	144,700	-3.5	3,999	4,056	58	1.4	2.67	2.80
Comm/Ind: Med Val	300,000	289,400	-3.5	9,219	9,314	95	1.0	3.07	3.22
Comm/Ind: Hi Val	1,000,000	964,600	-3.5	33,580	34,058	479	1.4	3.36	3.53

Washington County | **Oakdale city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	1,607,750	1,537,377	-70,373	-4.4	16,683	16,661	-22	-0.1	1.04	1.08
Res Non-Hm: exis	109,266	110,513	1,248	1.1	1,283	1,356	73	5.7	1.17	1.23
Apartments: exis	81,581	67,483	-14,098	-17.3	1,151	1,007	-144	-12.5	1.41	1.49
Low-inc Apts: ex	33,488	47,013	13,524	40.4	287	424	137	47.6	0.86	0.90
Seasnl Rec: exis	2,246	2,178	-68	-3.0	30	30	1	2.8	1.32	1.40
Com/Ind: Lo: exi	31,565	30,921	-644	-2.0	807	839	32	4.0	2.56	2.71
Com/Ind Hi: exis	433,121	419,658	-13,463	-3.1	14,545	14,975	430	3.0	3.36	3.57
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	18,547	19,266	719	3.9	623	688	65	10.4	3.36	3.57
Ag HGA: Exist	239	229	-10	-4.0	3	3	0	0.3	1.08	1.13
Ag Hmstd Land	77	77	0	0.0	0	0	0	15.6	0.20	0.23
Ag Non-Hmstd	9,072	9,071	-2	0.0	90	96	6	6.2	0.99	1.05
Misc props	2,757	2,757	0	0.0	38	40	2	5.3	1.39	1.47
ResHmstd: NewCon	0	4,883	4,883	0.0	0	53	53	0.0	0.00	1.08
All other NewCon	0	9,688	9,688	0.0	0	280	280	0.0	0.00	2.89
Total	2,329,709	2,261,115	-68,594	-2.9	35,540	36,452	911	2.6	1.53	1.61

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	28,129	25,566	-2,563	-9.1
(-) TIF Tax Capacity	452	492	39	8.7
(-) FD Contrib Tax Cap	3,870	3,707	-163	-4.2
(=) Taxable Tax Capacity	23,807	21,367	-2,440	-10.2
FD Distrib Tax Cap	4,429	4,184	-244	-5.5

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	29.75	31.83	0.23	0.18
City/Town	35.79	39.22	0.00	0.00
School District	27.76	28.40	15.03	14.81
Special District	5.92	5.95	0.00	0.00
Total	99.21	105.39	15.26	14.99

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	126,700	121,200	-4.3	1,192	1,182	-10	-0.9	0.94	0.97
Res Hmstd:Avg Val	190,000	181,700	-4.4	1,974	1,967	-6	-0.3	1.04	1.08
Res Hmstd: Hi Val	253,200	242,100	-4.4	2,754	2,752	-2	-0.1	1.09	1.14
Res Hmstd: Ex-Hi Val	379,900	363,300	-4.4	4,318	4,326	8	0.2	1.14	1.19
Apartment	300,000	248,200	-17.3	4,178	3,642	-536	-12.8	1.39	1.47
Comm/Ind: Lo Val	150,000	145,300	-3.1	3,836	3,944	108	2.8	2.56	2.71
Comm/Ind: Med Val	300,000	290,700	-3.1	8,874	9,093	219	2.5	2.96	3.13
Comm/Ind: Hi Val	1,000,000	968,900	-3.1	32,384	33,298	913	2.8	3.24	3.44

Washington County | **Grant city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	622,952	544,922	-78,030	-12.5	5,881	5,591	-290	-4.9	0.94	1.03
Res Non-Hm: exis	67,008	59,780	-7,227	-10.8	688	669	-19	-2.7	1.03	1.12
Apartments: exis	995	995	0	0.0	12	13	1	8.3	1.19	1.29
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	4,824	4,601	-223	-4.6	47	51	4	8.4	0.98	1.12
Com/Ind: Lo: exi	4,677	4,645	-32	-0.7	110	117	7	6.1	2.35	2.51
Com/Ind Hi: exis	9,619	9,600	-19	-0.2	296	316	20	6.7	3.07	3.29
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	6,362	6,644	283	4.4	200	222	22	11.1	3.14	3.34
Ag HGA: Exist	13,007	12,035	-972	-7.5	116	118	2	1.8	0.89	0.98
Ag Hmstd Land	14,814	13,404	-1,410	-9.5	40	40	0	0.7	0.27	0.30
Ag Non-Hmstd	26,409	19,286	-7,123	-27.0	194	157	-36	-18.7	0.73	0.82
Misc props	177	177	0	0.0	2	2	0	13.0	1.00	1.13
ResHmstd: NewCon	0	1,277	1,277	0.0	0	13	13	0.0	0.00	1.03
All other NewCon	0	809	809	0.0	0	9	9	0.0	0.00	1.12
Total	770,844	678,176	-92,667	-12.0	7,585	7,318	-267	-3.5	0.98	1.08

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	8,104	7,024	-1,079	-13.3
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	175	158	-17	-9.6
(=) Taxable Tax Capacity	7,929	6,866	-1,063	-13.4
FD Distrib Tax Cap	303	275	-28	-9.2

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	29.75	31.82	0.23	0.18
City/Town	11.09	14.75	0.00	0.00
School District	28.61	29.96	17.40	18.26
Special District	5.58	6.75	0.00	0.00
Total	75.03	83.27	17.62	18.44

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	311,900	272,800	-12.5	2,798	2,669	-129	-4.6	0.9	0.98
Res Hmstd:Avg Val	467,700	409,100	-12.5	4,334	4,158	-176	-4.1	0.93	1.02
Res Hmstd: Hi Val	623,400	545,300	-12.5	6,008	5,641	-367	-6.1	0.96	1.03
Res Hmstd: Ex-Hi Val	935,400	818,200	-12.5	9,484	8,985	-499	-5.3	1.01	1.1
Apartment	300,000	300,000	0.0	3,343	3,676	333	10.0	1.11	1.23
Comm/Ind: Lo Val	150,000	149,700	-0.2	3,599	3,821	222	6.2	2.4	2.55
Comm/Ind: Med Val	300,000	299,400	-0.2	8,309	8,822	512	6.2	2.77	2.95
Comm/Ind: Hi Val	1,000,000	998,000	-0.2	30,292	32,169	1,877	6.2	3.03	3.22

Washington County | **Hastings city (part)**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	150	150	0	0.0	2	2	0	12.6	1.20	1.35
Res Non-Hm: exis	71	71	0	0.0	1	1	0	14.5	1.63	1.86
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	104	104	0	0.0	1	2	0	14.2	1.36	1.55
Com/Ind: Lo: exi	450	450	0	0.0	12	14	1	10.6	2.73	3.03
Com/Ind Hi: exis	1,467	1,704	237	16.2	52	67	15	28.6	3.56	3.94
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	51	52	1	1.8	2	2	0	12.7	3.56	3.94
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Non-Hmstd	24	24	0	0.0	0	0	0	15.9	1.09	1.26
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	2,316	2,554	238	10.3	71	88	17	24.1	3.06	3.45

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	41	45	5	11.1
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	12	14	2	15.1
(=) Taxable Tax Capacity	28	31	3	9.4
FD Distrib Tax Cap	1	0	-1	-100.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	28.47	30.65	0.23	0.18
City/Town	55.20	66.51	0.00	0.00
School District	20.23	23.64	26.62	28.66
Special District	4.83	5.17	0.00	0.00
Total	108.73	125.97	26.85	28.84

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	99,700	99,700	0.0	1,069	1,187	118	11.1	1.07	1.19
Res Hmstd:Avg Val	149,500	149,500	0.0	1,789	2,015	226	12.6	1.2	1.35
Res Hmstd: Hi Val	199,300	199,300	0.0	2,509	2,842	333	13.3	1.26	1.43
Res Hmstd: Ex-Hi Val	299,000	299,000	0.0	3,951	4,499	548	13.9	1.32	1.50
Comm/Ind: Lo Val	150,000	174,300	16.2	4,102	5,496	1,394	34.0	2.73	3.15
Comm/Ind: Med Val	300,000	348,500	16.2	9,438	12,358	2,919	30.9	3.15	3.55
Comm/Ind: Hi Val	1,000,000	1,161,800	16.2	34,338	44,391	10,053	29.3	3.43	3.82

Washington County | **White Bear Lake city (pa**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	18,229	17,839	-390	-2.1	176	184	8	4.4	0.97	1.03
Res Non-Hm: exis	685	473	-213	-31.0	7	5	-2	-26.9	1.06	1.13
Apartments: exis	11,447	11,447	0	0.0	147	156	9	6.2	1.28	1.36
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	750	582	-168	-22.5	19	15	-3	-17.6	2.47	2.62
Com/Ind Hi: exis	5,414	5,596	182	3.4	175	192	17	9.9	3.23	3.43
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	334	350	16	4.7	11	12	1	11.3	3.23	3.43
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	27	27	0.0	0	0	0	0.0	0.00	1.03
All other NewCon	0	196	196	0.0	0	7	7	0.0	0.00	3.36
Total	36,860	36,509	-351	-1.0	534	571	37	6.9	1.45	1.56

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	458	440	-19	-4.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	48	47	0	-0.5
(=) Taxable Tax Capacity	411	393	-18	-4.5
FD Distrib Tax Cap	62	54	-8	-12.5

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	29.75	31.83	0.23	0.18
City/Town	17.69	19.88	0.00	0.00
School District	34.30	35.21	18.43	18.72
Special District	5.74	6.75	0.00	0.00
Total	87.49	93.67	18.66	18.90

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	132,200	129,400	-2.1	1,150	1,217	67	5.8	0.87	0.94
Res Hmstd:Avg Val	198,100	193,900	-2.1	1,909	1,997	88	4.6	0.96	1.03
Res Hmstd: Hi Val	264,100	258,400	-2.2	2,669	2,778	109	4.1	1.01	1.08
Res Hmstd: Ex-Hi Val	396,300	387,800	-2.1	4,191	4,344	152	3.6	1.06	1.12
Apartment	300,000	300,000	0.0	3,841	4,080	239	6.2	1.28	1.36
Comm/Ind: Lo Val	150,000	155,000	3.3	3,703	4,105	402	10.9	2.47	2.65
Comm/Ind: Med Val	300,000	310,100	3.4	8,546	9,429	883	10.3	2.85	3.04
Comm/Ind: Hi Val	1,000,000	1,033,500	3.4	31,150	34,264	3,114	10.0	3.11	3.32

Watonwan County | **Butterfield city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	8,055	8,007	-48	-0.6	131	128	-3	-2.2	1.63	1.60
Res Non-Hm: exis	1,144	1,214	70	6.1	23	29	5	23.4	2.05	2.39
Apartments: exis	98	98	0	0.0	2	3	0	17.0	2.42	2.84
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	956	856	-100	-10.5	34	35	1	2.8	3.56	4.09
Com/Ind Hi: exis	699	699	0	0.1	32	37	5	15.4	4.62	5.33
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	271	278	7	2.5	13	15	2	18.2	4.62	5.33
Ag HGA: Exist	116	116	0	0.0	2	2	0	-3.3	1.62	1.56
Ag Hmstd Land	81	84	3	3.5	0	1	0	36.1	0.52	0.69
Ag Non-Hmstd	12	290	278	######	0	6	5	######	1.63	1.96
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	112	112	0.0	0	2	2	0.0	0.00	1.60
All other NewCon	0	36	36	0.0	0	1	1	0.0	0.00	4.06
Total	11,433	11,791	358	3.1	238	258	20	8.4	2.09	2.19

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	129	101	-28	-21.5
(-) TIF Tax Capacity	2	3	1	32.9
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	126	98	-28	-22.4
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	53.62	56.76	0.00	0.00
City/Town	98.07	130.77	0.00	0.00
School District	10.24	7.93	38.89	38.77
Special District	0.82	0.40	0.00	0.00
Total	162.75	195.85	38.89	38.77

Tax Burdens on Hypothetical Properties	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	30,200	30,000	-0.7	488	469	-19	-4.0	1.62	1.56
Res Hmstd:Avg Val	45,300	45,000	-0.7	732	703	-29	-4.0	1.62	1.56
Res Hmstd: Hi Val	60,300	59,900	-0.7	975	936	-39	-4.0	1.62	1.56
Res Hmstd: Ex-Hi Val	90,500	90,000	-0.6	1,534	1,541	7	0.5	1.69	1.71
Apartment	300,000	300,000	0.0	7,270	8,508	1,238	17.0	2.42	2.84
Comm/Ind: Lo Val	150,000	150,100	0.1	5,344	6,144	800	15.0	3.56	4.09
Comm/Ind: Med Val	300,000	300,200	0.1	12,275	14,140	1,865	15.2	4.09	4.71
Comm/Ind: Hi Val	1,000,000	1,000,700	0.1	44,619	51,456	6,837	15.3	4.46	5.14

Watonwan County | **Darfur city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	1,424	1,464	40	2.8	25	24	0	-1.6	1.75	1.67
Res Non-Hm: exis	274	244	-29	-10.6	6	7	0	4.0	2.31	2.69
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	408	415	7	1.7	15	18	2	16.1	3.76	4.29
Com/Ind Hi: exis	83	152	69	83.8	4	8	4	110.5	4.86	5.57
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	66	70	4	6.4	3	4	1	21.8	4.86	5.57
Ag HGA: Exist	45	45	0	0.0	1	1	0	-4.6	1.77	1.69
Ag Hmstd Land	524	565	41	7.9	4	5	1	31.9	0.79	0.97
Ag Non-Hmstd	3	3	0	0.0	0	0	0	18.8	1.72	2.04
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	21	21	0.0	0	0	0	0.0	0.00	1.67
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	2,825	2,979	154	5.4	59	68	9	15.5	2.08	2.28

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	29	25	-4	-13.5
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	29	25	-4	-13.5
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	51.81	54.75	0.00	0.00
City/Town	######	145.65	0.00	0.00
School District	3.58	3.47	44.65	46.05
Special District	0.82	0.40	0.00	0.00
Total	171.99	204.26	44.65	46.05

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	19,000	19,500	2.6	336	329	-7	-2.0	1.77	1.69
Res Hmstd:Avg Val	28,500	29,300	2.8	503	494	-9	-1.9	1.77	1.69
Res Hmstd: Hi Val	38,000	39,100	2.9	671	659	-12	-1.8	1.77	1.69
Res Hmstd: Ex-Hi Val	56,900	58,500	2.8	1,005	986	-19	-1.9	1.77	1.69
Comm/Ind: Lo Val	150,000	275,700	83.8	5,638	13,436	7,797	138.3	3.76	4.87
Comm/Ind: Med Val	300,000	551,400	83.8	12,933	28,786	15,854	122.6	4.31	5.22
Comm/Ind: Hi Val	1,000,000	1,838,200	83.8	46,974	100,435	53,461	113.8	4.7	5.46

Watonwan County | **La Salle city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	2,003	2,013	10	0.5	20	22	2	10.1	1.00	1.10
Res Non-Hm: exis	86	86	0	0.0	1	1	0	19.3	1.41	1.69
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	530	544	15	2.8	14	17	3	19.4	2.72	3.16
Com/Ind Hi: exis	376	377	1	0.2	13	16	2	16.8	3.55	4.13
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	71	78	7	10.4	3	3	1	28.6	3.55	4.13
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	14	14	0.0	0	0	0	0.0	0.00	1.10
All other NewCon	0	39	39	0.0	0	1	1	0.0	0.00	3.16
Total	3,064	3,150	86	2.8	52	61	9	18.2	1.68	1.93

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	38	31	-7	-18.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	38	31	-7	-18.0
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	54.41	57.76	0.00	0.00
City/Town	47.66	71.01	0.00	0.00
School District	14.18	15.03	22.86	22.69
Special District	0.82	0.40	0.00	0.00
Total	117.07	144.19	22.86	22.69

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	32,600	32,800	0.6	326	358	32	10.0	1	1.09
Res Hmstd:Avg Val	48,800	49,000	0.4	488	535	47	9.7	1	1.09
Res Hmstd: Hi Val	65,100	65,400	0.5	650	714	64	9.8	1	1.09
Res Hmstd: Ex-Hi Val	97,700	98,200	0.5	1,083	1,229	147	13.5	1.11	1.25
Comm/Ind: Lo Val	150,000	150,400	0.3	4,076	4,751	676	16.6	2.72	3.16
Comm/Ind: Med Val	300,000	300,700	0.2	9,395	10,963	1,568	16.7	3.13	3.65
Comm/Ind: Hi Val	1,000,000	1,002,400	0.2	34,221	39,964	5,742	16.8	3.42	3.99

Watonwan County | **Lewisville city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	5,347	5,311	-37	-0.7	65	73	7	11.3	1.22	1.37
Res Non-Hm: exis	723	790	67	9.2	12	16	4	33.5	1.65	2.02
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	492	500	8	1.7	14	18	3	22.9	2.91	3.52
Com/Ind Hi: exis	150	157	8	5.1	6	7	2	28.8	3.72	4.56
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	198	202	4	2.2	7	9	2	25.2	3.72	4.56
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	296	323	27	9.2	2	2	1	45.9	0.55	0.73
Ag Non-Hmstd	29	30	1	4.2	0	0	0	44.2	1.14	1.58
Misc props	46	49	3	5.8	1	1	0	31.5	2.46	3.06
ResHmstd: NewCon	0	33	33	0.0	0	0	0	0.0	0.00	1.37
All other NewCon	0	2	2	0.0	0	0	0	0.0	0.00	2.02
Total	7,282	7,399	117	1.6	108	128	20	18.5	1.48	1.73

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	78	59	-19	-24.1
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	78	59	-19	-24.1
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	54.06	57.31	0.00	0.00
City/Town	53.47	93.38	0.00	0.00
School District	5.72	6.87	46.55	38.20
Special District	0.82	0.40	0.00	0.00
Total	114.08	157.96	46.55	38.20

Tax Burdens on Hypothetical Properties	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	37,500	37,200	-0.8	452	495	42	9.3	1.21	1.33
Res Hmstd:Avg Val	56,300	55,900	-0.7	679	743	64	9.4	1.21	1.33
Res Hmstd: Hi Val	75,000	74,500	-0.7	905	991	86	9.5	1.21	1.33
Res Hmstd: Ex-Hi Val	112,600	111,800	-0.7	1,538	1,764	226	14.7	1.37	1.58
Comm/Ind: Lo Val	150,000	157,600	5.1	4,364	5,624	1,260	28.9	2.91	3.57
Comm/Ind: Med Val	300,000	315,200	5.1	9,950	12,816	2,866	28.8	3.32	4.07
Comm/Ind: Hi Val	1,000,000	1,050,800	5.1	36,017	46,385	10,368	28.8	3.60	4.41

Watonwan County | **Madelia city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	60,453	56,523	-3,929	-6.5	742	726	-15	-2.0	1.23	1.29
Res Non-Hm: exis	5,054	5,487	433	8.6	80	99	19	23.3	1.58	1.80
Apartments: exis	1,487	1,542	54	3.7	27	32	5	19.2	1.83	2.10
Low-inc Apts: ex	1,395	1,414	20	1.4	16	18	3	16.3	1.12	1.29
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	6,402	6,415	13	0.2	185	209	24	12.7	2.89	3.25
Com/Ind Hi: exis	4,843	5,063	220	4.5	184	217	33	17.8	3.80	4.28
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	820	839	19	2.4	31	36	5	15.3	3.80	4.28
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	10	11	0	1.9	0	0	0	31.4	0.36	0.47
Ag Non-Hmstd	901	912	12	1.3	12	14	2	17.7	1.32	1.54
Misc props	181	195	14	7.8	4	5	1	23.4	2.44	2.80
ResHmstd: NewCon	0	90	90	0.0	0	1	1	0.0	0.00	1.29
All other NewCon	0	46	46	0.0	0	1	1	0.0	0.00	3.14
Total	81,545	78,538	-3,007	-3.7	1,281	1,359	78	6.1	1.57	1.73

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	908	722	-186	-20.5
(-) TIF Tax Capacity	6	7	1	8.9
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	901	715	-187	-20.7
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	54.27	57.59	0.00	0.00
City/Town	56.21	70.89	0.00	0.00
School District	21.08	24.94	17.35	17.93
Special District	0.82	0.40	0.00	0.00
Total	132.38	153.82	17.35	17.93

Tax Burdens on Hypothetical Properties	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	63,400	59,300	-6.5	696	654	-42	-6.0	1.1	1.10
Res Hmstd:Avg Val	95,100	88,900	-6.5	1,137	1,077	-60	-5.3	1.2	1.21
Res Hmstd: Hi Val	126,700	118,500	-6.5	1,639	1,626	-12	-0.7	1.29	1.37
Res Hmstd: Ex-Hi Val	190,100	177,700	-6.5	2,645	2,725	80	3.0	1.39	1.53
Apartment	300,000	311,000	3.7	5,485	6,537	1,052	19.2	1.83	2.10
Comm/Ind: Lo Val	150,000	156,800	4.5	4,338	5,171	833	19.2	2.89	3.3
Comm/Ind: Med Val	300,000	313,600	4.5	10,034	11,879	1,844	18.4	3.34	3.79
Comm/Ind: Hi Val	1,000,000	1,045,500	4.6	36,619	43,189	6,570	17.9	3.66	4.13

Watonwan County | **Odin city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	2,054	2,006	-49	-2.4	25	25	0	-1.8	1.24	1.25
Res Non-Hm: exis	228	280	52	23.0	4	5	1	35.7	1.67	1.84
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	343	359	16	4.5	10	12	2	14.9	2.99	3.29
Com/Ind Hi: exis	50	82	32	65.0	2	3	2	81.9	3.86	4.25
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	97	103	7	6.7	4	4	1	17.6	3.86	4.25
Ag HGA: Exist	283	281	-2	-0.7	4	4	0	4.6	1.40	1.47
Ag Hmstd Land	461	488	27	5.9	2	3	1	21.2	0.52	0.59
Ag Non-Hmstd	318	335	17	5.3	4	5	1	20.1	1.25	1.42
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	3,833	3,933	100	2.6	55	62	6	11.0	1.45	1.57

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	39	32	-7	-18.5
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	39	32	-7	-18.5
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg) Base	Net Tax Cap (Pctg) Alter	Ref Mkt Val Base	Ref Mkt Val Alter
County	53.84	57.07	0.00	0.00
City/Town	59.54	76.44	0.00	0.00
School District	10.47	8.26	38.89	38.77
Special District	0.82	0.40	0.00	0.00
Total	124.67	142.17	38.89	38.77

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	27,400	26,800	-2.2	339	333	-6	-1.8	1.24	1.24
Res Hmstd:Avg Val	41,100	40,100	-2.4	508	498	-10	-2.0	1.24	1.24
Res Hmstd: Hi Val	54,800	53,500	-2.4	677	664	-13	-2.0	1.24	1.24
Res Hmstd: Ex-Hi Val	82,200	80,300	-2.3	1,046	1,026	-20	-1.9	1.27	1.28
Comm/Ind: Lo Val	150,000	247,500	65.0	4,487	9,078	4,590	102.3	2.99	3.67
Comm/Ind: Med Val	300,000	495,000	65.0	10,275	19,605	9,329	90.8	3.43	3.96
Comm/Ind: Hi Val	1,000,000	1,649,900	65.0	37,288	68,728	31,440	84.3	3.73	4.17

Watonwan County | **St. James city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	104,976	103,908	-1,067	-1.0	1,260	1,322	62	4.9	1.20	1.27
Res Non-Hm: exis	14,577	13,886	-690	-4.7	226	244	18	7.8	1.55	1.75
Apartments: exis	4,327	4,479	152	3.5	78	92	14	17.4	1.81	2.06
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	12,081	12,639	558	4.6	346	403	57	16.6	2.86	3.19
Com/Ind Hi: exis	13,431	15,044	1,613	12.0	502	628	126	25.1	3.74	4.17
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	545	554	9	1.6	20	23	3	13.4	3.74	4.17
Ag HGA: Exist	141	141	0	0.0	1	2	0	24.2	0.89	1.11
Ag Hmstd Land	112	116	4	3.3	1	1	0	27.4	0.50	0.62
Ag Non-Hmstd	429	447	18	4.3	5	7	1	20.4	1.27	1.46
Misc props	634	735	101	15.9	15	20	5	31.8	2.34	2.66
ResHmstd: NewCon	0	189	189	0.0	0	2	2	0.0	0.00	1.27
All other NewCon	0	435	435	0.0	0	13	13	0.0	0.00	3.08
Total	151,252	152,575	1,323	0.9	2,455	2,756	301	12.3	1.62	1.81

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	1,730	1,470	-259	-15.0
(-) TIF Tax Capacity	52	52	0	-0.2
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	1,678	1,419	-259	-15.4
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	54.23	57.56	0.00	0.00
City/Town	57.53	73.42	0.00	0.00
School District	14.05	14.88	22.86	22.69
Special District	0.82	0.40	0.00	0.00
Total	126.64	146.25	22.86	22.69

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	55,500	54,900	-1.1	608	606	-1	-0.2	1.09	1.10
Res Hmstd:Avg Val	83,200	82,400	-1.0	946	956	10	1.0	1.14	1.16
Res Hmstd: Hi Val	111,000	109,900	-1.0	1,387	1,457	70	5.0	1.25	1.33
Res Hmstd: Ex-Hi Val	166,500	164,800	-1.0	2,267	2,456	190	8.4	1.36	1.49
Apartment	300,000	310,600	3.5	5,435	6,383	948	17.4	1.81	2.06
Comm/Ind: Lo Val	150,000	168,000	12.0	4,291	5,532	1,241	28.9	2.86	3.29
Comm/Ind: Med Val	300,000	336,000	12.0	9,898	12,545	2,647	26.7	3.3	3.73
Comm/Ind: Hi Val	1,000,000	1,120,100	12.0	36,065	45,275	9,210	25.5	3.61	4.04

Watonwan County | **Ormsby city (part)**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	1,929	1,929	0	0.0	19	20	1	4.8	0.98	1.03
Res Non-Hm: exis	30	6	-24	-80.3	0	0	0	-74.1	1.43	1.88
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	401	443	42	10.6	11	13	2	22.7	2.68	2.97
Com/Ind Hi: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	54	58	4	6.7	2	2	0	18.6	3.50	3.89
Ag HGA: Exist	80	80	0	0.0	1	1	0	5.2	1.00	1.05
Ag Hmstd Land	290	311	21	7.2	1	1	0	28.8	0.39	0.47
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	5	5	0.0	0	0	0	0.0	0.00	1.03
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	2,783	2,831	47	1.7	34	38	4	11.2	1.22	1.33

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	29	22	-7	-25.2
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	29	22	-7	-25.2
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	54.33	57.68	0.00	0.00
City/Town	45.21	58.85	0.00	0.00
School District	14.18	15.02	22.86	22.70
Special District	0.82	0.40	0.00	0.00
Total	114.54	131.95	22.86	22.70

Tax Burdens on Hypothetical Properties	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	33,900	33,900	0.0	330	345	15	4.6	0.97	1.02
Res Hmstd:Avg Val	50,800	50,800	0.0	495	517	23	4.6	0.97	1.02
Res Hmstd: Hi Val	67,700	67,700	0.0	659	690	30	4.6	0.97	1.02
Res Hmstd: Ex-Hi Val	101,500	101,500	0.0	1,114	1,199	85	7.7	1.1	1.18

Wilkin County | **Breckenridge city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	89,218	89,430	212	0.2	960	1,048	89	9.2	1.08	1.17
Res Non-Hm: exis	9,757	9,172	-584	-6.0	134	142	9	6.5	1.37	1.55
Apartments: exis	6,659	6,631	-28	-0.4	109	123	14	13.0	1.63	1.85
Low-inc Apts: ex	2,178	2,178	0	0.0	22	25	3	13.2	1.00	1.14
Seasnl Rec: exis	1	1	0	0.0	0	0	0	13.5	1.63	1.85
Com/Ind: Lo: exi	11,203	10,672	-531	-4.7	251	245	-6	-2.2	2.24	2.30
Com/Ind Hi: exis	8,698	9,511	813	9.3	183	219	36	19.5	2.10	2.30
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	486	574	88	18.1	10	13	3	29.0	2.11	2.30
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	5	5	0	0.0	0	0	0	14.9	0.59	0.67
Ag Non-Hmstd	1,076	1,092	17	1.5	13	15	2	16.7	1.17	1.35
Misc props	168	168	0	0.0	3	3	0	13.5	1.63	1.85
ResHmstd: NewCon	0	724	724	0.0	0	8	8	0.0	0.00	1.17
All other NewCon	0	815	815	0.0	0	17	17	0.0	0.00	2.10
Total	129,448	130,973	1,525	1.2	1,684	1,859	176	10.4	1.30	1.42

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	1,454	1,254	-199	-13.7
(-) TIF Tax Capacity	93	91	-2	-1.7
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	1,361	1,163	-198	-14.5
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	46.38	50.00	0.00	0.00
City/Town	60.54	74.58	0.00	0.00
School District	9.07	8.75	16.29	16.43
Special District	1.43	1.61	0.00	0.00
Total	117.43	134.95	16.29	16.43

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	62,700	62,800	0.2	588	612	24	4.1	0.94	0.97
Res Hmstd:Avg Val	94,000	94,200	0.2	969	1,038	69	7.1	1.03	1.10
Res Hmstd: Hi Val	125,300	125,600	0.2	1,416	1,551	135	9.6	1.13	1.24
Res Hmstd: Ex-Hi Val	188,000	188,400	0.2	2,311	2,578	268	11.6	1.23	1.37
Apartment	300,000	298,700	-0.4	4,892	5,529	637	13.0	1.63	1.85
Comm/Ind: Lo Val	150,000	164,000	9.3	3,985	4,977	992	24.9	2.66	3.03
Comm/Ind: Med Val	300,000	328,000	9.3	9,217	11,349	2,132	23.1	3.07	3.46
Comm/Ind: Hi Val	1,000,000	1,093,400	9.3	33,634	41,090	7,455	22.2	3.36	3.76

Wilkin County | **Campbell city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	2,376	2,172	-204	-8.6	42	29	-13	-30.4	1.78	1.35
Res Non-Hm: exis	800	638	-162	-20.2	18	12	-6	-32.0	2.24	1.91
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	238	247	10	4.0	8	8	0	-3.0	3.47	3.23
Com/Ind Hi: exis	1,129	1,182	53	4.7	48	49	1	1.1	4.26	4.11
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	123	130	7	6.0	5	5	0	2.3	4.26	4.11
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Non-Hmstd	232	236	4	1.8	3	3	0	15.9	1.09	1.24
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	1	1	0.0	0	0	0	0.0	0.00	1.35
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	4,897	4,607	-290	-5.9	124	106	-18	-14.3	2.54	2.31

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	63	52	-11	-16.8
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	63	52	-11	-16.8
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	47.37	51.12	0.00	0.00
City/Town	54.22	65.17	0.00	0.00
School District	2.05	1.77	#####	60.52
Special District	5.39	6.07	0.00	0.00
Total	109.04	124.12	#####	60.52

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	25,600	23,400	-8.6	459	316	-143	-31.1	1.79	1.35
Res Hmstd:Avg Val	38,300	35,000	-8.6	686	472	-214	-31.1	1.79	1.35
Res Hmstd: Hi Val	51,100	46,700	-8.6	915	630	-285	-31.1	1.79	1.35
Res Hmstd: Ex-Hi Val	76,600	70,000	-8.6	1,375	945	-430	-31.3	1.8	1.35
Comm/Ind: Lo Val	150,000	157,100	4.7	5,204	5,142	-61	-1.2	3.47	3.27
Comm/Ind: Med Val	300,000	314,200	4.7	11,592	11,599	7	0.1	3.86	3.69
Comm/Ind: Hi Val	1,000,000	1,047,200	4.7	41,401	41,724	322	0.8	4.14	3.98

Wilkin County | **Doran city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	439	443	3	0.8	7	6	-1	-9.0	1.58	1.43
Res Non-Hm: exis	123	119	-4	-3.5	3	3	0	11.1	2.16	2.48
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	4	4	0	0.0	0	0	0	13.0	3.63	4.10
Com/Ind Hi: exis	109	135	26	23.9	5	7	2	40.1	4.78	5.41
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	43	45	2	4.0	2	2	0	17.6	4.78	5.41
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	140	143	3	2.2	3	3	0	18.5	1.82	2.11
Ag Non-Hmstd	68	69	1	1.8	1	1	0	18.0	1.82	2.11
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	926	957	31	3.4	21	24	3	13.7	2.25	2.47

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	11	10	-1	-10.8
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	11	10	-1	-10.8
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	47.56	51.34	0.00	0.00
City/Town	######	143.83	0.00	0.00
School District	10.03	9.88	16.29	16.43
Special District	5.42	6.10	0.00	0.00
Total	182.11	211.15	16.29	16.43

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	17,200	17,300	0.6	272	248	-25	-9.1	1.58	1.43
Res Hmstd:Avg Val	25,800	26,000	0.8	409	372	-37	-8.9	1.58	1.43
Res Hmstd: Hi Val	34,400	34,700	0.9	545	497	-48	-8.9	1.58	1.43
Res Hmstd: Ex-Hi Val	51,700	52,100	0.8	819	746	-73	-8.9	1.58	1.43
Comm/Ind: Lo Val	150,000	185,800	23.9	5,441	8,084	2,643	48.6	3.63	4.35
Comm/Ind: Med Val	300,000	371,600	23.9	12,613	18,135	5,522	43.8	4.20	4.88
Comm/Ind: Hi Val	1,000,000	1,238,700	23.9	46,085	65,041	18,955	41.1	4.61	5.25

Wilkin County | **Foxhome city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	1,935	1,977	42	2.2	18	19	2	9.7	0.92	0.99
Res Non-Hm: exis	497	500	3	0.6	7	8	1	15.6	1.33	1.53
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	188	193	5	2.9	5	6	1	14.7	2.59	2.88
Com/Ind Hi: exis	8	38	29	351.8	0	1	1	404.2	3.39	3.79
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	82	84	2	3.0	3	3	0	15.0	3.27	3.65
Ag HGA: Exist	225	209	-16	-7.1	2	2	0	-0.5	1.04	1.12
Ag Hmstd Land	309	330	21	6.9	1	2	0	17.4	0.41	0.46
Ag Non-Hmstd	31	32	1	1.9	0	0	0	17.6	1.13	1.30
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	10	10	0.0	0	0	0	0.0	0.00	0.99
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	3,276	3,373	98	3.0	36	42	5	14.9	1.10	1.23

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	33	27	-7	-19.9
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	33	27	-7	-19.9
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	47.61	51.39	0.00	0.00
City/Town	55.11	68.80	0.00	0.00
School District	10.03	9.88	16.29	16.43
Special District	0.00	0.00	0.00	0.00
Total	112.75	130.07	16.29	16.43

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	30,700	31,400	2.3	273	297	23	8.5	0.89	0.94
Res Hmstd:Avg Val	46,100	47,100	2.2	410	445	34	8.4	0.89	0.94
Res Hmstd: Hi Val	61,400	62,700	2.1	547	592	46	8.3	0.89	0.94
Res Hmstd: Ex-Hi Val	92,200	94,200	2.2	900	1,006	106	11.7	0.98	1.07
Comm/Ind: Lo Val	150,000	677,700	351.8	3,880	24,313	20,433	526.6	2.59	3.59
Comm/Ind: Med Val	300,000	1,355,400	351.8	8,972	49,984	41,013	457.1	2.99	3.69
Comm/Ind: Hi Val	1,000,000	4,518,100	351.8	32,734	169,789	137,055	418.7	3.27	3.76

Wilkin County | **Kent city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	1,254	1,308	54	4.3	9	11	2	28.0	0.69	0.84
Res Non-Hm: exis	370	186	-184	-49.7	4	2	-2	-42.3	1.12	1.28
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	80	81	1	1.3	2	2	0	12.6	2.32	2.58
Com/Ind Hi: exis	177	205	28	15.8	5	7	2	29.0	3.04	3.38
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	34	39	5	15.1	1	1	0	28.1	3.04	3.38
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	14	14	0	2.9	0	0	0	19.0	0.95	1.10
Ag Non-Hmstd	205	209	5	2.3	2	2	0	18.4	0.95	1.10
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	2	2	0.0	0	0	0	0.0	0.00	0.84
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	2,134	2,045	-88	-4.1	23	26	3	13.6	1.08	1.28

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	24	18	-6	-23.2
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	24	18	-6	-23.2
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	47.42	51.14	0.00	0.00
City/Town	37.68	49.07	0.00	0.00
School District	9.73	9.49	16.29	16.43
Special District	0.00	0.00	0.00	0.00
Total	94.83	109.70	16.29	16.43

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	27,000	28,200	4.4	192	232	40	20.8	0.71	0.82
Res Hmstd:Avg Val	40,400	42,100	4.2	287	346	59	20.5	0.71	0.82
Res Hmstd: Hi Val	53,900	56,200	4.3	383	462	79	20.6	0.71	0.82
Res Hmstd: Ex-Hi Val	80,900	84,400	4.3	599	739	140	23.4	0.74	0.88
Comm/Ind: Lo Val	150,000	173,700	15.8	3,477	4,666	1,189	34.2	2.32	2.69
Comm/Ind: Med Val	300,000	347,500	15.8	8,031	10,541	2,510	31.3	2.68	3.03
Comm/Ind: Hi Val	1,000,000	1,158,300	15.8	29,284	37,951	8,667	29.6	2.93	3.28

Wilkin County | **Nashua city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	581	579	-2	-0.3	8	6	-2	-25.0	1.38	1.04
Res Non-Hm: exis	118	115	-4	-3.2	2	2	-1	-27.4	1.81	1.36
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	356	356	0	0.0	10	9	-1	-14.0	2.85	2.45
Com/Ind Hi: exis	437	546	110	25.1	15	17	2	11.8	3.43	3.06
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	66	68	2	2.9	2	2	0	-8.1	3.43	3.06
Ag HGA: Exist	278	280	2	0.9	4	3	-1	-24.2	1.50	1.13
Ag Hmstd Land	2,777	2,836	59	2.1	9	10	1	7.2	0.33	0.35
Ag Non-Hmstd	3,805	3,888	82	2.2	26	28	2	8.6	0.68	0.72
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	10	10	0.0	0	0	0	0.0	0.00	1.04
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	8,418	8,677	260	3.1	77	76	0	-0.6	0.91	0.88

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	78	78	0	0.1
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	78	78	0	0.1
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	47.50	51.27	0.00	0.00
City/Town	11.98	11.96	0.00	0.00
School District	2.17	1.91	#####	60.52
Special District	5.98	6.73	0.00	0.00
Total	67.62	71.87	#####	60.52

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	22,800	22,700	-0.4	314	235	-79	-25.1	1.38	1.04
Res Hmstd:Avg Val	34,200	34,100	-0.3	471	353	-118	-25.0	1.38	1.04
Res Hmstd: Hi Val	45,500	45,400	-0.2	627	471	-156	-24.9	1.38	1.04
Res Hmstd: Ex-Hi Val	68,300	68,100	-0.3	941	706	-235	-25.0	1.38	1.04
Comm/Ind: Lo Val	150,000	187,600	25.1	4,272	4,827	555	13.0	2.85	2.57
Comm/Ind: Med Val	300,000	375,300	25.1	9,417	10,580	1,163	12.3	3.14	2.82
Comm/Ind: Hi Val	1,000,000	1,251,000	25.1	33,429	37,419	3,990	11.9	3.34	2.99

Wilkin County | **Tenney city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	13	12	0	-0.8	0	0	0	-39.6	1.52	0.92
Res Non-Hm: exis	7	6	-1	-14.8	0	0	0	-48.1	2.04	1.25
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	31	31	0	0.0	1	1	0	-28.9	3.06	2.17
Com/Ind Hi: exis	1,627	4,254	2,627	161.5	60	115	54	90.0	3.71	2.70
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	42	43	2	4.3	2	1	0	-24.2	3.71	2.70
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	1,718	4,346	2,627	152.9	63	117	54	84.7	3.68	2.69

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	34	87	53	154.3
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	34	87	53	154.3
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	47.55	51.33	0.00	0.00
City/Town	31.81	0.00	0.00	0.00
School District	2.17	1.91	#####	60.52
Special District	0.26	0.30	0.00	0.00
Total	81.79	53.54	#####	60.52

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	4,200	4,200	0.0	64	39	-25	-39.0	1.52	0.93
Res Hmstd:Avg Val	6,300	6,200	-1.6	96	57	-38	-40.0	1.52	0.93
Res Hmstd: Hi Val	8,300	8,200	-1.2	126	76	-50	-39.7	1.52	0.93
Res Hmstd: Ex-Hi Val	12,500	12,400	-0.8	190	115	-75	-39.5	1.52	0.93
Comm/Ind: Lo Val	150,000	392,200	161.5	4,591	9,797	5,207	113.4	3.06	2.5
Comm/Ind: Med Val	300,000	784,400	161.5	10,161	20,379	10,219	100.6	3.39	2.6
Comm/Ind: Hi Val	1,000,000	2,614,500	161.5	36,156	69,758	33,603	92.9	3.62	2.67

Wilkin County | **Wolverton city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	2,737	2,653	-84	-3.1	31	33	2	6.9	1.13	1.25
Res Non-Hm: exis	572	621	49	8.6	9	12	3	32.9	1.52	1.86
Apartments: exis	87	87	0	0.0	2	2	0	23.0	1.83	2.25
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	188	176	-13	-6.7	5	6	1	10.7	2.90	3.43
Com/Ind Hi: exis	698	734	37	5.3	27	33	7	25.2	3.81	4.52
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	42	43	1	1.6	2	2	0	20.7	3.81	4.52
Ag HGA: Exist	36	36	0	-1.1	0	0	0	5.3	1.09	1.17
Ag Hmstd Land	304	312	7	2.4	2	3	1	32.3	0.64	0.82
Ag Non-Hmstd	41	42	1	2.7	1	1	0	28.5	1.33	1.67
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	7	7	0.0	0	0	0	0.0	0.00	1.86
Total	4,705	4,710	5	0.1	78	92	14	17.9	1.65	1.95

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	54	45	-9	-16.8
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	54	45	-9	-16.8
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	47.33	51.07	0.00	0.00
City/Town	74.67	103.31	0.00	0.00
School District	9.79	9.59	16.29	16.43
Special District	1.52	2.92	0.00	0.00
Total	133.31	166.89	16.29	16.43

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	43,500	42,200	-3.0	477	492	15	3.2	1.1	1.17
Res Hmstd:Avg Val	65,200	63,200	-3.1	715	737	22	3.1	1.1	1.17
Res Hmstd: Hi Val	86,900	84,200	-3.1	1,006	1,049	43	4.2	1.16	1.25
Res Hmstd: Ex-Hi Val	130,300	126,300	-3.1	1,694	1,884	189	11.2	1.30	1.49
Apartment	300,000	300,000	0.0	5,488	6,751	1,263	23.0	1.83	2.25
Comm/Ind: Lo Val	150,000	157,900	5.3	4,343	5,509	1,166	26.9	2.9	3.49
Comm/Ind: Med Val	300,000	315,900	5.3	10,051	12,657	2,606	25.9	3.35	4.01
Comm/Ind: Hi Val	1,000,000	1,052,900	5.3	36,692	46,002	9,310	25.4	3.67	4.37

Wilkin County | **Rothsay city (part)**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	7,340	7,371	31	0.4	112	137	26	22.9	1.52	1.86
Res Non-Hm: exis	867	679	-188	-21.6	16	16	0	-2.5	1.88	2.34
Apartments: exis	458	458	0	0.0	10	12	2	23.1	2.15	2.65
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	513	513	-1	-0.1	16	19	3	18.0	3.19	3.77
Com/Ind Hi: exis	830	879	49	5.9	34	42	8	23.9	4.04	4.72
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	159	184	25	16.0	6	9	2	35.6	4.04	4.72
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	1,610	1,652	42	2.6	15	18	3	22.9	0.92	1.11
Ag Non-Hmstd	769	788	19	2.5	9	11	2	18.5	1.21	1.40
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	12,546	12,524	-22	-0.2	218	264	46	21.0	1.74	2.11

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	135	114	-21	-15.7
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	135	114	-21	-15.7
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	47.32	51.06	0.00	0.00
City/Town	64.53	79.39	0.00	0.00
School District	9.56	9.92	63.47	89.49
Special District	0.00	0.00	0.00	0.00
Total	121.40	140.37	63.47	89.49

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	52,600	52,800	0.4	762	917	155	20.4	1.45	1.74
Res Hmstd:Avg Val	78,900	79,200	0.4	1,157	1,398	241	20.8	1.47	1.76
Res Hmstd: Hi Val	105,200	105,600	0.4	1,667	2,038	371	22.2	1.58	1.93
Res Hmstd: Ex-Hi Val	157,800	158,500	0.4	2,687	3,321	634	23.6	1.70	2.1
Apartment	300,000	300,000	0.0	6,457	7,948	1,492	23.1	2.15	2.65
Comm/Ind: Lo Val	150,000	158,900	5.9	4,782	6,071	1,289	26.9	3.19	3.82
Comm/Ind: Med Val	300,000	317,800	5.9	10,841	13,578	2,737	25.2	3.61	4.27
Comm/Ind: Hi Val	1,000,000	1,059,400	5.9	39,117	48,615	9,498	24.3	3.91	4.59

Winona County | **Altura city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	18,599	18,253	-345	-1.9	178	183	5	2.9	0.96	1.01
Res Non-Hm: exis	1,458	1,687	229	15.7	17	20	3	19.3	1.17	1.21
Apartments: exis	124	124	0	0.0	2	2	0	3.6	1.37	1.42
Low-inc Apts: ex	341	341	0	0.0	3	3	0	3.3	0.86	0.88
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	1,265	1,236	-29	-2.3	30	30	0	1.7	2.34	2.43
Com/Ind Hi: exis	688	634	-54	-7.8	21	20	-1	-3.9	3.05	3.17
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	297	308	11	3.7	9	10	1	8.1	3.05	3.17
Ag HGA: Exist	1,041	1,097	56	5.4	10	12	1	12.9	0.98	1.05
Ag Hmstd Land	5,437	5,541	104	1.9	28	28	1	2.1	0.51	0.51
Ag Non-Hmstd	762	901	138	18.1	7	9	2	23.9	0.93	0.97
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	93	93	0.0	0	1	1	0.0	0.00	1.01
All other NewCon	0	28	28	0.0	0	0	0	0.0	0.00	0.62
Total	30,011	30,243	232	0.8	304	318	14	4.5	1.01	1.05

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	293	259	-35	-11.8
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	293	259	-35	-11.8
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	43.33	45.08	0.00	0.00
City/Town	34.10	39.84	0.00	0.00
School District	14.74	11.75	21.57	20.80
Special District	0.48	0.51	0.00	0.00
Total	92.65	97.18	21.57	20.80

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	89,900	88,200	-1.9	735	756	21	2.8	0.82	0.86
Res Hmstd:Avg Val	134,800	132,300	-1.9	1,289	1,315	26	2.0	0.96	0.99
Res Hmstd: Hi Val	179,700	176,400	-1.8	1,842	1,874	32	1.7	1.02	1.06
Res Hmstd: Ex-Hi Val	269,500	264,500	-1.9	2,948	2,990	42	1.4	1.09	1.13
Apartment	300,000	300,000	0.0	4,121	4,268	147	3.6	1.37	1.42
Comm/Ind: Lo Val	150,000	138,200	-7.9	3,507	3,362	-145	-4.1	2.34	2.43
Comm/Ind: Med Val	300,000	276,500	-7.8	8,075	7,664	-411	-5.1	2.69	2.77
Comm/Ind: Hi Val	1,000,000	921,600	-7.8	29,392	28,139	-1,254	-4.3	2.94	3.05

Winona County | **Dakota city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	18,321	18,219	-102	-0.6	225	238	13	5.9	1.23	1.31
Res Non-Hm: exis	1,126	1,128	2	0.2	16	18	1	9.0	1.45	1.58
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	881	973	92	10.5	11	14	3	23.0	1.25	1.39
Com/Ind: Lo: exi	374	359	-15	-3.9	10	10	0	3.9	2.70	2.92
Com/Ind Hi: exis	134	179	45	33.7	5	7	2	44.8	3.50	3.80
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	75	76	1	1.7	3	3	0	10.2	3.50	3.80
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	21	21	0	0.0	0	0	0	11.1	0.57	0.63
Ag Non-Hmstd	22	22	0	0.0	0	0	0	11.1	1.12	1.24
Misc props	39	0	-39	-100.0	1	0	-1	-100.0	1.97	0.00
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	18	18	0.0	0	0	0	0.0	0.00	1.58
Total	20,992	20,994	2	0.0	271	291	20	7.2	1.29	1.38

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	214	182	-33	-15.3
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	214	182	-33	-15.3
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	43.32	45.08	0.00	0.00
City/Town	50.55	59.65	0.00	0.00
School District	17.35	18.83	29.38	29.33
Special District	0.46	0.49	0.00	0.00
Total	111.68	124.04	29.38	29.33

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	90,500	90,000	-0.6	986	1,019	33	3.4	1.09	1.13
Res Hmstd:Avg Val	135,700	134,900	-0.6	1,664	1,758	94	5.6	1.23	1.30
Res Hmstd: Hi Val	180,900	179,900	-0.6	2,342	2,498	156	6.7	1.29	1.39
Res Hmstd: Ex-Hi Val	271,400	269,900	-0.6	3,700	3,979	279	7.5	1.36	1.47
Comm/Ind: Lo Val	150,000	200,500	33.7	4,052	6,298	2,246	55.4	2.70	3.14
Comm/Ind: Med Val	300,000	401,000	33.7	9,309	13,910	4,601	49.4	3.10	3.47
Comm/Ind: Hi Val	1,000,000	1,336,600	33.7	33,838	49,430	15,592	46.1	3.38	3.7

Winona County | **Elba city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	6,610	6,618	8	0.1	57	64	7	12.9	0.86	0.97
Res Non-Hm: exis	728	734	6	0.8	8	9	1	13.7	1.08	1.22
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	342	378	36	10.5	4	5	1	22.5	1.20	1.33
Com/Ind: Lo: exi	510	492	-18	-3.5	12	12	1	4.8	2.29	2.49
Com/Ind Hi: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	50	51	1	1.8	2	2	0	10.0	3.04	3.29
Ag HGA: Exist	120	163	43	36.3	1	1	1	87.9	0.65	0.90
Ag Hmstd Land	344	310	-34	-9.9	1	1	0	-8.9	0.36	0.36
Ag Non-Hmstd	758	725	-33	-4.3	8	8	0	2.4	1.02	1.09
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	123	123	0.0	0	1	1	0.0	0.00	0.97
All other NewCon	0	120	120	0.0	0	1	1	0.0	0.00	1.08
Total	9,461	9,713	251	2.7	92	105	13	14.5	0.97	1.08

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	96	86	-11	-11.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	96	86	-11	-11.0
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	43.32	45.07	0.00	0.00
City/Town	38.85	43.63	0.00	0.00
School District	19.09	19.73	3.23	8.75
Special District	0.46	0.49	0.00	0.00
Total	101.72	108.92	3.23	8.75

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	74,700	74,800	0.1	485	554	69	14.2	0.65	0.74
Res Hmstd:Avg Val	112,000	112,100	0.1	904	1,023	120	13.2	0.81	0.91
Res Hmstd: Hi Val	149,300	149,500	0.1	1,329	1,500	171	12.9	0.89	1.00
Res Hmstd: Ex-Hi Val	224,100	224,400	0.1	2,181	2,455	274	12.5	0.97	1.09

Winona County | **Goodview city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	170,598	170,408	-190	-0.1	2,055	2,187	132	6.4	1.20	1.28
Res Non-Hm: exis	11,092	11,081	-11	-0.1	157	168	11	7.0	1.41	1.51
Apartments: exis	18,819	18,815	-4	0.0	303	327	24	7.8	1.61	1.74
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	104	110	6	6.0	1	1	0	16.5	1.16	1.28
Com/Ind: Lo: exi	14,736	14,859	123	0.8	384	415	31	8.0	2.61	2.79
Com/Ind Hi: exis	35,231	33,610	-1,621	-4.6	1,190	1,219	28	2.4	3.38	3.63
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	3,736	3,840	103	2.8	125	138	13	10.3	3.35	3.59
Ag HGA: Exist	100	102	2	1.6	1	1	0	7.6	1.07	1.13
Ag Hmstd Land	131	131	0	0.0	0	1	0	20.1	0.38	0.45
Ag Non-Hmstd	185	185	0	0.0	2	2	0	9.6	1.05	1.16
Misc props	3,307	3,271	-36	-1.1	57	60	4	6.7	1.71	1.84
ResHmstd: NewCon	0	841	841	0.0	0	11	11	0.0	0.00	1.28
All other NewCon	0	1,207	1,207	0.0	0	19	19	0.0	0.00	1.56
Total	258,040	258,460	420	0.2	4,276	4,549	273	6.4	1.66	1.76

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	3,104	2,851	-253	-8.1
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	3,104	2,851	-253	-8.1
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	43.23	44.97	0.00	0.00
City/Town	44.51	51.38	0.00	0.00
School District	17.21	18.68	29.38	29.33
Special District	0.47	0.49	0.00	0.00
Total	105.42	115.52	29.38	29.33

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	106,200	106,100	-0.1	1,155	1,217	62	5.4	1.09	1.15
Res Hmstd:Avg Val	159,300	159,100	-0.1	1,918	2,040	121	6.3	1.20	1.28
Res Hmstd: Hi Val	212,300	212,100	-0.1	2,680	2,863	182	6.8	1.26	1.35
Res Hmstd: Ex-Hi Val	318,600	318,200	-0.1	4,209	4,510	301	7.1	1.32	1.42
Apartment	300,000	299,900	0.0	4,835	5,210	376	7.8	1.61	1.74
Comm/Ind: Lo Val	150,000	143,100	-4.6	3,911	3,997	85	2.2	2.61	2.79
Comm/Ind: Med Val	300,000	286,200	-4.6	8,980	9,128	148	1.6	2.99	3.19
Comm/Ind: Hi Val	1,000,000	954,000	-4.6	32,632	33,342	710	2.2	3.26	3.49

Winona County | **Lewiston city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	58,216	58,622	406	0.7	780	785	5	0.6	1.34	1.34
Res Non-Hm: exis	2,419	3,230	811	33.5	38	53	14	37.2	1.59	1.63
Apartments: exis	3,149	3,118	-31	-1.0	58	60	2	2.8	1.85	1.92
Low-inc Apts: ex	239	239	0	0.0	3	3	0	3.7	1.14	1.18
Seasnl Rec: exis	110	110	0	0.0	2	2	0	3.9	1.85	1.92
Com/Ind: Lo: exi	5,366	5,258	-108	-2.0	156	159	3	2.1	2.90	3.03
Com/Ind Hi: exis	4,850	4,649	-200	-4.1	184	184	0	0.0	3.80	3.97
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,929	2,004	76	3.9	73	79	6	8.4	3.79	3.95
Ag HGA: Exist	80	83	3	3.9	1	1	0	-3.2	1.16	1.08
Ag Hmstd Land	729	751	22	3.0	5	6	0	8.7	0.75	0.79
Ag Non-Hmstd	627	659	32	5.1	8	9	1	10.2	1.30	1.37
Misc props	588	584	-4	-0.7	11	11	0	3.0	1.87	1.94
ResHmstd: NewCon	0	43	43	0.0	0	1	1	0.0	0.00	1.34
All other NewCon	0	22	22	0.0	0	0	0	0.0	0.00	1.63
Total	78,301	79,371	1,071	1.4	1,320	1,353	33	2.5	1.69	1.71

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	885	792	-92	-10.4
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	885	792	-92	-10.4
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	43.33	45.08	0.00	0.00
City/Town	71.87	79.42	0.00	0.00
School District	14.74	11.75	21.57	20.80
Special District	0.46	0.49	0.00	0.00
Total	130.40	136.74	21.57	20.80

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	91,400	92,000	0.7	1,099	1,053	-45	-4.1	1.20	1.14
Res Hmstd:Avg Val	137,000	138,000	0.7	1,833	1,835	2	0.1	1.34	1.33
Res Hmstd: Hi Val	182,600	183,900	0.7	2,567	2,614	47	1.8	1.41	1.42
Res Hmstd: Ex-Hi Val	274,000	275,900	0.7	4,038	4,177	139	3.4	1.47	1.51
Apartment	300,000	297,000	-1.0	5,537	5,694	157	2.8	1.85	1.92
Comm/Ind: Lo Val	150,000	143,800	-4.1	4,356	4,351	-5	-0.1	2.90	3.03
Comm/Ind: Med Val	300,000	287,600	-4.1	10,057	9,995	-62	-0.6	3.35	3.48
Comm/Ind: Hi Val	1,000,000	958,700	-4.1	36,660	36,604	-55	-0.2	3.67	3.82

Winona County | **Minnesota City city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	8,417	8,230	-187	-2.2	76	84	8	11.1	0.90	1.03
Res Non-Hm: exis	666	669	4	0.6	8	9	1	11.4	1.17	1.30
Apartments: exis	324	319	-5	-1.7	4	5	0	9.0	1.32	1.46
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	870	851	-19	-2.1	20	21	1	6.8	2.26	2.46
Com/Ind Hi: exis	488	512	24	4.9	14	16	2	14.9	2.91	3.19
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	113	117	4	3.9	3	4	0	13.7	2.91	3.19
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	10	10	0.0	0	0	0	0.0	0.00	1.03
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	10,877	10,708	-169	-1.6	125	139	14	11.0	1.15	1.30

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	120	101	-19	-16.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	120	101	-19	-16.0
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	43.33	44.81	0.00	0.00
City/Town	20.76	29.67	0.00	0.00
School District	17.35	18.46	29.38	29.33
Special District	0.59	0.63	0.00	0.00
Total	82.03	93.58	29.38	29.33

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	81,400	79,600	-2.2	608	697	89	14.7	0.75	0.88
Res Hmstd:Avg Val	122,000	119,300	-2.2	1,097	1,218	122	11.1	0.9	1.02
Res Hmstd: Hi Val	162,600	159,000	-2.2	1,586	1,740	154	9.7	0.98	1.09
Res Hmstd: Ex-Hi Val	244,000	238,600	-2.2	2,566	2,785	219	8.5	1.05	1.17
Apartment	300,000	295,000	-1.7	3,958	4,316	358	9.1	1.32	1.46
Comm/Ind: Lo Val	150,000	157,400	4.9	3,385	3,931	546	16.1	2.26	2.5
Comm/Ind: Med Val	300,000	314,800	4.9	7,752	8,948	1,196	15.4	2.58	2.84
Comm/Ind: Hi Val	1,000,000	1,049,200	4.9	28,130	32,354	4,224	15.0	2.81	3.08

Winona County | **Rollingstone city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	31,844	32,139	295	0.9	353	390	37	10.5	1.11	1.21
Res Non-Hm: exis	2,113	2,142	30	1.4	30	33	4	12.4	1.40	1.55
Apartments: exis	78	78	0	0.0	1	1	0	9.8	1.52	1.67
Low-inc Apts: ex	913	913	0	0.0	9	10	1	9.3	0.96	1.04
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	1,544	1,508	-36	-2.4	39	41	2	6.0	2.50	2.71
Com/Ind Hi: exis	476	429	-47	-9.9	15	15	0	-1.9	3.23	3.51
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	268	280	12	4.4	9	10	1	13.6	3.23	3.51
Ag HGA: Exist	168	165	-3	-1.7	2	2	0	7.1	1.14	1.25
Ag Hmstd Land	171	164	-7	-3.9	1	1	0	-2.3	0.35	0.35
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	215	215	0.0	0	3	3	0.0	0.00	1.21
All other NewCon	0	171	171	0.0	0	3	3	0.0	0.00	1.55
Total	37,575	38,205	630	1.7	458	508	50	11.0	1.22	1.33

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	391	345	-46	-11.8
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	391	345	-46	-11.8
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	43.16	44.89	0.00	0.00
City/Town	37.11	45.84	0.00	0.00
School District	17.11	18.56	29.38	29.33
Special District	0.59	0.63	0.00	0.00
Total	97.97	109.91	29.38	29.33

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	96,500	97,400	0.9	943	1,043	100	10.6	0.98	1.07
Res Hmstd:Avg Val	144,700	146,000	0.9	1,601	1,768	167	10.5	1.11	1.21
Res Hmstd: Hi Val	192,900	194,700	0.9	2,258	2,494	236	10.5	1.17	1.28
Res Hmstd: Ex-Hi Val	289,500	292,200	0.9	3,575	3,948	373	10.4	1.23	1.35
Apartment	300,000	300,000	0.0	4,555	5,002	446	9.8	1.52	1.67
Comm/Ind: Lo Val	150,000	135,200	-9.9	3,744	3,662	-82	-2.2	2.5	2.71
Comm/Ind: Med Val	300,000	270,400	-9.9	8,589	8,294	-295	-3.4	2.86	3.07
Comm/Ind: Hi Val	1,000,000	901,400	-9.9	31,198	30,466	-732	-2.3	3.12	3.38

Winona County | **St. Charles city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	156,849	153,720	-3,129	-2.0	1,373	1,542	169	12.3	0.88	1.00
Res Non-Hm: exis	19,208	18,474	-734	-3.8	220	239	19	8.7	1.14	1.29
Apartments: exis	9,759	9,716	-43	-0.4	124	140	16	12.5	1.28	1.44
Low-inc Apts: ex	1,390	1,390	0	0.0	11	12	1	14.0	0.77	0.88
Seasnl Rec: exis	947	965	17	1.8	12	14	2	14.6	1.25	1.41
Com/Ind: Lo: exi	13,215	12,847	-369	-2.8	298	318	20	6.8	2.26	2.48
Com/Ind Hi: exis	7,425	6,752	-673	-9.1	223	221	-1	-0.6	3.00	3.28
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	2,517	2,668	151	6.0	75	87	12	15.8	3.00	3.28
Ag HGA: Exist	531	284	-248	-46.6	4	3	-2	-35.5	0.84	1.01
Ag Hmstd Land	1,247	931	-316	-25.4	6	5	-1	-14.2	0.46	0.53
Ag Non-Hmstd	1,457	1,787	331	22.7	14	19	5	33.6	0.99	1.08
Misc props	957	752	-205	-21.4	15	13	-2	-15.5	1.56	1.68
ResHmstd: NewCon	0	900	900	0.0	0	9	9	0.0	0.00	1.00
All other NewCon	0	451	451	0.0	0	6	6	0.0	0.00	1.24
Total	215,503	211,635	-3,867	-1.8	2,376	2,629	252	10.6	1.10	1.24

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	2,363	2,078	-285	-12.0
(-) TIF Tax Capacity	147	47	-99	-67.7
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	2,216	2,031	-185	-8.4
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	42.11	43.81	0.00	0.00
City/Town	36.09	42.52	0.00	0.00
School District	18.92	19.55	3.23	8.75
Special District	2.32	2.42	0.00	0.00
Total	99.45	108.29	3.23	8.75

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	102,300	100,300	-2.0	770	868	98	12.8	0.75	0.87
Res Hmstd:Avg Val	153,300	150,200	-2.0	1,340	1,501	161	12.0	0.87	1
Res Hmstd: Hi Val	204,400	200,300	-2.0	1,910	2,136	226	11.8	0.93	1.07
Res Hmstd: Ex-Hi Val	306,600	300,500	-2.0	3,052	3,407	355	11.6	1	1.13
Apartment	300,000	298,700	-0.4	3,826	4,305	478	12.5	1.28	1.44
Comm/Ind: Lo Val	150,000	136,400	-9.1	3,385	3,381	-4	-0.1	2.26	2.48
Comm/Ind: Med Val	300,000	272,800	-9.1	7,882	7,740	-141	-1.8	2.63	2.84
Comm/Ind: Hi Val	1,000,000	909,400	-9.1	28,867	28,593	-274	-1.0	2.89	3.14

Winona County | **Stockton city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	29,926	30,024	98	0.3	315	349	33	10.6	1.05	1.16
Res Non-Hm: exis	3,640	3,689	49	1.3	47	52	5	10.7	1.28	1.40
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	761	688	-74	-9.7	18	18	0	-2.2	2.39	2.59
Com/Ind Hi: exis	1,086	1,138	52	4.8	34	38	5	13.8	3.09	3.35
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	300	302	2	0.8	9	10	1	9.4	3.09	3.35
Ag HGA: Exist	199	203	5	2.3	2	2	0	14.8	0.92	1.03
Ag Hmstd Land	904	618	-287	-31.7	3	2	-1	-22.7	0.33	0.38
Ag Non-Hmstd	2	300	298	######	0	3	3	######	0.91	1.02
Misc props	589	589	0	0.0	8	9	1	9.6	1.43	1.56
ResHmstd: NewCon	0	59	59	0.0	0	1	1	0.0	0.00	1.16
All other NewCon	0	8	8	0.0	0	0	0	0.0	0.00	1.40
Total	37,407	37,617	210	0.6	436	484	48	10.9	1.17	1.29

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	392	351	-41	-10.4
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	392	351	-41	-10.4
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	43.33	45.09	0.00	0.00
City/Town	29.49	37.19	0.00	0.00
School District	17.35	18.83	29.38	29.33
Special District	0.59	0.63	0.00	0.00
Total	90.76	101.73	29.38	29.33

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	101,300	101,600	0.3	936	1,046	110	11.8	0.92	1.03
Res Hmstd:Avg Val	151,900	152,400	0.3	1,589	1,758	169	10.6	1.05	1.15
Res Hmstd: Hi Val	202,500	203,200	0.3	2,243	2,470	228	10.2	1.11	1.22
Res Hmstd: Ex-Hi Val	303,800	304,800	0.3	3,551	3,895	344	9.7	1.17	1.28
Comm/Ind: Lo Val	150,000	157,200	4.8	3,582	4,120	539	15.0	2.39	2.62
Comm/Ind: Med Val	300,000	314,400	4.8	8,210	9,387	1,177	14.3	2.74	2.99
Comm/Ind: Hi Val	1,000,000	1,048,000	4.8	29,810	33,964	4,155	13.9	2.98	3.24

Winona County | **Utica city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	10,203	10,056	-147	-1.4	77	90	13	16.5	0.75	0.89
Res Non-Hm: exis	1,098	1,088	-10	-0.9	12	13	1	13.0	1.05	1.20
Apartments: exis	112	112	0	0.0	1	2	0	13.9	1.20	1.37
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	79	0	-79	-100.0	1	0	-1	-100.0	1.20	0.00
Com/Ind: Lo: exi	1,340	1,360	20	1.5	29	33	3	11.9	2.17	2.39
Com/Ind Hi: exis	216	239	23	10.7	6	8	1	21.5	2.88	3.16
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	606	639	33	5.4	17	20	3	15.6	2.87	3.15
Ag HGA: Exist	326	427	101	31.0	2	4	2	71.6	0.72	0.94
Ag Hmstd Land	1,541	1,595	54	3.5	7	7	1	13.3	0.42	0.46
Ag Non-Hmstd	760	798	38	5.0	7	8	1	15.0	0.94	1.02
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	32	32	0.0	0	0	0	0.0	0.00	0.89
All other NewCon	0	60	60	0.0	0	1	1	0.0	0.00	2.48
Total	16,281	16,405	124	0.8	159	186	26	16.5	0.98	1.13

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	171	151	-20	-12.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	171	151	-20	-12.0
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	43.33	45.09	0.00	0.00
City/Town	30.68	37.17	0.00	0.00
School District	19.09	19.73	3.23	8.75
Special District	0.46	0.49	0.00	0.00
Total	93.56	102.48	3.23	8.75

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	78,200	77,100	-1.4	455	547	92	20.2	0.58	0.71
Res Hmstd:Avg Val	117,300	115,600	-1.4	869	1,011	142	16.4	0.74	0.87
Res Hmstd: Hi Val	156,300	154,000	-1.5	1,281	1,473	192	15.0	0.82	0.96
Res Hmstd: Ex-Hi Val	234,600	231,200	-1.4	2,110	2,403	294	13.9	0.9	1.04
Apartment	300,000	300,000	0.0	3,606	4,105	500	13.9	1.20	1.37
Comm/Ind: Lo Val	150,000	166,100	10.7	3,252	4,096	843	25.9	2.17	2.47
Comm/Ind: Med Val	300,000	332,200	10.7	7,573	9,343	1,770	23.4	2.52	2.81
Comm/Ind: Hi Val	1,000,000	1,107,500	10.8	27,735	33,837	6,102	22.0	2.77	3.06

Winona County | **Winona city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	935,929	930,710	-5,218	-0.6	10,132	10,553	421	4.2	1.08	1.13
Res Non-Hm: exis	131,954	135,770	3,816	2.9	1,762	1,888	126	7.1	1.34	1.39
Apartments: exis	91,882	91,911	28	0.0	1,365	1,424	59	4.3	1.49	1.55
Low-inc Apts: ex	13,447	13,320	-127	-0.9	126	130	4	3.1	0.94	0.97
Seasnl Rec: exis	1,272	1,264	-8	-0.6	16	17	1	3.7	1.27	1.32
Com/Ind: Lo: exi	76,550	75,568	-982	-1.3	1,880	1,940	59	3.2	2.46	2.57
Com/Ind Hi: exis	266,600	253,308	-13,293	-5.0	8,471	8,422	-48	-0.6	3.18	3.32
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	17,593	18,318	725	4.1	557	607	50	9.0	3.17	3.31
Ag HGA: Exist	2,707	2,510	-197	-7.3	32	31	0	-1.5	1.17	1.24
Ag Hmstd Land	3,500	3,047	-452	-12.9	14	13	-1	-9.0	0.39	0.41
Ag Non-Hmstd	3,127	3,581	454	14.5	30	36	6	20.7	0.95	1.00
Misc props	2,402	2,354	-48	-2.0	44	45	1	2.3	1.83	1.91
ResHmstd: NewCon	0	1,973	1,973	0.0	0	22	22	0.0	0.00	1.13
All other NewCon	0	2,900	2,900	0.0	0	49	49	0.0	0.00	1.70
Total	1,546,962	1,536,532	-10,430	-0.7	24,428	25,177	748	3.1	1.58	1.64

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	18,996	17,261	-1,735	-9.1
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	18,996	17,261	-1,735	-9.1
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	42.08	43.77	0.00	0.00
City/Town	33.66	35.39	0.00	0.00
School District	17.19	18.65	29.38	29.33
Special District	2.42	2.66	0.00	0.00
Total	95.34	100.47	29.38	29.33

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	96,600	96,100	-0.5	919	960	41	4.4	0.95	1
Res Hmstd:Avg Val	144,900	144,100	-0.6	1,565	1,627	61	3.9	1.08	1.13
Res Hmstd: Hi Val	193,100	192,000	-0.6	2,210	2,292	82	3.7	1.14	1.19
Res Hmstd: Ex-Hi Val	289,700	288,100	-0.6	3,502	3,626	124	3.5	1.21	1.26
Apartment	300,000	300,100	0.0	4,457	4,649	192	4.3	1.49	1.55
Comm/Ind: Lo Val	150,000	142,500	-5.0	3,685	3,658	-27	-0.7	2.46	2.57
Comm/Ind: Med Val	300,000	285,000	-5.0	8,451	8,339	-111	-1.3	2.82	2.93
Comm/Ind: Hi Val	1,000,000	950,100	-5.0	30,692	30,453	-239	-0.8	3.07	3.21

Winona County | **Minneiska city (part)**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	3,457	3,457	0	0.0	30	33	3	9.8	0.86	0.94
Res Non-Hm: exis	384	377	-7	-1.9	4	4	0	2.6	1.03	1.07
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	30	32	2	6.6	0	0	0	13.8	0.80	0.86
Com/Ind: Lo: exi	268	266	-2	-0.9	6	6	0	4.1	2.12	2.22
Com/Ind Hi: exis	54	65	11	19.3	1	2	0	25.5	2.72	2.86
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	19	19	0	1.8	1	1	0	7.1	2.72	2.86
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	28	28	0	0.0	0	0	0	6.5	0.73	0.77
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Misc props	32	32	0	0.0	0	0	0	4.9	1.20	1.26
ResHmstd: NewCon	0	13	13	0.0	0	0	0	0.0	0.00	0.94
All other NewCon	0	44	44	0.0	0	0	0	0.0	0.00	1.07
Total	4,273	4,333	60	1.4	42	46	4	10.2	0.99	1.07

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	45	40	-5	-10.9
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	45	40	-5	-10.9
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	43.32	45.07	0.00	0.00
City/Town	11.57	13.07	0.00	0.00
School District	17.35	18.83	29.38	29.33
Special District	0.46	0.49	0.00	0.00
Total	72.71	77.46	29.38	29.33

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	96,100	96,100	0.0	695	805	110	15.8	0.72	0.84
Res Hmstd:Avg Val	144,000	144,000	0.0	1,227	1,350	123	10.0	0.85	0.94
Res Hmstd: Hi Val	192,000	192,000	0.0	1,760	1,896	135	7.7	0.92	0.99
Res Hmstd: Ex-Hi Val	288,100	288,100	0.0	2,828	2,989	161	5.7	0.98	1.04
Comm/Ind: Lo Val	150,000	179,000	19.3	3,175	4,164	988	31.1	2.12	2.33
Comm/Ind: Med Val	300,000	358,000	19.3	7,262	9,292	2,030	27.9	2.42	2.6
Comm/Ind: Hi Val	1,000,000	1,193,400	19.3	26,334	33,225	6,891	26.2	2.63	2.78

Winona County | **La Crescent city (part)**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	2,024	2,095	71	3.5	26	29	3	12.7	1.27	1.39
Res Non-Hm: exis	3,184	3,765	581	18.2	50	65	15	29.8	1.58	1.74
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind Hi: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Non-Hmstd	55	0	-55	-100.0	1	0	-1	-100.0	1.17	0.00
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	273	273	0.0	0	4	4	0.0	0.00	1.39
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	5,263	6,133	869	16.5	77	98	21	27.9	1.46	1.60

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	60	69	10	16.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	60	69	10	16.0
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	42.24	43.95	0.00	0.00
City/Town	53.05	62.27	0.00	0.00
School District	21.74	21.59	14.66	15.22
Special District	0.46	0.49	0.00	0.00
Total	117.50	128.30	14.66	15.22

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	192,900	199,600	3.5	2,350	2,617	267	11.4	1.22	1.31
Res Hmstd:Avg Val	289,200	299,300	3.5	3,710	4,163	454	12.2	1.28	1.39
Res Hmstd: Hi Val	385,500	399,000	3.5	5,069	5,709	640	12.6	1.31	1.43
Res Hmstd: Ex-Hi Val	578,300	598,500	3.5	7,872	8,906	1,033	13.1	1.36	1.49

Wright County | **Albertville city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	368,756	355,113	-13,642	-3.7	4,976	5,086	110	2.2	1.35	1.43
Res Non-Hm: exis	39,951	38,506	-1,446	-3.6	612	637	26	4.2	1.53	1.66
Apartments: exis	5,664	5,663	-1	0.0	102	112	10	9.5	1.80	1.97
Low-inc Apts: ex	9,585	9,585	0	0.0	106	116	10	9.8	1.10	1.21
Seasnl Rec: exis	1,325	1,181	-144	-10.9	24	23	-1	-2.4	1.80	1.97
Com/Ind: Lo: exi	16,420	16,834	414	2.5	466	516	50	10.6	2.84	3.06
Com/Ind Hi: exis	136,972	132,596	-4,375	-3.2	5,062	5,269	207	4.1	3.70	3.97
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	5,489	5,506	17	0.3	203	219	16	8.1	3.70	3.99
Ag HGA: Exist	396	379	-17	-4.4	5	5	0	-1.5	1.26	1.30
Ag Hmstd Land	578	554	-23	-4.1	3	3	0	4.4	0.49	0.53
Ag Non-Hmstd	3,662	3,369	-293	-8.0	48	48	0	-0.4	1.32	1.42
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	745	745	0.0	0	11	11	0.0	0.00	1.43
All other NewCon	0	577	577	0.0	0	17	17	0.0	0.00	2.89
Total	588,797	570,608	-18,189	-3.1	11,606	12,061	455	3.9	1.97	2.11

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	7,407	6,764	-643	-8.7
(-) TIF Tax Capacity	22	22	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	7,385	6,743	-643	-8.7
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	39.29	43.47	0.00	0.00
City/Town	41.92	46.60	0.00	0.00
School District	48.77	50.74	15.09	17.60
Special District	0.00	0.00	0.00	0.00
Total	129.98	140.81	15.09	17.60

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	123,000	118,400	-3.7	1,523	1,501	-21	-1.4	1.24	1.27
Res Hmstd:Avg Val	184,500	177,700	-3.7	2,470	2,516	46	1.8	1.34	1.42
Res Hmstd: Hi Val	245,900	236,800	-3.7	3,416	3,527	111	3.2	1.39	1.49
Res Hmstd: Ex-Hi Val	368,900	355,300	-3.7	5,311	5,554	243	4.6	1.44	1.56
Apartment	300,000	299,900	0.0	5,327	5,806	480	9.0	1.78	1.94
Comm/Ind: Lo Val	150,000	145,200	-3.2	4,250	4,436	186	4.4	2.83	3.05
Comm/Ind: Med Val	300,000	290,400	-3.2	9,840	10,219	378	3.8	3.28	3.52
Comm/Ind: Hi Val	1,000,000	968,100	-3.2	35,930	37,425	1,495	4.2	3.59	3.87

Wright County | **Annandale city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	126,785	118,465	-8,319	-6.6	1,318	1,505	187	14.2	1.04	1.27
Res Non-Hm: exis	17,161	15,597	-1,564	-9.1	222	250	28	12.5	1.30	1.60
Apartments: exis	3,133	3,133	0	0.0	46	57	12	25.4	1.45	1.82
Low-inc Apts: ex	6,137	6,137	0	0.0	55	69	14	25.1	0.89	1.12
Seasnl Rec: exis	4,543	4,419	-123	-2.7	58	71	12	21.4	1.28	1.60
Com/Ind: Lo: exi	15,477	15,290	-187	-1.2	379	447	68	17.9	2.45	2.92
Com/Ind Hi: exis	20,391	19,263	-1,127	-5.5	655	740	84	12.9	3.21	3.84
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	2,269	2,344	75	3.3	72	89	17	23.5	3.19	3.81
Ag HGA: Exist	627	625	-2	-0.3	7	8	2	23.6	1.04	1.29
Ag Hmstd Land	529	551	22	4.2	2	3	1	47.6	0.32	0.46
Ag Non-Hmstd	528	564	36	6.9	6	7	2	35.7	1.05	1.33
Misc props	3,038	3,038	0	0.0	44	55	11	25.4	1.45	1.82
ResHmstd: NewCon	0	1,342	1,342	0.0	0	17	17	0.0	0.00	1.27
All other NewCon	0	339	339	0.0	0	7	7	0.0	0.00	2.15
Total	200,617	191,109	-9,508	-4.7	2,863	3,325	462	16.1	1.43	1.74

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	2,328	2,020	-308	-13.2
(-) TIF Tax Capacity	80	79	-1	-1.5
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	2,248	1,941	-307	-13.6
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	39.23	43.40	0.00	0.00
City/Town	54.64	64.82	0.00	0.00
School District	8.74	22.81	14.53	16.17
Special District	1.98	1.78	0.00	0.00
Total	104.59	132.80	14.53	16.17

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	103,000	96,200	-6.6	947	1,054	106	11.2	0.92	1.1
Res Hmstd:Avg Val	154,400	144,300	-6.5	1,606	1,828	222	13.8	1.04	1.27
Res Hmstd: Hi Val	205,900	192,400	-6.6	2,266	2,602	336	14.8	1.10	1.35
Res Hmstd: Ex-Hi Val	308,900	288,600	-6.6	3,585	4,150	564	15.7	1.16	1.44
Apartment	300,000	300,000	0.0	4,358	5,465	1,107	25.4	1.45	1.82
Comm/Ind: Lo Val	150,000	141,700	-5.5	3,670	4,138	468	12.8	2.45	2.92
Comm/Ind: Med Val	300,000	283,400	-5.5	8,491	9,503	1,012	11.9	2.83	3.35
Comm/Ind: Hi Val	1,000,000	944,700	-5.5	30,988	34,897	3,909	12.6	3.1	3.69

Wright County | **Buffalo city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	716,736	690,097	-26,640	-3.7	8,354	8,837	483	5.8	1.17	1.28
Res Non-Hm: exis	98,611	89,836	-8,774	-8.9	1,339	1,362	23	1.7	1.36	1.52
Apartments: exis	34,222	34,499	276	0.8	535	607	72	13.4	1.56	1.76
Low-inc Apts: ex	11,472	11,452	-20	-0.2	110	124	13	11.9	0.96	1.08
Seasnl Rec: exis	17,046	15,136	-1,910	-11.2	220	221	1	0.7	1.29	1.46
Com/Ind: Lo: exi	36,246	35,954	-292	-0.8	933	1,023	90	9.6	2.57	2.84
Com/Ind Hi: exis	140,583	137,579	-3,004	-2.1	4,745	5,142	397	8.4	3.38	3.74
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	4,699	4,728	29	0.6	159	177	18	11.4	3.38	3.74
Ag HGA: Exist	703	672	-31	-4.4	9	10	1	6.6	1.27	1.41
Ag Hmstd Land	347	95	-252	-72.7	2	0	-1	-80.7	0.48	0.34
Ag Non-Hmstd	2,101	2,402	302	14.4	23	31	7	30.9	1.11	1.28
Misc props	5,834	5,880	47	0.8	95	108	13	13.6	1.63	1.84
ResHmstd: NewCon	0	1,884	1,884	0.0	0	24	24	0.0	0.00	1.28
All other NewCon	0	708	708	0.0	0	18	18	0.0	0.00	2.55
Total	1,068,600	1,030,924	-37,676	-3.5	16,524	17,682	1,158	7.0	1.55	1.72

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	12,476	11,186	-1,291	-10.3
(-) TIF Tax Capacity	98	99	1	0.7
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	12,378	11,087	-1,291	-10.4
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	39.53	43.73	0.00	0.00
City/Town	38.45	47.03	3.13	3.24
School District	31.91	35.09	13.79	13.14
Special District	1.59	1.72	0.00	0.00
Total	111.47	127.57	16.92	16.37

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	118,800	114,400	-3.7	1,260	1,303	43	3.4	1.06	1.14
Res Hmstd:Avg Val	178,100	171,500	-3.7	2,075	2,191	116	5.6	1.16	1.28
Res Hmstd: Hi Val	237,400	228,600	-3.7	2,889	3,078	189	6.5	1.22	1.35
Res Hmstd: Ex-Hi Val	356,200	343,000	-3.7	4,522	4,856	335	7.4	1.27	1.42
Apartment	300,000	302,400	0.8	4,688	5,317	630	13.4	1.56	1.76
Comm/Ind: Lo Val	150,000	146,800	-2.1	3,861	4,175	314	8.1	2.57	2.84
Comm/Ind: Med Val	300,000	293,600	-2.1	8,924	9,633	709	8.0	2.97	3.28
Comm/Ind: Hi Val	1,000,000	978,600	-2.1	32,551	35,235	2,684	8.2	3.26	3.60

Wright County | **Cokato city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	78,804	73,780	-5,024	-6.4	892	910	18	2.1	1.13	1.23
Res Non-Hm: exis	12,750	12,484	-266	-2.1	177	200	23	12.9	1.39	1.60
Apartments: exis	3,993	3,993	0	0.0	66	76	10	15.7	1.64	1.90
Low-inc Apts: ex	4,961	4,961	0	0.0	50	58	8	15.5	1.00	1.16
Seasnl Rec: exis	248	224	-24	-9.7	4	4	0	5.4	1.42	1.66
Com/Ind: Lo: exi	12,831	12,762	-69	-0.5	343	385	42	12.2	2.68	3.02
Com/Ind Hi: exis	21,675	21,258	-417	-1.9	764	846	82	10.7	3.53	3.98
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,661	1,692	31	1.9	58	67	9	15.0	3.51	3.97
Ag HGA: Exist	137	128	-9	-6.8	2	2	0	1.7	1.16	1.26
Ag Hmstd Land	70	56	-14	-20.1	0	0	0	6.3	0.30	0.40
Ag Non-Hmstd	715	598	-117	-16.3	9	8	0	-2.4	1.21	1.41
Misc props	972	972	0	0.0	16	18	3	15.7	1.64	1.90
ResHmstd: NewCon	0	62	62	0.0	0	1	1	0.0	0.00	1.23
All other NewCon	0	493	493	0.0	0	14	14	0.0	0.00	2.80
Total	138,817	133,462	-5,355	-3.9	2,380	2,589	209	8.8	1.71	1.94

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	1,690	1,470	-219	-13.0
(-) TIF Tax Capacity	80	19	-61	-76.4
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	1,610	1,451	-158	-9.8
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	39.30	43.48	0.00	0.00
City/Town	63.46	77.08	0.00	0.00
School District	18.13	20.43	13.08	13.75
Special District	0.00	0.00	0.00	0.00
Total	120.89	140.98	13.08	13.75

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	82,800	77,500	-6.4	811	773	-39	-4.8	0.98	1
Res Hmstd:Avg Val	124,100	116,200	-6.4	1,402	1,420	19	1.3	1.13	1.22
Res Hmstd: Hi Val	165,400	154,900	-6.3	1,992	2,068	76	3.8	1.20	1.34
Res Hmstd: Ex-Hi Val	248,200	232,400	-6.4	3,176	3,366	190	6.0	1.28	1.45
Apartment	300,000	300,000	0.0	4,926	5,699	774	15.7	1.64	1.9
Comm/Ind: Lo Val	150,000	147,100	-1.9	4,015	4,441	426	10.6	2.68	3.02
Comm/Ind: Med Val	300,000	294,200	-1.9	9,303	10,267	964	10.4	3.10	3.49
Comm/Ind: Hi Val	1,000,000	980,700	-1.9	33,980	37,586	3,606	10.6	3.4	3.83

Wright County | **Delano city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	318,750	308,984	-9,766	-3.1	3,633	3,815	182	5.0	1.14	1.23
Res Non-Hm: exis	41,477	38,662	-2,816	-6.8	551	562	11	2.0	1.33	1.45
Apartments: exis	14,188	12,220	-1,968	-13.9	214	203	-11	-5.2	1.51	1.66
Low-inc Apts: ex	1,743	3,684	1,941	111.3	16	37	21	132.2	0.92	1.01
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	17,601	17,081	-519	-3.0	443	467	24	5.4	2.52	2.73
Com/Ind Hi: exis	62,308	61,422	-887	-1.4	2,066	2,214	148	7.2	3.32	3.61
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,712	1,794	82	4.8	55	62	8	14.1	3.19	3.48
Ag HGA: Exist	592	297	-295	-49.8	7	3	-3	-48.8	1.13	1.15
Ag Hmstd Land	1,017	833	-183	-18.0	5	5	0	-4.4	0.47	0.55
Ag Non-Hmstd	2,102	1,967	-136	-6.5	23	24	1	3.8	1.11	1.23
Misc props	523	516	-7	-1.3	11	12	1	8.6	2.07	2.28
ResHmstd: NewCon	0	995	995	0.0	0	12	12	0.0	0.00	1.23
All other NewCon	0	2,256	2,256	0.0	0	62	62	0.0	0.00	2.74
Total	462,013	450,711	-11,302	-2.4	7,024	7,479	455	6.5	1.52	1.66

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	5,412	5,000	-412	-7.6
(-) TIF Tax Capacity	105	100	-5	-5.2
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	5,307	4,900	-407	-7.7
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	39.29	43.47	0.00	0.00
City/Town	46.61	54.16	0.00	0.00
School District	25.19	25.65	11.77	11.71
Special District	0.00	0.00	0.00	0.00
Total	111.09	123.29	11.77	11.71

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	139,200	134,900	-3.1	1,463	1,512	49	3.3	1.05	1.12
Res Hmstd:Avg Val	208,700	202,300	-3.1	2,380	2,496	117	4.9	1.14	1.23
Res Hmstd: Hi Val	278,300	269,800	-3.1	3,297	3,483	185	5.6	1.18	1.29
Res Hmstd: Ex-Hi Val	417,500	404,700	-3.1	5,129	5,453	324	6.3	1.23	1.35
Apartment	300,000	258,400	-13.9	4,519	4,285	-234	-5.2	1.51	1.66
Comm/Ind: Lo Val	150,000	147,900	-1.4	3,775	4,042	267	7.1	2.52	2.73
Comm/Ind: Med Val	300,000	295,700	-1.4	8,749	9,352	603	6.9	2.92	3.16
Comm/Ind: Hi Val	1,000,000	985,800	-1.4	31,963	34,231	2,269	7.1	3.2	3.47

Wright County | **Howard Lake city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	75,042	65,830	-9,212	-12.3	908	874	-34	-3.8	1.21	1.33
Res Non-Hm: exis	12,825	11,242	-1,582	-12.3	192	197	5	2.7	1.49	1.75
Apartments: exis	4,027	3,136	-891	-22.1	68	63	-5	-8.0	1.69	1.99
Low-inc Apts: ex	2,365	3,252	887	37.5	25	40	15	61.6	1.04	1.22
Seasnl Rec: exis	5,248	5,091	-157	-3.0	81	93	12	14.2	1.55	1.83
Com/Ind: Lo: exi	7,797	7,619	-178	-2.3	213	238	26	12.1	2.73	3.13
Com/Ind Hi: exis	14,205	13,982	-223	-1.6	509	577	67	13.2	3.58	4.12
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	2,149	2,161	12	0.6	76	88	12	15.8	3.55	4.09
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	240	251	11	4.4	1	2	0	27.2	0.61	0.75
Ag Non-Hmstd	150	144	-6	-3.9	2	2	0	15.8	1.23	1.48
Misc props	918	918	0	0.0	15	18	3	18.1	1.69	1.99
ResHmstd: NewCon	0	169	169	0.0	0	2	2	0.0	0.00	1.33
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	124,966	113,795	-11,170	-8.9	2,091	2,193	103	4.9	1.67	1.93

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	1,472	1,218	-254	-17.2
(-) TIF Tax Capacity	229	216	-13	-5.7
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	1,243	1,002	-241	-19.4
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	39.28	43.45	0.00	0.00
City/Town	53.82	68.75	0.00	0.00
School District	29.53	35.50	15.57	14.78
Special District	0.00	0.00	0.00	0.00
Total	122.63	147.70	15.57	14.78

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	93,600	82,100	-12.3	1,005	893	-112	-11.2	1.07	1.09
Res Hmstd:Avg Val	140,300	123,100	-12.3	1,693	1,614	-79	-4.7	1.21	1.31
Res Hmstd: Hi Val	187,000	164,000	-12.3	2,380	2,333	-48	-2.0	1.27	1.42
Res Hmstd: Ex-Hi Val	280,500	246,100	-12.3	3,756	3,776	19	0.5	1.34	1.53
Apartment	300,000	233,600	-22.1	5,066	4,658	-407	-8.0	1.69	1.99
Comm/Ind: Lo Val	150,000	147,700	-1.5	4,091	4,623	532	13.0	2.73	3.13
Comm/Ind: Med Val	300,000	295,300	-1.6	9,469	10,687	1,219	12.9	3.16	3.62
Comm/Ind: Hi Val	1,000,000	984,300	-1.6	34,563	39,103	4,539	13.1	3.46	3.97

Wright County | **Maple Lake city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	78,772	74,363	-4,409	-5.6	961	944	-17	-1.8	1.22	1.27
Res Non-Hm: exis	12,658	10,560	-2,098	-16.6	185	171	-15	-7.9	1.46	1.62
Apartments: exis	2,720	2,720	0	0.0	47	51	5	10.5	1.71	1.89
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	120	117	-2	-1.9	2	2	0	7.8	1.60	1.75
Com/Ind: Lo: exi	10,206	9,915	-291	-2.9	280	298	17	6.1	2.75	3.00
Com/Ind Hi: exis	21,256	21,916	659	3.1	765	864	99	12.9	3.60	3.94
Publ U: Elec Gen	2,445	2,330	-116	-4.7	64	68	4	6.1	2.62	2.92
Publ U: Other	3,775	3,903	129	3.4	132	150	18	13.8	3.50	3.85
Ag HGA: Exist	416	388	-28	-6.7	5	5	0	-0.2	1.32	1.41
Ag Hmstd Land	899	1,030	131	14.6	5	7	2	32.0	0.56	0.64
Ag Non-Hmstd	1,424	1,465	40	2.8	17	20	3	16.0	1.22	1.37
Misc props	1,668	1,610	-58	-3.5	35	37	2	6.5	2.09	2.31
ResHmstd: NewCon	0	38	38	0.0	0	0	0	0.0	0.00	1.27
All other NewCon	0	551	551	0.0	0	19	19	0.0	0.00	3.38
Total	136,359	130,906	-5,453	-4.0	2,499	2,636	137	5.5	1.83	2.01

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	1,703	1,505	-198	-11.6
(-) TIF Tax Capacity	104	104	-1	-0.6
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	1,598	1,401	-197	-12.3
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	39.29	43.47	0.00	0.00
City/Town	45.91	56.13	0.00	0.00
School District	36.37	37.52	19.09	17.69
Special District	0.00	0.00	0.00	0.00
Total	121.57	137.12	19.09	17.69

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	89,500	84,500	-5.6	967	902	-65	-6.7	1.08	1.07
Res Hmstd:Avg Val	134,200	126,700	-5.6	1,636	1,607	-29	-1.8	1.22	1.27
Res Hmstd: Hi Val	178,900	168,900	-5.6	2,305	2,313	8	0.3	1.29	1.37
Res Hmstd: Ex-Hi Val	268,400	253,400	-5.6	3,645	3,725	81	2.2	1.36	1.47
Apartment	300,000	300,000	0.0	5,132	5,673	541	10.5	1.71	1.89
Comm/Ind: Lo Val	150,000	154,700	3.1	4,120	4,686	566	13.7	2.75	3.03
Comm/Ind: Med Val	300,000	309,300	3.1	9,519	10,780	1,261	13.2	3.17	3.49
Comm/Ind: Hi Val	1,000,000	1,031,000	3.1	34,712	39,227	4,515	13.0	3.47	3.80

Wright County | **Monticello city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	485,623	474,217	-11,406	-2.3	5,883	5,995	111	1.9	1.21	1.26
Res Non-Hm: exis	73,523	71,106	-2,417	-3.3	1,062	1,087	25	2.4	1.44	1.53
Apartments: exis	27,674	27,669	-5	0.0	456	487	31	6.7	1.65	1.76
Low-inc Apts: ex	9,420	9,420	0	0.0	96	103	6	6.6	1.02	1.09
Seasnl Rec: exis	1,955	1,859	-96	-4.9	32	33	0	1.5	1.64	1.75
Com/Ind: Lo: exi	36,457	36,349	-108	-0.3	973	1,030	58	5.9	2.67	2.83
Com/Ind Hi: exis	217,100	212,063	-5,037	-2.3	7,565	7,857	292	3.9	3.48	3.70
Publ U: Elec Gen	205,589	208,717	3,128	1.5	5,156	5,599	443	8.6	2.51	2.68
Publ U: Other	99,261	104,899	5,638	5.7	3,457	3,885	428	12.4	3.48	3.70
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Non-Hmstd	25,118	22,902	-2,216	-8.8	288	282	-6	-2.1	1.15	1.23
Misc props	6,912	6,967	55	0.8	118	127	9	7.6	1.70	1.82
ResHmstd: NewCon	0	717	717	0.0	0	9	9	0.0	0.00	1.26
All other NewCon	0	2,613	2,613	0.0	0	77	77	0.0	0.00	2.95
Total	1,188,632	1,179,498	-9,134	-0.8	25,085	26,569	1,484	5.9	2.11	2.25

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	17,405	16,636	-769	-4.4
(-) TIF Tax Capacity	971	926	-45	-4.6
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	16,434	15,710	-724	-4.4
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	39.29	43.47	0.00	0.00
City/Town	46.72	49.97	0.00	0.00
School District	27.02	28.33	21.72	22.24
Special District	1.50	1.24	0.00	0.00
Total	114.53	123.01	21.72	22.24

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	103,400	101,000	-2.3	1,129	1,121	-9	-0.8	1.09	1.11
Res Hmstd:Avg Val	155,000	151,400	-2.3	1,879	1,909	30	1.6	1.21	1.26
Res Hmstd: Hi Val	206,600	201,700	-2.4	2,628	2,695	66	2.5	1.27	1.34
Res Hmstd: Ex-Hi Val	309,900	302,600	-2.4	4,129	4,272	143	3.5	1.33	1.41
Apartment	300,000	299,900	0.0	4,946	5,278	332	6.7	1.65	1.76
Comm/Ind: Lo Val	150,000	146,500	-2.3	4,001	4,152	151	3.8	2.67	2.83
Comm/Ind: Med Val	300,000	293,000	-2.3	9,228	9,549	321	3.5	3.08	3.26
Comm/Ind: Hi Val	1,000,000	976,800	-2.3	33,619	34,883	1,264	3.8	3.36	3.57

Wright County | **Montrose city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	128,143	121,505	-6,638	-5.2	1,475	1,559	84	5.7	1.15	1.28
Res Non-Hm: exis	20,900	18,452	-2,448	-11.7	297	303	6	2.1	1.42	1.64
Apartments: exis	2,180	2,066	-114	-5.2	35	39	4	10.9	1.62	1.90
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	45	43	-2	-4.5	1	1	0	11.8	1.62	1.90
Com/Ind: Lo: exi	4,252	4,162	-89	-2.1	113	125	13	11.4	2.65	3.01
Com/Ind Hi: exis	8,920	6,738	-2,182	-24.5	311	268	-43	-13.8	3.49	3.98
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,234	1,287	54	4.3	43	51	8	19.0	3.49	3.98
Ag HGA: Exist	507	498	-9	-1.7	6	7	1	11.5	1.19	1.35
Ag Hmstd Land	692	1,015	322	46.6	3	7	3	89.7	0.50	0.65
Ag Non-Hmstd	4,979	3,673	-1,306	-26.2	59	52	-7	-12.2	1.19	1.41
Misc props	1,830	1,738	-91	-5.0	30	33	3	11.2	1.62	1.90
ResHmstd: NewCon	0	2,182	2,182	0.0	0	28	28	0.0	0.00	1.28
All other NewCon	0	234	234	0.0	0	4	4	0.0	0.00	1.62
Total	173,681	163,592	-10,089	-5.8	2,373	2,477	104	4.4	1.37	1.51

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	1,882	1,527	-355	-18.9
(-) TIF Tax Capacity	99	6	-92	-93.7
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	1,784	1,521	-263	-14.7
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	39.25	43.42	0.00	0.00
City/Town	47.52	62.73	0.00	0.00
School District	31.80	34.97	13.79	13.14
Special District	0.00	0.00	0.00	0.00
Total	118.56	141.12	13.79	13.14

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	95,000	90,100	-5.2	970	979	8	0.9	1.02	1.09
Res Hmstd:Avg Val	142,400	135,000	-5.2	1,640	1,728	88	5.4	1.15	1.28
Res Hmstd: Hi Val	189,800	180,000	-5.2	2,311	2,480	169	7.3	1.22	1.38
Res Hmstd: Ex-Hi Val	284,800	270,000	-5.2	3,653	3,982	329	9.0	1.28	1.47
Apartment	300,000	284,300	-5.2	4,860	5,388	529	10.9	1.62	1.9
Comm/Ind: Lo Val	150,000	113,300	-24.5	3,973	3,416	-558	-14.0	2.65	3.01
Comm/Ind: Med Val	300,000	226,600	-24.5	9,202	7,568	-1,634	-17.8	3.07	3.34
Comm/Ind: Hi Val	1,000,000	755,400	-24.5	33,603	28,593	-5,010	-14.9	3.36	3.79

Wright County | **St. Michael city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	1,021,127	979,011	-42,116	-4.1	13,309	13,780	471	3.5	1.30	1.41
Res Non-Hm: exis	93,687	83,338	-10,349	-11.0	1,375	1,325	-51	-3.7	1.47	1.59
Apartments: exis	2,053	5,224	3,171	154.4	35	98	63	182.1	1.69	1.88
Low-inc Apts: ex	3,557	3,643	87	2.4	37	42	5	13.2	1.05	1.16
Seasnl Rec: exis	5,228	4,772	-455	-8.7	77	75	-1	-1.6	1.47	1.58
Com/Ind: Lo: exi	24,049	23,482	-568	-2.4	656	694	37	5.7	2.73	2.95
Com/Ind Hi: exis	105,669	97,007	-8,661	-8.2	3,808	3,782	-26	-0.7	3.60	3.90
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	8,737	8,964	227	2.6	317	352	35	11.2	3.62	3.93
Ag HGA: Exist	16,786	16,833	47	0.3	208	227	19	9.2	1.24	1.35
Ag Hmstd Land	27,510	28,426	916	3.3	140	162	21	15.3	0.51	0.57
Ag Non-Hmstd	24,175	23,263	-912	-3.8	294	311	17	5.8	1.21	1.33
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	4,325	4,325	0.0	0	61	61	0.0	0.00	1.41
All other NewCon	0	5,591	5,591	0.0	0	117	117	0.0	0.00	2.10
Total	1,332,578	1,283,879	-48,699	-3.7	20,255	21,025	770	3.8	1.52	1.64

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	14,514	13,016	-1,499	-10.3
(-) TIF Tax Capacity	399	339	-60	-15.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	14,115	12,676	-1,439	-10.2
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	39.29	43.47	0.00	0.00
City/Town	34.42	39.09	0.00	0.00
School District	50.09	52.09	14.47	17.53
Special District	0.46	0.71	0.00	0.00
Total	124.26	135.37	14.47	17.53

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	141,600	135,800	-4.1	1,720	1,738	18	1.1	1.21	1.28
Res Hmstd:Avg Val	212,200	203,400	-4.1	2,763	2,854	91	3.3	1.30	1.40
Res Hmstd: Hi Val	282,900	271,200	-4.1	3,807	3,973	166	4.4	1.35	1.46
Res Hmstd: Ex-Hi Val	424,500	407,000	-4.1	5,889	6,215	326	5.5	1.39	1.53
Apartment	300,000	763,300	154.4	5,094	14,254	9,160	179.8	1.7	1.87
Comm/Ind: Lo Val	150,000	137,700	-8.2	4,112	4,093	-19	-0.5	2.74	2.97
Comm/Ind: Med Val	300,000	275,400	-8.2	9,522	9,356	-166	-1.7	3.17	3.4
Comm/Ind: Hi Val	1,000,000	918,000	-8.2	34,768	34,449	-319	-0.9	3.48	3.75

Wright County | **South Haven city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	6,286	6,053	-232	-3.7	82	91	9	11.2	1.31	1.51
Res Non-Hm: exis	1,183	1,109	-74	-6.3	21	25	4	20.1	1.74	2.23
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	961	911	-49	-5.1	29	34	5	16.8	3.03	3.73
Com/Ind Hi: exis	180	251	71	39.6	7	12	5	72.1	3.99	4.92
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	249	248	-1	-0.3	10	12	2	22.8	3.88	4.78
Ag HGA: Exist	316	293	-23	-7.1	5	5	1	11.6	1.43	1.72
Ag Hmstd Land	351	370	19	5.4	2	3	1	40.7	0.63	0.85
Ag Non-Hmstd	602	634	32	5.3	9	12	3	37.1	1.43	1.87
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	10,127	9,869	-258	-2.5	164	194	30	18.4	1.62	1.97

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	110	90	-19	-17.7
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	110	90	-19	-17.7
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	39.30	43.47	0.00	0.00
City/Town	93.54	118.73	0.00	0.00
School District	8.87	22.96	14.53	16.17
Special District	1.70	1.52	0.00	0.00
Total	143.40	186.68	14.53	16.17

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	68,700	66,200	-3.6	810	849	38	4.7	1.18	1.28
Res Hmstd:Avg Val	103,000	99,200	-3.7	1,347	1,484	137	10.2	1.31	1.5
Res Hmstd: Hi Val	137,400	132,300	-3.7	1,921	2,211	290	15.1	1.4	1.67
Res Hmstd: Ex-Hi Val	206,100	198,500	-3.7	3,068	3,665	597	19.5	1.49	1.85
Comm/Ind: Lo Val	150,000	209,400	39.6	4,543	8,514	3,971	87.4	3.03	4.07
Comm/Ind: Med Val	300,000	418,800	39.6	10,528	18,812	8,283	78.7	3.51	4.49
Comm/Ind: Hi Val	1,000,000	1,396,000	39.6	38,459	66,867	28,409	73.9	3.85	4.79

Wright County | **Waverly city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	73,548	69,127	-4,421	-6.0	1,024	1,077	53	5.2	1.39	1.56
Res Non-Hm: exis	16,584	13,413	-3,171	-19.1	283	266	-17	-5.9	1.71	1.98
Apartments: exis	616	615	-1	-0.1	11	14	2	18.2	1.87	2.21
Low-inc Apts: ex	274	274	0	0.0	3	4	1	17.9	1.14	1.35
Seasnl Rec: exis	14,177	12,253	-1,924	-13.6	214	220	6	2.9	1.51	1.79
Com/Ind: Lo: exi	3,093	2,932	-161	-5.2	91	99	8	9.2	2.94	3.39
Com/Ind Hi: exis	3,708	3,562	-146	-3.9	144	159	16	10.9	3.87	4.47
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	754	781	28	3.7	29	35	6	19.8	3.84	4.44
Ag HGA: Exist	507	482	-26	-5.0	7	8	1	9.4	1.47	1.69
Ag Hmstd Land	141	144	4	2.6	1	1	0	17.4	0.46	0.53
Ag Non-Hmstd	2,085	1,539	-546	-26.2	29	25	-3	-11.1	1.37	1.65
Misc props	204	163	-41	-20.0	5	5	0	-5.9	2.49	2.93
ResHmstd: NewCon	0	193	193	0.0	0	3	3	0.0	0.00	1.56
All other NewCon	0	290	290	0.0	0	6	6	0.0	0.00	1.98
Total	115,691	105,768	-9,923	-8.6	1,840	1,921	81	4.4	1.59	1.82

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	1,240	1,030	-210	-16.9
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	1,240	1,030	-210	-16.9
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	39.23	43.40	0.00	0.00
City/Town	68.26	86.21	0.00	0.00
School District	29.44	35.39	15.57	14.78
Special District	0.00	0.00	0.00	0.00
Total	136.93	165.00	15.57	14.78

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	110,200	103,600	-6.0	1,407	1,402	-5	-0.4	1.28	1.35
Res Hmstd:Avg Val	165,300	155,400	-6.0	2,297	2,410	113	4.9	1.39	1.55
Res Hmstd: Hi Val	220,300	207,100	-6.0	3,185	3,416	231	7.3	1.45	1.65
Res Hmstd: Ex-Hi Val	330,600	310,700	-6.0	4,967	5,433	466	9.4	1.50	1.75
Apartment	300,000	299,600	-0.1	5,602	6,622	1,020	18.2	1.87	2.21
Seas Rec: Lo Val	50,000	43,200	-13.6	723	748	26	3.6	1.45	1.73
Seas Rec: Hi Val	150,000	129,600	-13.6	2,252	2,312	60	2.7	1.50	1.78
Comm/Ind: Lo Val	150,000	144,100	-3.9	4,413	4,884	471	10.7	2.94	3.39
Comm/Ind: Med Val	300,000	288,200	-3.9	10,220	11,262	1,042	10.2	3.41	3.91
Comm/Ind: Hi Val	1,000,000	960,700	-3.9	37,316	41,324	4,008	10.7	3.73	4.30

Wright County | **Otsego city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	745,877	721,397	-24,479	-3.3	9,127	9,473	346	3.8	1.22	1.31
Res Non-Hm: exis	119,078	103,192	-15,886	-13.3	1,726	1,632	-93	-5.4	1.45	1.58
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	3,985	3,692	-293	-7.3	60	62	1	2.5	1.51	1.67
Com/Ind: Lo: exi	9,688	9,731	43	0.4	261	285	24	9.3	2.69	2.93
Com/Ind Hi: exis	87,621	83,467	-4,155	-4.7	3,086	3,204	118	3.8	3.52	3.84
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	15,196	14,937	-259	-1.7	533	571	38	7.1	3.51	3.82
Ag HGA: Exist	15,792	14,507	-1,285	-8.1	196	195	-1	-0.4	1.24	1.35
Ag Hmstd Land	27,082	27,991	909	3.4	139	167	28	20.1	0.51	0.59
Ag Non-Hmstd	31,463	27,609	-3,853	-12.2	378	369	-10	-2.6	1.20	1.33
Misc props	3,760	3,751	-9	-0.2	63	69	6	9.6	1.68	1.84
ResHmstd: NewCon	0	11,001	11,001	0.0	0	144	144	0.0	0.00	1.31
All other NewCon	0	3,394	3,394	0.0	0	84	84	0.0	0.00	2.47
Total	1,059,543	1,024,670	-34,872	-3.3	15,569	16,255	686	4.4	1.47	1.59

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	11,662	10,307	-1,355	-11.6
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	11,662	10,307	-1,355	-11.6
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	39.29	43.47	0.00	0.00
City/Town	34.01	41.34	0.00	0.00
School District	42.48	44.50	17.75	17.82
Special District	1.50	1.24	0.00	0.00
Total	117.29	130.55	17.75	17.82

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	116,700	112,900	-3.3	1,309	1,322	13	1.0	1.12	1.17
Res Hmstd:Avg Val	175,000	169,300	-3.3	2,148	2,225	76	3.6	1.23	1.31
Res Hmstd: Hi Val	233,300	225,600	-3.3	2,988	3,126	138	4.6	1.28	1.39
Res Hmstd: Ex-Hi Val	350,000	338,500	-3.3	4,669	4,934	265	5.7	1.33	1.46
Comm/Ind: Lo Val	150,000	142,900	-4.7	4,004	4,149	145	3.6	2.67	2.90
Comm/Ind: Med Val	300,000	285,800	-4.7	9,254	9,531	277	3.0	3.08	3.33
Comm/Ind: Hi Val	1,000,000	952,600	-4.7	33,754	34,946	1,192	3.5	3.38	3.67

Wright County | **Dayton city (part)**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	4,920	4,624	-296	-6.0	72	73	1	1.8	1.45	1.58
Res Non-Hm: exis	583	557	-26	-4.4	9	9	0	5.4	1.49	1.64
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind Hi: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	148	150	2	1.4	6	6	1	10.9	3.78	4.13
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	33	33	0.0	0	1	1	0.0	0.00	1.58
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	5,651	5,365	-286	-5.1	86	89	3	3.4	1.52	1.65

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	58	53	-5	-9.1
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	58	53	-5	-9.1
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	39.30	43.48	0.00	0.00
City/Town	48.61	57.76	0.00	0.00
School District	43.40	45.50	17.51	17.33
Special District	0.17	0.21	0.00	0.00
Total	131.47	146.94	17.51	17.33

Tax Burdens on Hypothetical Properties	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	193,000	181,400	-6.0	2,677	2,673	-4	-0.2	1.39	1.47
Res Hmstd:Avg Val	289,400	272,000	-6.0	4,200	4,281	81	1.9	1.45	1.57
Res Hmstd: Hi Val	385,800	362,600	-6.0	5,723	5,889	166	2.9	1.48	1.62
Res Hmstd: Ex-Hi Val	578,800	544,000	-6.0	8,882	9,098	216	2.4	1.53	1.67

Wright County | **Clearwater city (part)**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	69,691	66,273	-3,418	-4.9	895	904	9	1.0	1.28	1.36
Res Non-Hm: exis	10,930	10,818	-112	-1.0	170	188	18	10.6	1.55	1.73
Apartments: exis	6,929	7,686	757	10.9	124	155	30	24.5	1.79	2.01
Low-inc Apts: ex	1,476	707	-770	-52.1	16	9	-7	-46.2	1.09	1.23
Seasnl Rec: exis	1,588	1,514	-74	-4.7	28	30	2	7.0	1.76	1.98
Com/Ind: Lo: exi	5,869	5,831	-39	-0.7	168	184	16	9.6	2.86	3.16
Com/Ind Hi: exis	18,088	17,371	-717	-4.0	683	723	40	5.9	3.78	4.16
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	910	950	40	4.4	34	40	5	15.1	3.78	4.16
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Non-Hmstd	393	365	-28	-7.1	5	5	0	4.1	1.34	1.50
Misc props	296	285	-11	-3.7	7	8	1	7.7	2.41	2.70
ResHmstd: NewCon	0	203	203	0.0	0	3	3	0.0	0.00	1.36
All other NewCon	0	457	457	0.0	0	8	8	0.0	0.00	1.73
Total	116,171	112,459	-3,711	-3.2	2,131	2,255	124	5.8	1.83	2.01

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	1,408	1,246	-161	-11.4
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	1,408	1,246	-161	-11.4
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	39.28	43.46	0.00	0.00
City/Town	75.26	86.00	0.00	0.00
School District	18.60	20.01	11.40	13.13
Special District	1.12	1.01	0.00	0.00
Total	134.27	150.48	11.40	13.13

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	94,100	89,500	-4.9	1,083	1,025	-58	-5.3	1.15	1.15
Res Hmstd:Avg Val	141,100	134,200	-4.9	1,810	1,817	7	0.4	1.28	1.35
Res Hmstd: Hi Val	188,100	178,900	-4.9	2,537	2,609	72	2.8	1.35	1.46
Res Hmstd: Ex-Hi Val	282,200	268,400	-4.9	3,992	4,194	202	5.1	1.41	1.56
Apartment	300,000	332,800	10.9	5,377	6,697	1,320	24.5	1.79	2.01
Comm/Ind: Lo Val	150,000	144,100	-3.9	4,291	4,547	256	6.0	2.86	3.16
Comm/Ind: Med Val	300,000	288,100	-4.0	9,955	10,482	527	5.3	3.32	3.64
Comm/Ind: Hi Val	1,000,000	960,400	-4.0	36,388	38,471	2,083	5.7	3.64	4.01

Wright County | **Hanover city (part)**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	156,233	148,777	-7,456	-4.8	2,002	2,027	25	1.2	1.28	1.36
Res Non-Hm: exis	14,488	13,362	-1,126	-7.8	219	217	-3	-1.3	1.51	1.62
Apartments: exis	457	457	0	0.0	7	8	1	8.7	1.60	1.74
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	134	134	-1	-0.5	2	2	0	7.9	1.50	1.63
Com/Ind: Lo: exi	5,629	5,623	-6	-0.1	148	159	11	7.6	2.63	2.83
Com/Ind Hi: exis	7,694	7,546	-148	-1.9	266	282	15	5.8	3.46	3.73
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	2,225	2,256	31	1.4	78	85	7	9.3	3.49	3.76
Ag HGA: Exist	1,398	1,029	-369	-26.4	16	13	-4	-21.6	1.18	1.26
Ag Hmstd Land	1,470	1,003	-467	-31.7	7	5	-2	-27.6	0.46	0.48
Ag Non-Hmstd	1,583	2,297	714	45.1	19	30	11	61.2	1.17	1.30
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	401	401	0.0	0	5	5	0.0	0.00	1.36
All other NewCon	0	498	498	0.0	0	9	9	0.0	0.00	1.83
Total	191,311	183,382	-7,929	-4.1	2,764	2,841	77	2.8	1.44	1.55

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	2,056	1,854	-202	-9.8
(-) TIF Tax Capacity	12	12	0	-0.1
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	2,044	1,843	-202	-9.9
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	39.29	43.47	0.00	0.00
City/Town	44.44	48.59	0.00	0.00
School District	35.34	38.17	13.87	13.97
Special District	1.66	1.78	0.00	0.00
Total	120.73	132.01	13.87	13.97

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	153,000	145,700	-4.8	1,825	1,808	-16	-0.9	1.19	1.24
Res Hmstd:Avg Val	229,400	218,500	-4.8	2,922	2,958	36	1.2	1.27	1.35
Res Hmstd: Hi Val	305,800	291,200	-4.8	4,019	4,105	87	2.2	1.31	1.41
Res Hmstd: Ex-Hi Val	458,800	436,900	-4.8	6,175	6,378	203	3.3	1.35	1.46
Apartment	300,000	300,000	0.0	4,943	5,370	426	8.6	1.65	1.79
Comm/Ind: Lo Val	150,000	147,100	-1.9	4,023	4,246	223	5.5	2.68	2.89
Comm/Ind: Med Val	300,000	294,200	-1.9	9,318	9,813	495	5.3	3.11	3.34
Comm/Ind: Hi Val	1,000,000	980,800	-1.9	34,027	35,919	1,891	5.6	3.40	3.66

Wright County | **Rockford city (part)**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	154,911	151,071	-3,840	-2.5	1,944	2,000	56	2.9	1.25	1.32
Res Non-Hm: exis	20,044	16,924	-3,120	-15.6	300	274	-26	-8.7	1.49	1.62
Apartments: exis	5,122	5,122	0	0.0	86	94	8	8.7	1.69	1.83
Low-inc Apts: ex	2,642	2,642	0	0.0	27	30	2	8.7	1.03	1.12
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	5,919	5,884	-35	-0.6	162	173	11	7.0	2.74	2.94
Com/Ind Hi: exis	22,902	21,910	-992	-4.3	828	852	25	3.0	3.61	3.89
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	7,203	7,210	7	0.1	259	279	20	7.7	3.60	3.87
Ag HGA: Exist	289	287	-2	-0.8	3	4	0	3.6	1.20	1.26
Ag Hmstd Land	749	788	39	5.2	4	5	1	16.8	0.53	0.59
Ag Non-Hmstd	239	170	-69	-28.9	3	2	-1	-22.7	1.27	1.38
Misc props	6,295	6,294	-1	0.0	106	116	9	8.7	1.69	1.84
ResHmstd: NewCon	0	2,063	2,063	0.0	0	27	27	0.0	0.00	1.32
All other NewCon	0	105	105	0.0	0	2	2	0.0	0.00	1.62
Total	226,315	220,469	-5,846	-2.6	3,722	3,856	134	3.6	1.64	1.75

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	2,630	2,373	-257	-9.8
(-) TIF Tax Capacity	178	163	-15	-8.2
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	2,452	2,210	-242	-9.9
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	39.24	43.41	0.00	0.00
City/Town	50.34	54.33	0.00	0.00
School District	37.01	39.94	10.49	11.30
Special District	0.00	0.00	0.00	0.00
Total	126.58	137.67	10.49	11.30

Tax Burdens on Hypothetical Properties	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	121,100	118,100	-2.5	1,397	1,393	-4	-0.3	1.15	1.18
Res Hmstd:Avg Val	181,600	177,100	-2.5	2,280	2,345	65	2.8	1.26	1.32
Res Hmstd: Hi Val	242,100	236,100	-2.5	3,164	3,297	133	4.2	1.31	1.4
Res Hmstd: Ex-Hi Val	363,200	354,200	-2.5	4,933	5,203	270	5.5	1.36	1.47
Apartment	300,000	300,000	0.0	5,062	5,502	440	8.7	1.69	1.83
Comm/Ind: Lo Val	150,000	143,500	-4.3	4,104	4,226	121	3.0	2.74	2.94
Comm/Ind: Med Val	300,000	287,000	-4.3	9,524	9,745	221	2.3	3.17	3.4
Comm/Ind: Hi Val	1,000,000	956,700	-4.3	34,817	35,788	970	2.8	3.48	3.74

Yellow Medicine County | **Canby city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	45,133	44,798	-335	-0.7	655	690	35	5.3	1.45	1.54
Res Non-Hm: exis	5,128	5,125	-3	-0.1	90	107	17	19.0	1.76	2.09
Apartments: exis	1,610	1,661	52	3.2	34	42	8	23.2	2.12	2.53
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	5,351	4,671	-680	-12.7	174	176	2	1.4	3.25	3.77
Com/Ind Hi: exis	1,557	2,066	509	32.7	67	103	36	54.5	4.28	4.98
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,660	1,723	63	3.8	70	85	15	20.9	4.22	4.92
Ag HGA: Exist	78	76	-2	-2.8	1	1	0	-4.9	1.33	1.30
Ag Hmstd Land	443	502	59	13.3	3	4	1	39.0	0.73	0.89
Ag Non-Hmstd	322	353	31	9.7	5	7	2	32.5	1.57	1.89
Misc props	346	291	-55	-16.0	9	9	0	0.0	2.46	2.92
ResHmstd: NewCon	0	243	243	0.0	0	4	4	0.0	0.00	1.54
All other NewCon	0	2,097	2,097	0.0	0	92	92	0.0	0.00	4.39
Total	61,627	63,604	1,978	3.2	1,108	1,320	212	19.1	1.80	2.08

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	678	593	-85	-12.6
(-) TIF Tax Capacity	32	50	18	54.9
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	646	543	-103	-16.0
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	46.25	45.61	0.00	0.00
City/Town	99.51	134.36	0.00	0.00
School District	8.94	7.40	16.41	16.61
Special District	2.06	2.08	0.00	0.00
Total	156.76	189.45	16.41	16.61

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	50,500	50,100	-0.8	673	653	-20	-3.0	1.33	1.30
Res Hmstd:Avg Val	75,700	75,100	-0.8	1,008	978	-30	-3.0	1.33	1.30
Res Hmstd: Hi Val	100,900	100,200	-0.7	1,466	1,530	64	4.4	1.45	1.53
Res Hmstd: Ex-Hi Val	151,500	150,400	-0.7	2,388	2,650	262	11.0	1.58	1.76
Apartment	300,000	309,600	3.2	6,371	7,846	1,475	23.1	2.12	2.53
Comm/Ind: Lo Val	150,000	199,100	32.7	4,872	8,106	3,233	66.4	3.25	4.07
Comm/Ind: Med Val	300,000	398,100	32.7	11,286	18,010	6,724	59.6	3.76	4.52
Comm/Ind: Hi Val	1,000,000	1,327,100	32.7	41,219	64,249	23,030	55.9	4.12	4.84

Yellow Medicine County | **Clarkfield city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	15,078	15,936	858	5.7	228	228	0	0.1	1.51	1.43
Res Non-Hm: exis	1,727	1,958	231	13.4	32	40	8	24.7	1.88	2.06
Apartments: exis	96	90	-6	-6.3	2	2	0	3.1	2.27	2.50
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	2,252	2,242	-10	-0.4	77	83	7	8.5	3.40	3.71
Com/Ind Hi: exis	3,453	3,492	39	1.1	154	169	16	10.3	4.45	4.85
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	530	557	27	5.1	24	27	3	14.5	4.45	4.85
Ag HGA: Exist	116	125	9	7.8	2	2	0	10.9	1.64	1.69
Ag Hmstd Land	792	839	47	5.9	7	8	1	18.1	0.86	0.96
Ag Non-Hmstd	431	460	29	6.7	7	8	1	17.9	1.60	1.77
Misc props	2	2	0	0.0	0	0	0	10.1	2.27	2.50
ResHmstd: NewCon	0	92	92	0.0	0	1	1	0.0	0.00	1.43
All other NewCon	0	485	485	0.0	0	21	21	0.0	0.00	4.37
Total	24,477	26,278	1,801	7.4	532	591	59	11.1	2.17	2.25

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	292	258	-34	-11.7
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	292	258	-34	-11.7
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	45.29	44.71	0.00	0.00
City/Town	######	123.44	0.00	0.00
School District	8.79	8.40	26.52	28.44
Special District	0.63	0.63	0.00	0.00
Total	160.36	177.19	26.52	28.44

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	34,100	36,000	5.6	501	485	-16	-3.1	1.47	1.35
Res Hmstd:Avg Val	51,100	54,000	5.7	751	728	-23	-3.0	1.47	1.35
Res Hmstd: Hi Val	68,100	72,000	5.7	1,000	970	-30	-3.0	1.47	1.35
Res Hmstd: Ex-Hi Val	102,200	108,000	5.7	1,629	1,733	104	6.4	1.59	1.60
Apartment	300,000	281,000	-6.3	6,809	7,023	214	3.1	2.27	2.5
Comm/Ind: Lo Val	150,000	151,700	1.1	5,105	5,646	541	10.6	3.40	3.72
Comm/Ind: Med Val	300,000	303,400	1.1	11,778	13,004	1,226	10.4	3.93	4.29
Comm/Ind: Hi Val	1,000,000	1,011,400	1.1	42,921	47,345	4,424	10.3	4.29	4.68

Yellow Medicine County | **Echo city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	4,070	4,359	289	7.1	75	70	-4	-5.9	1.84	1.62
Res Non-Hm: exis	262	269	7	2.8	6	7	1	10.6	2.26	2.44
Apartments: exis	277	270	-7	-2.5	8	8	0	5.0	2.71	2.91
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	793	780	-12	-1.5	31	33	2	5.5	3.93	4.21
Com/Ind Hi: exis	528	533	5	0.9	27	29	2	8.1	5.15	5.51
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	200	206	7	3.3	10	11	1	10.6	5.14	5.51
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	1,834	2,075	242	13.2	31	39	8	25.0	1.68	1.86
Ag Non-Hmstd	190	211	21	10.9	4	4	1	19.5	1.95	2.10
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	53	53	0.0	0	1	1	0.0	0.00	1.62
All other NewCon	0	82	82	0.0	0	2	2	0.0	0.00	2.48
Total	8,153	8,840	687	8.4	191	204	13	6.8	2.35	2.31

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	91	82	-9	-10.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	91	82	-9	-10.0
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	46.62	46.34	0.00	0.00
City/Town	######	153.99	0.00	0.00
School District	9.49	9.45	26.52	28.44
Special District	0.63	0.63	0.00	0.00
Total	195.26	210.41	26.52	28.44

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	28,300	30,300	7.1	514	469	-46	-8.9	1.82	1.55
Res Hmstd:Avg Val	42,400	45,400	7.1	771	702	-68	-8.9	1.82	1.55
Res Hmstd: Hi Val	56,500	60,500	7.1	1,027	936	-91	-8.9	1.82	1.55
Res Hmstd: Ex-Hi Val	84,800	90,800	7.1	1,585	1,557	-27	-1.7	1.87	1.71
Apartment	300,000	292,600	-2.5	8,118	8,528	410	5.1	2.71	2.91
Comm/Ind: Lo Val	150,000	151,400	0.9	5,890	6,388	498	8.5	3.93	4.22
Comm/Ind: Med Val	300,000	302,700	0.9	13,610	14,732	1,122	8.2	4.54	4.87
Comm/Ind: Hi Val	1,000,000	1,009,000	0.9	49,639	53,684	4,045	8.1	4.96	5.32

Yellow Medicine County | **Hanley Falls city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	4,048	4,022	-26	-0.6	66	63	-2	-3.8	1.62	1.57
Res Non-Hm: exis	710	740	30	4.2	14	18	3	22.6	2.02	2.37
Apartments: exis	54	58	5	8.7	1	2	0	28.1	2.45	2.89
Low-inc Apts: ex	161	175	14	8.4	2	3	1	27.6	1.51	1.77
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	225	225	0	0.0	8	9	1	15.4	3.62	4.17
Com/Ind Hi: exis	428	463	35	8.1	20	25	5	25.0	4.73	5.47
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	104	106	2	1.7	5	6	1	17.6	4.73	5.47
Ag HGA: Exist	50	50	0	0.0	1	1	0	-4.9	1.61	1.53
Ag Hmstd Land	91	88	-3	-3.7	1	1	0	14.2	0.68	0.80
Ag Non-Hmstd	0	4	4	0.0	0	0	0	0.0	0.00	2.08
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	18	18	0.0	0	0	0	0.0	0.00	1.57
All other NewCon	0	6	6	0.0	0	0	0	0.0	0.00	4.17
Total	5,871	5,954	83	1.4	118	128	10	8.1	2.02	2.15

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	64	50	-14	-22.1
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	64	50	-14	-22.1
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	43.81	42.29	0.00	0.00
City/Town	######	160.38	0.00	0.00
School District	5.62	4.02	26.52	28.44
Special District	1.49	1.53	0.00	0.00
Total	174.63	208.22	26.52	28.44

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	31,400	31,200	-0.6	506	479	-27	-5.4	1.61	1.53
Res Hmstd:Avg Val	47,100	46,800	-0.6	759	718	-41	-5.4	1.61	1.53
Res Hmstd: Hi Val	62,700	62,300	-0.6	1,010	955	-55	-5.4	1.61	1.53
Res Hmstd: Ex-Hi Val	94,100	93,500	-0.6	1,605	1,613	7	0.5	1.71	1.72
Apartment	300,000	326,000	8.7	7,344	9,412	2,068	28.2	2.45	2.89
Comm/Ind: Lo Val	150,000	162,200	8.1	5,426	6,929	1,503	27.7	3.62	4.27
Comm/Ind: Med Val	300,000	324,400	8.1	12,527	15,803	3,276	26.2	4.18	4.87
Comm/Ind: Hi Val	1,000,000	1,081,300	8.1	45,668	57,214	11,546	25.3	4.57	5.29

Yellow Medicine County | **Hazel Run city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	791	870	79	10.0	7	8	1	19.6	0.83	0.91
Res Non-Hm: exis	165	122	-43	-25.8	2	2	0	-22.5	1.28	1.34
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	79	79	0	0.0	2	2	0	4.3	2.52	2.63
Com/Ind Hi: exis	45	59	14	30.5	1	2	1	36.0	3.27	3.41
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	34	34	1	1.8	1	1	0	6.1	3.27	3.41
Ag HGA: Exist	209	217	8	3.7	2	2	0	9.4	1.01	1.07
Ag Hmstd Land	1,034	1,124	90	8.7	7	8	1	13.3	0.67	0.70
Ag Non-Hmstd	447	482	35	7.9	5	5	1	11.8	1.01	1.05
Misc props	4	4	0	0.0	0	0	0	4.1	1.79	1.86
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	2,808	2,992	184	6.6	27	30	3	11.7	0.96	1.01

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	26	24	-2	-8.2
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	26	24	-2	-8.2
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	49.23	49.24	0.00	0.00
City/Town	36.74	40.02	0.00	0.00
School District	13.97	14.26	26.52	28.44
Special District	1.49	1.53	0.00	0.00
Total	101.42	105.05	26.52	28.44

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	29,300	32,200	9.9	258	295	37	14.3	0.88	0.91
Res Hmstd:Avg Val	43,900	48,300	10.0	386	442	56	14.4	0.88	0.91
Res Hmstd: Hi Val	58,600	64,500	10.1	515	590	75	14.5	0.88	0.91
Res Hmstd: Ex-Hi Val	87,900	96,700	10.0	831	991	160	19.2	0.95	1.02
Comm/Ind: Lo Val	150,000	195,800	30.5	3,779	5,501	1,722	45.6	2.52	2.81
Comm/Ind: Med Val	300,000	391,600	30.5	8,684	12,173	3,489	40.2	2.89	3.11
Comm/Ind: Hi Val	1,000,000	1,305,300	30.5	31,576	43,309	11,732	37.2	3.16	3.32

Yellow Medicine County | **Porter city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	3,231	3,460	228	7.1	30	32	2	6.1	0.92	0.91
Res Non-Hm: exis	603	675	72	11.9	8	9	1	13.0	1.27	1.28
Apartments: exis	132	144	12	9.2	2	2	0	10.4	1.54	1.55
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	686	684	-2	-0.3	17	18	0	1.8	2.54	2.60
Com/Ind Hi: exis	765	816	51	6.6	26	28	2	8.9	3.34	3.41
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	211	230	20	9.3	7	8	1	11.7	3.31	3.38
Ag HGA: Exist	217	220	2	1.1	2	2	0	-2.2	0.89	0.86
Ag Hmstd Land	3,520	3,678	159	4.5	21	22	1	4.9	0.59	0.59
Ag Non-Hmstd	10	11	1	5.8	0	0	0	7.0	1.10	1.11
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	4	4	0.0	0	0	0	0.0	0.00	0.91
All other NewCon	0	159	159	0.0	0	5	5	0.0	0.00	3.08
Total	9,375	10,079	704	7.5	112	124	12	11.0	1.20	1.23

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	92	88	-4	-4.3
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	92	88	-4	-4.3
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	48.66	48.64	0.00	0.00
City/Town	47.61	49.78	0.00	0.00
School District	12.07	11.11	16.41	16.61
Special District	1.49	1.53	0.00	0.00
Total	109.83	111.07	16.41	16.61

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	35,900	38,400	7.0	310	320	10	3.3	0.86	0.83
Res Hmstd:Avg Val	53,900	57,700	7.1	465	480	15	3.3	0.86	0.83
Res Hmstd: Hi Val	71,800	76,900	7.1	619	645	26	4.2	0.86	0.84
Res Hmstd: Ex-Hi Val	107,700	115,300	7.1	1,084	1,174	90	8.3	1.01	1.02
Apartment	300,000	327,500	9.2	4,611	5,091	480	10.4	1.54	1.55
Comm/Ind: Lo Val	150,000	159,900	6.6	3,816	4,236	420	11.0	2.54	2.65
Comm/Ind: Med Val	300,000	319,800	6.6	8,822	9,688	866	9.8	2.94	3.03
Comm/Ind: Hi Val	1,000,000	1,066,000	6.6	32,183	35,131	2,947	9.2	3.22	3.3

Yellow Medicine County | **St. Leo city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	1,505	1,439	-66	-4.4	13	13	0	3.4	0.85	0.92
Res Non-Hm: exis	205	263	57	28.0	3	4	1	44.5	1.27	1.43
Apartments: exis	209	129	-80	-38.1	3	2	-1	-29.9	1.54	1.74
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	9	9	0	0.0	0	0	0	14.3	1.18	1.34
Com/Ind: Lo: exi	130	130	0	0.0	3	4	0	11.0	2.55	2.83
Com/Ind Hi: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	61	63	3	4.1	2	2	0	15.7	3.34	3.71
Ag HGA: Exist	130	129	-1	-1.1	1	1	0	5.8	0.89	0.95
Ag Hmstd Land	445	443	-2	-0.4	2	3	0	14.2	0.53	0.61
Ag Non-Hmstd	12	13	1	7.6	0	0	0	23.4	1.10	1.26
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	6	6	0.0	0	0	0	0.0	0.00	1.43
Total	2,706	2,624	-82	-3.0	28	30	2	6.6	1.02	1.13

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	27	20	-7	-26.8
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	27	20	-7	-26.8
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	49.22	49.23	0.00	0.00
City/Town	46.55	63.61	0.00	0.00
School District	12.76	11.83	16.41	16.61
Special District	1.49	1.53	0.00	0.00
Total	110.02	126.21	16.41	16.61

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	25,100	24,000	-4.4	217	222	5	2.1	0.86	0.92
Res Hmstd:Avg Val	37,600	36,000	-4.3	325	332	7	2.3	0.86	0.92
Res Hmstd: Hi Val	50,100	47,900	-4.4	433	442	9	2.1	0.86	0.92
Res Hmstd: Ex-Hi Val	75,200	71,900	-4.4	650	664	14	2.1	0.86	0.92
Apartment	300,000	185,700	-38.1	4,618	3,238	-1,380	-29.9	1.54	1.74

Yellow Medicine County | **Wood Lake city**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	9,151	8,826	-326	-3.6	123	127	4	2.9	1.35	1.44
Res Non-Hm: exis	723	1,054	331	45.8	12	22	9	75.8	1.71	2.06
Apartments: exis	307	313	5	1.7	6	8	1	23.8	2.05	2.49
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	926	924	-2	-0.2	29	34	5	17.7	3.15	3.71
Com/Ind Hi: exis	1,334	1,317	-17	-1.3	55	64	9	16.8	4.13	4.88
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	231	247	16	6.9	10	12	3	26.5	4.13	4.88
Ag HGA: Exist	279	277	-2	-0.6	4	4	0	8.7	1.41	1.54
Ag Hmstd Land	1,011	1,152	141	14.0	7	11	4	54.1	0.69	0.93
Ag Non-Hmstd	127	142	15	11.5	2	3	1	38.1	1.47	1.82
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	36	36	0.0	0	1	1	0.0	0.00	1.44
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	14,090	14,288	198	1.4	249	285	37	14.8	1.76	2.00

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	157	129	-28	-17.7
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	157	129	-28	-17.7
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	48.33	48.15	0.00	0.00
City/Town	76.67	112.76	0.00	0.00
School District	21.57	20.88	20.62	21.04
Special District	0.63	0.63	0.00	0.00
Total	147.20	182.42	20.62	21.04

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	43,000	41,500	-3.5	550	542	-8	-1.5	1.28	1.30
Res Hmstd:Avg Val	64,400	62,100	-3.6	823	810	-13	-1.6	1.28	1.30
Res Hmstd: Hi Val	85,900	82,800	-3.6	1,147	1,141	-5	-0.5	1.33	1.38
Res Hmstd: Ex-Hi Val	128,900	124,300	-3.6	1,907	2,054	147	7.7	1.48	1.65
Apartment	300,000	305,100	1.7	6,139	7,599	1,460	23.8	2.05	2.49
Comm/Ind: Lo Val	150,000	148,100	-1.3	4,720	5,499	779	16.5	3.15	3.71
Comm/Ind: Med Val	300,000	296,200	-1.3	10,911	12,706	1,795	16.5	3.64	4.29
Comm/Ind: Hi Val	1,000,000	987,300	-1.3	39,800	46,439	6,639	16.7	3.98	4.70

Yellow Medicine County | **Granite Falls city (part**

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	58,302	58,420	118	0.2	869	893	24	2.7	1.49	1.53
Res Non-Hm: exis	7,709	6,776	-933	-12.1	136	131	-5	-3.4	1.77	1.94
Apartments: exis	1,432	1,454	22	1.6	30	34	4	11.8	2.11	2.32
Low-inc Apts: ex	2,137	2,196	59	2.8	28	32	4	12.9	1.32	1.45
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	8,781	8,932	152	1.7	280	311	30	10.8	3.19	3.48
Com/Ind Hi: exis	6,623	6,716	93	1.4	273	302	29	10.5	4.12	4.49
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	610	683	73	12.0	25	31	6	23.4	4.10	4.51
Ag HGA: Exist	217	0	-217	-100.0	4	0	-4	-100.0	1.67	0.00
Ag Hmstd Land	174	24	-150	-86.1	1	0	-1	-64.7	0.62	1.56
Ag Non-Hmstd	176	240	64	36.1	2	4	1	50.8	1.41	1.56
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	328	328	0.0	0	5	5	0.0	0.00	1.53
All other NewCon	0	246	246	0.0	0	9	9	0.0	0.00	3.58
Total	86,160	86,015	-145	-0.2	1,649	1,751	102	6.2	1.91	2.04

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	974	828	-145	-14.9
(-) TIF Tax Capacity	47	47	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	927	781	-145	-15.7
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	49.73	49.74	0.00	0.00
City/Town	78.22	93.21	8.34	8.52
School District	12.16	12.42	26.52	28.44
Special District	0.63	0.63	0.00	0.00
Total	140.74	156.00	34.86	36.95

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	60,900	61,000	0.2	826	796	-29	-3.6	1.36	1.31
Res Hmstd:Avg Val	91,200	91,400	0.2	1,311	1,311	0	0.0	1.44	1.43
Res Hmstd: Hi Val	121,600	121,800	0.2	1,872	1,940	68	3.6	1.54	1.59
Res Hmstd: Ex-Hi Val	182,500	182,900	0.2	2,997	3,205	208	7.0	1.64	1.75
Apartment	300,000	304,700	1.6	6,324	7,068	744	11.8	2.11	2.32
Comm/Ind: Lo Val	150,000	152,100	1.4	4,788	5,309	521	10.9	3.19	3.49
Comm/Ind: Med Val	300,000	304,200	1.4	10,998	12,172	1,173	10.7	3.67	4.00
Comm/Ind: Hi Val	1,000,000	1,014,000	1.4	39,979	44,197	4,218	10.5	4	4.36