

House Research Simulation Report: Property Tax

Simulation #12A6

Date 3/12/2012

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DESCRIPTION

BASELINE: Final Pay 2011

ALTERNATIVE: Actual Pay 2012

This report compares property taxes payable in 2012 to property taxes payable in 2011. 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 certified levies reported by the counties; the report is not considered "final" because there may be some slight differences in how taxes are spread, in TIF tax capacities, and in credit amounts, when the abstract of tax lists becomes available in mid-summer of 2012. The breakout of market value between existing properties and new construction is based on data reported by the counties to the Dept. of Revenue.

KEY POINTS

- **Statewide, property taxes are increasing by \$370 million, or 4.6%.** Approximately \$53 million of the \$370 million increase would be borne by new construction - property appearing on the tax rolls for the first time in 2012. The overall tax increases are 8.1% in Greater Minnesota and 2.6% in the Metro area.
- **On a statewide average basis, property tax increases on existing properties vary from 1.8%** (on residential homesteads) to 14.2% (on public utility property). Increases on the largest property types are 4.1% on residential non-homestead property, 7% on regular apartments, 3.7% on commercial-industrial property, 10.8% on agricultural property, 10% on low-income apartments, and 4.6% 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: Actual Pay 2012

- **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 reported to the Dept. of Revenue by the county auditors.
- The **state levy** is based on the actual state levy amount of \$821.1 million.
- **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

<i>Tax Burdens by Property Class</i>	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	353	43	13.8	0.56	0.64
Res Non-Hm: exis	14,535	14,789	254	1.7	158	179	21	13.5	1.09	1.21
Apartments: exis	11,338	11,332	-6	-0.1	148	165	17	11.7	1.30	1.46
Low-inc Apts: ex	1,898	1,903	5	0.3	15	17	2	12.0	0.79	0.88
Seasnl Rec: exis	92	91	-1	-0.9	1	1	0	10.7	1.11	1.24
Com/Ind: Lo: exi	18,561	18,181	-380	-2.0	449	481	32	7.2	2.42	2.64
Com/Ind Hi: exis	19,527	18,829	-699	-3.6	626	661	35	5.6	3.21	3.51
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	16.3	3.21	3.51
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	28.7	1.01	1.13
Misc props	586	562	-23	-4.0	10	11	1	7.7	1.72	1.93
ResHmstd: NewCon	0	153	153	0.0	0	1	1	0.0	0.00	0.64
All other NewCon	0	12	12	0.0	0	0	0	0.0	0.00	1.21
Total	122,396	121,209	-1,187	-1.0	1,725	1,879	154	8.9	1.41	1.55

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	1,542	1,394	-148	-9.6	County	34.64	38.84	0.00	0.00
(-) TIF Tax Capacity	197	149	-48	-24.5	City/Town	63.22	71.14	0.00	0.00
(-) FD Contrib Tax Cap	155	211	56	36.5	School District	2.82	2.89	4.27	4.37
(=) Taxable Tax Capacity	1,190	1,034	-156	-13.1	Special District	0.16	0.17	0.00	0.00
FD Distrib Tax Cap	89	105	17	18.6	Total	100.83	113.04	4.27	4.37

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	74,300	73,700		-0.8	208	242	34	16.5	0.28	0.33
Res Hmstd:Avg Val	111,400	110,500		-0.8	609	699	90	14.8	0.55	0.63
Res Hmstd: Hi Val	148,500	147,300		-0.8	1,032	1,169	136	13.2	0.7	0.79
Res Hmstd: Ex-Hi Val	222,700	221,000		-0.8	1,879	2,109	230	12.2	0.84	0.95
Apartment	300,000	299,800		-0.1	3,910	4,367	458	11.7	1.30	1.46
Comm/Ind: Lo Val	150,000	144,600		-3.6	3,625	3,824	199	5.5	2.42	2.64
Comm/Ind: Med Val	300,000	289,300		-3.6	8,438	8,859	421	5.0	2.81	3.06
Comm/Ind: Hi Val	1,000,000	964,200		-3.6	30,895	32,559	1,664	5.4	3.09	3.38

Aitkin County

Hill City city

<i>Tax Burdens by Property Class</i>	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	143	-21	-12.6	1.22	1.06
Res Non-Hm: exis	3,587	3,378	-208	-5.8	55	49	-6	-11.3	1.53	1.44
Apartments: exis	780	865	85	10.9	15	15	1	6.1	1.86	1.78
Low-inc Apts: ex	333	272	-61	-18.3	4	3	-1	-21.8	1.12	1.07
Seasnl Rec: exis	8,416	8,223	-193	-2.3	131	123	-8	-6.0	1.56	1.50
Com/Ind: Lo: exi	2,530	2,457	-74	-2.9	75	71	-4	-5.0	2.96	2.89
Com/Ind Hi: exis	898	1,414	516	57.5	35	54	19	54.0	3.93	3.84
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	4	1	26.6	3.93	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	266	266	0	0.0	4	4	0	-4.6	1.46	1.39
Misc props	90	89	0	-0.5	2	2	0	-4.9	2.22	2.13
ResHmstd: NewCon	0	10	10	0.0	0	0	0	0.0	0.00	1.06
All other NewCon	0	276	276	0.0	0	5	5	0.0	0.00	1.69
Total	30,348	30,814	467	1.5	487	473	-14	-2.9	1.60	1.53

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	328	303	-25	-7.7	County	33.01	37.07	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	74.43	80.61	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	38.10	21.11	3.94	4.19
(=) Taxable Tax Capacity	328	303	-25	-7.7	Special District	0.16	0.17	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	145.70	138.97	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	489	-119	-19.5	1.1	0.88
Res Hmstd:Avg Val	83,000	83,600	0.7	944	784	-160	-17.0	1.14	0.94
Res Hmstd: Hi Val	110,700	111,500	0.7	1,384	1,218	-166	-12.0	1.25	1.09
Res Hmstd: Ex-Hi Val	166,000	167,100	0.7	2,261	2,084	-177	-7.8	1.36	1.25
Apartment	300,000	332,800	10.9	5,582	5,921	339	6.1	1.86	1.78
Seas Rec: Lo Val	50,000	48,900	-2.2	766	720	-46	-6.0	1.53	1.47
Seas Rec: Hi Val	150,000	146,600	-2.3	2,383	2,247	-136	-5.7	1.59	1.53
Comm/Ind: Lo Val	150,000	236,200	57.5	4,436	7,652	3,216	72.5	2.96	3.24
Comm/Ind: Med Val	300,000	472,400	57.5	10,331	16,730	6,399	61.9	3.44	3.54
Comm/Ind: Hi Val	1,000,000	1,574,700	57.5	37,841	59,096	21,254	56.2	3.78	3.75

Aitkin County

McGrath city

<i>Tax Burdens by Property Class</i>	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	9	-1	-11.6	0.90	0.75
Res Non-Hm: exis	557	595	38	6.9	8	8	0	0.0	1.35	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	8	7	-1	-6.3	0	0	0	-11.3	1.39	1.31
Com/Ind: Lo: exi	33	47	14	42.9	1	1	0	37.6	2.74	2.64
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	-6.2	3.64	3.51
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	-11.3	0.36	0.32
Ag Non-Hmstd	75	75	0	0.0	1	1	0	-6.1	1.31	1.23
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	0.75
All other NewCon	0	42	42	0.0	0	1	1	0.0	0.00	1.26
Total	1,890	2,061	172	9.1	21	21	-1	-3.1	1.13	1.00

Tax Base

Tax Rates

	Baseline	Alternative	Change	Pctg Chng		Net Tax Cap (Pctg)		Ref Mkt Val	
						Base	Alter	Base	Alter
Total Tax Capacity	19	16	-3	-15.9	County	34.64	38.84	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	84.27	72.06	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	12.09	12.06	3.58	2.20
(=) Taxable Tax Capacity	19	16	-3	-15.9	Special District	0.16	0.17	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	131.16	123.13	3.58	2.20

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	28,100	29,600		5.3	266	225	-41	-15.4	0.95	0.76
Res Hmstd:Avg Val	42,100	44,300		5.2	399	337	-62	-15.5	0.95	0.76
Res Hmstd: Hi Val	56,100	59,000		5.2	532	449	-83	-15.6	0.95	0.76
Res Hmstd: Ex-Hi Val	84,200	88,600		5.2	838	750	-88	-10.5	1	0.85
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

<i>Tax Burdens by Property Class</i>	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	55	0	-0.2	0.98	0.97
Res Non-Hm: exis	2,527	2,509	-18	-0.7	35	37	3	7.3	1.37	1.48
Apartments: exis	0	1,033	1,033	0.0	0	18	18	0.0	0.00	1.79
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	9.2	1.38	1.50
Com/Ind: Lo: exi	6,331	6,084	-247	-3.9	172	177	5	3.2	2.71	2.91
Com/Ind Hi: exis	4,219	3,185	-1,034	-24.5	152	123	-29	-18.8	3.60	3.87
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	-0.1	3.60	3.87
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	17.0	0.35	0.41
Ag Non-Hmstd	220	220	-1	-0.2	3	3	0	9.0	1.30	1.42
Misc props	557	544	-13	-2.3	11	11	1	5.9	1.89	2.05
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	1.48
Total	19,660	19,395	-265	-1.3	431	429	-1	-0.3	2.19	2.21

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	273	244	-29	-10.6	County	32.59	36.59	0.00	0.00
(-) TIF Tax Capacity	20	13	-7	-36.1	City/Town	86.99	95.19	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	9.83	9.58	3.59	2.20
(=) Taxable Tax Capacity	253	231	-22	-8.6	Special District	0.16	0.17	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	129.57	141.53	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	436	-28	-6.1	0.93	0.87
Res Hmstd:Avg Val	74,800	75,100	0.4	697	654	-43	-6.1	0.93	0.87
Res Hmstd: Hi Val	99,700	100,000	0.3	1,045	1,038	-7	-0.7	1.05	1.04
Res Hmstd: Ex-Hi Val	149,500	150,000	0.3	1,753	1,820	67	3.8	1.17	1.21
Comm/Ind: Lo Val	150,000	113,200	-24.5	4,068	3,296	-772	-19.0	2.71	2.91
Comm/Ind: Med Val	300,000	226,500	-24.5	9,474	7,331	-2,142	-22.6	3.16	3.24
Comm/Ind: Hi Val	1,000,000	754,900	-24.5	34,702	27,806	-6,897	-19.9	3.47	3.68

Aitkin County

Palisade city

<i>Tax Burdens by Property Class</i>	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	21	1	5.9	0.42	0.48
Res Non-Hm: exis	1,310	1,635	324	24.7	14	21	7	53.9	1.03	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	291	299	8	2.7	3	4	1	25.8	1.07	1.31
Com/Ind: Lo: exi	656	602	-54	-8.2	16	16	1	4.5	2.38	2.71
Com/Ind Hi: exis	37	32	-5	-12.5	1	1	0	-0.3	3.17	3.61
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	6.0	3.17	3.61
Ag HGA: Exist	313	413	100	32.0	2	3	2	91.5	0.55	0.79
Ag Hmstd Land	165	234	69	41.6	0	1	0	203.4	0.14	0.29
Ag Non-Hmstd	107	42	-65	-60.6	1	1	-1	-51.3	0.98	1.22
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	0.48
All other NewCon	0	1	1	0.0	0	0	0	0.0	0.00	1.31
Total	7,706	7,733	27	0.4	57	69	12	20.6	0.74	0.89

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	80	65	-15	-18.4	County	34.60	38.79	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	60.85	79.83	0.00	0.00
(-) FD Contrib Tax Cap	3	3	0	9.4	School District	2.79	2.84	4.27	4.37
(=) Taxable Tax Capacity	78	63	-15	-19.3	Special District	0.16	0.17	0.00	0.00
FD Distrib Tax Cap	7	10	3	39.9	Total	98.39	121.63	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	152	18	13.1	0.27	0.33
Res Hmstd:Avg Val	74,900	68,600	-8.4	202	241	39	19.3	0.27	0.35
Res Hmstd: Hi Val	99,900	91,500	-8.4	453	510	57	12.6	0.45	0.56
Res Hmstd: Ex-Hi Val	149,900	137,200	-8.5	1,012	1,136	124	12.3	0.67	0.83
Comm/Ind: Lo Val	150,000	131,300	-12.5	3,577	3,565	-13	-0.4	2.38	2.71
Comm/Ind: Med Val	300,000	262,500	-12.5	8,326	8,128	-198	-2.4	2.78	3.1
Comm/Ind: Hi Val	1,000,000	875,000	-12.5	30,486	30,211	-274	-0.9	3.05	3.45

Aitkin County

Tamarack city

<i>Tax Burdens by Property Class</i>	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	11	3	31.9	0.70	0.81
Res Non-Hm: exis	659	598	-61	-9.2	7	7	0	-1.7	1.08	1.17
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	2	0	8.5	1.12	1.23
Com/Ind: Lo: exi	724	730	6	0.8	17	18	1	8.3	2.34	2.51
Com/Ind Hi: exis	179	202	23	13.1	6	7	1	21.7	3.10	3.34
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	1	0	36.2	3.10	3.34
Ag HGA: Exist	479	364	-116	-24.1	4	3	-1	-22.6	0.81	0.82
Ag Hmstd Land	930	782	-148	-16.0	3	3	0	-3.6	0.37	0.42
Ag Non-Hmstd	22	132	109	487.9	0	2	1	545.4	1.05	1.15
Misc props	139	123	-16	-11.3	3	2	0	-3.7	1.86	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	4,600	4,590	-10	-0.2	52	58	6	11.6	1.12	1.26

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	48	43	-5	-9.5	County	34.64	38.84	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	57.69	63.73	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	12.10	12.06	3.59	2.20
(=) Taxable Tax Capacity	48	43	-5	-9.5	Special District	0.16	0.17	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	104.58	114.79	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	307	51	19.8	0.68	0.71
Res Hmstd:Avg Val	56,300	64,700	14.9	384	460	76	19.8	0.68	0.71
Res Hmstd: Hi Val	75,100	86,300	14.9	512	671	159	31.1	0.68	0.78
Res Hmstd: Ex-Hi Val	112,700	129,600	15.0	948	1,223	275	29.0	0.84	0.94
Comm/Ind: Lo Val	150,000	169,700	13.1	3,506	4,424	918	26.2	2.34	2.61
Comm/Ind: Med Val	300,000	339,300	13.1	8,162	10,088	1,926	23.6	2.72	2.97
Comm/Ind: Hi Val	1,000,000	1,131,100	13.1	29,890	36,534	6,643	22.2	2.99	3.23

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	8,275	-394	-4.5	1.25	1.29
Res Non-Hm: exis	83,909	78,954	-4,955	-5.9	1,214	1,201	-13	-1.1	1.45	1.52
Apartments: exis	131,611	126,814	-4,796	-3.6	2,188	2,223	35	1.6	1.66	1.75
Low-inc Apts: ex	23,500	23,075	-425	-1.8	243	252	9	3.5	1.04	1.09
Seasnl Rec: exis	256	240	-16	-6.1	4	4	0	-1.0	1.66	1.75
Com/Ind: Lo: exi	45,470	44,655	-815	-1.8	1,262	1,315	53	4.2	2.78	2.94
Com/Ind Hi: exis	245,527	231,583	-13,944	-5.7	8,880	8,886	5	0.1	3.62	3.84
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	116	13	12.4	3.62	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	22	23	2	7.8	0	0	0	13.8	1.13	1.19
Misc props	1,777	1,752	-25	-1.4	37	39	2	4.3	2.09	2.21
ResHmstd: NewCon	0	1,878	1,878	0.0	0	24	24	0.0	0.00	1.29
All other NewCon	0	3,079	3,079	0.0	0	58	58	0.0	0.00	1.87
Total	1,226,054	1,157,189	-68,865	-5.6	22,601	22,392	-209	-0.9	1.84	1.94

Tax Base

Tax Rates

	Tax Base				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	15,301	13,557	-1,744	-11.4	County	40.29	41.53	0.00	0.00
(-) TIF Tax Capacity	2,662	2,517	-145	-5.4	City/Town	42.84	49.94	0.00	0.00
(-) FD Contrib Tax Cap	2,254	1,983	-271	-12.0	School District	23.96	23.68	25.30	26.62
(=) Taxable Tax Capacity	10,385	9,057	-1,328	-12.8	Special District	5.65	3.80	0.00	0.00
FD Distrib Tax Cap	3,578	3,199	-379	-10.6	Total	112.75	118.95	25.30	26.62

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	115,200	107,000	-7.1	1,322	1,229	-92	-7.0	1.15	1.15	
Res Hmstd:Avg Val	172,700	160,500	-7.1	2,167	2,065	-102	-4.7	1.25	1.29	
Res Hmstd: Hi Val	230,200	213,900	-7.1	3,013	2,900	-113	-3.7	1.31	1.36	
Res Hmstd: Ex-Hi Val	345,300	320,800	-7.1	4,705	4,570	-135	-2.9	1.36	1.42	
Apartment	300,000	289,100	-3.6	4,987	5,068	81	1.6	1.66	1.75	
Comm/Ind: Lo Val	150,000	141,500	-5.7	4,164	4,166	2	0.1	2.78	2.94	
Comm/Ind: Med Val	300,000	283,000	-5.7	9,589	9,520	-70	-0.7	3.2	3.36	
Comm/Ind: Hi Val	1,000,000	943,200	-5.7	34,908	34,851	-56	-0.2	3.49	3.7	

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	5.4	1.49	1.64
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	4.8	1.72	1.85

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	337	294	-44	-12.9	County	40.29	41.53	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	61.77	74.20	0.00	0.00
(-) FD Contrib Tax Cap	45	41	-4	-8.9	School District	28.79	32.53	10.29	8.87
(=) Taxable Tax Capacity	292	253	-40	-13.5	Special District	4.47	3.99	0.00	0.00
FD Distrib Tax Cap	128	99	-30	-23.1	Total	135.32	152.25	10.29	8.87

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		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	-31	-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	3,835	133	3.6	1.40	1.52
Apartment	300,000	290,000		-3.3	5,383	5,776	393	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	38,974	2,991	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	25,832	-423	-1.6	1.24	1.28
Res Non-Hm: exis	164,599	140,725	-23,874	-14.5	2,250	1,998	-252	-11.2	1.37	1.42
Apartments: exis	15,479	14,757	-722	-4.7	245	244	-2	-0.7	1.58	1.65
Low-inc Apts: ex	149	139	-10	-6.7	1	1	0	-2.7	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	442	11	2.5	2.73	2.88
Com/Ind Hi: exis	99,639	94,652	-4,987	-5.0	3,540	3,545	4	0.1	3.55	3.75
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	1,251	73	6.2	3.54	3.73
Ag HGA: Exist	6,245	5,717	-528	-8.5	76	71	-5	-6.0	1.21	1.24
Ag Hmstd Land	9,305	9,524	219	2.4	54	57	3	6.3	0.58	0.60
Ag Non-Hmstd	10,187	9,971	-216	-2.1	109	112	2	2.2	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	270	270	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	33,910	-230	-0.7	1.38	1.43

Tax Base

Tax Rates

					County	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	26,226	23,478	-2,748	-10.5	County	40.29	41.53	0.00	0.00
(-) TIF Tax Capacity	2,028	1,872	-156	-7.7	City/Town	38.45	42.20	0.57	0.78
(-) FD Contrib Tax Cap	1,230	1,091	-138	-11.3	School District	24.30	24.29	24.34	25.50
(=) Taxable Tax Capacity	22,968	20,515	-2,454	-10.7	Special District	3.26	2.66	0.00	0.00
FD Distrib Tax Cap	5,154	4,650	-504	-9.8	Total	106.30	110.68	24.91	26.28

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	153,900	146,500		-4.8	1,785	1,740	-45	-2.5	1.16	1.19
Res Hmstd:Avg Val	230,800	219,700		-4.8	2,864	2,816	-48	-1.7	1.24	1.28
Res Hmstd: Hi Val	307,600	292,800		-4.8	3,941	3,890	-51	-1.3	1.28	1.33
Res Hmstd: Ex-Hi Val	461,500	439,300		-4.8	6,055	6,017	-39	-0.6	1.31	1.37
Apartment	300,000	286,000		-4.7	4,734	4,708	-25	-0.5	1.58	1.65
Comm/Ind: Lo Val	150,000	142,500		-5.0	4,084	4,092	8	0.2	2.72	2.87
Comm/Ind: Med Val	300,000	285,000		-5.0	9,406	9,358	-48	-0.5	3.14	3.28
Comm/Ind: Hi Val	1,000,000	950,000		-5.0	34,238	34,237	-1	0.0	3.42	3.60

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	4,202	-54	-1.3	1.59	1.65
Res Non-Hm: exis	27,883	25,512	-2,371	-8.5	503	491	-12	-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	5,779	-35	-0.6	1.79	1.88

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	3,517	3,122	-395	-11.2	County	40.29	41.53	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	58.63	66.69	0.00	0.00
(-) FD Contrib Tax Cap	217	205	-12	-5.4	School District	43.70	40.97	16.33	21.17
(=) Taxable Tax Capacity	<u>3,300</u>	<u>2,917</u>	<u>-383</u>	<u>-11.6</u>	Special District	<u>7.62</u>	<u>8.03</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	615	552	-63	-10.3	Total	150.24	157.22	16.33	21.17

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	149,900	142,400		-5.0	2,259	2,156	-103	-4.6	1.51	1.51
Res Hmstd:Avg Val	224,700	213,500		-5.0	3,573	3,525	-47	-1.3	1.59	1.65
Res Hmstd: Hi Val	299,500	284,500		-5.0	4,886	4,892	6	0.1	1.63	1.72
Res Hmstd: Ex-Hi Val	449,400	426,900		-5.0	7,485	7,615	130	1.7	1.67	1.78
Apartment	300,000	281,800		-6.1	6,124	6,135	11	0.2	2.04	2.18
Comm/Ind: Lo Val	150,000	138,900		-7.4	4,528	4,502	-26	-0.6	3.02	3.24
Comm/Ind: Med Val	300,000	277,900		-7.4	10,483	10,299	-184	-1.8	3.49	3.71
Comm/Ind: Hi Val	1,000,000	926,300		-7.4	38,273	37,862	-411	-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	10,465	-184	-1.7	1.27	1.32
Res Non-Hm: exis	143,490	139,088	-4,402	-3.1	2,177	2,287	110	5.1	1.52	1.64
Apartments: exis	70,904	67,540	-3,365	-4.7	1,230	1,273	43	3.5	1.74	1.88
Low-inc Apts: ex	9,981	9,705	-276	-2.8	106	112	6	5.6	1.07	1.16
Seasnl Rec: exis	113	110	-3	-2.4	2	2	0	6.0	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	2.0	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	10.7	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	4.3	2.33	2.54
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	18,487	208	1.1	1.55	1.64

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	13,130	11,241	-1,889	-14.4	County	37.58	38.73	0.00	0.00
(-) TIF Tax Capacity	569	523	-46	-8.1	City/Town	61.70	66.23	0.00	0.00
(-) FD Contrib Tax Cap	796	711	-85	-10.7	School District	18.61	24.06	16.59	17.85
(=) Taxable Tax Capacity	11,765	10,008	-1,757	-14.9	Special District	7.67	7.48	0.00	0.00
FD Distrib Tax Cap	3,812	4,059	248	6.5	Total	125.55	136.50	16.59	17.85

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	102,300	96,600		-5.6	1,174	1,101	-72	-6.2	1.15	1.14
Res Hmstd:Avg Val	153,300	144,800		-5.5	1,945	1,905	-40	-2.1	1.27	1.32
Res Hmstd: Hi Val	204,400	193,000		-5.6	2,717	2,708	-9	-0.3	1.33	1.40
Res Hmstd: Ex-Hi Val	306,600	289,500		-5.6	4,262	4,316	54	1.3	1.39	1.49
Apartment	300,000	285,800		-4.7	5,206	5,387	181	3.5	1.74	1.88
Comm/Ind: Lo Val	150,000	141,900		-5.4	4,203	4,285	82	2.0	2.80	3.02
Comm/Ind: Med Val	300,000	283,800		-5.4	9,724	9,837	113	1.2	3.24	3.47
Comm/Ind: Hi Val	1,000,000	946,000		-5.4	35,489	36,106	617	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	4,514	-72	-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	19	8.1	1.93	2.12
Low-inc Apts: ex	3,180	3,011	-170	-5.3	38	39	2	4.3	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	6	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	5,937	42	0.7	1.59	1.70

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	3,891	3,308	-584	-15.0	County	40.29	41.53	0.00	0.00
(-) TIF Tax Capacity	560	506	-54	-9.6	City/Town	51.51	63.90	0.00	0.00
(-) FD Contrib Tax Cap	134	126	-8	-5.8	School District	43.70	40.97	16.33	21.17
(=) Taxable Tax Capacity	3,198	2,676	-522	-16.3	Special District	5.84	6.11	0.00	0.00
FD Distrib Tax Cap	973	798	-175	-18.0	Total	141.34	152.51	16.33	21.17

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Pctg Chng	Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change		Base	Alter
Res Hmstd: Lo Val	121,900	113,600		-6.8	1,659	1,561	-98	-5.9	1.36	1.37
Res Hmstd:Avg Val	182,800	170,300		-6.8	2,674	2,624	-51	-1.9	1.46	1.54
Res Hmstd: Hi Val	243,700	227,100		-6.8	3,689	3,688	-1	0.0	1.51	1.62
Res Hmstd: Ex-Hi Val	365,600	340,700		-6.8	5,721	5,817	96	1.7	1.56	1.71
Apartment	300,000	295,600		-1.5	5,790	6,261	471	8.1	1.93	2.12
Comm/Ind: Lo Val	150,000	143,200		-4.5	4,418	4,590	172	3.9	2.95	3.20
Comm/Ind: Med Val	300,000	286,400		-4.5	10,226	10,540	314	3.1	3.41	3.68
Comm/Ind: Hi Val	1,000,000	954,500		-4.6	37,333	38,618	1,285	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	3,673	54	1.5	1.11	1.15
Res Non-Hm: exis	33,562	31,778	-1,785	-5.3	414	405	-9	-2.1	1.23	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	6,388	6,198	-189	-3.0	168	173	5	3.0	2.63	2.79
Com/Ind Hi: exis	10,876	9,263	-1,613	-14.8	379	343	-36	-9.6	3.49	3.70
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	230	18	8.4	3.41	3.62
Ag HGA: Exist	27,427	24,761	-2,666	-9.7	302	281	-21	-6.9	1.10	1.14
Ag Hmstd Land	20,781	21,387	606	2.9	78	87	9	11.8	0.37	0.41
Ag Non-Hmstd	11,884	14,691	2,807	23.6	124	158	35	28.2	1.04	1.08
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	37	37	0.0	0.00	1.15
All other NewCon	0	413	413	0.0	0	5	5	0.0	0.00	1.11
Total	442,628	437,302	-5,326	-1.2	5,296	5,392	97	1.8	1.20	1.23

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	4,545	4,272	-273	-6.0	County	40.29	41.53	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	22.16	23.73	0.00	0.00
(-) FD Contrib Tax Cap	174	170	-4	-2.5	School District	33.44	35.62	16.94	16.74
(=) Taxable Tax Capacity	4,371	4,102	-269	-6.2	Special District	4.47	3.99	0.00	0.00
FD Distrib Tax Cap	554	540	-15	-2.7	Total	100.35	104.86	16.94	16.74

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	174,400	171,000		-1.9	1,830	1,850	20	1.1	1.05	1.08
Res Hmstd:Avg Val	261,400	256,400		-1.9	2,929	2,969	41	1.4	1.12	1.16
Res Hmstd: Hi Val	348,500	341,800		-1.9	4,029	4,089	60	1.5	1.16	1.2
Res Hmstd: Ex-Hi Val	522,900	512,800		-1.9	6,191	6,270	79	1.3	1.18	1.22
Comm/Ind: Lo Val	150,000	127,800		-14.8	3,871	3,503	-368	-9.5	2.58	2.74
Comm/Ind: Med Val	300,000	255,500		-14.8	8,948	7,908	-1,040	-11.6	2.98	3.09
Comm/Ind: Hi Val	1,000,000	851,700		-14.8	32,640	29,362	-3,278	-10.0	3.26	3.45

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	15,389	-250	-1.6	1.29	1.32
Res Non-Hm: exis	121,283	124,942	3,659	3.0	1,787	1,930	143	8.0	1.47	1.54
Apartments: exis	167,606	157,599	-10,007	-6.0	2,895	2,868	-27	-0.9	1.73	1.82
Low-inc Apts: ex	14,965	14,342	-623	-4.2	169	167	-2	-1.2	1.13	1.16
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	1,531	52	3.5	2.79	2.96
Com/Ind Hi: exis	750,166	718,037	-32,129	-4.3	27,032	27,616	584	2.2	3.60	3.85
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	925	65	7.6	3.64	3.87
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	255	16	6.9	1.69	1.83
ResHmstd: NewCon	0	4,817	4,817	0.0	0	64	64	0.0	0.00	1.32
All other NewCon	0	11,544	11,544	0.0	0	416	416	0.0	0.00	3.60
Total	2,357,284	2,286,653	-70,631	-3.0	50,099	51,160	1,061	2.1	2.13	2.24

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	32,049	29,593	-2,455	-7.7	County	40.29	41.53	0.00	0.00
(-) TIF Tax Capacity	1,724	1,652	-72	-4.2	City/Town	36.62	39.47	1.34	1.40
(-) FD Contrib Tax Cap	6,212	5,629	-583	-9.4	School District	33.65	37.43	20.15	19.79
(=) Taxable Tax Capacity	24,112	22,312	-1,800	-7.5	Special District	8.31	8.30	0.00	0.00
FD Distrib Tax Cap	4,229	4,261	32	0.7	Total	118.87	126.73	21.48	21.19

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	115,400	111,000		-3.8	1,351	1,297	-55	-4.0	1.17	1.17
Res Hmstd:Avg Val	173,100	166,400		-3.9	2,213	2,179	-34	-1.5	1.28	1.31
Res Hmstd: Hi Val	230,700	221,800		-3.9	3,073	3,062	-11	-0.4	1.33	1.38
Res Hmstd: Ex-Hi Val	346,200	332,900		-3.8	4,798	4,832	34	0.7	1.39	1.45
Apartment	300,000	282,100		-6.0	5,102	5,066	-36	-0.7	1.70	1.8
Comm/Ind: Lo Val	150,000	143,600		-4.3	4,185	4,251	66	1.6	2.79	2.96
Comm/Ind: Med Val	300,000	287,200		-4.3	9,658	9,760	101	1.0	3.22	3.4
Comm/Ind: Hi Val	1,000,000	957,200		-4.3	35,199	35,734	534	1.5	3.52	3.73

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	1,102	-90	-7.5	1.53	1.55
Res Non-Hm: exis	16,769	14,028	-2,741	-16.3	308	278	-30	-9.9	1.84	1.98
Apartments: exis	5,394	5,081	-313	-5.8	109	110	1	0.6	2.03	2.16
Low-inc Apts: ex	1,468	1,384	-85	-5.8	18	18	0	1.1	1.24	1.33
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	151	9	6.2	3.01	3.24
Com/Ind Hi: exis	15,082	14,495	-587	-3.9	597	616	18	3.1	3.96	4.25
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	7.1	3.96	4.25
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	1.55
All other NewCon	0	109	109	0.0	0	4	4	0.0	0.00	3.69
Total	122,010	111,722	-10,287	-8.4	2,396	2,314	-82	-3.4	1.96	2.07

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	1,432	1,222	-210	-14.7	County	40.29	41.53	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	57.33	65.61	0.00	0.00
(-) FD Contrib Tax Cap	157	146	-11	-7.1	School District	43.70	40.97	16.33	21.17
(=) Taxable Tax Capacity	1,274	1,075	-199	-15.6	Special District	7.62	8.03	0.00	0.00
FD Distrib Tax Cap	438	440	2	0.4	Total	148.94	156.13	16.33	21.17

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	119,100	108,600		-8.8	1,703	1,497	-206	-12.1	1.43	1.38
Res Hmstd:Avg Val	178,500	162,700		-8.9	2,738	2,532	-206	-7.5	1.53	1.56
Res Hmstd: Hi Val	238,000	217,000		-8.8	3,775	3,571	-204	-5.4	1.59	1.65
Res Hmstd: Ex-Hi Val	357,000	325,500		-8.8	5,849	5,647	-202	-3.4	1.64	1.73
Apartment	300,000	282,600		-5.8	6,075	6,114	39	0.6	2.03	2.16
Comm/Ind: Lo Val	150,000	144,200		-3.9	4,516	4,669	153	3.4	3.01	3.24
Comm/Ind: Med Val	300,000	288,300		-3.9	10,455	10,729	274	2.6	3.48	3.72
Comm/Ind: Hi Val	1,000,000	961,100		-3.9	38,171	39,297	1,127	3.0	3.82	4.09

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	36,172	-708	-1.9	1.21	1.25
Res Non-Hm: exis	302,068	294,438	-7,630	-2.5	4,125	4,195	70	1.7	1.37	1.42
Apartments: exis	221,121	214,276	-6,845	-3.1	3,585	3,623	38	1.1	1.62	1.69
Low-inc Apts: ex	51,345	48,483	-2,862	-5.6	519	511	-8	-1.5	1.01	1.05
Seasnl Rec: exis	648	615	-33	-5.2	8	8	0	-0.8	1.24	1.30
Com/Ind: Lo: exi	66,085	65,660	-425	-0.6	1,817	1,911	94	5.1	2.75	2.91
Com/Ind Hi: exis	808,574	749,782	-58,792	-7.3	28,964	28,427	-537	-1.9	3.58	3.79
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	2,119	108	5.4	3.58	3.79
Ag HGA: Exist	280	273	-7	-2.3	3	4	0	2.3	1.24	1.30
Ag Hmstd Land	501	503	3	0.6	2	2	0	5.4	0.47	0.49
Ag Non-Hmstd	219	219	0	0.0	2	2	0	4.1	1.09	1.14
Misc props	6,360	6,670	311	4.9	103	115	12	11.2	1.62	1.72
ResHmstd: NewCon	0	6,943	6,943	0.0	0	87	87	0.0	0.00	1.25
All other NewCon	0	5,310	5,310	0.0	0	146	146	0.0	0.00	2.76
Total	4,549,521	4,352,082	-197,439	-4.3	78,020	77,322	-698	-0.9	1.71	1.78

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	54,937	48,335	-6,602	-12.0	County	40.29	41.53	0.00	0.00
(-) TIF Tax Capacity	1,292	1,215	-77	-6.0	City/Town	38.99	42.70	0.00	0.00
(-) FD Contrib Tax Cap	7,505	6,856	-648	-8.6	School District	23.96	23.68	25.30	26.62
(=) Taxable Tax Capacity	46,140	40,264	-5,877	-12.7	Special District	6.22	6.07	0.00	0.00
FD Distrib Tax Cap	11,736	10,953	-783	-6.7	Total	109.47	113.98	25.30	26.62

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	111,700	106,800		-4.4	1,233	1,187	-47	-3.8	1.10	1.11
Res Hmstd:Avg Val	167,400	160,100		-4.4	2,034	1,991	-43	-2.1	1.22	1.24
Res Hmstd: Hi Val	223,200	213,400		-4.4	2,837	2,795	-42	-1.5	1.27	1.31
Res Hmstd: Ex-Hi Val	334,800	320,100		-4.4	4,441	4,405	-36	-0.8	1.33	1.38
Apartment	300,000	290,700		-3.1	4,864	4,916	52	1.1	1.62	1.69
Comm/Ind: Lo Val	150,000	139,100		-7.3	4,125	4,048	-77	-1.9	2.75	2.91
Comm/Ind: Med Val	300,000	278,200		-7.3	9,498	9,226	-272	-2.9	3.17	3.32
Comm/Ind: Hi Val	1,000,000	927,300		-7.3	34,572	33,835	-737	-2.1	3.46	3.65

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	18,719	-195	-1.0	1.28	1.32
Res Non-Hm: exis	163,507	153,545	-9,962	-6.1	2,312	2,268	-44	-1.9	1.41	1.48
Apartments: exis	6,480	6,250	-230	-3.6	106	107	1	0.9	1.63	1.71
Low-inc Apts: ex	3,239	3,193	-46	-1.4	33	34	1	3.2	1.02	1.06
Seasnl Rec: exis	3,663	3,661	-2	-0.1	63	66	3	4.8	1.71	1.79
Com/Ind: Lo: exi	37,157	36,305	-852	-2.3	1,028	1,066	38	3.7	2.77	2.94
Com/Ind Hi: exis	260,372	240,179	-20,193	-7.8	9,371	9,175	-196	-2.1	3.60	3.82
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	691	17	2.5	3.61	3.83
Ag HGA: Exist	6,665	6,425	-240	-3.6	88	89	0	0.2	1.33	1.38
Ag Hmstd Land	6,174	5,241	-932	-15.1	29	24	-5	-15.7	0.47	0.46
Ag Non-Hmstd	4,794	5,250	456	9.5	55	64	8	15.3	1.16	1.22
Misc props	2,210	2,210	0	0.0	36	38	2	4.7	1.63	1.71
ResHmstd: NewCon	0	16,469	16,469	0.0	0	217	217	0.0	0.00	1.32
All other NewCon	0	3,784	3,784	0.0	0	82	82	0.0	0.00	2.18
Total	1,993,357	1,919,243	-74,114	-3.7	32,711	32,641	-70	-0.2	1.64	1.70

Tax Base

Tax Rates

	Tax Base				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	22,994	20,627	-2,367	-10.3	County	40.29	41.53	0.00	0.00
(-) TIF Tax Capacity	3,465	2,458	-1,007	-29.1	City/Town	39.74	44.12	0.00	0.00
(-) FD Contrib Tax Cap	2,599	2,403	-196	-7.5	School District	26.41	26.31	24.48	25.65
(=) Taxable Tax Capacity	16,931	15,767	-1,164	-6.9	Special District	6.23	5.92	0.00	0.00
FD Distrib Tax Cap	3,705	3,663	-42	-1.1	Total	112.66	117.87	24.48	25.65

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	136,200	130,500		-4.2	1,618	1,572	-46	-2.8	1.19	1.20
Res Hmstd:Avg Val	204,200	195,700		-4.2	2,612	2,577	-35	-1.3	1.28	1.32
Res Hmstd: Hi Val	272,200	260,900		-4.2	3,606	3,582	-23	-0.6	1.32	1.37
Res Hmstd: Ex-Hi Val	408,400	391,400		-4.2	5,596	5,594	-2	0.0	1.37	1.43
Apartment	300,000	289,300		-3.6	4,959	5,004	45	0.9	1.65	1.73
Comm/Ind: Lo Val	150,000	138,400		-7.7	4,160	4,072	-87	-2.1	2.77	2.94
Comm/Ind: Med Val	300,000	276,700		-7.8	9,583	9,276	-307	-3.2	3.19	3.35
Comm/Ind: Hi Val	1,000,000	922,400		-7.8	34,894	34,056	-838	-2.4	3.49	3.69

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	19,429	-485	-2.4	1.36	1.39
Res Non-Hm: exis	110,074	97,683	-12,391	-11.3	1,634	1,481	-153	-9.4	1.48	1.52
Apartments: exis	514	4,078	3,564	693.8	8	62	54	660.5	1.59	1.52
Low-inc Apts: ex	8,919	8,273	-647	-7.2	89	85	-4	-4.2	0.99	1.03
Seasnl Rec: exis	87	86	-1	-1.7	1	1	0	3.1	1.53	1.61
Com/Ind: Lo: exi	22,495	21,689	-806	-3.6	618	626	8	1.3	2.75	2.88
Com/Ind Hi: exis	145,231	132,828	-12,403	-8.5	5,210	5,007	-203	-3.9	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	7.7	3.63	3.81
Ag HGA: Exist	8,700	8,753	53	0.6	108	110	2	1.7	1.24	1.26
Ag Hmstd Land	7,913	8,514	600	7.6	36	40	4	11.1	0.45	0.47
Ag Non-Hmstd	20,266	21,053	787	3.9	228	246	18	8.0	1.13	1.17
Misc props	5,046	4,973	-73	-1.4	96	97	1	0.9	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	27,889	-597	-2.1	1.58	1.61

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	19,801	18,045	-1,756	-8.9	County	40.29	41.53	0.00	0.00
(-) TIF Tax Capacity	252	280	28	11.3	City/Town	42.00	42.78	0.00	0.00
(-) FD Contrib Tax Cap	1,576	1,247	-329	-20.9	School District	35.65	34.47	17.01	20.48
(=) Taxable Tax Capacity	17,973	16,518	-1,455	-8.1	Special District	5.81	6.07	0.00	0.00
FD Distrib Tax Cap	2,932	2,763	-170	-5.8	Total	123.75	124.84	17.01	20.48

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	170,100	163,100		-4.1	2,175	2,089	-87	-4.0	1.28	1.28
Res Hmstd:Avg Val	255,000	244,500		-4.1	3,447	3,363	-84	-2.4	1.35	1.38
Res Hmstd: Hi Val	339,900	325,800		-4.1	4,718	4,636	-82	-1.7	1.39	1.42
Res Hmstd: Ex-Hi Val	510,000	488,900		-4.1	7,210	7,105	-105	-1.5	1.41	1.45
Apartment	300,000	2,381,400		693.8	5,151	42,039	36,888	716.1	1.72	1.77
Comm/Ind: Lo Val	150,000	137,200		-8.5	4,194	4,035	-159	-3.8	2.8	2.94
Comm/Ind: Med Val	300,000	274,400		-8.5	9,701	9,205	-496	-5.1	3.23	3.35
Comm/Ind: Hi Val	1,000,000	914,600		-8.5	35,402	33,874	-1,528	-4.3	3.54	3.70

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	8,420	-299	-3.4	1.20	1.21
Res Non-Hm: exis	73,365	69,947	-3,418	-4.7	994	974	-20	-2.0	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	147	4	2.6	1.29	1.33
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	3.7	1.17	1.19
Misc props	7,154	5,403	-1,750	-24.5	115	89	-25	-22.0	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	2.22
Total	902,440	866,520	-35,920	-4.0	12,086	11,804	-281	-2.3	1.34	1.36

Tax Base

Tax Rates

	Tax Base				Tax Rates		Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	County	City/Town	School District	Special District	Base	Alter
Total Tax Capacity	9,500	8,420	-1,080	-11.4	40.29	41.53	0.00	0.00	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	43.84	43.88	1.66	1.76	1.66	1.76
(-) FD Contrib Tax Cap	460	402	-58	-12.5	26.84	30.27	11.02	9.83	11.02	9.83
(=) Taxable Tax Capacity	9,041	8,018	-1,023	-11.3	5.86	6.03	0.00	0.00	0.00	0.00
FD Distrib Tax Cap	2,037	1,834	-203	-10.0	Total	116.83	121.70	12.68	11.59	

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	136,800	131,000		-4.2	1,522	1,436	-86	-5.7	1.11	1.1
Res Hmstd:Avg Val	205,100	196,400		-4.2	2,469	2,380	-89	-3.6	1.20	1.21
Res Hmstd: Hi Val	273,400	261,900		-4.2	3,415	3,325	-90	-2.6	1.25	1.27
Res Hmstd: Ex-Hi Val	410,200	392,900		-4.2	5,309	5,214	-95	-1.8	1.29	1.33
Apartment	300,000	273,200		-8.9	4,762	4,473	-289	-6.1	1.59	1.64
Comm/Ind: Lo Val	150,000	142,000		-5.3	4,044	4,020	-24	-0.6	2.7	2.83
Comm/Ind: Med Val	300,000	284,000		-5.3	9,372	9,252	-120	-1.3	3.12	3.26
Comm/Ind: Hi Val	1,000,000	946,800		-5.3	34,237	34,011	-225	-0.7	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	31	-5	-14.1	1.54	1.41
Res Non-Hm: exis	871	911	40	4.6	17	19	1	7.5	1.98	2.03
Apartments: exis	4,048	3,914	-134	-3.3	90	90	0	0.0	2.23	2.30
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	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	41	2	5.3	3.17	3.35
Com/Ind Hi: exis	8,605	8,261	-344	-4.0	359	364	4	1.2	4.18	4.40
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	7.1	4.18	4.40
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	136	4	3.3	2.23	2.30
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	690	8	1.1	2.94	3.05

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	352	337	-16	-4.4	County	40.24	41.48	0.00	0.00
(-) TIF Tax Capacity	30	0	-30	-100.0	City/Town	98.53	96.99	0.00	0.00
(-) FD Contrib Tax Cap	73	67	-6	-8.2	School District	18.54	24.00	16.59	17.85
(=) Taxable Tax Capacity	249	270	20	8.2	Special District	7.69	7.57	0.00	0.00
FD Distrib Tax Cap	333	287	-46	-13.8	Total	165.00	170.05	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	677	-175	-20.5	1.42	1.2
Res Hmstd:Avg Val	90,200	84,600	-6.2	1,347	1,086	-261	-19.4	1.49	1.28
Res Hmstd: Hi Val	120,200	112,800	-6.2	1,919	1,659	-260	-13.5	1.6	1.47
Res Hmstd: Ex-Hi Val	180,400	169,300	-6.2	3,066	2,807	-259	-8.4	1.7	1.66
Apartment	300,000	290,100	-3.3	6,685	6,684	-1	0.0	2.23	2.30
Comm/Ind: Lo Val	150,000	144,000	-4.0	4,761	4,819	58	1.2	3.17	3.35
Comm/Ind: Med Val	300,000	288,000	-4.0	11,026	11,095	68	0.6	3.68	3.85
Comm/Ind: Hi Val	1,000,000	960,100	-4.0	40,264	40,682	418	1.0	4.03	4.24

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	3,902	78	2.1	1.18	1.23
Res Non-Hm: exis	45,229	45,080	-150	-0.3	617	655	38	6.2	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	-2.4	1.18	1.23
Ag Hmstd Land	6,146	6,481	336	5.5	29	34	5	17.4	0.47	0.52
Ag Non-Hmstd	16,049	15,549	-500	-3.1	194	203	9	4.8	1.21	1.31
Misc props	8,126	8,500	374	4.6	131	150	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	6,710	226	3.5	1.41	1.48

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	5,002	4,492	-511	-10.2	County	40.29	41.53	0.00	0.00
(-) TIF Tax Capacity	13	13	0	-1.5	City/Town	47.13	53.34	0.00	0.00
(-) FD Contrib Tax Cap	341	323	-18	-5.2	School District	28.80	32.54	10.29	8.87
(=) Taxable Tax Capacity	4,648	4,156	-493	-10.6	Special District	4.47	3.99	0.00	0.00
FD Distrib Tax Cap	1,531	1,383	-148	-9.7	Total	120.68	131.40	10.29	8.87

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Pctg Chng	Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change		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	2,037	33	1.6	1.18	1.23
Res Hmstd: Hi Val	226,400	221,500		-2.2	2,797	2,879	83	3.0	1.24	1.3
Res Hmstd: Ex-Hi Val	339,700	332,300		-2.2	4,383	4,565	182	4.2	1.29	1.37
Apartment	300,000	275,500		-8.2	4,834	4,769	-65	-1.3	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	34,584	229	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	13,111	-391	-2.9	1.14	1.17
Res Non-Hm: exis	117,226	104,852	-12,374	-10.6	1,471	1,340	-131	-8.9	1.25	1.28
Apartments: exis	7,285	7,010	-275	-3.8	105	103	-2	-1.7	1.44	1.48
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	108	-8	-7.2	1.32	1.35
Com/Ind: Lo: exi	35,188	35,107	-81	-0.2	925	969	44	4.8	2.63	2.76
Com/Ind Hi: exis	100,923	94,592	-6,330	-6.3	3,459	3,403	-56	-1.6	3.43	3.60
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	593	38	6.9	3.40	3.57
Ag HGA: Exist	11,870	11,169	-702	-5.9	132	127	-5	-3.6	1.11	1.14
Ag Hmstd Land	13,993	14,381	388	2.8	61	63	2	3.2	0.44	0.44
Ag Non-Hmstd	6,634	8,273	1,639	24.7	62	79	16	25.8	0.94	0.95
Misc props	6,425	6,425	0	0.0	93	95	2	2.1	1.44	1.48
ResHmstd: NewCon	0	7,078	7,078	0.0	0	83	83	0.0	0.00	1.17
All other NewCon	0	1,614	1,614	0.0	0	28	28	0.0	0.00	1.73
Total	1,505,748	1,438,490	-67,259	-4.5	20,482	20,102	-380	-1.9	1.36	1.40

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	16,503	15,070	-1,433	-8.7	County	40.29	41.53	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	25.76	26.67	0.00	0.00
(-) FD Contrib Tax Cap	1,241	1,150	-90	-7.3	School District	23.41	23.27	24.64	25.89
(=) Taxable Tax Capacity	15,262	13,920	-1,343	-8.8	Special District	5.33	4.87	0.00	0.00
FD Distrib Tax Cap	1,967	1,996	29	1.5	Total	94.79	96.34	24.64	25.89

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Change		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	175,800	167,200	-8,600	-4.9	1,885	1,830	-55	-2.9	1.07	1.09
Res Hmstd:Avg Val	263,500	250,600	-12,900	-4.9	3,012	2,922	-90	-3.0	1.14	1.17
Res Hmstd: Hi Val	351,300	334,100	-17,200	-4.9	4,139	4,015	-124	-3.0	1.18	1.20
Res Hmstd: Ex-Hi Val	527,000	501,300	-25,700	-4.9	6,358	6,130	-228	-3.6	1.21	1.22
Apartment	300,000	288,700	-11,300	-3.8	4,294	4,224	-70	-1.6	1.43	1.46
Comm/Ind: Lo Val	150,000	140,600	-9,400	-6.3	3,937	3,875	-62	-1.6	2.62	2.76
Comm/Ind: Med Val	300,000	281,200	-18,800	-6.3	9,063	8,842	-221	-2.4	3.02	3.14
Comm/Ind: Hi Val	1,000,000	937,300	-62,700	-6.3	32,983	32,384	-599	-1.8	3.3	3.46

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	6,157	-582	-8.6	1.13	1.12
Res Non-Hm: exis	74,610	61,189	-13,421	-18.0	950	776	-173	-18.3	1.27	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	6,733	6,041	-691	-10.3	89	82	-8	-8.7	1.33	1.35
Com/Ind: Lo: exi	5,099	5,107	8	0.2	133	139	6	4.5	2.61	2.72
Com/Ind Hi: exis	15,343	14,768	-575	-3.7	529	532	3	0.6	3.45	3.60
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	302	15	5.1	3.45	3.60
Ag HGA: Exist	10,527	10,205	-322	-3.1	118	112	-6	-5.0	1.12	1.10
Ag Hmstd Land	13,163	13,084	-80	-0.6	64	64	1	1.1	0.48	0.49
Ag Non-Hmstd	12,151	10,038	-2,113	-17.4	133	110	-23	-17.3	1.10	1.10
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	71	71	0.0	0.00	1.12
All other NewCon	0	1,146	1,146	0.0	0	14	14	0.0	0.00	1.25
Total	739,967	688,009	-51,959	-7.0	9,043	8,360	-683	-7.6	1.22	1.22

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	7,655	6,664	-991	-12.9	County	40.29	41.53	0.00	0.00
(-) TIF Tax Capacity	9	7	-2	-19.5	City/Town	36.31	33.39	0.00	0.00
(-) FD Contrib Tax Cap	238	231	-7	-2.8	School District	28.71	32.39	10.54	9.15
(=) Taxable Tax Capacity	7,408	6,426	-982	-13.3	Special District	4.47	3.99	0.00	0.00
FD Distrib Tax Cap	1,261	1,077	-184	-14.6	Total	109.78	111.30	10.54	9.15

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	156,800	145,600		-7.1	1,655	1,485	-170	-10.3	1.06	1.02
Res Hmstd:Avg Val	235,100	218,400		-7.1	2,668	2,435	-233	-8.7	1.13	1.11
Res Hmstd: Hi Val	313,300	291,000		-7.1	3,679	3,382	-297	-8.1	1.17	1.16
Res Hmstd: Ex-Hi Val	470,100	436,600		-7.1	5,656	5,259	-398	-7.0	1.20	1.20
Comm/Ind: Lo Val	150,000	144,400		-3.7	3,917	3,934	17	0.4	2.61	2.72
Comm/Ind: Med Val	300,000	288,800		-3.7	9,087	9,086	-1	0.0	3.03	3.15
Comm/Ind: Hi Val	1,000,000	962,500		-3.8	33,213	33,351	138	0.4	3.32	3.47

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	3,823	206	5.7	1.11	1.19
Res Non-Hm: exis	36,057	35,249	-808	-2.2	456	476	21	4.6	1.26	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	3,228	2,698	-530	-16.4	38	34	-4	-9.7	1.18	1.27
Com/Ind: Lo: exi	11,941	10,929	-1,012	-8.5	308	310	2	0.7	2.58	2.84
Com/Ind Hi: exis	81,840	53,890	-27,950	-34.2	2,771	2,010	-761	-27.4	3.39	3.73
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	207	24	13.3	3.39	3.73
Ag HGA: Exist	11,062	8,877	-2,185	-19.7	121	102	-19	-16.0	1.10	1.15
Ag Hmstd Land	8,126	7,957	-169	-2.1	31	33	2	7.2	0.38	0.41
Ag Non-Hmstd	10,911	10,602	-308	-2.8	110	116	6	5.3	1.01	1.09
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	1.19
All other NewCon	0	602	602	0.0	0	9	9	0.0	0.00	1.45
Total	495,345	459,292	-36,053	-7.3	7,635	7,127	-508	-6.6	1.54	1.55

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	5,887	5,041	-846	-14.4	County	40.29	41.53	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	37.97	43.13	0.00	0.00
(-) FD Contrib Tax Cap	798	759	-39	-4.9	School District	15.67	17.52	15.37	15.50
(=) Taxable Tax Capacity	5,089	4,282	-807	-15.9	Special District	7.09	7.26	0.00	0.00
FD Distrib Tax Cap	465	400	-64	-13.8	Total	101.02	109.44	15.37	15.50

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	168,600	166,300		-1.4	1,742	1,834	92	5.3	1.03	1.10
Res Hmstd:Avg Val	252,700	249,300		-1.3	2,796	2,953	156	5.6	1.11	1.18
Res Hmstd: Hi Val	336,900	332,400		-1.3	3,852	4,073	221	5.7	1.14	1.23
Res Hmstd: Ex-Hi Val	505,500	498,700		-1.3	5,897	6,231	333	5.7	1.17	1.25
Comm/Ind: Lo Val	150,000	98,800		-34.1	3,866	2,802	-1,064	-27.5	2.58	2.84
Comm/Ind: Med Val	300,000	197,500		-34.2	8,945	6,027	-2,918	-32.6	2.98	3.05
Comm/Ind: Hi Val	1,000,000	658,500		-34.2	32,644	23,223	-9,421	-28.9	3.26	3.53

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	41,441	-10	0.0	1.21	1.25
Res Non-Hm: exis	440,100	395,264	-44,836	-10.2	6,182	5,702	-480	-7.8	1.40	1.44
Apartments: exis	81,335	79,026	-2,308	-2.8	1,279	1,291	12	0.9	1.57	1.63
Low-inc Apts: ex	19,904	18,453	-1,451	-7.3	194	186	-8	-4.1	0.97	1.01
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	2,736	131	5.0	2.71	2.88
Com/Ind Hi: exis	945,460	878,373	-67,087	-7.1	33,783	33,238	-545	-1.6	3.57	3.78
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	1,598	87	5.7	3.55	3.76
Ag HGA: Exist	1,926	1,863	-63	-3.3	23	22	0	-2.1	1.19	1.20
Ag Hmstd Land	2,011	1,839	-171	-8.5	8	7	-1	-11.5	0.40	0.39
Ag Non-Hmstd	18,503	16,298	-2,205	-11.9	211	190	-21	-10.0	1.14	1.17
Misc props	82,100	82,125	25	0.0	1,377	1,440	62	4.5	1.68	1.75
ResHmstd: NewCon	0	56,491	56,491	0.0	0	707	707	0.0	0.00	1.25
All other NewCon	0	24,359	24,359	0.0	0	582	582	0.0	0.00	2.39
Total	5,143,343	5,002,090	-141,253	-2.7	88,631	89,147	516	0.6	1.72	1.78

Tax Base

Tax Rates

					County	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	62,619	57,233	-5,386	-8.6	County	40.29	41.53	0.00	0.00
(-) TIF Tax Capacity	1,950	1,806	-144	-7.4	City/Town	32.75	33.48	0.63	0.64
(-) FD Contrib Tax Cap	9,154	8,106	-1,048	-11.4	School District	30.23	32.05	20.10	22.20
(=) Taxable Tax Capacity	51,515	47,321	-4,195	-8.1	Special District	6.82	6.70	0.00	0.00
FD Distrib Tax Cap	8,899	8,281	-618	-6.9	Total	110.09	113.75	20.73	22.84

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	136,000	131,900	-3.0	1,529	1,513	-16	-1.0	1.12	1.15	
Res Hmstd:Avg Val	204,000	197,800	-3.0	2,480	2,481	1	0.0	1.22	1.25	
Res Hmstd: Hi Val	271,900	263,700	-3.0	3,429	3,448	19	0.6	1.26	1.31	
Res Hmstd: Ex-Hi Val	407,900	395,600	-3.0	5,331	5,385	54	1.0	1.31	1.36	
Apartment	300,000	291,500	-2.8	4,750	4,811	61	1.3	1.58	1.65	
Comm/Ind: Lo Val	150,000	139,400	-7.1	4,074	4,004	-70	-1.7	2.72	2.87	
Comm/Ind: Med Val	300,000	278,700	-7.1	9,401	9,139	-262	-2.8	3.13	3.28	
Comm/Ind: Hi Val	1,000,000	929,000	-7.1	34,264	33,548	-716	-2.1	3.43	3.61	

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	4,243	168	4.1	1.38	1.47
Res Non-Hm: exis	29,320	28,050	-1,270	-4.3	453	480	28	6.1	1.54	1.71
Apartments: exis	30,115	28,912	-1,203	-4.0	561	598	36	6.5	1.86	2.07
Low-inc Apts: ex	9,056	8,903	-153	-1.7	103	113	9	9.1	1.14	1.27
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	686	49	7.6	2.89	3.16
Com/Ind Hi: exis	79,578	74,226	-5,352	-6.7	3,025	3,083	58	1.9	3.80	4.15
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	101	9	10.3	3.80	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	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Misc props	3,350	3,175	-174	-5.2	62	66	3	5.1	1.86	2.07
ResHmstd: NewCon	0	364	364	0.0	0	5	5	0.0	0.00	1.47
All other NewCon	0	746	746	0.0	0	27	27	0.0	0.00	3.66
Total	470,323	456,350	-13,973	-3.0	9,009	9,403	393	4.4	1.92	2.06

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	5,695	5,099	-596	-10.5	County	40.29	41.53	0.00	0.00
(-) TIF Tax Capacity	121	118	-3	-2.6	City/Town	54.46	62.60	0.00	0.00
(-) FD Contrib Tax Cap	859	705	-154	-17.9	School District	33.93	39.10	15.34	17.39
(=) Taxable Tax Capacity	4,715	4,277	-439	-9.3	Special District	8.18	8.26	0.00	0.00
FD Distrib Tax Cap	1,345	1,042	-302	-22.5	Total	136.86	151.48	15.34	17.39

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Pctg Chng	Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change		Base	Alter
Res Hmstd: Lo Val	109,500	107,000		-2.3	1,393	1,389	-4	-0.3	1.27	1.3
Res Hmstd:Avg Val	164,100	160,400		-2.3	2,273	2,363	90	4.0	1.39	1.47
Res Hmstd: Hi Val	218,800	213,900		-2.2	3,155	3,340	185	5.9	1.44	1.56
Res Hmstd: Ex-Hi Val	328,200	320,800		-2.3	4,918	5,291	373	7.6	1.5	1.65
Apartment	300,000	288,000		-4.0	5,592	5,954	362	6.5	1.86	2.07
Comm/Ind: Lo Val	150,000	139,900		-6.7	4,334	4,419	85	2.0	2.89	3.16
Comm/Ind: Med Val	300,000	279,800		-6.7	10,037	10,130	93	0.9	3.35	3.62
Comm/Ind: Hi Val	1,000,000	932,700		-6.7	36,648	37,250	601	1.6	3.66	3.99

Becker County

Audubon city

<i>Tax Burdens by Property Class</i>	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	167	9	5.5	1.28	1.29
Res Non-Hm: exis	2,229	2,303	74	3.3	39	43	5	11.8	1.73	1.88
Apartments: exis	349	344	-5	-1.4	7	7	0	7.0	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	11.8	1.49	1.62
Com/Ind: Lo: exi	2,815	2,816	1	0.0	84	91	6	7.6	3.00	3.23
Com/Ind Hi: exis	1,852	1,881	29	1.6	73	80	7	9.2	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	26.3	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	8.4	1.42	1.54
Misc props	197	197	0	0.1	4	4	0	8.6	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	9.0	1.89	1.98

Tax Base

Tax Rates

	Tax Base				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	245	223	-23	-9.2	County	39.92	41.49	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	81.51	89.85	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	17.67	17.64	14.18	15.60
(=) Taxable Tax Capacity	245	223	-23	-9.2	Special District	2.56	4.57	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	141.67	153.55	14.18	15.60

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	66,700	69,700	4.5	773	751	-22	-2.8	1.16	1.08	
Res Hmstd:Avg Val	100,000	104,500	4.5	1,276	1,340	64	5.0	1.28	1.28	
Res Hmstd: Hi Val	133,300	139,400	4.6	1,825	1,979	154	8.4	1.37	1.42	
Res Hmstd: Ex-Hi Val	200,000	209,100	4.6	2,925	3,254	329	11.3	1.46	1.56	
Apartment	300,000	295,800	-1.4	5,738	6,139	401	7.0	1.91	2.08	
Comm/Ind: Lo Val	150,000	152,300	1.5	4,499	4,936	437	9.7	3	3.24	
Comm/Ind: Med Val	300,000	304,700	1.6	10,427	11,412	985	9.4	3.48	3.75	
Comm/Ind: Hi Val	1,000,000	1,015,500	1.6	38,090	41,613	3,523	9.2	3.81	4.1	

Becker County

Callaway city

<i>Tax Burdens by Property Class</i>	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	4.3	0.70	0.80
Res Non-Hm: exis	603	645	41	6.9	7	8	1	20.6	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	5.8	2.29	2.53
Com/Ind Hi: exis	1,355	1,414	58	4.3	40	47	6	15.6	2.99	3.31
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	42.3	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	61.7	0.81	0.98
Ag Non-Hmstd	24	23	-1	-5.0	0	0	0	8.8	0.96	1.09
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	111	14	14.6	1.47	1.68

Tax Base

Tax Rates

	Tax Base				Tax Rates		Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	County	City/Town	Base	Alter	Base	Alter
Total Tax Capacity	85	75	-10	-12.2	County	39.83	41.38	0.00	0.00	
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	43.57	53.13	0.00	0.00	
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	9.61	10.35	12.58	12.68	
(=) Taxable Tax Capacity	85	75	-10	-12.2	Special District	2.56	4.57	0.00	0.00	
FD Distrib Tax Cap	0	0	0	0.0	Total	95.56	109.44	12.58	12.68	

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	43,300	39,500		-8.8	295	309	14	4.9	0.68	0.78
Res Hmstd:Avg Val	64,900	59,300		-8.6	442	465	22	5.1	0.68	0.78
Res Hmstd: Hi Val	86,400	78,900		-8.7	640	634	-6	-0.9	0.74	0.80
Res Hmstd: Ex-Hi Val	129,700	118,500		-8.6	1,147	1,156	9	0.8	0.88	0.98
Comm/Ind: Lo Val	150,000	156,500		4.3	3,438	4,019	582	16.9	2.29	2.57
Comm/Ind: Med Val	300,000	312,900		4.3	7,958	9,239	1,281	16.1	2.65	2.95
Comm/Ind: Hi Val	1,000,000	1,043,200		4.3	29,054	33,613	4,559	15.7	2.91	3.22

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	3,849	119	3.2	0.89	0.95
Res Non-Hm: exis	78,343	78,289	-55	-0.1	829	880	51	6.2	1.06	1.12
Apartments: exis	27,892	28,293	401	1.4	339	367	27	8.0	1.22	1.30
Low-inc Apts: ex	13,330	12,387	-943	-7.1	100	99	-1	-1.2	0.75	0.80
Seasnl Rec: exis	141,557	133,990	-7,567	-5.3	1,510	1,533	23	1.5	1.07	1.14
Com/Ind: Lo: exi	51,350	50,025	-1,325	-2.6	1,113	1,149	36	3.2	2.17	2.30
Com/Ind Hi: exis	124,017	125,484	1,468	1.2	3,531	3,788	257	7.3	2.85	3.02
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	16.6	2.81	3.00
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	10.0	0.44	0.52
Ag Non-Hmstd	2,294	2,414	120	5.2	20	23	3	12.8	0.87	0.94
Misc props	1,937	1,938	1	0.1	24	25	1	3.3	1.26	1.30
ResHmstd: NewCon	0	3,809	3,809	0.0	0	36	36	0.0	0.00	0.95
All other NewCon	0	8,888	8,888	0.0	0	169	169	0.0	0.00	1.90
Total	862,654	850,423	-12,230	-1.4	11,236	11,964	727	6.5	1.30	1.41

Tax Base

Tax Rates

	Tax Base				Tax Rates		Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	County	City/Town	School District	Special District	Base	Alter
Total Tax Capacity	10,312	9,729	-583	-5.7	39.08	40.61	0.00	0.00	0.00	0.00
(-) TIF Tax Capacity	701	594	-107	-15.3	35.52	39.80	12.58	12.68	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	9.73	10.48	0.00	0.00	12.58	12.68
(=) Taxable Tax Capacity	9,611	9,136	-476	-4.9	2.95	2.63	0.00	0.00	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	87.28	93.52	12.58	12.68	

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	120,700	115,800		-4.1	941	979	38	4.0	0.78	0.85
Res Hmstd:Avg Val	180,900	173,500		-4.1	1,597	1,640	44	2.7	0.88	0.95
Res Hmstd: Hi Val	241,200	231,400		-4.1	2,253	2,304	51	2.3	0.93	1
Res Hmstd: Ex-Hi Val	361,800	347,000		-4.1	3,566	3,629	63	1.8	0.99	1.05
Apartment	300,000	304,300		1.4	3,650	3,943	293	8.0	1.22	1.3
Seas Rec: Lo Val	50,000	47,300		-5.4	474	482	7	1.5	0.95	1.02
Seas Rec: Hi Val	150,000	142,000		-5.3	1,507	1,528	21	1.4	1.00	1.08
Comm/Ind: Lo Val	150,000	151,800		1.2	3,251	3,499	247	7.6	2.17	2.30
Comm/Ind: Med Val	300,000	303,600		1.2	7,523	8,082	559	7.4	2.51	2.66
Comm/Ind: Hi Val	1,000,000	1,011,800		1.2	27,459	29,465	2,005	7.3	2.75	2.91

Becker County

Frazer city

Tax Burdens by Property 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	367	31	9.3	1.13	1.20
Res Non-Hm: exis	5,800	5,441	-359	-6.2	85	87	2	2.5	1.46	1.59
Apartments: exis	1,812	1,823	11	0.6	30	33	3	10.2	1.67	1.83
Low-inc Apts: ex	475	466	-10	-2.0	5	5	0	7.0	1.04	1.14
Seasnl Rec: exis	623	705	82	13.2	8	10	2	25.3	1.23	1.36
Com/Ind: Lo: exi	3,660	3,719	60	1.6	98	108	10	10.1	2.69	2.91
Com/Ind Hi: exis	2,154	2,214	59	2.8	75	84	9	11.5	3.49	3.79
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	31	-1	-2.6	3.47	3.76
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	12.7	1.13	1.26
Misc props	710	710	-1	-0.1	12	13	1	9.4	1.68	1.84
ResHmstd: NewCon	0	703	703	0.0	0	8	8	0.0	0.00	1.20
All other NewCon	0	341	341	0.0	0	8	8	0.0	0.00	2.31
Total	45,929	47,442	1,512	3.3	680	754	74	10.9	1.48	1.59

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	516	456	-60	-11.7	County	39.92	41.49	0.00	0.00
(-) TIF Tax Capacity	48	47	-1	-2.9	City/Town	57.77	66.07	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	14.96	17.54	25.71	26.00
(=) Taxable Tax Capacity	468	409	-59	-12.6	Special District	0.39	0.40	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	113.04	125.51	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	678	33	5.1	0.99	1.01
Res Hmstd:Avg Val	97,900	100,300	2.5	1,074	1,165	91	8.5	1.1	1.16
Res Hmstd: Hi Val	130,500	133,600	2.4	1,556	1,708	152	9.8	1.19	1.28
Res Hmstd: Ex-Hi Val	195,800	200,500	2.4	2,521	2,797	276	11.0	1.29	1.39
Apartment	300,000	301,900	0.6	5,010	5,521	511	10.2	1.67	1.83
Comm/Ind: Lo Val	150,000	154,100	2.7	4,028	4,519	491	12.2	2.69	2.93
Comm/Ind: Med Val	300,000	308,300	2.8	9,270	10,366	1,097	11.8	3.09	3.36
Comm/Ind: Hi Val	1,000,000	1,027,500	2.8	33,731	37,639	3,908	11.6	3.37	3.66

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	174	15	9.6	0.78	0.88
Res Non-Hm: exis	3,082	3,913	831	27.0	33	45	13	38.3	1.06	1.16
Apartments: exis	759	757	-2	-0.2	10	10	1	7.6	1.26	1.36
Low-inc Apts: ex	436	430	-6	-1.4	3	4	0	6.3	0.78	0.84
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	71	3	5.2	2.22	2.37
Com/Ind Hi: exis	2,479	2,359	-120	-4.9	71	72	1	1.5	2.86	3.05
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	7.7	2.50	2.67
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	3.1	0.75	0.74
Ag Non-Hmstd	144	140	-4	-2.6	1	1	0	4.8	0.90	0.96
Misc props	410	421	11	2.8	6	6	1	12.3	1.36	1.48
ResHmstd: NewCon	0	101	101	0.0	0	1	1	0.0	0.00	0.88
All other NewCon	0	145	145	0.0	0	3	3	0.0	0.00	2.40
Total	31,162	31,532	370	1.2	355	393	38	10.6	1.14	1.25

Tax Base

Tax Rates

	Tax Base				Tax Rates		Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	County	City/Town	School District	Special District	Base	Alter
Total Tax Capacity	354	309	-46	-12.8	39.92	40.55	17.67	2.56	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	29.41	34.76	14.18	0.00	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	17.67	16.45	0.00	0.00	14.18	15.60
(=) Taxable Tax Capacity	354	309	-46	-12.8	2.56	4.57	0.00	0.00	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	89.56	96.33	14.18	15.60	

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Pctg Chng	Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change		Base	Alter
Res Hmstd: Lo Val	66,800	65,300		-2.2	426	479	53	12.6	0.64	0.73
Res Hmstd:Avg Val	100,200	98,000		-2.2	757	823	66	8.7	0.76	0.84
Res Hmstd: Hi Val	133,500	130,500		-2.2	1,133	1,215	82	7.3	0.85	0.93
Res Hmstd: Ex-Hi Val	200,400	195,900		-2.2	1,887	2,004	117	6.2	0.94	1.02
Apartment	300,000	299,400		-0.2	3,784	4,072	288	7.6	1.26	1.36
Comm/Ind: Lo Val	150,000	142,700		-4.9	3,327	3,378	52	1.6	2.22	2.37
Comm/Ind: Med Val	300,000	285,400		-4.9	7,691	7,755	63	0.8	2.56	2.72
Comm/Ind: Hi Val	1,000,000	951,400		-4.9	28,060	28,431	371	1.3	2.81	2.99

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	21	0	-1.7	0.82	0.82
Res Non-Hm: exis	778	673	-105	-13.5	10	10	-1	-6.5	1.34	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	630	628	-2	-0.3	16	17	1	5.5	2.50	2.65
Com/Ind Hi: exis	324	396	72	22.1	11	14	3	29.3	3.32	3.52
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	0	9.1	3.32	3.52
Ag HGA: Exist	173	162	-12	-6.6	1	1	0	-9.5	0.83	0.80
Ag Hmstd Land	278	343	65	23.2	1	2	1	79.7	0.37	0.54
Ag Non-Hmstd	149	184	35	23.6	2	2	1	31.5	1.15	1.22
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	0.82
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	72	5	7.1	1.33	1.42

Tax Base

Tax Rates

	Tax Base				Tax Rates		Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	County	City/Town	Base	Alter	Base	Alter
Total Tax Capacity	58	49	-9	-15.5	County	38.79	40.15	0.00	0.00	
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	48.16	57.03	0.00	0.00	
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	20.81	17.83	4.56	4.76	
(=) Taxable Tax Capacity	58	49	-9	-15.5	Special District	7.17	7.34	0.00	0.00	
FD Distrib Tax Cap	0	0	0	0.0	Total	114.93	122.35	4.56	4.76	

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	37,100	36,300		-2.2	295	284	-11	-3.8	0.79	0.78
Res Hmstd:Avg Val	55,600	54,500		-2.0	442	426	-16	-3.6	0.79	0.78
Res Hmstd: Hi Val	74,100	72,600		-2.0	589	568	-22	-3.7	0.79	0.78
Res Hmstd: Ex-Hi Val	111,100	108,800		-2.1	1,055	1,047	-8	-0.8	0.95	0.96
Comm/Ind: Lo Val	150,000	183,200		22.1	3,753	5,141	1,388	37.0	2.50	2.81
Comm/Ind: Med Val	300,000	366,400		22.1	8,735	11,584	2,849	32.6	2.91	3.16
Comm/Ind: Hi Val	1,000,000	1,221,400		22.1	31,981	41,650	9,669	30.2	3.2	3.41

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	12.8	0.97	1.00
Res Non-Hm: exis	516	357	-159	-30.8	8	6	-2	-22.9	1.46	1.62
Apartments: exis	104	107	3	2.9	2	2	0	12.6	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	3.7	1.46	1.61
Com/Ind: Lo: exi	285	285	0	0.0	8	9	1	8.3	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	6.3	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	12.3	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	0	1.7	1.46	1.55

Tax Base

Tax Rates

	Baseline	Alternative	Change	Pctg Chng		Net Tax Cap (Pctg)		Ref Mkt Val	
						Base	Alter	Base	Alter
Total Tax Capacity	21	17	-4	-20.7	County	39.93	41.50	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	67.00	84.48	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	28.45	24.94	8.43	7.01
(=) Taxable Tax Capacity	21	17	-4	-20.7	Special District	0.39	0.40	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	135.77	151.32	8.43	7.01

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	44,300	48,700		9.9	462	476	15	3.2	1.04	0.98
Res Hmstd:Avg Val	66,400	73,000		9.9	692	714	22	3.2	1.04	0.98
Res Hmstd: Hi Val	88,400	97,200		10.0	982	1,108	126	12.8	1.11	1.14
Res Hmstd: Ex-Hi Val	132,700	145,900		9.9	1,661	1,945	285	17.1	1.25	1.33
Apartment	300,000	308,800		2.9	5,344	6,057	713	13.3	1.78	1.96
Seas Rec: Lo Val	50,000	47,000		-6.0	717	750	33	4.7	1.43	1.6
Seas Rec: Hi Val	150,000	141,100		-5.9	2,234	2,333	99	4.4	1.49	1.65

Beltrami County

Bemidji city

<i>Tax Burdens by Property Class</i>	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	3,081	-146	-4.5	1.09	1.11
Res Non-Hm: exis	90,743	91,577	834	0.9	1,229	1,310	81	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	1,631	58	3.7	2.61	2.75
Com/Ind Hi: exis	170,625	172,532	1,907	1.1	5,859	6,260	401	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	15.3	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	15.1	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	1.76
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	14,170	759	5.7	1.90	2.03

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	9,336	8,794	-542	-5.8	County	51.60	55.42	0.00	0.00
(-) TIF Tax Capacity	367	351	-16	-4.3	City/Town	42.36	45.89	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	20.83	21.32	12.70	12.39
(=) Taxable Tax Capacity	8,969	8,443	-526	-5.9	Special District	1.75	1.53	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	116.54	124.16	12.70	12.39

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	81,000	75,900		-6.3	747	659	-88	-11.8	0.92	0.87
Res Hmstd:Avg Val	121,400	113,800		-6.3	1,306	1,219	-87	-6.7	1.08	1.07
Res Hmstd: Hi Val	161,900	151,800		-6.2	1,866	1,780	-85	-4.6	1.15	1.17
Res Hmstd: Ex-Hi Val	242,900	227,700		-6.3	2,985	2,901	-84	-2.8	1.23	1.27
Apartment	300,000	307,800		2.6	4,751	5,158	407	8.6	1.58	1.68
Comm/Ind: Lo Val	150,000	151,700		1.1	3,911	4,191	280	7.1	2.61	2.76
Comm/Ind: Med Val	300,000	303,400		1.1	9,063	9,696	633	7.0	3.02	3.2
Comm/Ind: Hi Val	1,000,000	1,011,200		1.1	33,103	35,383	2,279	6.9	3.31	3.5

Beltrami County

Blackduck city

<i>Tax Burdens by Property Class</i>	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	155	-6	-3.8	1.25	1.20
Res Non-Hm: exis	2,612	2,712	100	3.8	43	50	7	15.3	1.64	1.83
Apartments: exis	668	659	-9	-1.3	13	14	1	9.8	1.96	2.18
Low-inc Apts: ex	2,825	2,825	0	0.0	33	37	4	10.9	1.19	1.32
Seasnl Rec: exis	102	102	0	0.0	2	2	0	11.2	1.72	1.92
Com/Ind: Lo: exi	3,962	4,195	233	5.9	122	142	20	16.3	3.08	3.38
Com/Ind Hi: exis	2,762	2,529	-233	-8.5	113	114	1	0.8	4.08	4.49
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	21	1	6.6	4.08	4.49
Ag HGA: Exist	244	235	-9	-3.6	3	2	0	-14.6	1.06	0.94
Ag Hmstd Land	300	300	0	-0.1	2	2	0	19.0	0.59	0.70
Ag Non-Hmstd	162	162	0	0.0	2	3	0	12.7	1.52	1.72
Misc props	216	254	38	17.5	5	6	2	34.3	2.22	2.54
ResHmstd: NewCon	0	33	33	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	27,223	27,416	192	0.7	519	549	30	5.8	1.91	2.00

Tax Base

Tax Rates

	Estimated Market Value				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	319	277	-42	-13.0	County	51.54	55.34	0.00	0.00
(-) TIF Tax Capacity	19	19	0	-0.7	City/Town	68.69	79.69	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	21.41	25.28	5.74	3.73
(=) Taxable Tax Capacity	300	258	-41	-13.8	Special District	10.72	11.35	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	152.36	171.67	5.74	3.73

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base
Res Hmstd: Lo Val	48,800	49,000	0.4	576	523	-53	-9.3	1.18	1.07
Res Hmstd:Avg Val	73,200	73,500	0.4	864	784	-80	-9.3	1.18	1.07
Res Hmstd: Hi Val	97,600	98,000	0.4	1,259	1,231	-27	-2.2	1.29	1.26
Res Hmstd: Ex-Hi Val	146,400	147,000	0.4	2,074	2,166	92	4.4	1.42	1.47
Apartment	300,000	296,100	-1.3	5,886	6,464	579	9.8	1.96	2.18
Comm/Ind: Lo Val	150,000	137,300	-8.5	4,613	4,639	26	0.6	3.08	3.38
Comm/Ind: Med Val	300,000	274,600	-8.5	10,735	10,666	-69	-0.6	3.58	3.88
Comm/Ind: Hi Val	1,000,000	915,500	-8.5	39,304	39,460	156	0.4	3.93	4.31

Beltrami County

Funkley city

<i>Tax Burdens by Property Class</i>	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	8.0	0.72	0.76
Res Non-Hm: exis	84	87	3	3.7	1	1	0	10.7	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	9.8	1.09	1.20
Com/Ind: Lo: exi	46	49	3	6.0	1	1	0	13.7	2.31	2.48
Com/Ind Hi: exis	1	1	0	0.0	0	0	0	7.5	3.06	3.29
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	3.0	3.06	3.29
Ag HGA: Exist	50	49	-1	-2.0	0	0	0	3.3	0.67	0.71
Ag Hmstd Land	137	137	0	0.0	1	1	0	4.0	0.40	0.42
Ag Non-Hmstd	227	227	0	0.0	2	3	0	10.1	1.01	1.11
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	6	6	0.0	0	0	0	0.0	0.00	1.27
Total	801	818	17	2.1	7	8	1	10.6	0.92	1.00

Tax Base

Tax Rates

	Tax Base				County	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	8	7	-1	-9.4	County	53.03	56.95	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	14.34	15.83	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	23.17	27.33	5.74	3.73
(=) Taxable Tax Capacity	<u>8</u>	<u>7</u>	<u>-1</u>	<u>-9.4</u>	Special District	<u>10.72</u>	<u>11.35</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	0	0	0	0.0	Total	101.26	111.45	5.74	3.73

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	25,800	26,600		3.1	173	188	15	8.6	0.67	0.71
Res Hmstd:Avg Val	38,700	39,900		3.1	259	282	22	8.6	0.67	0.71
Res Hmstd: Hi Val	51,600	53,100		2.9	346	375	29	8.4	0.67	0.71
Res Hmstd: Ex-Hi Val	77,400	79,700		3.0	525	583	57	10.9	0.68	0.73
Seas Rec: Lo Val	50,000	49,900		-0.2	544	598	53	9.8	1.09	1.2
Seas Rec: Hi Val	150,000	149,800		-0.1	1,717	1,886	169	9.8	1.14	1.26
Comm/Ind: Lo Val	150,000	150,000		0.0	3,463	3,713	250	7.2	2.31	2.48
Comm/Ind: Med Val	300,000	300,000		0.0	8,052	8,646	594	7.4	2.68	2.88
Comm/Ind: Hi Val	1,000,000	1,000,000		0.0	29,466	31,664	2,198	7.5	2.95	3.17

Beltrami County

Kelliher city

<i>Tax Burdens by Property Class</i>	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	49	-3	-6.3	1.11	1.08
Res Non-Hm: exis	1,291	1,338	47	3.6	21	23	2	11.3	1.62	1.74
Apartments: exis	143	143	0	0.0	3	3	0	8.9	1.80	1.96
Low-inc Apts: ex	443	443	0	0.0	5	5	0	9.0	1.09	1.19
Seasnl Rec: exis	81	73	-7	-8.9	1	1	0	-1.3	1.46	1.58
Com/Ind: Lo: exi	888	862	-26	-2.9	26	27	1	4.6	2.88	3.10
Com/Ind Hi: exis	73	73	0	0.0	3	3	0	7.7	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	315	313	-1	-0.4	12	13	1	7.2	3.82	4.11
Ag HGA: Exist	943	917	-26	-2.8	12	12	0	2.2	1.25	1.32
Ag Hmstd Land	610	613	3	0.5	3	3	0	16.0	0.44	0.51
Ag Non-Hmstd	117	117	0	0.0	2	2	0	8.3	1.38	1.50
Misc props	10	10	0	0.0	0	0	0	8.9	1.80	1.96
ResHmstd: NewCon	0	41	41	0.0	0	0	0	0.0	0.00	1.08
All other NewCon	0	146	146	0.0	0	3	3	0.0	0.00	1.74
Total	9,585	9,614	29	0.3	138	144	6	4.2	1.44	1.50

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	102	85	-17	-16.5	County	53.01	56.93	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	42.64	51.09	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	32.01	30.55	7.20	8.83
(=) Taxable Tax Capacity	102	85	-17	-16.5	Special District	10.72	11.35	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	138.38	149.93	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	392	-41	-9.4	1.06	0.99
Res Hmstd:Avg Val	61,500	59,600	-3.1	649	589	-61	-9.3	1.06	0.99
Res Hmstd: Hi Val	81,900	79,300	-3.2	894	808	-86	-9.6	1.09	1.02
Res Hmstd: Ex-Hi Val	122,900	119,000	-3.2	1,527	1,491	-36	-2.4	1.24	1.25
Apartment	300,000	300,000	0.0	5,405	5,887	482	8.9	1.80	1.96
Comm/Ind: Lo Val	150,000	150,000	0.0	4,320	4,656	335	7.8	2.88	3.10
Comm/Ind: Med Val	300,000	300,000	0.0	10,045	10,819	774	7.7	3.35	3.61
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	36,759	39,581	2,821	7.7	3.68	3.96

Beltrami County

Solway city

<i>Tax Burdens by Property Class</i>	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	2.79
Com/Ind Hi: exis	136	169	33	24.6	5	6	2	35.4	3.39	3.68
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	3.68
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	0.44
Ag Non-Hmstd	138	138	0	0.0	2	2	0	10.9	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	9.5	1.23	1.34

Tax Base

Tax Rates

	Estimated Market Value				Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	36	30	-6	-17.6	County	53.00	56.92	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	38.94	47.25	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	20.75	21.24	12.70	12.39
(=) Taxable Tax Capacity	36	30	-6	-17.6	Special District	1.75	1.53	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	114.44	126.94	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	1.0	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	1,817	108	6.3	1.12	1.2
Comm/Ind: Lo Val	150,000	187,000	24.7	3,864	5,555	1,691	43.8	2.58	2.97
Comm/Ind: Med Val	300,000	373,900	24.6	8,953	12,442	3,489	39.0	2.98	3.33
Comm/Ind: Hi Val	1,000,000	1,246,500	24.7	32,700	44,595	11,895	36.4	3.27	3.58

Beltrami County

Tenstrike city

<i>Tax Burdens by Property Class</i>	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	7	11.2	0.86	0.95
Res Non-Hm: exis	983	1,179	196	19.9	11	14	3	29.2	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	-8.9	1.09	1.19
Com/Ind: Lo: exi	352	368	16	4.4	8	9	1	11.9	2.24	2.40
Com/Ind Hi: exis	189	187	-2	-1.0	6	6	0	6.3	2.97	3.19
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	7.3	2.97	3.19
Ag HGA: Exist	572	568	-4	-0.8	4	4	0	7.6	0.72	0.78
Ag Hmstd Land	919	891	-28	-3.0	3	3	0	10.4	0.33	0.37
Ag Non-Hmstd	935	977	42	4.5	9	10	1	15.0	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	178	10	6.1	0.99	1.08

Tax Base

Tax Rates

	Baseline	Alternative	Change	Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val		
					Base	Alter	Base	Alter	
Total Tax Capacity	171	154	-17	-10.0	County	53.00	56.91	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	15.80	17.56	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	23.17	27.32	5.74	3.73
(=) Taxable Tax Capacity	171	154	-17	-10.0	Special District	4.92	4.80	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	96.88	106.60	5.74	3.73

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	80,300	81,100		1.0	524	576	52	9.9	0.65	0.71
Res Hmstd:Avg Val	120,500	121,700		1.0	973	1,062	90	9.2	0.81	0.87
Res Hmstd: Hi Val	160,600	162,200		1.0	1,420	1,548	128	9.0	0.88	0.95
Res Hmstd: Ex-Hi Val	240,900	243,200		1.0	2,316	2,520	203	8.8	0.96	1.04
Seas Rec: Lo Val	50,000	41,700		-16.6	522	479	-43	-8.3	1.04	1.15
Seas Rec: Hi Val	150,000	125,100		-16.6	1,651	1,499	-153	-9.2	1.10	1.2
Comm/Ind: Lo Val	150,000	148,500		-1.0	3,365	3,568	204	6.0	2.24	2.40
Comm/Ind: Med Val	300,000	297,000		-1.0	7,822	8,295	473	6.1	2.61	2.79
Comm/Ind: Hi Val	1,000,000	989,900		-1.0	28,624	30,408	1,784	6.2	2.86	3.07

Beltrami County

Turtle River city

<i>Tax Burdens by Property Class</i>	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	9.9	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	4.4	2.32	2.45
Com/Ind Hi: exis	34	31	-2	-6.8	1	1	0	-1.7	3.06	3.22
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	3.22
Ag HGA: Exist	238	235	-3	-1.2	2	2	0	4.6	0.78	0.83
Ag Hmstd Land	170	170	0	0.0	0	0	0	16.2	0.19	0.22
Ag Non-Hmstd	431	429	-2	-0.4	4	4	0	6.0	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	5.1	1.24	1.30

Tax Base

Tax Rates

	Baseline	Alternative	Change	Pctg Chng		Net Tax Cap (Pctg)		Ref Mkt Val	
						Base	Alter	Base	Alter
Total Tax Capacity	84	76	-7	-8.6	County	53.00	56.92	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	22.15	24.22	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	20.75	21.24	12.69	12.39
(=) Taxable Tax Capacity	84	76	-7	-8.6	Special District	1.75	1.53	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	97.64	103.90	12.69	12.39

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		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	1,450	144	11.1	0.93	0.99
Res Hmstd: Hi Val	187,400	194,800		3.9	1,864	2,061	197	10.5	0.99	1.06
Res Hmstd: Ex-Hi Val	281,200	292,300		3.9	2,983	3,286	302	10.1	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	1,773	110	6.6	1.11	1.18
Comm/Ind: Lo Val	150,000	139,700		-6.9	3,486	3,421	-65	-1.9	2.32	2.45
Comm/Ind: Med Val	300,000	279,500		-6.8	8,071	7,848	-223	-2.8	2.69	2.81
Comm/Ind: Hi Val	1,000,000	931,600		-6.8	29,466	28,872	-595	-2.0	2.95	3.1

Beltrami County

Wilton city

<i>Tax Burdens by Property Class</i>	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	8.8	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	3.8	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	133.9	2.77	2.90
Ag HGA: Exist	266	264	-2	-0.7	2	2	0	11.9	0.63	0.71
Ag Hmstd Land	240	240	0	0.0	0	0	0	18.8	0.12	0.14
Ag Non-Hmstd	493	486	-7	-1.4	4	4	0	3.9	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	31.6	1.03	1.22

Tax Base

Tax Rates

	Tax Base				Tax Rates		Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	County	City/Town	Base	Alter	Base	Alter
Total Tax Capacity	117	122	5	3.9	County	52.98	56.89	0.00	0.00	
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	7.60	7.88	0.00	0.00	
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	20.75	21.24	12.70	12.39	
(=) Taxable Tax Capacity	117	122	5	3.9	Special District	1.75	1.53	0.00	0.00	
FD Distrib Tax Cap	0	0	0	0.0	Total	83.08	87.53	12.70	12.39	

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	68,900	68,500	-0.6	384	445	60	15.7	0.56	0.65	
Res Hmstd:Avg Val	103,300	102,700	-0.6	710	781	71	10.0	0.69	0.76	
Res Hmstd: Hi Val	137,700	136,900	-0.6	1,070	1,150	80	7.4	0.78	0.84	
Res Hmstd: Ex-Hi Val	206,600	205,500	-0.5	1,792	1,889	97	5.4	0.87	0.92	
Apartment	300,000	298,000	-0.7	3,496	3,630	134	3.8	1.17	1.22	
Comm/Ind: Lo Val	150,000	199,000	32.7	3,158	4,724	1,566	49.6	2.11	2.37	
Comm/Ind: Med Val	300,000	398,100	32.7	7,306	10,491	3,185	43.6	2.44	2.64	
Comm/Ind: Hi Val	1,000,000	1,326,800	32.7	26,662	37,392	10,730	40.2	2.67	2.82	

Benton County

Foley city

<i>Tax Burdens by Property Class</i>	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	1,095	-28	-2.5	1.61	1.62
Res Non-Hm: exis	7,760	8,574	814	10.5	153	188	35	22.7	1.97	2.19
Apartments: exis	7,978	7,974	-5	-0.1	184	208	24	12.9	2.30	2.60
Low-inc Apts: ex	3,013	3,013	0	0.0	42	47	5	12.9	1.40	1.58
Seasnl Rec: exis	291	359	68	23.2	7	9	3	39.2	2.30	2.60
Com/Ind: Lo: exi	9,554	9,297	-257	-2.7	333	360	27	8.2	3.48	3.87
Com/Ind Hi: exis	9,826	9,661	-165	-1.7	453	496	42	9.4	4.61	5.13
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	98	16	19.9	4.59	5.10
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	0.93
Ag Non-Hmstd	1,425	1,226	-198	-13.9	25	25	-1	-2.7	1.78	2.01
Misc props	698	699	2	0.2	17	19	2	13.1	2.39	2.70
ResHmstd: NewCon	0	448	448	0.0	0	7	7	0.0	0.00	1.62
All other NewCon	0	26	26	0.0	0	1	1	0.0	0.00	4.07
Total	111,948	111,195	-753	-0.7	2,418	2,555	137	5.7	2.16	2.30

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	1,301	1,128	-174	-13.3	County	67.09	73.06	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	65.58	75.68	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	45.10	52.24	8.26	9.12
(=) Taxable Tax Capacity	1,301	1,128	-174	-13.3	Special District	0.00	0.00	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	177.77	200.99	8.26	9.12

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	71,400	69,400		-2.8	1,043	900	-142	-13.7	1.46	1.3
Res Hmstd:Avg Val	107,100	104,100		-2.8	1,716	1,627	-89	-5.2	1.60	1.56
Res Hmstd: Hi Val	142,800	138,800		-2.8	2,413	2,419	6	0.3	1.69	1.74
Res Hmstd: Ex-Hi Val	214,200	208,200		-2.8	3,805	4,003	197	5.2	1.78	1.92
Apartment	300,000	299,800		-0.1	6,914	7,805	891	12.9	2.30	2.60
Comm/Ind: Lo Val	150,000	147,500		-1.7	5,223	5,712	489	9.4	3.48	3.87
Comm/Ind: Med Val	300,000	295,000		-1.7	12,145	13,251	1,107	9.1	4.05	4.49
Comm/Ind: Hi Val	1,000,000	983,300		-1.7	44,448	48,581	4,133	9.3	4.44	4.94

Benton County

Gilman city

<i>Tax Burdens by Property Class</i>	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	4	3.8	1.17	1.28
Res Non-Hm: exis	770	1,071	300	38.9	10	17	6	57.9	1.36	1.55
Apartments: exis	95	57	-39	-40.4	2	1	-1	-32.1	1.67	1.90
Low-inc Apts: ex	58	97	39	66.0	1	1	1	89.1	1.01	1.15
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	11.9	2.72	3.03
Com/Ind Hi: exis	127	128	1	0.6	5	5	1	12.2	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	15.5	3.59	4.01
Ag HGA: Exist	291	287	-4	-1.4	4	4	0	11.3	1.31	1.48
Ag Hmstd Land	214	230	16	7.4	1	2	0	26.3	0.65	0.77
Ag Non-Hmstd	223	214	-10	-4.3	3	3	0	9.3	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	1.54
Total	12,983	12,861	-122	-0.9	172	189	17	10.0	1.32	1.47

Tax Base

Tax Rates

	Baseline	Alternative	Change	Pctg Chng		Net Tax Cap (Pctg)		Ref Mkt Val	
						Base	Alter	Base	Alter
Total Tax Capacity	135	117	-18	-13.6	County	67.12	73.09	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	14.48	19.34	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	45.12	52.27	8.26	9.12
(=) Taxable Tax Capacity	135	117	-18	-13.6	Special District	0.00	0.00	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	126.72	144.70	8.26	9.12

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	94,600	89,600		-5.3	990	956	-34	-3.4	1.05	1.07
Res Hmstd:Avg Val	141,800	134,300		-5.3	1,669	1,702	33	2.0	1.18	1.27
Res Hmstd: Hi Val	189,100	179,100		-5.3	2,350	2,449	99	4.2	1.24	1.37
Res Hmstd: Ex-Hi Val	283,700	268,600		-5.3	3,712	3,943	230	6.2	1.31	1.47
Apartment	300,000	178,800		-40.4	5,000	3,397	-1,603	-32.1	1.67	1.90
Comm/Ind: Lo Val	150,000	150,900		0.6	4,074	4,578	504	12.4	2.72	3.03
Comm/Ind: Med Val	300,000	301,900		0.6	9,465	10,629	1,165	12.3	3.15	3.52
Comm/Ind: Hi Val	1,000,000	1,006,300		0.6	34,621	38,857	4,236	12.2	3.46	3.86

Benton County

Rice city

<i>Tax Burdens by Property Class</i>	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	777	28	3.7	1.16	1.20
Res Non-Hm: exis	7,596	7,855	259	3.4	115	130	15	12.9	1.51	1.65
Apartments: exis	712	712	0	0.0	12	13	1	9.8	1.69	1.85
Low-inc Apts: ex	249	249	0	0.0	3	3	0	9.8	1.02	1.11
Seasnl Rec: exis	41	41	0	0.0	1	1	0	9.9	1.41	1.55
Com/Ind: Lo: exi	7,792	7,443	-349	-4.5	215	222	8	3.6	2.75	2.99
Com/Ind Hi: exis	13,053	13,523	470	3.6	478	538	59	12.3	3.67	3.97
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	6	19.7	3.67	3.97
Ag HGA: Exist	1,082	1,068	-14	-1.3	13	13	1	4.4	1.18	1.24
Ag Hmstd Land	4,486	4,099	-388	-8.6	47	47	0	-0.4	1.05	1.14
Ag Non-Hmstd	2,925	2,706	-219	-7.5	39	40	1	1.6	1.33	1.47
Misc props	67	65	-2	-3.1	2	2	0	6.3	2.31	2.53
ResHmstd: NewCon	0	1,077	1,077	0.0	0	13	13	0.0	0.00	1.20
All other NewCon	0	592	592	0.0	0	20	20	0.0	0.00	3.30
Total	103,631	104,952	1,322	1.3	1,705	1,856	151	8.8	1.65	1.77

Tax Base

Tax Rates

	Tax Base				County	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	1,216	1,110	-106	-8.7	County	67.11	73.08	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	29.68	34.13	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	36.67	39.43	1.96	2.01
(=) Taxable Tax Capacity	1,216	1,110	-106	-8.7	Special District	0.00	0.00	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	133.46	146.63	1.96	2.01

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	86,200	85,900		-0.3	872	844	-28	-3.2	1.01	0.98
Res Hmstd: Avg Val	129,200	128,800		-0.3	1,493	1,538	45	3.0	1.16	1.19
Res Hmstd: Hi Val	172,300	171,800		-0.3	2,116	2,234	118	5.6	1.23	1.30
Res Hmstd: Ex-Hi Val	258,500	257,700		-0.3	3,361	3,625	264	7.8	1.30	1.41
Apartment	300,000	300,000		0.0	5,063	5,559	496	9.8	1.69	1.85
Comm/Ind: Lo Val	150,000	155,400		3.6	4,131	4,694	563	13.6	2.75	3.02
Comm/Ind: Med Val	300,000	310,800		3.6	9,629	10,871	1,242	12.9	3.21	3.5
Comm/Ind: Hi Val	1,000,000	1,036,000		3.6	35,287	39,695	4,409	12.5	3.53	3.83

Benton County

Ronneby city

<i>Tax Burdens by Property Class</i>	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

Tax Rates

						Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	0	0	0	#####	County	#####	#Num!	#####	#####
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	#####	#Num!	#####	#####
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	#####	#Num!	#####	#####
(=) Taxable Tax Capacity	0	0	0	#####	Special District	#####	#Num!	#####	#####
FD Distrib Tax Cap	0	0	0	0.0	Total	#Num!	#Num!	#####	#####

Benton County

Sauk Rapids city

<i>Tax Burdens by Property Class</i>	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	6,807	58	0.9	1.41	1.44
Res Non-Hm: exis	45,926	46,523	597	1.3	784	861	78	9.9	1.71	1.85
Apartments: exis	55,582	55,278	-304	-0.5	1,092	1,185	94	8.6	1.96	2.14
Low-inc Apts: ex	9,931	9,815	-116	-1.2	117	127	9	7.9	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	917	71	8.4	3.09	3.34
Com/Ind Hi: exis	79,237	80,659	1,422	1.8	3,255	3,582	327	10.1	4.11	4.44
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	272	30	12.5	4.11	4.44
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	-54.5	1.56	1.70
Misc props	2,030	2,035	6	0.3	50	55	5	9.5	2.47	2.69
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	13,880	699	5.3	1.86	1.97

Tax Base

Tax Rates

					County	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	8,225	7,435	-790	-9.6	County	67.10	73.07	0.00	0.00
(-) TIF Tax Capacity	856	787	-69	-8.0	City/Town	50.43	55.90	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	36.65	39.41	1.96	2.01
(=) Taxable Tax Capacity	7,369	6,648	-722	-9.8	Special District	1.37	1.55	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	155.56	169.94	1.96	2.01

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	97,000	95,700	-1.3	1,243	1,159	-84	-6.7	1.28	1.21	
Res Hmstd:Avg Val	145,400	143,500	-1.3	2,049	2,054	5	0.3	1.41	1.43	
Res Hmstd: Hi Val	193,800	191,300	-1.3	2,855	2,949	94	3.3	1.47	1.54	
Res Hmstd: Ex-Hi Val	290,800	287,000	-1.3	4,470	4,741	271	6.1	1.54	1.65	
Apartment	300,000	298,400	-0.5	5,892	6,399	506	8.6	1.96	2.14	
Comm/Ind: Lo Val	150,000	152,700	1.8	4,628	5,123	495	10.7	3.09	3.36	
Comm/Ind: Med Val	300,000	305,400	1.8	10,789	11,904	1,115	10.3	3.6	3.9	
Comm/Ind: Hi Val	1,000,000	1,017,900	1.8	39,541	43,545	4,004	10.1	3.95	4.28	

Benton County

Royalton city (part)

<i>Tax Burdens by Property Class</i>	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	1.49
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	6.2	1.30	1.49

Tax Base

Tax Rates

						Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	3	3	0	-7.5	County	67.09	73.06	#####	#####
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	33.63	44.10	#####	#####
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	29.27	32.22	#####	#####
(=) Taxable Tax Capacity	3	3	0	-7.5	Special District	0.00	0.00	#####	#####
FD Distrib Tax Cap	0	0	0	0.0	Total	129.99	149.38	#####	#####

Benton County

Sartell city (part)

<i>Tax Burdens by Property Class</i>	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	74	-3	-3.7	1.50	1.66
Apartments: exis	17,802	17,802	0	0.0	314	340	25	8.1	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	1.2	2.85	3.08
Com/Ind Hi: exis	38,742	39,009	267	0.7	1,468	1,615	147	10.0	3.79	4.14
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	9	13.2	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	1,121	1,121	0	0.0	16	17	1	8.2	1.40	1.51
Misc props	1,623	1,625	2	0.1	29	31	2	8.2	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	2,917	261	9.8	2.27	2.47

Tax Base

Tax Rates

	Estimated Market Value				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	1,638	1,588	-49	-3.0	County	67.06	73.03	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	33.84	36.27	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	35.99	39.54	4.24	6.83
(=) Taxable Tax Capacity	1,638	1,588	-49	-3.0	Special District	1.37	1.55	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	138.26	150.39	4.24	6.83

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	99,200	100,200	100,200	1.0	1,130	1,151	20	1.8	1.14	1.15
Res Hmstd:Avg Val	148,800	150,300	150,300	1.0	1,882	2,006	125	6.6	1.26	1.33
Res Hmstd: Hi Val	198,300	200,300	200,300	1.0	2,632	2,860	228	8.7	1.33	1.43
Res Hmstd: Ex-Hi Val	297,500	300,500	300,500	1.0	4,135	4,571	437	10.6	1.39	1.52
Apartment	300,000	300,000	300,000	0.0	5,312	5,845	533	10.0	1.77	1.95
Comm/Ind: Lo Val	150,000	151,000	151,000	0.7	4,273	4,677	404	9.5	2.85	3.1
Comm/Ind: Med Val	300,000	302,100	302,100	0.7	9,950	10,869	920	9.2	3.32	3.6
Comm/Ind: Hi Val	1,000,000	1,006,900	1,006,900	0.7	36,439	39,754	3,314	9.1	3.64	3.95

Benton County

St. Cloud city (part)

<i>Tax Burdens by Property Class</i>	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	1,439	-144	-9.1	1.30	1.31
Res Non-Hm: exis	30,310	30,088	-222	-0.7	517	550	33	6.3	1.71	1.83
Apartments: exis	68,535	66,324	-2,211	-3.2	1,235	1,288	53	4.3	1.80	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	23,481	23,436	-45	-0.2	677	723	45	6.7	2.88	3.08
Com/Ind Hi: exis	79,691	79,025	-666	-0.8	3,013	3,195	181	6.0	3.78	4.04
Publ U: Elec Gen	3,143	3,085	-58	-1.8	98	103	5	5.4	3.11	3.34
Publ U: Other	6,972	7,230	258	3.7	272	302	29	10.8	3.91	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	291	291	0	0.0	4	4	0	7.6	1.29	1.39
Misc props	3,057	3,055	-2	-0.1	59	64	5	7.8	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	7,675	216	2.9	2.21	2.38

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	4,606	4,221	-385	-8.4	County	67.15	73.13	0.00	0.00
(-) TIF Tax Capacity	117	112	-5	-4.3	City/Town	41.38	42.72	7.15	7.18
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	21.62	23.42	10.12	11.59
(=) Taxable Tax Capacity	4,489	4,109	-380	-8.5	Special District	2.02	3.11	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	132.17	142.38	17.27	18.78

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	88,600	79,700	-10.0	1,031	856	-175	-17.0	1.16	1.07	
Res Hmstd:Avg Val	132,900	119,600	-10.0	1,733	1,550	-183	-10.5	1.30	1.3	
Res Hmstd: Hi Val	177,100	159,400	-10.0	2,434	2,243	-191	-7.8	1.37	1.41	
Res Hmstd: Ex-Hi Val	265,700	239,100	-10.0	3,837	3,629	-208	-5.4	1.44	1.52	
Apartment	300,000	290,300	-3.2	5,475	5,712	237	4.3	1.82	1.97	
Comm/Ind: Lo Val	150,000	148,700	-0.9	4,332	4,595	263	6.1	2.89	3.09	
Comm/Ind: Med Val	300,000	297,500	-0.8	10,021	10,619	599	6.0	3.34	3.57	
Comm/Ind: Hi Val	1,000,000	991,600	-0.8	36,570	38,781	2,211	6.0	3.66	3.91	

Big Stone County

Barry city

<i>Tax Burdens by Property Class</i>	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

Tax Rates

	Tax Base				Tax Rates		Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	County	City/Town	School District	Special District	Base	Alter
Total Tax Capacity	20	20	-1	-2.8	49.44	57.14	0.00	0.00	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	42.23	43.44	0.00	0.00	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	5.92	6.35	30.42	25.79	30.42	25.79
(=) Taxable Tax Capacity	20	20	-1	-2.8	2.90	2.87	0.00	0.00	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	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	3,865	49	1.3	2.54	2.67
Comm/Ind: Med Val	300,000	289,500	-3.5	8,752	8,856	104	1.2	2.92	3.06
Comm/Ind: Hi Val	1,000,000	964,900	-3.5	31,786	32,332	546	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

Tax Rates

	Estimated Market Value				Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	66	70	4	5.9	County	43.65	51.67	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	58.36	55.11	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	1.75	2.42	30.42	25.79
(=) Taxable Tax Capacity	66	70	4	5.9	Special District	2.90	2.87	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	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	14,981	5,905	65.1	3.03	3.26
Comm/Ind: Hi Val	1,000,000	1,534,000	53.4	32,975	52,792	19,817	60.1	3.3	3.44

Big Stone County

Clinton city

<i>Tax Burdens by Property Class</i>	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

Tax Rates

	Tax Base				Tax Rates		Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	County	City/Town	Base	Alter	Base	Alter
Total Tax Capacity	108	83	-25	-23.2	County	41.13	46.22	0.00	0.00	
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	45.95	59.84	0.00	0.00	
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	0.04	0.00	30.42	25.79	
(=) Taxable Tax Capacity	108	83	-25	-23.2	Special District	2.90	2.87	0.00	0.00	
FD Distrib Tax Cap	0	0	0	0.0	Total	90.01	108.92	30.42	25.79	

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base
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	2.68
Comm/Ind: Med Val	300,000	310,400	3.5	8,202	9,534	1,333	16.2	2.73	3.07
Comm/Ind: Hi Val	1,000,000	1,034,600	3.5	29,769	34,579	4,810	16.2	2.98	3.34

Big Stone County

Correll city

<i>Tax Burdens by Property Class</i>	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	-1.9	1.38	1.39
Res Non-Hm: exis	96	110	15	15.3	2	2	0	27.4	1.86	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	67	67	0	-0.6	1	1	0	15.0	1.51	1.74
Com/Ind: Lo: exi	74	71	-3	-4.2	2	3	0	6.0	3.22	3.56
Com/Ind Hi: exis	62	73	12	18.8	3	3	1	32.1	4.18	4.65
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	18.4	4.18	4.65
Ag HGA: Exist	17	17	0	0.0	0	0	0	-5.1	1.37	1.30
Ag Hmstd Land	208	213	5	2.3	1	2	0	21.6	0.62	0.73
Ag Non-Hmstd	62	63	0	0.6	1	1	0	16.8	1.43	1.66
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	1.39
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	12.5	1.73	1.90

Tax Base

Tax Rates

	Baseline	Alternative	Change	Pctg Chng		Net Tax Cap (Pctg)		Ref Mkt Val	
						Base	Alter	Base	Alter
Total Tax Capacity	13	11	-1	-11.1	County	49.48	57.19	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	83.16	97.25	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	7.45	8.61	34.05	30.47
(=) Taxable Tax Capacity	13	11	-1	-11.1	Special District	2.90	2.87	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	142.98	165.92	34.05	30.47

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	23,400	22,800		-2.6	321	296	-24	-7.5	1.37	1.30
Res Hmstd:Avg Val	35,100	34,200		-2.6	481	445	-36	-7.5	1.37	1.30
Res Hmstd: Hi Val	46,900	45,700		-2.6	643	594	-48	-7.5	1.37	1.30
Res Hmstd: Ex-Hi Val	70,300	68,500		-2.6	963	891	-73	-7.5	1.37	1.30
Seas Rec: Lo Val	50,000	49,700		-0.6	753	866	113	15.0	1.51	1.74
Seas Rec: Hi Val	150,000	149,100		-0.6	2,343	2,689	346	14.8	1.56	1.80
Comm/Ind: Lo Val	150,000	178,200		18.8	4,827	6,650	1,823	37.8	3.22	3.73
Comm/Ind: Med Val	300,000	356,300		18.8	11,092	14,923	3,831	34.5	3.7	4.19
Comm/Ind: Hi Val	1,000,000	1,187,700		18.8	40,329	53,543	13,213	32.8	4.03	4.51

Big Stone County

Graceville city

<i>Tax Burdens by Property Class</i>	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

Tax Rates

	Baseline	Alternative	Change	Pctg Chng		Net Tax Cap (Pctg)		Ref Mkt Val	
						Base	Alter	Base	Alter
Total Tax Capacity	184	154	-30	-16.5	County	44.94	51.79	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	#####	122.79	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	3.20	3.10	30.42	25.79
(=) Taxable Tax Capacity	184	154	-30	-16.5	Special District	6.39	7.15	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	157.04	184.83	30.42	25.79

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		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	681	13.4	3.39	3.81
Comm/Ind: Med Val	300,000	302,900		1.0	11,721	13,304	1,583	13.5	3.91	4.39
Comm/Ind: Hi Val	1,000,000	1,009,800		1.0	42,672	48,483	5,811	13.6	4.27	4.80

Big Stone County

Johnson city

<i>Tax Burdens by Property Class</i>	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

Tax Rates

	Tax Base				Tax Rates		Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	County	City/Town	Base	Alter	Base	Alter
Total Tax Capacity	12	10	-1	-12.8	County	48.44	56.00	0.00	0.00	
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	59.70	68.45	0.00	0.00	
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	5.08	5.39	30.42	25.78	
(=) Taxable Tax Capacity	12	10	-1	-12.8	Special District	6.39	7.15	0.00	0.00	
FD Distrib Tax Cap	0	0	0	0.0	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	13,012	3,256	33.4	3.25	3.63
Comm/Ind: Hi Val	1,000,000	1,195,900	19.6	35,467	46,662	11,195	31.6	3.55	3.90

Big Stone County

Odessa city

<i>Tax Burdens by Property Class</i>	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

Tax Rates

	Tax Base				Tax Rates		Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	County	City/Town	Base	Alter	Base	Alter
Total Tax Capacity	34	28	-7	-18.9	County	42.46	48.54	0.00	0.00	
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	66.72	89.45	0.00	0.00	
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	27.73	20.65	28.43	29.50	
(=) Taxable Tax Capacity	34	28	-7	-18.9	Special District	2.90	2.87	0.00	0.00	
FD Distrib Tax Cap	0	0	0	0.0	Total	139.81	161.51	28.43	29.50	

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	24,600	24,500	24,500	-0.4	315	310	-6	-1.8	1.28	1.26
Res Hmstd:Avg Val	37,000	36,800	36,800	-0.5	474	465	-9	-2.0	1.28	1.26
Res Hmstd: Hi Val	49,300	49,100	49,100	-0.4	632	621	-12	-1.8	1.28	1.26
Res Hmstd: Ex-Hi Val	73,900	73,600	73,600	-0.4	948	930	-17	-1.8	1.28	1.26
Comm/Ind: Lo Val	150,000	178,300	178,300	18.9	4,671	6,513	1,842	39.4	3.11	3.65
Comm/Ind: Med Val	300,000	356,600	356,600	18.9	10,757	14,621	3,864	35.9	3.59	4.10
Comm/Ind: Hi Val	1,000,000	1,188,600	1,188,600	18.9	39,156	52,454	13,297	34.0	3.92	4.41

Big Stone County

Ortonville city

<i>Tax Burdens by Property Class</i>	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	723	-24	-3.3	1.42	1.42
Res Non-Hm: exis	8,125	7,990	-134	-1.7	143	154	11	7.9	1.76	1.93
Apartments: exis	850	838	-12	-1.5	18	19	2	8.5	2.08	2.29
Low-inc Apts: ex	80	81	0	0.5	1	1	0	10.4	1.29	1.42
Seasnl Rec: exis	4,160	3,848	-312	-7.5	65	66	2	2.5	1.55	1.72
Com/Ind: Lo: exi	7,727	7,471	-256	-3.3	245	259	13	5.3	3.18	3.46
Com/Ind Hi: exis	1,772	2,005	233	13.1	73	91	17	23.4	4.14	4.52
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	51	6	12.2	4.03	4.40
Ag HGA: Exist	245	216	-29	-11.7	4	3	0	-9.9	1.46	1.49
Ag Hmstd Land	670	615	-55	-8.2	7	8	1	11.8	1.10	1.34
Ag Non-Hmstd	877	1,062	185	21.1	13	17	4	34.6	1.44	1.60
Misc props	215	214	-1	-0.3	5	5	0	9.8	2.31	2.55
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	3.12
Total	78,387	76,873	-1,514	-1.9	1,367	1,404	37	2.7	1.74	1.83

Tax Base

Tax Rates

	Baseline	Alternative	Change	Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val		
					Base	Alter	Base	Alter	
Total Tax Capacity	853	687	-165	-19.4	County	41.09	46.86	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	72.86	90.39	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	27.10	19.82	28.43	29.50
(=) Taxable Tax Capacity	853	687	-165	-19.4	Special District	2.90	2.87	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	143.94	159.93	28.43	29.50

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	52,300	50,900		-2.7	692	639	-54	-7.8	1.32	1.25
Res Hmstd:Avg Val	78,400	76,200		-2.8	1,050	958	-92	-8.8	1.34	1.26
Res Hmstd: Hi Val	104,500	101,600		-2.8	1,523	1,475	-48	-3.1	1.46	1.45
Res Hmstd: Ex-Hi Val	156,800	152,500		-2.7	2,472	2,513	41	1.7	1.58	1.65
Apartment	300,000	295,600		-1.5	6,251	6,782	531	8.5	2.08	2.29
Seas Rec: Lo Val	50,000	46,300		-7.4	758	779	21	2.8	1.52	1.68
Seas Rec: Hi Val	150,000	138,800		-7.5	2,357	2,413	56	2.4	1.57	1.74
Comm/Ind: Lo Val	150,000	169,700		13.1	4,764	6,080	1,316	27.6	3.18	3.58
Comm/Ind: Med Val	300,000	339,400		13.1	10,974	13,743	2,770	25.2	3.66	4.05
Comm/Ind: Hi Val	1,000,000	1,131,400		13.1	39,953	49,508	9,555	23.9	4	4.38

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	235	-7	-2.7	1.28	1.40
Res Non-Hm: exis	1,746	1,993	247	14.1	27	37	10	38.5	1.55	1.88
Apartments: exis	782	782	0	0.0	15	18	3	22.0	1.87	2.28
Low-inc Apts: ex	227	227	0	0.0	3	3	1	21.3	1.16	1.41
Seasnl Rec: exis	25	23	-2	-6.1	0	1	0	14.5	1.87	2.28
Com/Ind: Lo: exi	2,589	2,543	-46	-1.8	76	88	12	15.9	2.93	3.46
Com/Ind Hi: exis	173	159	-14	-8.2	7	7	1	8.7	3.82	4.53
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	21	5	33.9	3.82	4.53
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	10.5	1.09	1.32
Ag Non-Hmstd	29	51	22	77.5	0	1	0	122.3	1.30	1.63
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	1.40
All other NewCon	0	20	20	0.0	0	1	1	0.0	0.00	3.34
Total	25,269	23,314	-1,954	-7.7	390	416	26	6.7	1.54	1.78

Tax Base

Tax Rates

	Estimated Market Value				Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	272	205	-67	-24.7	County	41.70	42.85	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	79.44	112.09	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	8.79	7.77	24.52	24.71
(=) Taxable Tax Capacity	272	205	-67	-24.7	Special District	0.19	0.21	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	130.12	162.93	24.52	24.71

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	65,300	57,900	-11.3	749	709	-39	-5.3	1.15	1.22
Res Hmstd:Avg Val	97,900	86,800	-11.3	1,230	1,149	-80	-6.5	1.26	1.32
Res Hmstd: Hi Val	130,500	115,800	-11.3	1,763	1,736	-27	-1.5	1.35	1.5
Res Hmstd: Ex-Hi Val	195,800	173,700	-11.3	2,832	2,907	76	2.7	1.45	1.67
Apartment	300,000	300,000	0.0	5,615	6,851	1,236	22.0	1.87	2.28
Comm/Ind: Lo Val	150,000	137,800	-8.1	4,394	4,764	370	8.4	2.93	3.46
Comm/Ind: Med Val	300,000	275,500	-8.2	10,130	10,868	738	7.3	3.38	3.94
Comm/Ind: Hi Val	1,000,000	918,400	-8.2	36,899	39,976	3,077	8.3	3.69	4.35

Blue Earth County

Eagle Lake city

<i>Tax Burdens by Property Class</i>	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	1,146	95	9.1	1.02	1.11
Res Non-Hm: exis	14,799	13,962	-837	-5.7	173	177	4	2.5	1.17	1.27
Apartments: exis	10,611	10,577	-34	-0.3	149	162	13	8.8	1.40	1.53
Low-inc Apts: ex	616	616	0	0.0	5	6	0	8.9	0.86	0.94
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	-3.1	2.39	2.57
Com/Ind Hi: exis	1,944	2,462	518	26.7	61	83	22	36.8	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	881	900	19	2.2	28	30	3	10.4	3.13	3.38
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	-11.6	0.50	0.55
Ag Non-Hmstd	2,050	1,351	-699	-34.1	21	15	-6	-27.2	1.00	1.11
Misc props	792	792	0	0.0	11	12	1	9.1	1.40	1.53
ResHmstd: NewCon	0	981	981	0.0	0	11	11	0.0	0.00	1.11
All other NewCon	0	1,042	1,042	0.0	0	25	25	0.0	0.00	2.42
Total	137,672	138,566	894	0.6	1,570	1,738	168	10.7	1.14	1.25

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	1,449	1,332	-117	-8.0	County	43.22	44.89	0.00	0.00
(-) TIF Tax Capacity	100	100	0	-0.4	City/Town	37.74	44.58	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	19.05	20.96	14.98	14.76
(=) Taxable Tax Capacity	1,349	1,232	-116	-8.6	Special District	0.19	0.21	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	100.20	110.63	14.98	14.76

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Pctg Chng	Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change		Base	Alter
Res Hmstd: Lo Val	112,800	113,100		0.3	1,028	1,119	90	8.8	0.91	0.99
Res Hmstd:Avg Val	169,100	169,500		0.2	1,728	1,882	155	8.9	1.02	1.11
Res Hmstd: Hi Val	225,400	225,900		0.2	2,427	2,646	219	9.0	1.08	1.17
Res Hmstd: Ex-Hi Val	338,300	339,100		0.2	3,829	4,178	349	9.1	1.13	1.23
Apartment	300,000	299,100		-0.3	4,207	4,578	371	8.8	1.40	1.53
Comm/Ind: Lo Val	150,000	190,000		26.7	3,578	5,213	1,635	45.7	2.39	2.74
Comm/Ind: Med Val	300,000	380,000		26.7	8,274	11,640	3,366	40.7	2.76	3.06
Comm/Ind: Hi Val	1,000,000	1,266,700		26.7	30,188	41,630	11,442	37.9	3.02	3.29

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	317	4	1.3	1.48	1.58
Res Non-Hm: exis	1,564	1,705	141	9.0	27	35	8	28.1	1.72	2.03
Apartments: exis	207	207	0	0.0	4	5	1	18.0	2.09	2.47
Low-inc Apts: ex	473	473	0	0.0	6	7	1	17.5	1.29	1.52
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	7	13.7	3.20	3.68
Com/Ind Hi: exis	92	91	-1	-0.9	4	4	1	14.5	4.18	4.83
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	19.2	4.18	4.83
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	34.6	0.69	0.84
Ag Non-Hmstd	562	614	53	9.4	8	11	3	31.5	1.48	1.78
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	1.58
All other NewCon	0	69	69	0.0	0	1	1	0.0	0.00	2.03
Total	26,442	25,765	-677	-2.6	432	463	30	7.0	1.63	1.80

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	274	217	-57	-20.9	County	40.73	41.73	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	99.37	129.52	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	7.57	6.36	24.52	24.71
(=) Taxable Tax Capacity	274	217	-57	-20.9	Special District	0.19	0.21	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	147.87	177.82	24.52	24.71

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Pctg Chng	Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change		Base	Alter
Res Hmstd: Lo Val	71,800	68,200		-5.0	951	896	-54	-5.7	1.32	1.31
Res Hmstd: Avg Val	107,700	102,300		-5.0	1,581	1,573	-8	-0.5	1.47	1.54
Res Hmstd: Hi Val	143,500	136,300		-5.0	2,231	2,316	86	3.8	1.55	1.7
Res Hmstd: Ex-Hi Val	215,300	204,500		-5.0	3,533	3,807	274	7.8	1.64	1.86
Apartment	300,000	300,000		0.0	6,281	7,409	1,129	18.0	2.09	2.47
Comm/Ind: Lo Val	150,000	148,700		-0.9	4,794	5,473	680	14.2	3.2	3.68
Comm/Ind: Med Val	300,000	297,400		-0.9	11,062	12,634	1,572	14.2	3.69	4.25
Comm/Ind: Hi Val	1,000,000	991,300		-0.9	40,317	46,118	5,801	14.4	4.03	4.65

Blue Earth County

Lake Crystal city

<i>Tax Burdens by Property Class</i>	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	1,431	-2	-0.1	1.36	1.38
Res Non-Hm: exis	11,740	12,777	1,037	8.8	183	213	30	16.7	1.55	1.67
Apartments: exis	8,827	8,781	-46	-0.5	167	179	12	7.1	1.89	2.04
Low-inc Apts: ex	2,318	2,318	0	0.0	27	29	2	7.3	1.16	1.25
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	198	6	3.2	2.97	3.19
Com/Ind Hi: exis	4,930	5,235	305	6.2	193	220	27	14.1	3.91	4.20
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	33	9	35.8	3.91	4.20
Ag HGA: Exist	303	300	-2	-0.7	4	4	0	1.3	1.39	1.42
Ag Hmstd Land	700	769	69	9.9	6	7	1	21.7	0.79	0.87
Ag Non-Hmstd	481	458	-24	-4.9	7	7	0	4.2	1.39	1.52
Misc props	1,249	994	-256	-20.5	25	20	-5	-19.7	2.03	2.05
ResHmstd: NewCon	0	387	387	0.0	0	5	5	0.0	0.00	1.38
All other NewCon	0	548	548	0.0	0	18	18	0.0	0.00	3.31
Total	142,719	143,192	474	0.3	2,260	2,365	105	4.6	1.58	1.65

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	1,532	1,351	-181	-11.8	County	43.10	44.74	0.00	0.00
(-) TIF Tax Capacity	202	184	-18	-9.0	City/Town	72.70	82.86	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	22.67	24.13	16.13	14.08
(=) Taxable Tax Capacity	1,330	1,167	-163	-12.3	Special District	0.19	0.21	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	138.66	151.93	16.13	14.08

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Pctg Chng	Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change		Base	Alter
Res Hmstd: Lo Val	88,700	87,500		-1.4	1,080	1,006	-74	-6.8	1.22	1.15
Res Hmstd:Avg Val	133,000	131,100		-1.4	1,806	1,790	-16	-0.9	1.36	1.37
Res Hmstd: Hi Val	177,300	174,800		-1.4	2,532	2,575	44	1.7	1.43	1.47
Res Hmstd: Ex-Hi Val	266,000	262,300		-1.4	3,985	4,147	163	4.1	1.5	1.58
Apartment	300,000	298,400		-0.5	5,684	6,087	404	7.1	1.89	2.04
Comm/Ind: Lo Val	150,000	159,300		6.2	4,461	5,170	710	15.9	2.97	3.25
Comm/Ind: Med Val	300,000	318,500		6.2	10,327	11,859	1,532	14.8	3.44	3.72
Comm/Ind: Hi Val	1,000,000	1,061,800		6.2	37,706	43,089	5,383	14.3	3.77	4.06

Blue Earth County

Madison Lake city

<i>Tax Burdens by Property Class</i>	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	685	25	3.8	1.20	1.27
Res Non-Hm: exis	12,124	10,588	-1,537	-12.7	159	150	-9	-5.5	1.31	1.42
Apartments: exis	927	891	-37	-4.0	15	15	1	4.0	1.58	1.71
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	4	18.6	1.00	1.14
Com/Ind: Lo: exi	3,116	3,167	51	1.6	81	88	7	9.1	2.60	2.79
Com/Ind Hi: exis	1,727	1,999	272	15.7	59	73	14	24.4	3.42	3.67
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	2	12.2	3.42	3.67
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	10.9	0.57	0.63
Ag Non-Hmstd	1,614	1,601	-13	-0.8	18	20	2	8.4	1.14	1.25
Misc props	247	247	0	0.0	4	4	0	8.3	1.58	1.71
ResHmstd: NewCon	0	793	793	0.0	0	10	10	0.0	0.00	1.27
All other NewCon	0	889	889	0.0	0	16	16	0.0	0.00	1.83
Total	77,876	77,234	-641	-0.8	1,039	1,113	74	7.1	1.33	1.44

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	817	758	-59	-7.2	County	43.03	44.67	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	52.26	59.31	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	19.02	20.93	14.98	14.76
(=) Taxable Tax Capacity	816	758	-59	-7.2	Special District	0.19	0.21	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	114.50	125.12	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	1,442	28	1.9	1.1	1.14
Res Hmstd:Avg Val	193,300	189,100	-2.2	2,304	2,392	88	3.8	1.19	1.27
Res Hmstd: Hi Val	257,700	252,200	-2.1	3,196	3,346	150	4.7	1.24	1.33
Res Hmstd: Ex-Hi Val	386,700	378,400	-2.1	4,983	5,253	271	5.4	1.29	1.39
Apartment	300,000	288,100	-4.0	4,743	4,931	188	4.0	1.58	1.71
Comm/Ind: Lo Val	150,000	173,600	15.7	3,900	5,053	1,153	29.6	2.6	2.91
Comm/Ind: Med Val	300,000	347,200	15.7	9,024	11,428	2,403	26.6	3.01	3.29
Comm/Ind: Hi Val	1,000,000	1,157,200	15.7	32,940	41,172	8,232	25.0	3.29	3.56

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	12,744	659	5.5	1.01	1.08
Res Non-Hm: exis	228,456	240,339	11,883	5.2	2,760	3,096	336	12.2	1.21	1.29
Apartments: exis	237,560	237,492	-69	0.0	3,348	3,579	231	6.9	1.41	1.51
Low-inc Apts: ex	31,482	29,835	-1,647	-5.2	273	276	3	1.1	0.87	0.93
Seasnl Rec: exis	318	318	0	0.0	4	5	0	6.9	1.41	1.51
Com/Ind: Lo: exi	112,110	110,850	-1,260	-1.1	2,684	2,822	138	5.1	2.39	2.55
Com/Ind Hi: exis	706,357	675,223	-31,134	-4.4	22,192	22,585	392	1.8	3.14	3.34
Publ U: Elec Gen	12,816	12,974	157	1.2	277	301	24	8.6	2.17	2.32
Publ U: Other	39,657	39,894	236	0.6	1,242	1,333	91	7.3	3.13	3.34
Ag HGA: Exist	1,008	1,002	-5	-0.5	11	12	1	6.0	1.14	1.21
Ag Hmstd Land	504	357	-147	-29.2	2	2	-1	-29.8	0.49	0.49
Ag Non-Hmstd	23,804	22,657	-1,147	-4.8	240	246	7	2.7	1.01	1.09
Misc props	8,493	8,211	-281	-3.3	125	129	4	3.5	1.47	1.57
ResHmstd: NewCon	0	12,382	12,382	0.0	0	134	134	0.0	0.00	1.08
All other NewCon	0	20,611	20,611	0.0	0	377	377	0.0	0.00	1.83
Total	2,593,289	2,589,404	-3,885	-0.1	45,245	47,642	2,397	5.3	1.74	1.84

Tax Base

Tax Rates

					County	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	34,734	32,780	-1,954	-5.6	County	41.97	43.58	0.00	0.00
(-) TIF Tax Capacity	854	806	-48	-5.6	City/Town	39.57	44.03	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	19.03	20.94	14.98	14.76
(=) Taxable Tax Capacity	33,880	31,973	-1,907	-5.6	Special District	0.19	0.21	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	100.76	108.76	14.98	14.76

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Pctg Chng	Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change		Base	Alter
Res Hmstd: Lo Val	106,400	105,200		-1.1	955	997	42	4.4	0.9	0.95
Res Hmstd:Avg Val	159,500	157,700		-1.1	1,617	1,697	80	4.9	1.01	1.08
Res Hmstd: Hi Val	212,600	210,200		-1.1	2,280	2,397	117	5.1	1.07	1.14
Res Hmstd: Ex-Hi Val	319,000	315,400		-1.1	3,607	3,799	192	5.3	1.13	1.20
Apartment	300,000	299,900		0.0	4,228	4,520	292	6.9	1.41	1.51
Comm/Ind: Lo Val	150,000	143,400		-4.4	3,591	3,650	60	1.7	2.39	2.55
Comm/Ind: Med Val	300,000	286,800		-4.4	8,303	8,394	91	1.1	2.77	2.93
Comm/Ind: Hi Val	1,000,000	955,900		-4.4	30,296	30,774	478	1.6	3.03	3.22

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	663	-15	-2.2	1.22	1.31
Res Non-Hm: exis	6,571	6,526	-44	-0.7	95	109	14	14.7	1.45	1.68
Apartments: exis	2,423	2,456	33	1.4	42	50	7	17.6	1.74	2.02
Low-inc Apts: ex	473	473	0	0.0	5	6	1	15.5	1.08	1.25
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	169	19	12.9	2.78	3.15
Com/Ind Hi: exis	2,685	2,568	-117	-4.3	97	106	8	8.7	3.62	4.11
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	15.2	3.62	4.11
Ag HGA: Exist	423	377	-45	-10.7	6	6	0	-0.4	1.36	1.52
Ag Hmstd Land	917	632	-285	-31.1	6	5	-1	-13.5	0.65	0.82
Ag Non-Hmstd	928	1,258	330	35.5	11	18	7	60.6	1.20	1.42
Misc props	88	88	0	0.0	2	2	0	16.0	1.74	2.02
ResHmstd: NewCon	0	124	124	0.0	0	2	2	0.0	0.00	1.31
All other NewCon	0	68	68	0.0	0	1	1	0.0	0.00	1.68
Total	76,425	71,287	-5,139	-6.7	1,124	1,172	48	4.3	1.47	1.64

Tax Base

Tax Rates

	Tax Base				Tax Rates		Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	County	City/Town	School District	Special District	Base	Alter
Total Tax Capacity	828	650	-178	-21.4	41.62	42.82	0.00	0.00	0.00	0.00
(-) TIF Tax Capacity	10	10	0	-0.1	69.64	91.65	24.52	24.71	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	8.52	7.53	0.19	0.21	0.00	0.00
(=) Taxable Tax Capacity	818	641	-178	-21.7	0.19	0.21	0.00	0.00	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	119.97	142.21	24.52	24.71	

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	76,500	69,400		-9.3	802	764	-38	-4.8	1.05	1.10
Res Hmstd:Avg Val	114,800	104,100		-9.3	1,390	1,341	-48	-3.5	1.21	1.29
Res Hmstd: Hi Val	153,000	138,700		-9.3	1,976	1,963	-13	-0.7	1.29	1.42
Res Hmstd: Ex-Hi Val	229,500	208,100		-9.3	3,150	3,210	60	1.9	1.37	1.54
Apartment	300,000	304,100		1.4	5,234	6,157	923	17.6	1.74	2.02
Comm/Ind: Lo Val	150,000	143,500		-4.3	4,166	4,516	350	8.4	2.78	3.15
Comm/Ind: Med Val	300,000	287,000		-4.3	9,598	10,355	758	7.9	3.2	3.61
Comm/Ind: Hi Val	1,000,000	956,600		-4.3	34,947	37,898	2,951	8.4	3.49	3.96

Blue Earth County

St. Clair city

<i>Tax Burdens by Property Class</i>	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	488	-4	-0.8	1.44	1.51
Res Non-Hm: exis	1,690	1,847	157	9.3	28	35	6	22.7	1.68	1.89
Apartments: exis	505	358	-148	-29.2	10	8	-2	-20.1	1.99	2.25
Low-inc Apts: ex	293	293	0	0.0	4	4	0	12.6	1.22	1.37
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	44	5	12.1	3.09	3.43
Com/Ind Hi: exis	236	225	-11	-4.8	10	10	1	5.8	4.07	4.52
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	15.3	4.07	4.52
Ag HGA: Exist	223	231	8	3.6	3	4	1	14.5	1.55	1.71
Ag Hmstd Land	207	225	18	8.8	1	2	0	25.9	0.70	0.80
Ag Non-Hmstd	868	909	41	4.7	13	15	2	19.0	1.47	1.67
Misc props	49	49	0	0.0	1	1	0	12.8	1.99	2.25
ResHmstd: NewCon	0	72	72	0.0	0	1	1	0.0	0.00	1.51
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	629	13	2.1	1.55	1.65

Tax Base

Tax Rates

	Tax Base				Tax Rates		Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	County	City/Town	School District	Special District	Base	Alter
Total Tax Capacity	410	332	-78	-19.1	43.27	44.94	0.00	0.00	0.00	0.00
(-) TIF Tax Capacity	98	83	-16	-15.9	67.80	87.65	15.20	15.60	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	35.84	34.37	0.00	0.00	0.00	0.00
(=) Taxable Tax Capacity	312	249	-63	-20.1	0.19	0.21	0.00	0.00	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	147.10	167.17	15.20	15.60	

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	91,000	86,200		-5.3	1,186	1,083	-104	-8.7	1.30	1.26
Res Hmstd:Avg Val	136,500	129,400		-5.2	1,966	1,937	-29	-1.5	1.44	1.5
Res Hmstd: Hi Val	181,900	172,400		-5.2	2,744	2,788	44	1.6	1.51	1.62
Res Hmstd: Ex-Hi Val	272,900	258,600		-5.2	4,302	4,493	191	4.4	1.58	1.74
Apartment	300,000	212,400		-29.2	5,972	4,770	-1,202	-20.1	1.99	2.25
Comm/Ind: Lo Val	150,000	142,800		-4.8	4,636	4,898	262	5.6	3.09	3.43
Comm/Ind: Med Val	300,000	285,600		-4.8	10,742	11,276	534	5.0	3.58	3.95
Comm/Ind: Hi Val	1,000,000	952,100		-4.8	39,237	41,412	2,175	5.5	3.92	4.35

Blue Earth County

Vernon Center city

<i>Tax Burdens by Property Class</i>	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	157	-12	-7.3	1.43	1.42
Res Non-Hm: exis	1,127	1,138	11	0.9	19	22	3	13.9	1.69	1.91
Apartments: exis	55	55	0	0.0	1	1	0	13.4	2.07	2.35
Low-inc Apts: ex	165	165	0	0.0	2	2	0	12.9	1.27	1.43
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	53	3	6.4	3.19	3.56
Com/Ind Hi: exis	2,590	2,519	-72	-2.8	109	118	10	8.8	4.20	4.70
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	2	16.7	4.20	4.70
Ag HGA: Exist	459	431	-27	-6.0	7	7	0	-1.5	1.54	1.61
Ag Hmstd Land	730	643	-86	-11.8	7	6	-1	-8.2	0.97	1.01
Ag Non-Hmstd	75	203	128	170.3	1	4	2	212.3	1.53	1.77
Misc props	0	31	31	0.0	0	1	1	0.0	0.00	3.68
ResHmstd: NewCon	0	5	5	0.0	0	0	0	0.0	0.00	1.42
All other NewCon	0	5	5	0.0	0	0	0	0.0	0.00	1.91
Total	18,892	18,045	-847	-4.5	378	387	9	2.3	2.00	2.14

Tax Base

Tax Rates

	Estimated Market Value				Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	223	183	-40	-18.0	County	41.96	43.34	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	89.83	111.14	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	20.98	22.08	16.13	14.08
(=) Taxable Tax Capacity	223	183	-40	-18.0	Special District	0.19	0.21	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	152.96	176.77	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	776	-117	-13.1	1.29	1.20
Res Hmstd:Avg Val	103,700	96,800	-6.7	1,474	1,343	-131	-8.9	1.42	1.39
Res Hmstd: Hi Val	138,200	129,100	-6.6	2,089	2,011	-78	-3.7	1.51	1.56
Res Hmstd: Ex-Hi Val	207,400	193,700	-6.6	3,321	3,347	25	0.8	1.60	1.73
Apartment	300,000	300,000	0.0	6,220	7,051	831	13.4	2.07	2.35
Comm/Ind: Lo Val	150,000	145,800	-2.8	4,782	5,189	406	8.5	3.19	3.56
Comm/Ind: Med Val	300,000	291,700	-2.8	11,078	11,996	918	8.3	3.69	4.11
Comm/Ind: Hi Val	1,000,000	972,300	-2.8	40,458	43,972	3,513	8.7	4.05	4.52

Blue Earth County

Pemberton city

<i>Tax Burdens by Property Class</i>	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	167	11	7.0	1.63	1.74
Res Non-Hm: exis	656	556	-100	-15.2	13	14	1	4.1	2.01	2.47
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	968	937	-31	-3.3	34	39	5	14.2	3.52	4.15
Com/Ind Hi: exis	299	316	16	5.4	14	17	3	24.4	4.65	5.49
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	5	1	20.1	4.65	5.49
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	4	1	34.8	1.78	2.17
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	5	5	0.0	0	0	0	0.0	0.00	1.74
All other NewCon	0	26	26	0.0	0	1	1	0.0	0.00	4.49
Total	11,714	11,688	-26	-0.2	224	247	23	10.2	1.91	2.11

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	126	102	-25	-19.5	County	42.96	44.55	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	#####	156.57	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	14.77	15.39	11.27	13.26
(=) Taxable Tax Capacity	126	102	-25	-19.5	Special District	0.19	0.21	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	178.02	216.72	11.27	13.26

**Tax Burdens on
Hypothetical Properties**

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	69,800	70,100	300	0.4	1,042	1,004	-38	-3.6	1.49	1.43
Res Hmstd:Avg Val	104,700	105,100	400	0.4	1,704	1,815	111	6.5	1.63	1.73
Res Hmstd: Hi Val	139,500	140,100	600	0.4	2,394	2,688	294	12.3	1.72	1.92
Res Hmstd: Ex-Hi Val	209,400	210,200	800	0.4	3,780	4,437	657	17.4	1.81	2.11
Comm/Ind: Lo Val	150,000	158,100	8,100	5.4	5,273	6,669	1,396	26.5	3.52	4.22
Comm/Ind: Med Val	300,000	316,200	16,200	5.4	12,248	15,347	3,099	25.3	4.08	4.85
Comm/Ind: Hi Val	1,000,000	1,053,900	53,900	5.4	44,796	55,839	11,043	24.7	4.48	5.3

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	188	7	3.7	0.87	0.94
Res Non-Hm: exis	608	1,543	934	153.6	6	17	10	158.9	1.06	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	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	7.9	2.80	2.97
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	9	9	0.0	0	0	0	0.0	0.00	0.94
All other NewCon	0	21	21	0.0	0	0	0	0.0	0.00	1.08
Total	21,533	21,552	19	0.1	190	207	17	9.2	0.88	0.96

Tax Base

Tax Rates

	Tax Base				Tax Rates		Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	County	City/Town	School District	Special District	Base	Alter
Total Tax Capacity	216	194	-22	-10.3	43.28	44.95	19.13	21.04	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	20.83	23.90	14.98	14.76	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	0.19	0.21	0.00	0.00	0.00	0.00
(=) Taxable Tax Capacity	216	194	-22	-10.3	<u>0.19</u>	<u>0.21</u>	<u>0.00</u>	<u>0.00</u>		
FD Distrib Tax Cap	0	0	0	0.0	Total	83.43	90.11	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	981	43	4.5	0.77	0.84
Res Hmstd: Avg Val	182,900	174,600	-4.5	1,592	1,637	45	2.8	0.87	0.94
Res Hmstd: Hi Val	243,800	232,700	-4.6	2,246	2,293	47	2.1	0.92	0.99
Res Hmstd: Ex-Hi Val	365,800	349,200	-4.5	3,557	3,610	53	1.5	0.97	1.03

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	0.0	1.21	1.27
Res Non-Hm: exis	12	12	0	0.0	0	0	0	9.8	1.39	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	62	59	-4	-5.9	1	1	0	5.0	1.22	1.36
Com/Ind: Lo: exi	150	150	0	0.0	4	4	0	8.8	2.70	2.93
Com/Ind Hi: exis	458	454	-4	-0.9	16	17	1	8.1	3.51	3.83
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	-35.8	1.15	1.28
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	29	2	6.0	2.24	2.46

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	18	16	-1	-8.3	County	43.27	44.94	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	60.34	72.48	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	10.78	10.42	24.52	24.71
(=) Taxable Tax Capacity	18	16	-1	-8.3	Special District	0.19	0.21	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	114.58	128.05	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	936	-35	-3.6	1.07	1.09
Res Hmstd:Avg Val	136,100	129,000	-5.2	1,643	1,642	-1	0.0	1.21	1.27
Res Hmstd: Hi Val	181,400	171,900	-5.2	2,314	2,347	33	1.4	1.28	1.37
Res Hmstd: Ex-Hi Val	272,100	257,900	-5.2	3,657	3,760	103	2.8	1.34	1.46
Seas Rec: Lo Val	50,000	47,000	-6.0	611	641	30	4.9	1.22	1.36
Seas Rec: Hi Val	150,000	141,100	-5.9	1,917	2,005	88	4.6	1.28	1.42
Comm/Ind: Lo Val	150,000	148,700	-0.9	4,045	4,363	319	7.9	2.7	2.93
Comm/Ind: Med Val	300,000	297,400	-0.9	9,315	10,047	732	7.9	3.10	3.38
Comm/Ind: Hi Val	1,000,000	991,300	-0.9	33,909	36,624	2,715	8.0	3.39	3.69

Blue Earth County

North 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	0	280	280	0.0	0	4	4	0.0	0.00	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	0	156	156	0.0	0	4	4	0.0	0.00	2.66
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	436	436	#####	0	8	8	#####	#####	1.79

Tax Base

Tax Rates

	Baseline	Alternative	Change	Pctg Chng		Net Tax Cap (Pctg)		Ref Mkt Val	
						Base	Alter	Base	Alter
Total Tax Capacity	0	5	5	#####	County	#####	45.02	#####	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	#####	50.27	#####	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	#####	21.04	#####	14.76
(=) Taxable Tax Capacity	0	5	5	#####	Special District	#####	0.00	#####	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	#Num!	116.33	#####	14.76

Brown County

Cobden city

<i>Tax Burdens by Property Class</i>	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	-5.6	0.46	0.56
Res Non-Hm: exis	172	344	172	100.2	2	3	1	90.2	0.90	0.85
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	189	189	0	-0.2	4	4	0	1.7	1.91	1.95
Com/Ind Hi: exis	352	407	56	15.8	9	10	2	18.0	2.49	2.54
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	3.8	2.49	2.54
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	13.3	0.34	0.50
Ag Non-Hmstd	282	923	642	228.0	2	6	4	229.4	0.68	0.68
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	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	3,652	3,817	165	4.5	27	34	8	29.1	0.73	0.90

Tax Base

Tax Rates

	Tax Base				Tax Rates		Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	County	City/Town	Base	Alter	Base	Alter
Total Tax Capacity	32	38	6	18.8	County	45.02	45.71	0.00	0.00	
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	5.13	5.19	0.00	0.00	
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	17.61	17.13	15.75	15.54	
(=) Taxable Tax Capacity	32	38	6	18.8	Special District	0.17	0.19	0.00	0.00	
FD Distrib Tax Cap	0	0	0	0.0	Total	67.94	68.22	15.75	15.54	

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	24,500	18,900	-22.9	107	107	0	-0.3	0.44	0.56	
Res Hmstd:Avg Val	36,700	28,200	-23.2	160	159	-1	-0.7	0.44	0.56	
Res Hmstd: Hi Val	49,000	37,700	-23.1	214	213	-1	-0.6	0.44	0.56	
Res Hmstd: Ex-Hi Val	73,500	56,600	-23.0	321	320	-2	-0.5	0.44	0.56	
Comm/Ind: Lo Val	150,000	173,700	15.8	2,864	3,520	656	22.9	1.91	2.03	
Comm/Ind: Med Val	300,000	347,300	15.8	6,603	7,933	1,330	20.1	2.20	2.28	
Comm/Ind: Hi Val	1,000,000	1,157,700	15.8	24,053	28,531	4,477	18.6	2.41	2.46	

Brown County

Evan city

<i>Tax Burdens by Property Class</i>	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	-0.7	0.66	0.72
Res Non-Hm: exis	259	294	35	13.6	3	3	1	20.9	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	8.8	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	16.4	2.93	3.08
Ag HGA: Exist	161	156	-5	-3.0	1	1	0	5.0	0.59	0.64
Ag Hmstd Land	1,628	1,744	116	7.1	7	8	1	14.8	0.43	0.46
Ag Non-Hmstd	791	845	54	6.9	8	9	1	12.9	0.96	1.01
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	10.3	0.72	0.77

Tax Base

Tax Rates

	Estimated Market Value				County	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	35	31	-3	-9.7	County	44.90	45.58	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	39.81	44.09	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	10.99	11.43	3.17	3.16
(=) Taxable Tax Capacity	35	31	-3	-9.7	Special District	0.17	0.19	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	95.87	101.28	3.17	3.16

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	25,600	23,300	-9.0	151	149	-2	-1.4	0.59	0.64	
Res Hmstd:Avg Val	38,400	35,000	-8.9	227	224	-3	-1.3	0.59	0.64	
Res Hmstd: Hi Val	51,100	46,500	-9.0	302	297	-4	-1.5	0.59	0.64	
Res Hmstd: Ex-Hi Val	76,700	69,900	-8.9	456	447	-9	-2.1	0.59	0.64	

Brown County

Hanska city

<i>Tax Burdens by Property Class</i>	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	129	-3	-2.4	1.23	1.34
Res Non-Hm: exis	1,340	1,191	-149	-11.1	21	23	2	11.2	1.57	1.97
Apartments: exis	24	25	1	2.7	0	1	0	28.6	1.91	2.39
Low-inc Apts: ex	177	181	4	2.3	2	3	1	27.6	1.17	1.46
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	6.5	2.98	3.60
Com/Ind Hi: exis	224	349	125	55.9	9	17	8	88.4	3.92	4.73
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	2	28.7	3.92	4.73
Ag HGA: Exist	223	196	-27	-12.3	3	3	0	-1.9	1.32	1.48
Ag Hmstd Land	86	94	7	8.3	0	1	0	51.6	0.48	0.67
Ag Non-Hmstd	17	18	2	10.8	0	0	0	41.8	1.38	1.76
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	1.34
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	229	13	6.1	1.50	1.75

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	154	108	-46	-29.7	County	42.73	42.49	0.00	0.00
(-) TIF Tax Capacity	2	0	-2	-100.0	City/Town	81.61	121.73	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	13.32	11.91	18.32	18.44
(=) Taxable Tax Capacity	152	108	-44	-28.9	Special District	0.17	0.19	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	137.84	176.32	18.32	18.44

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	47,400	42,600		-10.1	551	529	-21	-3.9	1.16	1.24
Res Hmstd:Avg Val	71,000	63,900		-10.0	825	794	-31	-3.7	1.16	1.24
Res Hmstd: Hi Val	94,600	85,100		-10.0	1,190	1,136	-54	-4.5	1.26	1.33
Res Hmstd: Ex-Hi Val	142,000	127,800		-10.0	1,973	2,035	62	3.2	1.39	1.59
Apartment	300,000	308,000		2.7	5,718	7,356	1,638	28.6	1.91	2.39
Comm/Ind: Lo Val	150,000	233,800		55.9	4,475	9,360	4,885	109.2	2.98	4.00
Comm/Ind: Med Val	300,000	467,600		55.9	10,350	20,425	10,075	97.4	3.45	4.37
Comm/Ind: Hi Val	1,000,000	1,558,800		55.9	37,766	72,070	34,304	90.8	3.78	4.62

Brown County

New Ulm city

<i>Tax Burdens by Property Class</i>	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	6,562	-18	-0.3	1.25	1.27
Res Non-Hm: exis	43,618	48,827	5,209	11.9	678	800	122	17.9	1.56	1.64
Apartments: exis	16,537	17,190	652	3.9	293	321	28	9.7	1.77	1.87
Low-inc Apts: ex	5,472	5,555	84	1.5	60	64	4	7.0	1.09	1.15
Seasnl Rec: exis	658	651	-7	-1.0	11	11	0	3.1	1.66	1.73
Com/Ind: Lo: exi	49,093	48,575	-518	-1.1	1,386	1,444	59	4.2	2.82	2.97
Com/Ind Hi: exis	92,050	100,291	8,241	9.0	3,408	3,914	506	14.9	3.70	3.90
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	119	85	248.6	3.68	3.90
Ag HGA: Exist	308	297	-11	-3.6	4	4	0	0.2	1.35	1.40
Ag Hmstd Land	71	70	-1	-1.5	0	0	0	59.8	0.42	0.68
Ag Non-Hmstd	2,398	2,315	-84	-3.5	30	31	1	2.3	1.27	1.35
Misc props	1,758	1,938	180	10.2	33	39	6	17.7	1.87	2.00
ResHmstd: NewCon	0	3,083	3,083	0.0	0	39	39	0.0	0.00	1.27
All other NewCon	0	2,508	2,508	0.0	0	78	78	0.0	0.00	3.12
Total	737,632	752,452	14,819	2.0	12,518	13,428	910	7.3	1.70	1.78

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	8,613	7,865	-748	-8.7	County	44.86	45.53	0.00	0.00
(-) TIF Tax Capacity	46	47	2	3.6	City/Town	64.15	71.03	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	16.85	16.92	18.32	18.44
(=) Taxable Tax Capacity	<u>8,567</u>	<u>7,818</u>	<u>-749</u>	<u>-8.7</u>	Special District	<u>1.27</u>	<u>1.33</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	0	0	0	0.0	Total	127.13	134.82	18.32	18.44

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Change		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	83,200	82,100	-1,100	-1.3	913	856	-57	-6.2	1.1	1.04
Res Hmstd:Avg Val	124,700	123,100	-1,600	-1.3	1,554	1,534	-20	-1.3	1.25	1.25
Res Hmstd: Hi Val	166,200	164,100	-2,100	-1.3	2,194	2,212	18	0.8	1.32	1.35
Res Hmstd: Ex-Hi Val	249,300	246,100	-3,200	-1.3	3,478	3,568	90	2.6	1.4	1.45
Apartment	300,000	311,800	11,800	3.9	5,317	5,830	513	9.6	1.77	1.87
Comm/Ind: Lo Val	150,000	163,400	13,400	8.9	4,234	4,983	749	17.7	2.82	3.05
Comm/Ind: Med Val	300,000	326,900	26,900	9.0	9,787	11,364	1,576	16.1	3.26	3.48
Comm/Ind: Hi Val	1,000,000	1,089,500	89,500	9.0	35,704	41,126	5,422	15.2	3.57	3.77

Brown County

Sleepy Eye city

<i>Tax Burdens by Property Class</i>	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	1,234	-2	-0.2	1.14	1.15
Res Non-Hm: exis	5,620	6,539	919	16.4	85	107	22	26.6	1.50	1.64
Apartments: exis	2,513	2,576	64	2.5	44	49	6	13.1	1.74	1.92
Low-inc Apts: ex	1,941	1,810	-132	-6.8	20	21	1	2.8	1.05	1.16
Seasnl Rec: exis	141	126	-14	-10.1	2	2	0	0.6	1.69	1.90
Com/Ind: Lo: exi	8,835	8,787	-48	-0.5	249	269	21	8.3	2.82	3.06
Com/Ind Hi: exis	7,752	8,374	622	8.0	290	341	51	17.6	3.74	4.08
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	31	3	11.3	3.74	4.08
Ag HGA: Exist	39	76	37	94.1	0	1	0	190.3	0.63	0.94
Ag Hmstd Land	160	359	199	124.8	1	3	2	166.8	0.60	0.72
Ag Non-Hmstd	812	833	21	2.6	11	13	1	13.3	1.37	1.51
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	1.15
All other NewCon	0	241	241	0.0	0	7	7	0.0	0.00	3.06
Total	137,369	138,200	831	0.6	1,967	2,085	118	6.0	1.43	1.51

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	1,506	1,244	-262	-17.4	County	44.84	45.49	0.00	0.00
(-) TIF Tax Capacity	46	43	-3	-6.9	City/Town	80.84	94.11	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	10.88	11.29	3.18	3.16
(=) Taxable Tax Capacity	1,460	1,201	-259	-17.8	Special District	0.17	0.19	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	136.74	151.08	3.18	3.16

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	61,500	60,600	-1.5	614	568	-46	-7.5	1	0.94	
Res Hmstd:Avg Val	92,100	90,800	-1.4	999	961	-38	-3.8	1.08	1.06	
Res Hmstd: Hi Val	122,800	121,000	-1.5	1,456	1,468	12	0.8	1.19	1.21	
Res Hmstd: Ex-Hi Val	184,300	181,600	-1.5	2,372	2,485	113	4.8	1.29	1.37	
Apartment	300,000	307,600	2.5	5,223	5,906	683	13.1	1.74	1.92	
Comm/Ind: Lo Val	150,000	162,000	8.0	4,223	5,086	863	20.4	2.82	3.14	
Comm/Ind: Med Val	300,000	324,100	8.0	9,838	11,691	1,854	18.8	3.28	3.61	
Comm/Ind: Hi Val	1,000,000	1,080,200	8.0	36,040	42,504	6,464	17.9	3.60	3.93	

Brown County

Springfield city

<i>Tax Burdens by Property Class</i>	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	796	-63	-7.3	1.62	1.60
Res Non-Hm: exis	3,691	3,549	-142	-3.8	72	81	9	12.1	1.96	2.29
Apartments: exis	1,693	1,763	70	4.1	40	49	9	21.8	2.36	2.76
Low-inc Apts: ex	1,092	1,134	42	3.9	16	19	3	21.2	1.44	1.68
Seasnl Rec: exis	100	104	4	4.1	2	3	0	19.4	2.36	2.71
Com/Ind: Lo: exi	5,704	5,459	-244	-4.3	202	221	20	9.7	3.53	4.05
Com/Ind Hi: exis	3,058	3,432	374	12.2	143	184	41	28.8	4.66	5.35
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	20.1	4.66	5.35
Ag HGA: Exist	169	154	-14	-8.5	3	3	0	-1.6	1.79	1.93
Ag Hmstd Land	441	602	162	36.7	6	7	1	18.4	1.39	1.21
Ag Non-Hmstd	871	682	-189	-21.7	15	14	-1	-7.3	1.76	2.09
Misc props	28	29	1	5.3	1	1	0	23.0	2.94	3.43
ResHmstd: NewCon	0	221	221	0.0	0	4	4	0.0	0.00	1.60
All other NewCon	0	901	901	0.0	0	45	45	0.0	0.00	5.02
Total	70,339	68,187	-2,153	-3.1	1,378	1,450	72	5.2	1.96	2.13

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	767	602	-164	-21.4	County	44.45	44.98	0.00	0.00
(-) TIF Tax Capacity	25	24	-1	-4.0	City/Town	#####	147.27	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	16.84	16.14	15.75	15.54
(=) Taxable Tax Capacity	742	579	-163	-22.0	Special District	0.17	0.19	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	176.31	208.58	15.75	15.54

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	47,500	44,500		-6.3	722	626	-96	-13.3	1.52	1.41
Res Hmstd:Avg Val	71,100	66,600		-6.3	1,081	937	-144	-13.3	1.52	1.41
Res Hmstd: Hi Val	94,800	88,800		-6.3	1,534	1,380	-154	-10.0	1.62	1.55
Res Hmstd: Ex-Hi Val	142,300	133,300		-6.3	2,489	2,461	-28	-1.1	1.75	1.85
Apartment	300,000	312,400		4.1	7,084	8,630	1,546	21.8	2.36	2.76
Comm/Ind: Lo Val	150,000	168,300		12.2	5,302	7,055	1,753	33.1	3.53	4.19
Comm/Ind: Med Val	300,000	336,700		12.2	12,293	16,062	3,770	30.7	4.1	4.77
Comm/Ind: Hi Val	1,000,000	1,122,300		12.2	44,916	58,084	13,168	29.3	4.49	5.18

Brown County

Comfrey city (part)

<i>Tax Burdens by Property Class</i>	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	8	5.4	1.68	1.68
Res Non-Hm: exis	630	752	122	19.4	13	17	4	31.7	2.04	2.25
Apartments: exis	142	147	4	3.0	3	4	0	14.6	2.40	2.66
Low-inc Apts: ex	333	342	10	3.0	5	6	1	14.2	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	14.5	3.52	3.87
Com/Ind Hi: exis	561	575	14	2.5	25	29	3	13.1	4.54	5.01
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	15.3	4.54	5.01
Ag HGA: Exist	106	106	0	-0.4	2	2	0	0.6	1.74	1.76
Ag Hmstd Land	367	464	97	26.4	4	6	2	44.8	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	292	28	10.5	2.05	2.12

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	142	121	-22	-15.2	County	42.54	42.78	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	#####	130.83	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	2.83	2.52	44.65	46.05
(=) Taxable Tax Capacity	142	121	-22	-15.2	Special District	0.17	0.19	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	155.92	176.32	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	724	2	0.2	1.61	1.52
Res Hmstd:Avg Val	67,500	71,500	5.9	1,084	1,086	2	0.2	1.61	1.52
Res Hmstd: Hi Val	90,000	95,300	5.9	1,514	1,614	100	6.6	1.68	1.69
Res Hmstd: Ex-Hi Val	135,000	143,000	5.9	2,457	2,750	293	11.9	1.82	1.92
Apartment	300,000	309,100	3.0	7,187	8,236	1,049	14.6	2.4	2.66
Comm/Ind: Lo Val	150,000	153,800	2.5	5,277	5,998	721	13.7	3.52	3.9
Comm/Ind: Med Val	300,000	307,600	2.5	12,089	13,702	1,613	13.3	4.03	4.45
Comm/Ind: Hi Val	1,000,000	1,025,500	2.6	43,881	49,661	5,780	13.2	4.39	4.84

Carlton County

Barnum city

<i>Tax Burdens by Property Class</i>	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	180	-25	-12.2	1.47	1.34
Res Non-Hm: exis	2,907	3,242	336	11.6	54	60	7	12.2	1.85	1.86
Apartments: exis	1,514	1,514	0	0.0	32	33	1	2.7	2.13	2.19
Low-inc Apts: ex	409	409	0	0.0	5	5	0	2.3	1.29	1.32
Seasnl Rec: exis	31	31	0	0.0	1	1	0	4.8	1.72	1.81
Com/Ind: Lo: exi	2,855	2,795	-60	-2.1	94	95	1	1.2	3.28	3.39
Com/Ind Hi: exis	1,075	968	-107	-10.0	47	44	-3	-6.6	4.35	4.51
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	23.4	4.28	4.45
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	10.7	0.82	0.91
Ag Non-Hmstd	63	125	61	96.7	1	2	1	105.8	1.65	1.72
Misc props	350	350	0	0.0	7	8	0	2.7	2.13	2.19
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	3.06
Total	23,868	24,025	157	0.7	475	473	-2	-0.5	1.99	1.97

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	275	245	-30	-10.8	County	68.59	72.18	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	54.97	65.96	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	41.00	34.01	7.60	3.89
(=) Taxable Tax Capacity	275	245	-30	-10.8	Special District	0.15	0.16	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	164.71	172.32	7.60	3.89

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	70,900	68,400		-3.5	938	734	-204	-21.8	1.32	1.07
Res Hmstd: Avg Val	106,300	102,500		-3.6	1,555	1,323	-232	-14.9	1.46	1.29
Res Hmstd: Hi Val	141,800	136,800		-3.5	2,199	1,981	-218	-9.9	1.55	1.45
Res Hmstd: Ex-Hi Val	212,700	205,200		-3.5	3,484	3,292	-192	-5.5	1.64	1.60
Apartment	300,000	300,000		0.0	6,405	6,579	174	2.7	2.13	2.19
Comm/Ind: Lo Val	150,000	135,100		-9.9	4,919	4,580	-339	-6.9	3.28	3.39
Comm/Ind: Med Val	300,000	270,100		-10.0	11,439	10,498	-941	-8.2	3.81	3.89
Comm/Ind: Hi Val	1,000,000	900,500		-10.0	41,868	38,912	-2,956	-7.1	4.19	4.32

Carlton County

Carlton city

<i>Tax Burdens by Property Class</i>	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	336	-27	-7.4	1.36	1.34
Res Non-Hm: exis	2,766	2,270	-496	-17.9	47	41	-6	-13.1	1.69	1.79
Apartments: exis	3,878	3,893	15	0.4	73	78	5	6.1	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	9.2	2.95	3.12
Com/Ind Hi: exis	1,821	2,062	241	13.2	70	84	14	19.9	3.84	4.07
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	11	16.3	3.77	4.00
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	17.2	0.49	0.55
Ag Non-Hmstd	486	507	21	4.2	6	7	1	12.0	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	3.38
Total	41,349	39,951	-1,398	-3.4	739	748	10	1.3	1.79	1.87

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	478	414	-64	-13.3	County	67.23	70.58	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	52.89	62.25	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	9.80	6.74	26.51	25.26
(=) Taxable Tax Capacity	478	414	-64	-13.3	Special District	0.15	0.16	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	130.06	139.73	26.51	25.26

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base
Res Hmstd: Lo Val	83,900	78,900	-6.0	1,017	881	-136	-13.4	1.21	1.12
Res Hmstd:Avg Val	125,800	118,300	-6.0	1,710	1,580	-130	-7.6	1.36	1.34
Res Hmstd: Hi Val	167,700	157,700	-6.0	2,404	2,280	-124	-5.2	1.43	1.45
Res Hmstd: Ex-Hi Val	251,600	236,600	-6.0	3,793	3,681	-112	-3.0	1.51	1.56
Apartment	300,000	301,200	0.4	5,673	6,022	349	6.2	1.89	2
Comm/Ind: Lo Val	150,000	169,900	13.3	4,423	5,482	1,060	24.0	2.95	3.23
Comm/Ind: Med Val	300,000	339,700	13.2	10,187	12,392	2,205	21.6	3.4	3.65
Comm/Ind: Hi Val	1,000,000	1,132,400	13.2	37,088	44,649	7,561	20.4	3.71	3.94

Carlton County

Cloquet city

<i>Tax Burdens by Property Class</i>	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	6,348	377	6.3	1.33	1.35
Res Non-Hm: exis	49,591	52,699	3,107	6.3	807	907	100	12.4	1.63	1.72
Apartments: exis	29,691	27,622	-2,069	-7.0	562	557	-5	-0.8	1.89	2.02
Low-inc Apts: ex	7,901	8,316	415	5.2	90	101	11	12.1	1.14	1.22
Seasnl Rec: exis	1,476	1,487	11	0.7	26	27	2	7.2	1.74	1.85
Com/Ind: Lo: exi	31,748	31,659	-89	-0.3	949	1,005	56	5.8	2.99	3.17
Com/Ind Hi: exis	104,876	106,092	1,217	1.2	4,165	4,475	310	7.4	3.97	4.22
Publ U: Elec Gen	602	644	42	6.9	18	21	3	14.1	3.00	3.20
Publ U: Other	15,998	17,244	1,246	7.8	631	722	92	14.5	3.94	4.19
Ag HGA: Exist	1,770	1,835	66	3.7	21	23	3	12.4	1.17	1.27
Ag Hmstd Land	1,620	1,651	31	1.9	8	9	1	11.7	0.48	0.53
Ag Non-Hmstd	6,280	7,402	1,123	17.9	91	114	24	26.4	1.44	1.55
Misc props	895	904	10	1.1	18	20	1	8.1	2.03	2.17
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	3.00
Total	699,905	730,357	30,452	4.4	13,356	14,393	1,036	7.8	1.91	1.97

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	8,437	7,967	-470	-5.6	County	68.35	72.15	0.00	0.00
(-) TIF Tax Capacity	40	40	0	0.0	City/Town	31.56	33.43	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	29.43	32.98	5.23	4.84
(=) Taxable Tax Capacity	<u>8,397</u>	<u>7,927</u>	<u>-470</u>	<u>-5.6</u>	Special District	<u>17.78</u>	<u>18.82</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	0	0	0	0.0	Total	147.12	157.38	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	1,054	-1	-0.1	1.19	1.13
Res Hmstd:Avg Val	132,600	139,300	5.1	1,767	1,871	104	5.9	1.33	1.34
Res Hmstd: Hi Val	176,800	185,800	5.1	2,480	2,691	211	8.5	1.40	1.45
Res Hmstd: Ex-Hi Val	265,200	278,600	5.1	3,906	4,328	422	10.8	1.47	1.55
Apartment	300,000	279,100	-7.0	5,674	5,626	-48	-0.8	1.89	2.02
Comm/Ind: Lo Val	150,000	151,700	1.1	4,487	4,835	348	7.8	2.99	3.19
Comm/Ind: Med Val	300,000	303,500	1.2	10,444	11,238	794	7.6	3.48	3.70
Comm/Ind: Hi Val	1,000,000	1,011,600	1.2	38,243	41,106	2,862	7.5	3.82	4.06

Carlton County

Cromwell city

<i>Tax Burdens by Property Class</i>	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	85	-5	-5.8	1.53	1.44
Res Non-Hm: exis	3,160	2,000	-1,160	-36.7	59	41	-19	-31.4	1.87	2.03
Apartments: exis	3,575	3,575	0	0.0	78	82	3	4.3	2.19	2.28
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	76	20	36.9	1.78	1.87
Com/Ind: Lo: exi	1,118	1,110	-8	-0.7	37	39	1	3.6	3.35	3.50
Com/Ind Hi: exis	316	422	106	33.4	14	20	6	39.1	4.46	4.65
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	29.8	4.46	4.65
Ag HGA: Exist	188	213	25	13.3	3	3	0	16.9	1.33	1.37
Ag Hmstd Land	846	738	-109	-12.8	6	6	-1	-9.0	0.76	0.79
Ag Non-Hmstd	236	284	49	20.8	4	5	1	25.6	1.72	1.79
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	1.44
All other NewCon	0	7	7	0.0	0	0	0	0.0	0.00	3.58
Total	18,524	18,503	-21	-0.1	351	361	10	2.9	1.89	1.95

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	201	189	-12	-6.0	County	70.16	74.03	0.00	0.00
(-) TIF Tax Capacity	34	34	0	0.0	City/Town	68.67	71.22	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	31.89	32.33	3.41	4.13
(=) Taxable Tax Capacity	166	154	-12	-7.2	Special District	1.60	1.68	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	172.32	179.26	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	834	-173	-17.2	1.36	1.12
Res Hmstd:Avg Val	111,200	112,000	0.7	1,682	1,567	-115	-6.8	1.51	1.4
Res Hmstd: Hi Val	148,200	149,300	0.7	2,365	2,311	-54	-2.3	1.6	1.55
Res Hmstd: Ex-Hi Val	222,400	224,000	0.7	3,736	3,802	65	1.8	1.68	1.7
Apartment	300,000	300,000	0.0	6,565	6,846	281	4.3	2.19	2.28
Seas Rec: Lo Val	50,000	64,900	29.8	900	1,217	318	35.3	1.8	1.88
Seas Rec: Hi Val	150,000	194,600	29.7	2,783	3,797	1,015	36.5	1.86	1.95
Comm/Ind: Lo Val	150,000	200,100	33.4	5,027	7,574	2,547	50.7	3.35	3.78
Comm/Ind: Med Val	300,000	400,100	33.4	11,713	16,871	5,157	44.0	3.90	4.22
Comm/Ind: Hi Val	1,000,000	1,333,800	33.4	42,914	60,273	17,358	40.4	4.29	4.52

Carlton County

Kettle River city

<i>Tax Burdens by Property Class</i>	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	-2.4	1.61	1.59
Res Non-Hm: exis	1,172	1,149	-23	-2.0	23	27	3	14.9	1.99	2.33
Apartments: exis	52	52	0	0.0	1	1	0	17.0	2.43	2.84
Low-inc Apts: ex	156	156	0	0.0	2	3	0	17.2	1.47	1.72
Seasnl Rec: exis	29	29	0	0.0	1	1	0	15.6	1.95	2.26
Com/Ind: Lo: exi	630	625	-4	-0.7	23	26	3	13.6	3.63	4.15
Com/Ind Hi: exis	96	96	1	0.8	5	5	1	15.0	4.81	5.49
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	23.7	4.70	5.35
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	15.9	1.88	2.17
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	169	12	7.4	2.06	2.21

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	84	69	-15	-18.0	County	66.81	69.66	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	#####	145.21	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	3.54	2.30	8.37	12.36
(=) Taxable Tax Capacity	84	69	-15	-18.0	Special District	0.15	0.16	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	187.55	217.33	8.37	12.36

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Pctg Chng	Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change		Base	Alter
Res Hmstd: Lo Val	51,300	50,800		-1.0	800	725	-75	-9.3	1.56	1.43
Res Hmstd:Avg Val	77,000	76,200		-1.0	1,205	1,090	-116	-9.6	1.57	1.43
Res Hmstd: Hi Val	102,600	101,600		-1.0	1,730	1,723	-7	-0.4	1.69	1.7
Res Hmstd: Ex-Hi Val	153,900	152,400		-1.0	2,781	2,989	208	7.5	1.81	1.96
Apartment	300,000	300,000		0.0	7,284	8,521	1,236	17.0	2.43	2.84
Comm/Ind: Lo Val	150,000	151,200		0.8	5,444	6,291	847	15.6	3.63	4.16
Comm/Ind: Med Val	300,000	302,400		0.8	12,661	14,595	1,934	15.3	4.22	4.83
Comm/Ind: Hi Val	1,000,000	1,007,800		0.8	46,340	53,337	6,996	15.1	4.63	5.29

Carlton County

Moose Lake city

<i>Tax Burdens by Property Class</i>	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	473	28	6.2	1.17	1.24
Res Non-Hm: exis	10,664	10,481	-182	-1.7	156	169	13	8.3	1.46	1.61
Apartments: exis	5,589	5,589	0	0.0	95	104	9	10.0	1.70	1.87
Low-inc Apts: ex	1,344	1,347	3	0.2	14	15	1	10.7	1.03	1.14
Seasnl Rec: exis	533	529	-3	-0.6	8	8	1	8.2	1.45	1.57
Com/Ind: Lo: exi	11,167	11,037	-131	-1.2	307	329	22	7.1	2.75	2.98
Com/Ind Hi: exis	8,664	8,817	153	1.8	315	347	31	10.0	3.64	3.93
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	21	0	1.7	3.64	3.93
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	0.2	0.64	0.65
Ag Non-Hmstd	39	205	167	433.0	0	3	2	475.9	1.29	1.39
Misc props	338	338	0	0.0	6	6	1	10.0	1.70	1.87
ResHmstd: NewCon	0	156	156	0.0	0	2	2	0.0	0.00	1.24
All other NewCon	0	115	115	0.0	0	2	2	0.0	0.00	1.91
Total	77,207	77,509	301	0.4	1,368	1,481	113	8.2	1.77	1.91

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	937	865	-73	-7.8	County	68.23	71.94	0.00	0.00
(-) TIF Tax Capacity	20	20	0	0.0	City/Town	47.85	53.55	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	5.19	4.60	8.37	12.36
(=) Taxable Tax Capacity	918	845	-73	-7.9	Special District	7.68	9.23	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	128.95	139.33	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	813	0	0.0	1.00	1.00
Res Hmstd: Avg Val	121,500	121,700	0.2	1,405	1,480	74	5.3	1.16	1.22
Res Hmstd: Hi Val	161,900	162,100	0.1	1,997	2,143	147	7.4	1.23	1.32
Res Hmstd: Ex-Hi Val	242,900	243,300	0.2	3,182	3,477	295	9.3	1.31	1.43
Apartment	300,000	300,000	0.0	5,087	5,596	509	10.0	1.7	1.87
Comm/Ind: Lo Val	150,000	152,700	1.8	4,126	4,576	450	10.9	2.75	3
Comm/Ind: Med Val	300,000	305,300	1.8	9,585	10,577	992	10.3	3.19	3.46
Comm/Ind: Hi Val	1,000,000	1,017,700	1.8	35,061	38,589	3,529	10.1	3.51	3.79

Carlton County

Scanlon city

<i>Tax Burdens by Property Class</i>	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	655	41	6.7	1.35	1.37
Res Non-Hm: exis	2,902	2,981	79	2.7	49	54	6	12.0	1.67	1.82
Apartments: exis	5,658	5,773	115	2.0	109	120	11	10.1	1.92	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	3,268	3,350	81	2.5	99	109	10	9.8	3.03	3.25
Com/Ind Hi: exis	3,618	3,856	239	6.6	145	166	21	14.3	4.02	4.31
Publ U: Elec Gen	528	564	37	6.9	16	19	3	15.6	3.05	3.29
Publ U: Other	1,108	1,441	334	30.1	43	61	18	40.7	3.89	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	94	105	11	11.4	1	2	0	20.7	1.50	1.62
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	1.37
All other NewCon	0	282	282	0.0	0	5	5	0.0	0.00	1.82
Total	62,638	66,106	3,468	5.5	1,076	1,192	116	10.8	1.72	1.80

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	709	666	-42	-6.0	County	69.97	73.81	0.00	0.00
(-) TIF Tax Capacity	46	55	9	20.1	City/Town	31.94	35.98	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	29.98	33.53	5.18	4.80
(=) Taxable Tax Capacity	663	612	-52	-7.8	Special District	17.78	18.82	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	149.66	162.13	5.18	4.80

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	86,400	90,500		4.7	1,043	1,039	-4	-0.4	1.21	1.15
Res Hmstd:Avg Val	129,500	135,700		4.8	1,749	1,860	110	6.3	1.35	1.37
Res Hmstd: Hi Val	172,700	180,900		4.7	2,457	2,680	223	9.1	1.42	1.48
Res Hmstd: Ex-Hi Val	259,100	271,500		4.8	3,873	4,325	452	11.7	1.49	1.59
Apartment	300,000	306,100		2.0	5,768	6,351	583	10.1	1.92	2.07
Comm/Ind: Lo Val	150,000	159,900		6.6	4,544	5,297	753	16.6	3.03	3.31
Comm/Ind: Med Val	300,000	319,800		6.6	10,576	12,193	1,616	15.3	3.53	3.81
Comm/Ind: Hi Val	1,000,000	1,066,000		6.6	38,728	44,374	5,646	14.6	3.87	4.16

Carlton County

Thomson city

<i>Tax Burdens by Property Class</i>	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	134	-3	-2.3	1.49	1.47
Res Non-Hm: exis	735	599	-136	-18.6	12	10	-2	-16.2	1.69	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	68	50	-18	-26.2	2	2	0	-23.4	3.07	3.18
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	1	1	0.0	0.00	3.13
Publ U: Other	2,541	2,559	18	0.7	103	109	5	4.9	4.07	4.24
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	3	145.6	1.50	1.44
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	1.47
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	264	6	2.4	2.03	2.04

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	152	139	-12	-8.2	County	66.85	70.40	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	64.29	70.01	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	13.64	11.40	21.87	20.70
(=) Taxable Tax Capacity	152	139	-12	-8.2	Special District	0.15	0.16	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	144.93	151.97	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	1,201	-104	-8.0	1.37	1.27
Res Hmstd:Avg Val	143,000	142,000	-0.7	2,142	2,080	-61	-2.9	1.5	1.46
Res Hmstd: Hi Val	190,700	189,400	-0.7	2,980	2,964	-17	-0.6	1.56	1.56
Res Hmstd: Ex-Hi Val	286,100	284,200	-0.7	4,657	4,730	73	1.6	1.63	1.66

Carlton County

Wrenshall city

<i>Tax Burdens by Property Class</i>	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	209	1	0.4	1.24	1.23
Res Non-Hm: exis	2,681	2,495	-186	-7.0	43	42	-1	-1.6	1.59	1.69
Apartments: exis	476	476	0	0.0	8	9	0	3.9	1.74	1.81
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	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	-0.7	2.79	2.91
Com/Ind Hi: exis	2,546	2,631	86	3.4	93	101	7	7.9	3.67	3.83
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	7	18.2	3.56	3.73
Ag HGA: Exist	448	452	4	0.9	6	6	0	3.0	1.24	1.27
Ag Hmstd Land	495	519	24	4.9	2	3	0	13.4	0.50	0.54
Ag Non-Hmstd	144	144	0	0.0	2	2	0	5.1	1.27	1.33
Misc props	135	135	0	0.0	2	2	0	3.9	1.74	1.81
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	440	16	3.8	1.66	1.71

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	296	270	-26	-8.8	County	71.52	75.49	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	36.23	40.91	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	18.95	16.81	15.92	14.53
(=) Taxable Tax Capacity	296	270	-26	-8.8	Special District	0.15	0.16	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	126.86	133.38	15.92	14.53

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Pctg Chng	Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change		Base	Alter
Res Hmstd: Lo Val	88,400	89,400		1.1	969	933	-36	-3.8	1.1	1.04
Res Hmstd: Avg Val	132,600	134,100		1.1	1,640	1,648	8	0.5	1.24	1.23
Res Hmstd: Hi Val	176,700	178,700		1.1	2,309	2,361	51	2.2	1.31	1.32
Res Hmstd: Ex-Hi Val	265,100	268,100		1.1	3,651	3,791	139	3.8	1.38	1.41
Apartment	300,000	300,000		0.0	5,235	5,438	203	3.9	1.74	1.81
Comm/Ind: Lo Val	150,000	155,000		3.3	4,192	4,560	369	8.8	2.79	2.94
Comm/Ind: Med Val	300,000	310,100		3.4	9,701	10,508	807	8.3	3.23	3.39
Comm/Ind: Hi Val	1,000,000	1,033,600		3.4	35,412	38,254	2,842	8.0	3.54	3.70

Carlton County

Wright city

<i>Tax Burdens by Property Class</i>	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	-1.2	1.22	1.20
Res Non-Hm: exis	1,183	1,161	-22	-1.9	18	19	1	6.5	1.53	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	809	809	0	0.0	24	26	2	7.6	2.96	3.18
Com/Ind Hi: exis	206	281	76	36.8	8	12	4	47.1	3.93	4.22
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	36.1	3.93	4.22
Ag HGA: Exist	346	371	25	7.2	4	5	1	12.7	1.23	1.29
Ag Hmstd Land	439	414	-25	-5.7	2	2	0	2.4	0.52	0.56
Ag Non-Hmstd	246	246	0	0.0	4	4	0	8.3	1.46	1.58
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	1.20
All other NewCon	0	48	48	0.0	0	1	1	0.0	0.00	1.66
Total	6,414	6,730	316	4.9	100	111	11	10.7	1.56	1.65

Tax Base

Tax Rates

	Tax Base				Tax Rates		Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	County	City/Town	School District	Special District	Base	Alter
Total Tax Capacity	69	63	-6	-8.1	72.17	76.19	0.00	0.00	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	38.88	46.40	3.41	4.13	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	33.26	33.80	0.00	0.00	3.41	4.13
(=) Taxable Tax Capacity	69	63	-6	-8.1	1.60	1.68	0.00	0.00	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	145.90	158.08	3.41	4.13	

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	52,500	52,900	52,900	0.8	574	524	-50	-8.8	1.09	0.99
Res Hmstd:Avg Val	78,700	79,200	79,200	0.6	874	809	-65	-7.4	1.11	1.02
Res Hmstd: Hi Val	104,900	105,600	105,600	0.7	1,288	1,274	-14	-1.1	1.23	1.21
Res Hmstd: Ex-Hi Val	157,400	158,500	158,500	0.7	2,120	2,208	88	4.2	1.35	1.39
Comm/Ind: Lo Val	150,000	205,200	205,200	36.8	4,433	7,101	2,668	60.2	2.96	3.46
Comm/Ind: Med Val	300,000	410,400	410,400	36.8	10,326	15,770	5,444	52.7	3.44	3.84
Comm/Ind: Hi Val	1,000,000	1,368,000	1,368,000	36.8	37,829	56,227	18,398	48.6	3.78	4.11

Carver County

Carver city

<i>Tax Burdens by Property Class</i>	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	4,239	6	0.1	1.54	1.57
Res Non-Hm: exis	29,614	29,464	-150	-0.5	521	524	3	0.6	1.76	1.78
Apartments: exis	555	543	-12	-2.1	11	11	0	2.2	1.93	2.01
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	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	4.4	2.97	3.13
Com/Ind Hi: exis	706	749	44	6.2	27	31	3	12.3	3.88	4.10
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	13.8	3.88	4.10
Ag HGA: Exist	699	645	-53	-7.7	11	10	-1	-6.7	1.60	1.62
Ag Hmstd Land	1,402	1,399	-2	-0.2	9	9	0	3.1	0.64	0.66
Ag Non-Hmstd	2,965	6,911	3,946	133.1	40	99	60	150.5	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	5,258	244	4.9	1.59	1.62

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	3,238	3,145	-93	-2.9	County	41.68	43.37	0.00	0.00
(-) TIF Tax Capacity	0	1	1	0.0	City/Town	47.91	52.06	4.84	0.00
(-) FD Contrib Tax Cap	34	36	2	5.5	School District	40.16	44.08	21.10	21.88
(=) Taxable Tax Capacity	<u>3,204</u>	<u>3,108</u>	<u>-96</u>	<u>-3.0</u>	Special District	<u>3.86</u>	<u>4.08</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	365	526	161	44.3	Total	133.61	143.60	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	2,414	-55	-2.2	1.46	1.46
Res Hmstd:Avg Val	252,800	247,800	-2.0	3,889	3,886	-3	-0.1	1.54	1.57
Res Hmstd: Hi Val	337,000	330,400	-2.0	5,308	5,360	52	1.0	1.57	1.62
Res Hmstd: Ex-Hi Val	505,600	495,700	-2.0	8,086	8,203	117	1.4	1.6	1.65
Apartment	300,000	293,600	-2.1	5,789	5,912	124	2.1	1.93	2.01
Comm/Ind: Lo Val	150,000	159,300	6.2	4,460	5,077	617	13.8	2.97	3.19
Comm/Ind: Med Val	300,000	318,600	6.2	10,277	11,610	1,333	13.0	3.43	3.64
Comm/Ind: Hi Val	1,000,000	1,061,900	6.2	37,422	42,091	4,669	12.5	3.74	3.96

Carver County

Chaska city

<i>Tax Burdens by Property Class</i>	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	18,689	-342	-1.8	1.27	1.33
Res Non-Hm: exis	151,198	157,352	6,155	4.1	2,106	2,321	215	10.2	1.39	1.47
Apartments: exis	87,219	89,512	2,293	2.6	1,395	1,527	133	9.5	1.60	1.71
Low-inc Apts: ex	22,632	16,187	-6,445	-28.5	224	171	-53	-23.7	0.99	1.06
Seasnl Rec: exis	612	580	-31	-5.1	9	9	0	1.4	1.47	1.57
Com/Ind: Lo: exi	39,728	37,139	-2,589	-6.5	1,081	1,079	-1	-0.1	2.72	2.91
Com/Ind Hi: exis	342,534	325,033	-17,500	-5.1	12,182	12,356	174	1.4	3.56	3.80
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	12	4.1	3.56	3.80
Ag HGA: Exist	3,111	2,825	-287	-9.2	39	37	-2	-4.0	1.26	1.33
Ag Hmstd Land	7,182	8,770	1,589	22.1	39	50	11	28.7	0.54	0.57
Ag Non-Hmstd	36,290	28,309	-7,981	-22.0	403	337	-66	-16.4	1.11	1.19
Misc props	12,468	11,323	-1,145	-9.2	207	200	-7	-3.6	1.66	1.76
ResHmstd: NewCon	0	11,675	11,675	0.0	0	156	156	0.0	0.00	1.33
All other NewCon	0	20,776	20,776	0.0	0	716	716	0.0	0.00	3.45
Total	2,215,564	2,120,128	-95,436	-4.3	37,015	37,961	946	2.6	1.67	1.79

Tax Base

Tax Rates

					County	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	26,215	24,250	-1,965	-7.5	County	41.69	43.39	0.00	0.00
(-) TIF Tax Capacity	5,388	4,991	-397	-7.4	City/Town	23.23	25.40	0.00	0.00
(-) FD Contrib Tax Cap	3,080	2,984	-97	-3.1	School District	40.18	44.10	21.10	21.88
(=) Taxable Tax Capacity	17,747	16,275	-1,472	-8.3	Special District	5.93	6.12	0.00	0.00
FD Distrib Tax Cap	3,500	3,202	-299	-8.5	Total	111.03	119.00	21.10	21.88

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	168,000	156,600		-6.8	1,999	1,931	-68	-3.4	1.19	1.23
Res Hmstd:Avg Val	251,800	234,800		-6.8	3,181	3,116	-65	-2.1	1.26	1.33
Res Hmstd: Hi Val	335,700	313,000		-6.8	4,365	4,301	-64	-1.5	1.30	1.37
Res Hmstd: Ex-Hi Val	503,600	469,500		-6.8	6,664	6,614	-50	-0.8	1.32	1.41
Apartment	300,000	307,900		2.6	4,797	5,253	457	9.5	1.6	1.71
Comm/Ind: Lo Val	150,000	142,300		-5.1	4,080	4,135	55	1.3	2.72	2.91
Comm/Ind: Med Val	300,000	284,700		-5.1	9,414	9,479	65	0.7	3.14	3.33
Comm/Ind: Hi Val	1,000,000	948,900		-5.1	34,309	34,727	419	1.2	3.43	3.66

Carver County

Cologne city

<i>Tax Burdens by Property Class</i>	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	1,149	-7	-0.6	1.26	1.39
Res Non-Hm: exis	12,305	12,270	-35	-0.3	188	210	22	11.7	1.53	1.71
Apartments: exis	595	595	0	0.0	10	11	1	14.1	1.68	1.92
Low-inc Apts: ex	626	626	0	0.0	6	7	1	13.9	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	4,157	4,057	-100	-2.4	115	123	9	7.6	2.75	3.04
Com/Ind Hi: exis	5,125	4,761	-364	-7.1	186	191	5	2.5	3.63	4.01
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	3	7.7	3.63	4.01
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	1.32
Ag Non-Hmstd	3,633	1,606	-2,026	-55.8	45	23	-22	-49.3	1.25	1.43
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	1.39
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	1,783	33	1.9	1.47	1.63

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	1,290	1,085	-205	-15.9	County	41.69	43.38	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	61.83	73.75	0.00	0.00
(-) FD Contrib Tax Cap	76	68	-8	-11.1	School District	17.04	22.05	12.36	13.02
(=) Taxable Tax Capacity	1,214	1,018	-197	-16.2	Special District	4.15	3.91	0.00	0.00
FD Distrib Tax Cap	208	240	32	15.4	Total	124.71	143.09	12.36	13.02

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	126,500	114,700		-9.3	1,475	1,405	-70	-4.7	1.17	1.23
Res Hmstd:Avg Val	189,600	171,800		-9.4	2,397	2,370	-27	-1.1	1.26	1.38
Res Hmstd: Hi Val	252,800	229,100		-9.4	3,320	3,339	19	0.6	1.31	1.46
Res Hmstd: Ex-Hi Val	379,300	343,800		-9.4	5,168	5,277	109	2.1	1.36	1.53
Apartment	300,000	300,000		0.0	5,047	5,757	709	14.1	1.68	1.92
Comm/Ind: Lo Val	150,000	139,400		-7.1	4,132	4,233	101	2.4	2.75	3.04
Comm/Ind: Med Val	300,000	278,700		-7.1	9,580	9,710	130	1.4	3.19	3.48
Comm/Ind: Hi Val	1,000,000	929,000		-7.1	35,001	35,757	756	2.2	3.50	3.85

Carver County

Hamburg city

<i>Tax Burdens by Property Class</i>	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	358	4	1.2	1.54	1.67
Res Non-Hm: exis	2,026	2,030	4	0.2	37	43	6	17.2	1.82	2.13
Apartments: exis	747	793	46	6.2	16	20	4	26.6	2.13	2.54
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	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	30	4	13.7	3.09	3.51
Com/Ind Hi: exis	920	956	36	3.9	37	44	7	18.4	4.07	4.64
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	15	2	18.9	4.07	4.64
Ag HGA: Exist	74	70	-4	-5.7	1	1	0	-8.6	1.33	1.29
Ag Hmstd Land	3	3	0	7.4	0	0	0	24.8	0.89	1.04
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	1.67
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	513	29	5.9	1.74	1.93

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	299	242	-57	-19.1	County	41.41	43.04	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	98.40	124.29	0.00	0.00
(-) FD Contrib Tax Cap	14	14	0	-3.0	School District	16.70	21.62	12.36	13.02
(=) Taxable Tax Capacity	284	228	-57	-19.9	Special District	4.11	3.91	0.00	0.00
FD Distrib Tax Cap	138	114	-24	-17.2	Total	160.63	192.86	12.36	13.02

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	88,600	82,800	-6.5	1,240	1,130	-110	-8.9	1.4	1.37
Res Hmstd:Avg Val	132,900	124,200	-6.5	2,046	2,054	8	0.4	1.54	1.65
Res Hmstd: Hi Val	177,100	165,500	-6.5	2,851	2,976	126	4.4	1.61	1.8
Res Hmstd: Ex-Hi Val	265,800	248,300	-6.6	4,465	4,825	360	8.1	1.68	1.94
Apartment	300,000	318,600	6.2	6,394	8,096	1,701	26.6	2.13	2.54
Comm/Ind: Lo Val	150,000	155,900	3.9	4,630	5,546	916	19.8	3.09	3.56
Comm/Ind: Med Val	300,000	311,800	3.9	10,741	12,784	2,042	19.0	3.58	4.1
Comm/Ind: Hi Val	1,000,000	1,039,400	3.9	39,261	46,564	7,303	18.6	3.93	4.48

Carver County

Mayer city

<i>Tax Burdens by Property Class</i>	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	1,483	69	4.9	1.40	1.51
Res Non-Hm: exis	16,373	16,987	613	3.7	280	319	38	13.7	1.71	1.88
Apartments: exis	261	718	457	175.3	5	15	10	205.8	1.87	2.08
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	161	-13	-7.3	2.88	3.15
Com/Ind Hi: exis	4,138	4,152	14	0.3	158	173	15	9.5	3.81	4.16
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	53	5	10.4	3.81	4.16
Ag HGA: Exist	104	99	-5	-4.9	1	1	0	-5.4	1.25	1.24
Ag Hmstd Land	339	304	-35	-10.4	2	2	0	-4.4	0.65	0.69
Ag Non-Hmstd	1,190	520	-671	-56.4	17	8	-9	-52.1	1.43	1.57
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	1.51
All other NewCon	0	266	266	0.0	0	9	9	0.0	0.00	3.56
Total	131,051	128,447	-2,604	-2.0	2,104	2,234	130	6.2	1.61	1.74

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	1,414	1,272	-142	-10.1	County	41.65	43.33	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	59.44	65.72	0.00	0.00
(-) FD Contrib Tax Cap	82	78	-4	-5.1	School District	37.61	43.80	8.70	12.18
(=) Taxable Tax Capacity	1,332	1,194	-138	-10.4	Special District	4.22	3.91	0.00	0.00
FD Distrib Tax Cap	383	302	-81	-21.0	Total	142.92	156.77	8.70	12.18

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	122,200	119,100		-2.5	1,590	1,596	6	0.4	1.30	1.34
Res Hmstd:Avg Val	183,100	178,500		-2.5	2,568	2,684	115	4.5	1.40	1.50
Res Hmstd: Hi Val	244,100	238,000		-2.5	3,548	3,773	225	6.3	1.45	1.59
Res Hmstd: Ex-Hi Val	366,300	357,100		-2.5	5,511	5,953	442	8.0	1.50	1.67
Apartment	300,000	825,900		175.3	5,620	17,190	11,570	205.9	1.87	2.08
Comm/Ind: Lo Val	150,000	150,500		0.3	4,318	4,743	425	9.8	2.88	3.15
Comm/Ind: Med Val	300,000	301,000		0.3	10,033	11,000	968	9.6	3.34	3.65
Comm/Ind: Hi Val	1,000,000	1,003,300		0.3	36,699	40,197	3,498	9.5	3.67	4.01

Carver County

New Germany city

<i>Tax Burdens by Property Class</i>	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	202	-8	-3.9	1.35	1.37
Res Non-Hm: exis	8,276	9,209	933	11.3	151	187	36	23.6	1.83	2.03
Apartments: exis	672	568	-104	-15.5	13	12	-1	-6.5	1.91	2.11
Low-inc Apts: ex	51	51	0	0.0	1	1	0	9.9	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	4.0	2.93	3.18
Com/Ind Hi: exis	1,090	1,089	-1	-0.1	42	46	4	9.1	3.84	4.19
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	10.7	3.85	4.19
Ag HGA: Exist	280	256	-24	-8.4	4	4	0	-7.5	1.38	1.40
Ag Hmstd Land	1,015	741	-274	-27.0	6	5	-1	-20.2	0.62	0.68
Ag Non-Hmstd	863	995	132	15.3	12	16	4	30.9	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	526	36	7.4	1.66	1.80

Tax Base

Tax Rates

	Estimated Market Value				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	327	297	-30	-9.2	County	41.69	43.38	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	62.06	76.51	0.00	0.00
(-) FD Contrib Tax Cap	19	18	-1	-5.0	School District	31.05	34.00	16.97	13.65
(=) Taxable Tax Capacity	308	279	-29	-9.5	Special District	4.22	3.91	0.00	0.00
FD Distrib Tax Cap	59	57	-2	-3.3	Total	139.03	157.81	16.97	13.65

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base
Res Hmstd: Lo Val	85,700	81,200	-5.3	1,042	920	-122	-11.7	1.22	1.13
Res Hmstd:Avg Val	128,500	121,800	-5.2	1,748	1,674	-74	-4.2	1.36	1.37
Res Hmstd: Hi Val	171,300	162,400	-5.2	2,454	2,427	-27	-1.1	1.43	1.49
Res Hmstd: Ex-Hi Val	257,000	243,600	-5.2	3,868	3,935	67	1.7	1.51	1.62
Apartment	300,000	253,600	-15.5	5,722	5,349	-374	-6.5	1.91	2.11
Comm/Ind: Lo Val	150,000	149,900	-0.1	4,396	4,767	371	8.4	2.93	3.18
Comm/Ind: Med Val	300,000	299,800	-0.1	10,172	11,054	882	8.7	3.39	3.69
Comm/Ind: Hi Val	1,000,000	999,200	-0.1	37,129	40,392	3,263	8.8	3.71	4.04

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	1,740	-16	-0.9	1.11	1.15
Res Non-Hm: exis	16,841	18,925	2,084	12.4	229	270	41	18.0	1.36	1.43
Apartments: exis	6,495	7,429	934	14.4	100	122	22	21.4	1.55	1.64
Low-inc Apts: ex	3,256	2,283	-973	-29.9	31	23	-8	-25.6	0.95	1.01
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	360	11	3.0	2.66	2.84
Com/Ind Hi: exis	27,657	24,835	-2,822	-10.2	968	930	-38	-3.9	3.50	3.74
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	109	8	8.3	3.50	3.74
Ag HGA: Exist	456	260	-196	-42.9	5	3	-2	-45.4	1.15	1.11
Ag Hmstd Land	681	896	215	31.5	3	5	1	36.8	0.49	0.51
Ag Non-Hmstd	599	566	-33	-5.5	7	7	0	0.4	1.13	1.20
Misc props	128	128	0	0.0	2	2	0	6.2	1.55	1.64
ResHmstd: NewCon	0	457	457	0.0	0	5	5	0.0	0.00	1.15
All other NewCon	0	371	371	0.0	0	6	6	0.0	0.00	1.51
Total	229,957	222,504	-7,453	-3.2	3,552	3,582	30	0.8	1.54	1.61

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	2,690	2,352	-338	-12.5	County	41.69	43.38	0.00	0.00
(-) TIF Tax Capacity	36	35	-1	-2.4	City/Town	48.57	49.51	1.00	1.01
(-) FD Contrib Tax Cap	319	306	-13	-4.1	School District	17.04	22.05	12.36	13.02
(=) Taxable Tax Capacity	2,335	2,011	-324	-13.9	Special District	5.73	5.18	0.00	0.00
FD Distrib Tax Cap	749	703	-46	-6.1	Total	113.03	120.12	13.36	14.03

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	102,800	98,200		-4.5	1,019	976	-43	-4.2	0.99	0.99
Res Hmstd:Avg Val	154,100	147,200		-4.5	1,714	1,687	-27	-1.6	1.11	1.15
Res Hmstd: Hi Val	205,400	196,200		-4.5	2,408	2,397	-12	-0.5	1.17	1.22
Res Hmstd: Ex-Hi Val	308,200	294,400		-4.5	3,800	3,820	20	0.5	1.23	1.3
Apartment	300,000	343,100		14.4	4,639	5,633	994	21.4	1.55	1.64
Comm/Ind: Lo Val	150,000	134,700		-10.2	3,987	3,830	-157	-3.9	2.66	2.84
Comm/Ind: Med Val	300,000	269,400		-10.2	9,237	8,735	-501	-5.4	3.08	3.24
Comm/Ind: Hi Val	1,000,000	898,000		-10.2	33,734	32,271	-1,463	-4.3	3.37	3.59

Carver County

Victoria city

<i>Tax Burdens by Property Class</i>	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	12,575	-169	-1.3	1.43	1.50
Res Non-Hm: exis	99,067	89,378	-9,689	-9.8	1,502	1,413	-88	-5.9	1.52	1.58
Apartments: exis	5,062	5,028	-34	-0.7	89	94	5	5.6	1.76	1.87
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	0	0.5	1.56	1.66
Com/Ind: Lo: exi	5,517	5,318	-199	-3.6	155	159	4	2.7	2.81	2.99
Com/Ind Hi: exis	15,330	14,679	-651	-4.2	565	578	13	2.2	3.69	3.94
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	224	43	23.8	3.70	3.95
Ag HGA: Exist	891	849	-42	-4.7	12	12	0	-0.8	1.37	1.43
Ag Hmstd Land	747	731	-16	-2.2	3	4	0	4.9	0.45	0.48
Ag Non-Hmstd	4,574	4,248	-326	-7.1	55	55	0	-0.9	1.21	1.29
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	205	205	0.0	0.00	1.50
All other NewCon	0	3,694	3,694	0.0	0	69	69	0.0	0.00	1.88
Total	1,034,564	987,363	-47,202	-4.6	15,405	15,487	82	0.5	1.49	1.57

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	10,963	10,215	-749	-6.8	County	41.69	43.39	0.00	0.00
(-) TIF Tax Capacity	285	272	-13	-4.5	City/Town	37.19	39.20	0.00	0.00
(-) FD Contrib Tax Cap	189	196	7	3.8	School District	36.28	39.89	21.16	21.57
(=) Taxable Tax Capacity	10,490	9,747	-743	-7.1	Special District	4.89	5.66	0.00	0.00
FD Distrib Tax Cap	551	616	65	11.9	Total	120.06	128.14	21.16	21.57

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	263,100	247,200		-6.0	3,580	3,509	-71	-2.0	1.36	1.42
Res Hmstd:Avg Val	394,400	370,500		-6.1	5,552	5,497	-55	-1.0	1.41	1.48
Res Hmstd: Hi Val	525,800	494,000		-6.0	7,503	7,396	-107	-1.4	1.43	1.5
Res Hmstd: Ex-Hi Val	788,800	741,100		-6.0	12,006	11,868	-139	-1.2	1.52	1.60
Apartment	300,000	298,000		-0.7	5,137	5,416	279	5.4	1.71	1.82
Comm/Ind: Lo Val	150,000	143,600		-4.3	4,198	4,288	90	2.1	2.8	2.99
Comm/Ind: Med Val	300,000	287,300		-4.2	9,690	9,846	156	1.6	3.23	3.43
Comm/Ind: Hi Val	1,000,000	957,500		-4.3	35,318	36,046	728	2.1	3.53	3.76

Carver County

Waconia city

<i>Tax Burdens by Property Class</i>	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	9,266	-167	-1.8	1.29	1.31
Res Non-Hm: exis	94,489	92,848	-1,641	-1.7	1,389	1,384	-5	-0.4	1.47	1.49
Apartments: exis	13,233	15,512	2,279	17.2	219	264	45	20.7	1.65	1.70
Low-inc Apts: ex	10,023	8,672	-1,351	-13.5	102	90	-12	-11.4	1.02	1.04
Seasnl Rec: exis	2,661	3,150	489	18.4	36	45	9	25.0	1.36	1.44
Com/Ind: Lo: exi	29,758	28,894	-864	-2.9	817	834	17	2.0	2.75	2.89
Com/Ind Hi: exis	140,482	127,771	-12,711	-9.0	5,064	4,858	-206	-4.1	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	7,651	7,881	231	3.0	275	299	24	8.7	3.59	3.79
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	27.7	0.59	0.67
Ag Non-Hmstd	227	540	313	137.5	3	7	4	150.7	1.19	1.25
Misc props	206	199	-7	-3.4	5	5	0	0.6	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	17,245	-97	-0.6	1.69	1.71

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	12,067	11,211	-856	-7.1	County	41.69	43.38	0.00	0.00
(-) TIF Tax Capacity	38	28	-10	-26.2	City/Town	41.76	43.97	0.00	0.00
(-) FD Contrib Tax Cap	1,354	1,302	-52	-3.8	School District	31.05	34.00	16.97	13.65
(=) Taxable Tax Capacity	10,675	9,881	-794	-7.4	Special District	4.17	3.91	0.00	0.00
FD Distrib Tax Cap	1,330	1,378	48	3.6	Total	118.67	125.26	16.97	13.65

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	157,900	153,400	-2.8	1,911	1,837	-74	-3.9	1.21	1.2
Res Hmstd:Avg Val	236,700	230,000	-2.8	3,051	2,988	-63	-2.1	1.29	1.3
Res Hmstd: Hi Val	315,500	306,600	-2.8	4,191	4,138	-53	-1.3	1.33	1.35
Res Hmstd: Ex-Hi Val	473,400	460,000	-2.8	6,421	6,390	-31	-0.5	1.36	1.39
Apartment	300,000	351,700	17.2	4,959	5,987	1,028	20.7	1.65	1.70
Comm/Ind: Lo Val	150,000	136,400	-9.1	4,119	3,936	-183	-4.4	2.75	2.89
Comm/Ind: Med Val	300,000	272,900	-9.0	9,525	9,001	-525	-5.5	3.18	3.3
Comm/Ind: Hi Val	1,000,000	909,500	-9.1	34,756	33,203	-1,553	-4.5	3.48	3.65

Carver County

Watertown city

<i>Tax Burdens by Property Class</i>	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	2,660	111	4.4	1.31	1.43
Res Non-Hm: exis	30,504	30,133	-371	-1.2	481	528	47	9.8	1.58	1.75
Apartments: exis	6,613	7,289	676	10.2	116	145	29	24.5	1.76	1.99
Low-inc Apts: ex	1,594	756	-838	-52.6	17	9	-8	-46.3	1.07	1.22
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	252	18	7.9	2.81	3.09
Com/Ind Hi: exis	13,127	12,272	-855	-6.5	486	500	14	2.8	3.70	4.07
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	87	10	13.6	3.70	4.07
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	23.0	0.65	0.73
Ag Non-Hmstd	860	740	-121	-14.0	11	11	0	-3.9	1.31	1.46
Misc props	1,475	1,925	450	30.5	26	38	12	47.5	1.76	1.99
ResHmstd: NewCon	0	1,238	1,238	0.0	0	18	18	0.0	0.00	1.43
All other NewCon	0	182	182	0.0	0	3	3	0.0	0.00	1.75
Total	259,296	250,384	-8,912	-3.4	3,997	4,252	254	6.4	1.54	1.70

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	2,835	2,498	-337	-11.9	County	41.69	43.39	0.00	0.00
(-) TIF Tax Capacity	27	0	-27	-100.0	City/Town	46.00	53.56	3.57	3.68
(-) FD Contrib Tax Cap	179	154	-25	-14.1	School District	37.67	43.86	8.70	12.18
(=) Taxable Tax Capacity	<u>2,630</u>	<u>2,344</u>	<u>-286</u>	<u>-10.9</u>	Special District	<u>5.52</u>	<u>5.44</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	880	835	-45	-5.1	Total	130.87	146.25	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	1,413	2	0.2	1.20	1.27
Res Hmstd:Avg Val	175,700	167,400	-4.7	2,301	2,390	89	3.9	1.31	1.43
Res Hmstd: Hi Val	234,200	223,200	-4.7	3,191	3,368	177	5.5	1.36	1.51
Res Hmstd: Ex-Hi Val	351,400	334,800	-4.7	4,974	5,324	350	7.0	1.42	1.59
Apartment	300,000	330,700	10.2	5,276	6,570	1,294	24.5	1.76	1.99
Comm/Ind: Lo Val	150,000	140,200	-6.5	4,213	4,339	126	3.0	2.81	3.09
Comm/Ind: Med Val	300,000	280,500	-6.5	9,769	9,958	189	1.9	3.26	3.55
Comm/Ind: Hi Val	1,000,000	934,900	-6.5	35,696	36,614	917	2.6	3.57	3.92

Carver County

Chanhassen city (part)

<i>Tax Burdens by Property Class</i>	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	32,748	254	0.8	1.30	1.36
Res Non-Hm: exis	253,348	237,077	-16,272	-6.4	3,580	3,517	-63	-1.8	1.41	1.48
Apartments: exis	42,340	42,063	-277	-0.7	701	742	41	5.8	1.66	1.76
Low-inc Apts: ex	3,251	3,251	0	0.0	33	36	2	6.4	1.03	1.09
Seasnl Rec: exis	6,768	6,668	-100	-1.5	94	99	5	5.3	1.39	1.48
Com/Ind: Lo: exi	38,173	37,751	-421	-1.1	1,055	1,115	60	5.7	2.76	2.95
Com/Ind Hi: exis	396,004	369,187	-26,817	-6.8	14,296	14,252	-43	-0.3	3.61	3.86
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	831	84	11.3	3.56	3.81
Ag HGA: Exist	2,403	2,273	-130	-5.4	35	35	0	-0.2	1.47	1.55
Ag Hmstd Land	2,157	2,149	-8	-0.4	14	13	-1	-6.3	0.64	0.60
Ag Non-Hmstd	9,778	10,032	255	2.6	112	123	11	10.1	1.14	1.23
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	372	372	0.0	0.00	1.36
All other NewCon	0	9,846	9,846	0.0	0	146	146	0.0	0.00	1.48
Total	3,283,837	3,173,767	-110,070	-3.4	53,161	54,028	867	1.6	1.62	1.70

Tax Base

Tax Rates

	Tax Base				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	38,083	35,806	-2,277	-6.0	County	41.69	43.39	0.00	0.00
(-) TIF Tax Capacity	510	470	-40	-7.9	City/Town	26.54	28.34	1.49	1.09
(-) FD Contrib Tax Cap	3,640	3,435	-205	-5.6	School District	33.99	37.06	21.58	22.09
(=) Taxable Tax Capacity	33,933	31,901	-2,032	-6.0	Special District	6.14	7.09	0.00	0.00
FD Distrib Tax Cap	2,220	1,941	-279	-12.6	Total	108.37	115.89	23.06	23.18

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Pctg Chng	Effective Tax Rates	
	Baseline	Alternative	Change		Baseline	Alternative	Change		Base	Alter
Res Hmstd: Lo Val	229,700	220,100	-4.2	2,853	2,859	6	0.2	1.24	1.3	
Res Hmstd:Avg Val	344,400	330,100	-4.2	4,464	4,503	39	0.9	1.3	1.36	
Res Hmstd: Hi Val	459,100	440,000	-4.2	6,034	6,119	85	1.4	1.31	1.39	
Res Hmstd: Ex-Hi Val	688,800	660,200	-4.2	9,564	9,645	81	0.8	1.39	1.46	
Apartment	300,000	298,000	-0.7	4,756	5,007	252	5.3	1.59	1.68	
Comm/Ind: Lo Val	150,000	139,800	-6.8	4,076	4,050	-26	-0.6	2.72	2.9	
Comm/Ind: Med Val	300,000	279,700	-6.8	9,394	9,254	-140	-1.5	3.13	3.31	
Comm/Ind: Hi Val	1,000,000	932,300	-6.8	34,215	33,955	-260	-0.8	3.42	3.64	

Cass County

Backus city

<i>Tax Burdens by Property Class</i>	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	63	6	10.3	0.81	0.88
Res Non-Hm: exis	2,038	2,096	59	2.9	21	23	2	7.6	1.04	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	4,958	5,239	280	5.7	54	60	6	11.9	1.09	1.15
Com/Ind: Lo: exi	880	843	-37	-4.2	20	20	0	0.3	2.27	2.38
Com/Ind Hi: exis	1,020	1,017	-3	-0.3	31	32	1	4.5	3.02	3.16
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	17	2	9.7	3.02	3.16
Ag HGA: Exist	173	173	0	0.0	2	2	0	4.6	0.91	0.96
Ag Hmstd Land	128	108	-20	-15.4	0	0	0	-8.9	0.32	0.35
Ag Non-Hmstd	473	520	46	9.8	5	5	1	15.3	1.00	1.05
Misc props	114	114	0	0.0	2	2	0	4.8	1.54	1.61
ResHmstd: NewCon	0	117	117	0.0	0	1	1	0.0	0.00	0.88
All other NewCon	0	58	58	0.0	0	1	1	0.0	0.00	1.26
Total	17,269	17,964	695	4.0	207	226	19	9.4	1.20	1.26

Tax Base

Tax Rates

	Baseline	Alternative	Change	Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val		
					Base	Alter	Base	Alter	
Total Tax Capacity	190	183	-7	-3.6	County	28.12	29.06	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	67.92	71.62	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	4.08	4.48	3.76	3.59
(=) Taxable Tax Capacity	190	183	-7	-3.6	Special District	0.10	0.11	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	100.22	105.27	3.76	3.59

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Pctg Chng	Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change		Base	Alter
Res Hmstd: Lo Val	58,100	59,500		2.4	372	397	25	6.8	0.64	0.67
Res Hmstd:Avg Val	87,100	89,200		2.4	612	664	52	8.5	0.70	0.74
Res Hmstd: Hi Val	116,100	118,900		2.4	939	1,015	76	8.1	0.81	0.85
Res Hmstd: Ex-Hi Val	174,200	178,400		2.4	1,596	1,719	123	7.7	0.92	0.96
Seas Rec: Lo Val	50,000	52,800		5.6	539	600	61	11.2	1.08	1.14
Seas Rec: Hi Val	150,000	158,500		5.7	1,701	1,903	202	11.8	1.13	1.20
Comm/Ind: Lo Val	150,000	149,600		-0.3	3,410	3,563	152	4.5	2.27	2.38
Comm/Ind: Med Val	300,000	299,200		-0.3	7,938	8,292	354	4.5	2.65	2.77
Comm/Ind: Hi Val	1,000,000	997,400		-0.3	29,069	30,378	1,309	4.5	2.91	3.05

Cass County

Bena city

<i>Tax Burdens by Property Class</i>	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	80.2	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

Tax Rates

	Baseline	Alternative	Change	Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val		
					Base	Alter	Base	Alter	
Total Tax Capacity	19	22	3	13.5	County	28.56	29.53	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	46.50	40.99	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	36.16	30.00	10.72	8.70
(=) Taxable Tax Capacity	19	22	3	13.5	Special District	0.10	0.11	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	111.33	100.63	10.72	8.70

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		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	-7	-1.2	1.19	1.09
Seas Rec: Hi Val	150,000	161,800		7.9	1,868	1,869	1	0.1	1.25	1.16
Comm/Ind: Lo Val	150,000	192,600		28.4	3,764	4,874	1,110	29.5	2.51	2.53
Comm/Ind: Med Val	300,000	385,300		28.4	8,730	10,889	2,159	24.7	2.91	2.83
Comm/Ind: Hi Val	1,000,000	1,284,200		28.4	31,904	38,949	7,046	22.1	3.19	3.03

Cass County

Boy River city

<i>Tax Burdens by Property Class</i>	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	9.9	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

Tax Rates

	Estimated Market Value				County	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	10	9	-1	-14.7	County	28.56	29.52	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	39.37	46.17	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	3.07	3.16	5.77	6.65
(=) Taxable Tax Capacity	10	9	-1	-14.7	Special District	0.92	0.85	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	71.92	79.70	5.77	6.65

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		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	1,401	125	9.8	0.85	0.94

Cass County

East Gull Lake city

<i>Tax Burdens by Property Class</i>	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	1,173	115	10.9	0.66	0.74
Res Non-Hm: exis	11,729	12,003	275	2.3	79	89	10	12.6	0.68	0.74
Apartments: exis	914	914	0	0.0	8	8	1	8.8	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	2,598	185	7.7	0.81	0.88
Com/Ind: Lo: exi	759	759	0	0.0	12	13	1	7.7	1.64	1.77
Com/Ind Hi: exis	3,685	3,559	-126	-3.4	79	82	3	4.4	2.14	2.31
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	60	7	13.2	2.23	2.38
Ag HGA: Exist	315	317	2	0.6	2	2	1	34.8	0.49	0.65
Ag Hmstd Land	411	408	-3	-0.7	1	1	0	6.5	0.19	0.21
Ag Non-Hmstd	6,987	6,692	-295	-4.2	41	40	-1	-2.2	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	0.74
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	4,096	349	9.3	0.78	0.85

Tax Base

Tax Rates

	Baseline	Alternative	Change	Pctg Chng		Net Tax Cap (Pctg)		Ref Mkt Val	
						Base	Alter	Base	Alter
Total Tax Capacity	5,269	5,226	-43	-0.8	County	28.56	29.52	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	10.51	10.44	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	18.68	22.09	5.81	8.60
(=) Taxable Tax Capacity	5,269	5,226	-43	-0.8	Special District	0.10	0.11	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	57.86	62.17	5.81	8.60

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	292,400	290,100		-0.8	1,753	1,984	231	13.2	0.6	0.68
Res Hmstd:Avg Val	438,400	434,900		-0.8	2,791	3,078	286	10.3	0.64	0.71
Res Hmstd: Hi Val	584,400	579,700		-0.8	3,843	4,226	383	10.0	0.66	0.73
Res Hmstd: Ex-Hi Val	876,800	869,800		-0.8	6,128	6,730	602	9.8	0.7	0.77
Apartment	300,000	300,000		0.0	2,344	2,589	245	10.5	0.78	0.86
Seas Rec: Lo Val	50,000	49,500		-1.0	327	349	22	6.6	0.65	0.70
Seas Rec: Hi Val	150,000	148,500		-1.0	1,066	1,137	71	6.7	0.71	0.77
Comm/Ind: Lo Val	150,000	144,900		-3.4	2,488	2,586	99	4.0	1.66	1.79
Comm/Ind: Med Val	300,000	289,700		-3.4	5,776	5,962	187	3.2	1.93	2.06
Comm/Ind: Hi Val	1,000,000	965,800		-3.4	21,120	21,860	740	3.5	2.11	2.26

Cass County

Cass Lake city

<i>Tax Burdens by Property Class</i>	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	69	-6	-8.5	1.66	1.27
Res Non-Hm: exis	2,734	2,912	177	6.5	57	59	2	3.1	2.09	2.03
Apartments: exis	92	70	-23	-24.7	2	2	-1	-27.1	2.54	2.46
Low-inc Apts: ex	721	721	0	0.0	11	11	0	-3.3	1.54	1.49
Seasnl Rec: exis	1,614	1,607	-7	-0.4	37	36	-1	-3.0	2.31	2.25
Com/Ind: Lo: exi	4,246	3,991	-254	-6.0	160	148	-12	-7.5	3.76	3.70
Com/Ind Hi: exis	2,226	2,436	210	9.4	111	119	9	7.9	4.98	4.90
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	85	42	100.1	4.94	4.90
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	1	1	0	0.0	0	0	0	-2.5	1.95	1.90
Misc props	26	26	0	0.0	1	1	0	-3.2	2.54	2.46
ResHmstd: NewCon	0	56	56	0.0	0	1	1	0.0	0.00	1.27
All other NewCon	0	9	9	0.0	0	0	0	0.0	0.00	3.62
Total	17,059	18,987	1,928	11.3	497	530	33	6.7	2.91	2.79

Tax Base

Tax Rates

	Estimated Market Value				Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	222	231	9	3.8	County	26.33	27.34	0.00	0.00
(-) TIF Tax Capacity	5	5	0	0.0	City/Town	#####	134.37	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	34.02	27.94	10.72	8.70
(=) Taxable Tax Capacity	217	226	9	3.9	Special District	0.10	0.11	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	194.59	189.77	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	342	-43	-11.2	1.65	1.23
Res Hmstd:Avg Val	34,900	41,700	19.5	577	511	-66	-11.4	1.65	1.23
Res Hmstd: Hi Val	46,600	55,700	19.5	770	683	-88	-11.4	1.65	1.23
Res Hmstd: Ex-Hi Val	69,900	83,600	19.6	1,156	1,095	-60	-5.2	1.65	1.31
Apartment	300,000	225,800	-24.7	7,619	5,553	-2,066	-27.1	2.54	2.46
Seas Rec: Lo Val	50,000	49,800	-0.4	1,011	986	-24	-2.4	2.02	1.98
Seas Rec: Hi Val	150,000	149,300	-0.5	3,117	3,048	-68	-2.2	2.08	2.04
Comm/Ind: Lo Val	150,000	164,100	9.4	5,638	6,242	604	10.7	3.76	3.80
Comm/Ind: Med Val	300,000	328,300	9.4	13,101	14,294	1,193	9.1	4.37	4.35
Comm/Ind: Hi Val	1,000,000	1,094,300	9.4	47,931	51,862	3,930	8.2	4.79	4.74

Cass County

Federal Dam city

<i>Tax Burdens by Property Class</i>	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	17.9	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	48.4	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	6.0	0.81	0.87

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	171	161	-10	-5.8	County	31.99	33.07	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	35.66	37.87	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	3.07	3.16	5.78	6.66
(=) Taxable Tax Capacity	171	161	-10	-5.8	Special District	0.10	0.11	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	70.82	74.22	5.78	6.66

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	68,400	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	16.2	0.78	0.83	
Seas Rec: Hi Val	150,000	165,500	10.3	1,260	1,477	217	17.2	0.84	0.89	

Cass County

Hackensack city

<i>Tax Burdens by Property Class</i>	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	4.6	0.74	0.79
Res Non-Hm: exis	2,293	2,668	375	16.3	22	26	4	19.3	0.95	0.98
Apartments: exis	4,523	4,518	-5	-0.1	52	53	2	3.1	1.15	1.18
Low-inc Apts: ex	380	379	-1	-0.4	3	3	0	2.7	0.69	0.71
Seasnl Rec: exis	9,683	9,538	-145	-1.5	98	100	3	2.8	1.01	1.05
Com/Ind: Lo: exi	6,178	6,097	-80	-1.3	130	133	3	2.4	2.10	2.18
Com/Ind Hi: exis	4,072	4,052	-21	-0.5	114	118	4	3.3	2.80	2.90
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	9.1	2.79	2.90
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	893	844	-49	-5.5	8	8	0	-2.1	0.90	0.93
Misc props	133	133	0	-0.1	2	2	0	4.2	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	2.81
Total	39,469	39,851	382	1.0	523	553	29	5.6	1.33	1.39

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	480	467	-12	-2.6	County	28.56	29.52	0.00	0.00
(-) TIF Tax Capacity	57	57	0	-0.1	City/Town	53.20	54.80	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	8.27	8.93	1.89	1.47
(=) Taxable Tax Capacity	423	411	-12	-2.9	Special District	0.10	0.11	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	90.14	93.38	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	525	33	6.8	0.57	0.62
Res Hmstd:Avg Val	128,100	126,500	-1.2	922	958	37	4.0	0.72	0.76
Res Hmstd: Hi Val	170,800	168,700	-1.2	1,353	1,394	41	3.0	0.79	0.83
Res Hmstd: Ex-Hi Val	256,300	253,200	-1.2	2,217	2,267	50	2.2	0.86	0.9
Apartment	300,000	299,700	-0.1	3,437	3,542	105	3.1	1.15	1.18
Seas Rec: Lo Val	50,000	49,300	-1.4	489	501	13	2.6	0.98	1.02
Seas Rec: Hi Val	150,000	147,800	-1.5	1,550	1,592	42	2.7	1.03	1.08
Comm/Ind: Lo Val	150,000	149,200	-0.5	3,155	3,255	100	3.2	2.10	2.18
Comm/Ind: Med Val	300,000	298,500	-0.5	7,353	7,586	233	3.2	2.45	2.54
Comm/Ind: Hi Val	1,000,000	994,900	-0.5	26,941	27,811	870	3.2	2.69	2.8

Cass County

Longville city

<i>Tax Burdens by Property Class</i>	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	11	6.2	1.11	1.16
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	1.07
Total	38,877	38,460	-417	-1.1	534	550	16	3.1	1.37	1.43

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	448	432	-17	-3.7	County	31.51	32.58	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	63.77	66.23	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	3.07	3.16	5.78	6.66
(=) Taxable Tax Capacity	448	432	-17	-3.7	Special District	0.10	0.11	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	98.45	102.07	5.78	6.66

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		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	561	31	5.8	1.06	1.10
Seas Rec: Hi Val	150,000	152,400		1.6	1,675	1,777	103	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	7,024	-882	-11.2	2.64	2.69
Comm/Ind: Hi Val	1,000,000	870,400		-13.0	28,931	26,096	-2,835	-9.8	2.89	3

Cass County

Lake Shore city

<i>Tax Burdens by Property Class</i>	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	1,396	76	5.8	0.71	0.78
Res Non-Hm: exis	13,169	12,244	-925	-7.0	96	97	2	1.7	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	2,736	187	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	2.47
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	13.8	2.30	2.45
Ag HGA: Exist	1,405	1,577	171	12.2	7	10	4	57.0	0.47	0.66
Ag Hmstd Land	1,953	2,071	118	6.1	3	4	0	11.2	0.17	0.17
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	4,415	254	6.1	0.79	0.85

Tax Base

Tax Rates

	Baseline	Alternative	Change	Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val		
					Base	Alter	Base	Alter	
Total Tax Capacity	5,541	5,445	-95	-1.7	County	28.56	29.52	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	14.43	14.19	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	20.05	22.20	5.96	9.34
(=) Taxable Tax Capacity	5,541	5,445	-95	-1.7	Special District	0.10	0.11	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	63.15	66.03	5.96	9.34

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	295,600	284,600		-3.7	1,936	2,068	132	6.8	0.66	0.73
Res Hmstd:Avg Val	443,200	426,600		-3.7	3,063	3,215	152	5.0	0.69	0.75
Res Hmstd: Hi Val	590,700	568,600		-3.7	4,225	4,398	173	4.1	0.72	0.77
Res Hmstd: Ex-Hi Val	886,300	853,200		-3.7	6,734	7,013	279	4.1	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	1,227	82	7.2	0.76	0.81
Comm/Ind: Lo Val	150,000	53,300		-64.5	2,609	986	-1,623	-62.2	1.74	1.85
Comm/Ind: Med Val	300,000	106,600		-64.5	6,058	1,972	-4,085	-67.4	2.02	1.85
Comm/Ind: Hi Val	1,000,000	355,400		-64.5	22,152	7,779	-14,373	-64.9	2.22	2.19

Cass County

Pillager city

<i>Tax Burdens by Property Class</i>	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

Tax Rates

	Baseline	Alternative	Change	Pctg Chng		Net Tax Cap (Pctg)		Ref Mkt Val	
						Base	Alter	Base	Alter
Total Tax Capacity	311	302	-9	-2.8	County	28.44	29.39	0.00	0.00
(-) TIF Tax Capacity	1	22	21	#####	City/Town	73.44	81.32	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	12.07	18.70	3.82	3.85
(=) Taxable Tax Capacity	310	280	-30	-9.7	Special District	0.10	0.11	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	114.05	129.53	3.82	3.85

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		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	1,919	10	0.5	1.27	1.43
Comm/Ind: Lo Val	150,000	146,600		-2.3	3,722	4,029	306	8.2	2.48	2.75
Comm/Ind: Med Val	300,000	293,300		-2.2	8,666	9,354	688	7.9	2.89	3.19
Comm/Ind: Hi Val	1,000,000	977,600		-2.2	31,737	34,339	2,602	8.2	3.17	3.51

Cass County

Pine River city

<i>Tax Burdens by Property Class</i>	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	157	8	5.4	0.79	0.85
Res Non-Hm: exis	5,064	5,692	628	12.4	56	68	12	21.8	1.10	1.20
Apartments: exis	546	546	0	0.0	7	8	1	8.4	1.36	1.48
Low-inc Apts: ex	1,220	1,220	0	0.0	10	11	1	8.3	0.82	0.89
Seasnl Rec: exis	1,217	999	-218	-17.9	14	13	-2	-10.7	1.17	1.27
Com/Ind: Lo: exi	6,894	6,828	-65	-0.9	163	173	10	6.2	2.36	2.53
Com/Ind Hi: exis	5,091	4,904	-188	-3.7	159	165	5	3.3	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	1,071	1,144	73	6.8	34	38	5	14.6	3.13	3.36
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	39.6	1.06	1.15
Ag Non-Hmstd	239	238	-1	-0.4	3	3	0	8.3	1.06	1.15
Misc props	2,261	2,253	-8	-0.4	38	41	3	8.0	1.66	1.80
ResHmstd: NewCon	0	110	110	0.0	0	1	1	0.0	0.00	0.85
All other NewCon	0	161	161	0.0	0	4	4	0.0	0.00	2.62
Total	42,485	42,622	137	0.3	633	682	49	7.7	1.49	1.60

Tax Base

Tax Rates

	Baseline	Alternative	Change	Pctg Chng		Net Tax Cap (Pctg)		Ref Mkt Val	
						Base	Alter	Base	Alter
Total Tax Capacity	528	477	-51	-9.6	County	28.07	29.02	0.00	0.00
(-) TIF Tax Capacity	17	16	-1	-5.4	City/Town	73.14	81.02	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	4.59	5.01	3.76	3.59
(=) Taxable Tax Capacity	511	461	-50	-9.7	Special District	0.10	0.11	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	105.90	115.15	3.76	3.59

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	60,800	59,700		-1.8	424	434	10	2.4	0.7	0.73
Res Hmstd:Avg Val	91,200	89,500		-1.9	710	727	17	2.4	0.78	0.81
Res Hmstd: Hi Val	121,500	119,200		-1.9	1,069	1,110	41	3.8	0.88	0.93
Res Hmstd: Ex-Hi Val	182,400	179,000		-1.9	1,792	1,882	90	5.0	0.98	1.05
Apartment	300,000	300,000		0.0	4,084	4,426	342	8.4	1.36	1.48
Comm/Ind: Lo Val	150,000	144,500		-3.7	3,538	3,655	118	3.3	2.36	2.53
Comm/Ind: Med Val	300,000	288,900		-3.7	8,236	8,463	227	2.8	2.75	2.93
Comm/Ind: Hi Val	1,000,000	963,100		-3.7	30,162	31,123	960	3.2	3.02	3.23

Cass County

Remer city

<i>Tax Burdens by Property Class</i>	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

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	196	171	-25	-12.8	County	28.50	29.45	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	99.71	114.35	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	3.00	3.08	5.78	6.66
(=) Taxable Tax Capacity	196	171	-25	-12.8	Special District	0.92	0.85	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	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	409	9.8	2.77	3.05
Comm/Ind: Med Val	300,000	299,500	-0.2	9,674	10,619	944	9.8	3.22	3.55
Comm/Ind: Hi Val	1,000,000	998,500	-0.2	35,415	38,882	3,467	9.8	3.54	3.89

Cass County

Walker city

<i>Tax Burdens by Property Class</i>	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	526	24	4.7	1.05	1.11
Res Non-Hm: exis	9,495	10,674	1,179	12.4	112	135	23	20.2	1.18	1.26
Apartments: exis	6,174	6,164	-9	-0.1	89	96	6	7.1	1.45	1.56
Low-inc Apts: ex	2,367	2,336	-31	-1.3	21	22	1	5.8	0.87	0.94
Seasnl Rec: exis	38,339	39,534	1,194	3.1	506	563	57	11.3	1.32	1.42
Com/Ind: Lo: exi	15,548	15,390	-158	-1.0	384	405	21	5.5	2.47	2.63
Com/Ind Hi: exis	14,820	13,892	-927	-6.3	487	486	0	-0.1	3.28	3.50
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	42	5	12.8	3.28	3.50
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	1	6.6	1.14	1.23
Misc props	486	484	-2	-0.4	10	11	1	7.2	2.02	2.17
ResHmstd: NewCon	0	102	102	0.0	0	1	1	0.0	0.00	1.11
All other NewCon	0	139	139	0.0	0	4	4	0.0	0.00	2.67
Total	137,704	138,640	936	0.7	2,166	2,309	143	6.6	1.57	1.67

Tax Base

Tax Rates

	Baseline	Alternative	Change	Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val		
					Base	Alter	Base	Alter	
Total Tax Capacity	1,635	1,584	-52	-3.2	County	27.91	28.85	0.00	0.00
(-) TIF Tax Capacity	329	329	0	0.1	City/Town	78.21	85.36	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	8.24	8.90	1.89	1.47
(=) Taxable Tax Capacity	1,306	1,254	-52	-4.0	Special District	0.10	0.11	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	114.46	123.23	1.89	1.47

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	118,100	116,600		-1.3	1,108	1,124	16	1.5	0.94	0.96
Res Hmstd:Avg Val	177,100	174,900		-1.2	1,848	1,916	69	3.7	1.04	1.1
Res Hmstd: Hi Val	236,100	233,100		-1.3	2,587	2,706	119	4.6	1.1	1.16
Res Hmstd: Ex-Hi Val	354,200	349,700		-1.3	4,067	4,290	222	5.5	1.15	1.23
Apartment	300,000	299,600		-0.1	4,349	4,659	310	7.1	1.45	1.56
Seas Rec: Lo Val	50,000	51,600		3.2	610	679	68	11.2	1.22	1.32
Seas Rec: Hi Val	150,000	154,700		3.1	1,915	2,133	218	11.4	1.28	1.38
Comm/Ind: Lo Val	150,000	140,600		-6.3	3,702	3,697	-5	-0.1	2.47	2.63
Comm/Ind: Med Val	300,000	281,200		-6.3	8,630	8,538	-92	-1.1	2.88	3.04
Comm/Ind: Hi Val	1,000,000	937,400		-6.3	31,623	31,513	-110	-0.3	3.16	3.36

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	48	6	15.7	0.41	0.48
Res Non-Hm: exis	462	648	186	40.1	2	3	1	48.0	0.50	0.53
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	9,208	8,025	-1,183	-12.8	56	52	-4	-7.5	0.61	0.65
Com/Ind: Lo: exi	86	88	2	1.8	1	1	0	7.1	1.47	1.55
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	12.4	1.95	2.05
Ag HGA: Exist	341	301	-41	-11.9	1	1	1	98.8	0.20	0.46
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	0	7.6	0.47	0.50
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	0.48
All other NewCon	0	10	10	0.0	0	0	0	0.0	0.00	0.53
Total	22,029	20,677	-1,352	-6.1	111	116	5	4.7	0.50	0.56

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	221	198	-23	-10.6	County	28.56	29.52	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	13.51	15.11	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	4.54	4.95	3.76	3.59
(=) Taxable Tax Capacity	221	198	-23	-10.6	Special District	0.10	0.11	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	46.71	49.70	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	521	146	38.8	0.3	0.43
Res Hmstd:Avg Val	188,500	183,300	-2.8	749	874	125	16.7	0.4	0.48
Res Hmstd: Hi Val	251,200	244,200	-2.8	1,121	1,225	104	9.3	0.45	0.50
Res Hmstd: Ex-Hi Val	376,900	366,500	-2.8	1,869	1,932	63	3.4	0.5	0.53
Seas Rec: Lo Val	50,000	43,600	-12.8	271	253	-19	-6.8	0.54	0.58
Seas Rec: Hi Val	150,000	130,700	-12.9	899	826	-72	-8.1	0.6	0.63

Cass County

Motley city (part)

<i>Tax Burdens by Property Class</i>	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	134.7	1.07	1.38
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	25.2	1.26	1.59
Com/Ind: Lo: exi	150	89	-61	-40.5	4	3	-1	-28.7	2.52	3.02
Com/Ind Hi: exis	77	87	9	12.0	3	3	1	34.6	3.32	3.99
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	23.5	1.11	1.42
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	1.38
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	29	4	15.6	1.36	1.62

Tax Base

Tax Rates

	Baseline	Alternative	Change	Pctg Chng		Net Tax Cap (Pctg)		Ref Mkt Val	
						Base	Alter	Base	Alter
Total Tax Capacity	20	18	-2	-10.6	County	28.56	29.52	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	72.99	95.47	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	8.93	16.54	13.07	13.38
(=) Taxable Tax Capacity	20	18	-2	-10.6	Special District	0.10	0.11	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	110.57	141.64	13.07	13.38

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	96,100	174,700		81.8	902	2,403	1,501	166.4	0.94	1.38
Res Hmstd:Avg Val	144,100	262,000		81.8	1,539	3,868	2,329	151.3	1.07	1.48
Res Hmstd: Hi Val	192,100	349,200		81.8	2,176	5,331	3,155	145.0	1.13	1.53
Res Hmstd: Ex-Hi Val	288,300	524,100		81.8	3,452	8,210	4,758	137.8	1.2	1.57
Seas Rec: Lo Val	50,000	49,800		-0.4	591	747	156	26.4	1.18	1.5
Seas Rec: Hi Val	150,000	149,300		-0.5	1,856	2,330	473	25.5	1.24	1.56
Comm/Ind: Lo Val	150,000	168,000		12.0	3,783	5,255	1,473	38.9	2.52	3.13
Comm/Ind: Med Val	300,000	336,100		12.0	8,761	11,960	3,199	36.5	2.92	3.56
Comm/Ind: Hi Val	1,000,000	1,120,300		12.0	31,993	43,239	11,246	35.2	3.2	3.86

Chippewa County

Clara City city

<i>Tax Burdens by Property Class</i>	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

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	691	613	-78	-11.3	County	47.19	49.94	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	88.24	106.38	0.00	1.87
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	11.18	10.11	46.86	55.98
(=) Taxable Tax Capacity	691	613	-78	-11.3	Special District	0.80	0.80	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	147.40	167.23	46.86	57.84

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base
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	13,608	1,900	16.2	3.90	4.41
Comm/Ind: Hi Val	1,000,000	1,027,600	2.8	42,462	49,179	6,717	15.8	4.25	4.79

Chippewa County

Maynard city

<i>Tax Burdens by Property Class</i>	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	5.22
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

Tax Rates

	Tax Base				Tax Rates		Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	County	City/Town	Base	Alter	Base	Alter
Total Tax Capacity	160	145	-15	-9.2	County	46.64	49.35	0.00	0.00	
(-) TIF Tax Capacity	18	18	0	-1.3	City/Town	#####	122.69	0.00	0.00	
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	10.53	9.40	46.86	55.98	
(=) Taxable Tax Capacity	142	127	-14	-10.2	Special District	0.80	0.80	0.00	0.00	
FD Distrib Tax Cap	0	0	0	0.0	Total	161.10	182.24	46.86	55.98	

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Pctg Chng	Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change		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	1,110	8.9	4.14	4.63	
Comm/Ind: Hi Val	1,000,000	975,000	-2.5	45,099	49,209	4,111	9.1	4.51	5.05	

Chippewa County

Milan city

<i>Tax Burdens by Property Class</i>	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	71	-11	-13.3	1.64	1.62
Res Non-Hm: exis	1,301	1,144	-157	-12.1	27	28	1	4.6	2.05	2.44
Apartments: exis	265	285	20	7.6	6	8	2	29.0	2.45	2.94
Low-inc Apts: ex	47	51	4	8.0	1	1	0	28.3	1.52	1.81
Seasnl Rec: exis	74	62	-12	-15.8	1	1	0	4.4	1.76	2.19
Com/Ind: Lo: exi	591	590	0	-0.1	21	25	4	17.2	3.60	4.23
Com/Ind Hi: exis	775	752	-23	-3.0	36	42	5	14.4	4.69	5.54
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	2	25.4	4.69	5.54
Ag HGA: Exist	139	134	-6	-4.2	3	3	0	4.1	1.85	2.01
Ag Hmstd Land	208	228	21	10.0	2	2	1	58.0	0.73	1.05
Ag Non-Hmstd	272	297	25	9.2	5	6	2	36.2	1.69	2.11
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	1.62
All other NewCon	0	4	4	0.0	0	0	0	0.0	0.00	3.99
Total	8,906	8,218	-688	-7.7	194	201	7	3.8	2.17	2.44

Tax Base

Tax Rates

	Estimated Market Value				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	101	78	-23	-23.2	County	44.02	45.60	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	#####	161.23	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	3.05	2.89	34.05	30.48
(=) Taxable Tax Capacity	101	78	-23	-23.2	Special District	0.80	0.80	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	168.79	210.52	34.05	30.48

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	32,500	28,500	-12.3	529	447	-82	-15.6	1.63	1.57	
Res Hmstd:Avg Val	48,800	42,800	-12.3	795	671	-124	-15.6	1.63	1.57	
Res Hmstd: Hi Val	65,000	57,000	-12.3	1,059	894	-165	-15.6	1.63	1.57	
Res Hmstd: Ex-Hi Val	97,600	85,600	-12.3	1,695	1,441	-254	-15.0	1.74	1.68	
Apartment	300,000	322,900	7.6	7,351	9,481	2,130	29.0	2.45	2.94	
Comm/Ind: Lo Val	150,000	145,500	-3.0	5,407	6,153	746	13.8	3.60	4.23	
Comm/Ind: Med Val	300,000	291,000	-3.0	12,447	14,151	1,704	13.7	4.15	4.86	
Comm/Ind: Hi Val	1,000,000	970,000	-3.0	45,299	51,749	6,451	14.2	4.53	5.33	

Chippewa County

Montevideo city

<i>Tax Burdens by Property Class</i>	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	1,797	136	8.2	1.24	1.37
Res Non-Hm: exis	19,117	19,812	695	3.6	300	368	68	22.6	1.57	1.86
Apartments: exis	9,091	8,913	-177	-2.0	170	196	26	15.0	1.87	2.20
Low-inc Apts: ex	3,509	3,548	38	1.1	40	48	8	19.9	1.14	1.36
Seasnl Rec: exis	3	3	0	0.0	0	0	0	11.5	1.47	1.64
Com/Ind: Lo: exi	20,979	21,097	117	0.6	620	707	88	14.1	2.95	3.35
Com/Ind Hi: exis	30,202	29,765	-436	-1.4	1,176	1,306	129	11.0	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	19.5	3.88	4.38
Ag HGA: Exist	214	86	-128	-60.0	2	1	-1	-52.4	1.07	1.27
Ag Hmstd Land	444	472	27	6.2	3	3	1	19.8	0.64	0.72
Ag Non-Hmstd	1,814	2,035	222	12.2	25	32	6	25.3	1.39	1.56
Misc props	745	743	-2	-0.3	16	19	3	16.0	2.18	2.53
ResHmstd: NewCon	0	759	759	0.0	0	10	10	0.0	0.00	1.37
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	4,689	526	12.6	1.86	2.10

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	2,702	2,330	-372	-13.8	County	46.68	49.31	0.00	0.00
(-) TIF Tax Capacity	22	22	0	0.5	City/Town	64.40	78.53	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	26.91	26.36	12.93	25.09
(=) Taxable Tax Capacity	2,680	2,308	-373	-13.9	Special District	1.47	1.47	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	139.46	155.66	12.93	25.09

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates	
	Baseline	Alternative	Change		Baseline	Alternative	Change	Pctg Chng	Base
Res Hmstd: Lo Val	57,400	55,900	-2.6	645	662	17	2.7	1.12	1.18
Res Hmstd:Avg Val	86,100	83,900	-2.6	1,017	1,054	37	3.7	1.18	1.26
Res Hmstd: Hi Val	114,700	111,800	-2.5	1,479	1,598	119	8.1	1.29	1.43
Res Hmstd: Ex-Hi Val	172,200	167,800	-2.6	2,407	2,688	282	11.7	1.4	1.60
Apartment	300,000	294,100	-2.0	5,617	6,461	843	15.0	1.87	2.2
Comm/Ind: Lo Val	150,000	147,800	-1.5	4,430	4,955	524	11.8	2.95	3.35
Comm/Ind: Med Val	300,000	295,700	-1.4	10,273	11,419	1,146	11.2	3.42	3.86
Comm/Ind: Hi Val	1,000,000	985,500	-1.5	37,539	41,675	4,137	11.0	3.75	4.23

Chippewa County

Watson city

<i>Tax Burdens by Property Class</i>	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	63	4	6.7	1.79	1.99
Res Non-Hm: exis	346	394	47	13.7	8	13	5	62.3	2.27	3.24
Apartments: exis	36	35	-1	-2.7	1	1	0	35.2	2.77	3.86
Low-inc Apts: ex	108	105	-3	-3.0	2	2	1	33.4	1.72	2.36
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	-2.0	3.96	5.36
Com/Ind Hi: exis	21	21	0	1.0	1	1	0	37.1	5.10	6.93
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	6	2	37.4	5.23	7.06
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	583.2	2.06	2.90
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	1.99
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	101	14	15.7	2.08	2.47

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	44	31	-14	-30.9	County	40.15	39.34	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	#####	235.81	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	17.26	12.96	15.36	25.72
(=) Taxable Tax Capacity	44	31	-14	-30.9	Special District	0.80	0.80	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	205.12	288.92	15.36	25.72

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Pctg Chng	Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change		Base	Alter
Res Hmstd: Lo Val	29,200	27,900		-4.5	527	555	28	5.4	1.80	1.99
Res Hmstd:Avg Val	43,800	41,900		-4.3	790	834	44	5.5	1.80	1.99
Res Hmstd: Hi Val	58,400	55,900		-4.3	1,054	1,113	59	5.6	1.80	1.99
Res Hmstd: Ex-Hi Val	87,600	83,800		-4.3	1,638	1,779	141	8.6	1.87	2.12
Apartment	300,000	292,000		-2.7	8,153	11,296	3,144	38.6	2.72	3.87
Comm/Ind: Lo Val	150,000	151,400		0.9	5,944	8,135	2,191	36.9	3.96	5.37
Comm/Ind: Med Val	300,000	302,900		1.0	13,793	18,827	5,034	36.5	4.6	6.22
Comm/Ind: Hi Val	1,000,000	1,009,600		1.0	50,422	68,703	18,281	36.3	5.04	6.80

Chippewa County

Granite Falls city (part

<i>Tax Burdens by Property Class</i>	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

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	707	663	-44	-6.2	County	46.99	49.82	0.00	0.00
(-) TIF Tax Capacity	32	15	-17	-53.7	City/Town	87.30	104.03	10.09	10.31
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	15.03	15.35	26.52	28.44
(=) Taxable Tax Capacity	675	648	-27	-4.0	Special District	0.39	0.41	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	149.71	169.60	36.61	38.75

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		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	799	15.9	3.34	3.74
Comm/Ind: Med Val	300,000	311,200		3.7	11,522	13,287	1,765	15.3	3.84	4.27
Comm/Ind: Hi Val	1,000,000	1,037,300		3.7	41,881	48,150	6,269	15.0	4.19	4.64

Chisago County

Center City city

<i>Tax Burdens by Property Class</i>	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

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	649	604	-45	-6.9	County	66.82	76.13	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	26.26	33.10	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	22.88	27.42	11.75	12.28
(=) Taxable Tax Capacity	649	604	-45	-6.9	Special District	1.41	1.42	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	117.37	138.07	11.75	12.28

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		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	763	138	22.1	1.25	1.46
Seas Rec: Hi Val	150,000	156,400		4.3	1,958	2,389	431	22.0	1.31	1.53
Comm/Ind: Lo Val	150,000	152,300		1.5	3,916	4,530	614	15.7	2.61	2.97
Comm/Ind: Med Val	300,000	304,500		1.5	9,078	10,475	1,397	15.4	3.03	3.44
Comm/Ind: Hi Val	1,000,000	1,015,200		1.5	33,170	38,236	5,066	15.3	3.32	3.77

Chisago County

Chisago City city

<i>Tax Burdens by Property Class</i>	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	4,635	221	5.0	1.33	1.47
Res Non-Hm: exis	44,421	40,848	-3,572	-8.0	662	692	30	4.6	1.49	1.70
Apartments: exis	15,684	15,528	-157	-1.0	270	305	35	12.9	1.72	1.96
Low-inc Apts: ex	5,268	5,357	89	1.7	55	64	9	15.8	1.05	1.20
Seasnl Rec: exis	14,030	13,134	-896	-6.4	202	216	14	6.8	1.44	1.64
Com/Ind: Lo: exi	12,444	12,521	77	0.6	345	388	43	12.4	2.77	3.10
Com/Ind Hi: exis	20,566	20,145	-421	-2.0	752	824	71	9.5	3.66	4.09
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	297	50	20.1	3.59	4.00
Ag HGA: Exist	5,735	5,478	-257	-4.5	75	78	3	4.5	1.30	1.42
Ag Hmstd Land	7,820	6,695	-1,125	-14.4	43	41	-2	-3.9	0.55	0.62
Ag Non-Hmstd	6,729	5,279	-1,450	-21.5	86	78	-9	-10.0	1.28	1.47
Misc props	198	198	0	0.0	3	4	0	14.0	1.72	1.96
ResHmstd: NewCon	0	1,243	1,243	0.0	0	18	18	0.0	0.00	1.47
All other NewCon	0	750	750	0.0	0	13	13	0.0	0.00	1.80
Total	472,424	449,011	-23,413	-5.0	7,156	7,654	497	6.9	1.51	1.70

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	5,082	4,589	-493	-9.7	County	66.15	75.36	0.00	0.00
(-) TIF Tax Capacity	15	18	3	20.1	City/Town	37.14	42.25	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	22.87	27.35	11.82	12.34
(=) Taxable Tax Capacity	5,067	4,571	-496	-9.8	Special District	1.85	1.90	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	128.01	146.86	11.82	12.34

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Change		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	153,500	145,100	-8,400	-5.5	1,912	1,955	43	2.2	1.25	1.35
Res Hmstd:Avg Val	230,200	217,600	-12,600	-5.5	3,054	3,205	151	5.0	1.33	1.47
Res Hmstd: Hi Val	306,900	290,100	-16,800	-5.5	4,195	4,455	260	6.2	1.37	1.54
Res Hmstd: Ex-Hi Val	460,400	435,200	-25,200	-5.5	6,438	6,928	491	7.6	1.4	1.59
Apartment	300,000	297,000	-3,000	-1.0	5,155	5,819	664	12.9	1.72	1.96
Comm/Ind: Lo Val	150,000	146,900	-3,100	-2.1	4,156	4,543	387	9.3	2.77	3.09
Comm/Ind: Med Val	300,000	293,900	-6,100	-2.0	9,639	10,514	875	9.1	3.21	3.58
Comm/Ind: Hi Val	1,000,000	979,500	-20,500	-2.1	35,224	38,504	3,280	9.3	3.52	3.93

Chisago County

Harris city

<i>Tax Burdens by Property Class</i>	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	693	13	1.9	1.36	1.46
Res Non-Hm: exis	5,923	6,300	377	6.4	92	111	19	20.5	1.55	1.76
Apartments: exis	10	10	0	0.0	0	0	0	14.9	1.87	2.15
Low-inc Apts: ex	738	725	-13	-1.7	8	9	1	12.9	1.13	1.29
Seasnl Rec: exis	104	92	-13	-12.0	2	2	0	1.1	1.56	1.79
Com/Ind: Lo: exi	4,521	4,549	28	0.6	134	152	18	13.1	2.97	3.34
Com/Ind Hi: exis	6,578	6,490	-87	-1.3	260	289	28	10.9	3.96	4.45
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	102	9	10.2	3.92	4.40
Ag HGA: Exist	8,824	8,259	-565	-6.4	119	119	-1	-0.8	1.35	1.44
Ag Hmstd Land	12,493	11,083	-1,411	-11.3	77	82	5	6.1	0.62	0.74
Ag Non-Hmstd	8,135	6,459	-1,676	-20.6	117	107	-10	-8.7	1.44	1.66
Misc props	26	25	-1	-3.9	1	1	0	10.5	2.98	3.43
ResHmstd: NewCon	0	47	47	0.0	0	1	1	0.0	0.00	1.46
All other NewCon	0	120	120	0.0	0	3	3	0.0	0.00	2.22
Total	99,749	94,076	-5,673	-5.7	1,583	1,669	86	5.4	1.59	1.77

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	1,044	909	-135	-13.0	County	64.53	73.51	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	44.48	51.44	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	37.71	43.13	2.40	2.38
(=) Taxable Tax Capacity	1,044	909	-135	-13.0	Special District	1.41	1.42	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	148.13	169.50	2.40	2.38

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Change		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	105,000	99,900	-4,900	-4.9	1,303	1,238	-64	-4.9	1.24	1.24
Res Hmstd:Avg Val	157,300	149,600	-7,700	-4.9	2,137	2,168	31	1.5	1.36	1.45
Res Hmstd: Hi Val	209,700	199,500	-10,200	-4.9	2,973	3,102	129	4.3	1.42	1.55
Res Hmstd: Ex-Hi Val	314,700	299,400	-15,300	-4.9	4,648	4,972	323	7.0	1.48	1.66
Apartment	300,000	300,000	0	0.0	5,627	6,428	801	14.2	1.88	2.14
Comm/Ind: Lo Val	150,000	148,000	-2,000	-1.3	4,468	4,933	465	10.4	2.98	3.33
Comm/Ind: Med Val	300,000	296,000	-4,000	-1.3	10,413	11,475	1,063	10.2	3.47	3.88
Comm/Ind: Hi Val	1,000,000	986,700	-13,300	-1.3	38,156	42,113	3,957	10.4	3.82	4.27

Chisago County

Lindstrom city

<i>Tax Burdens by Property Class</i>	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	3,805	183	5.1	1.34	1.45
Res Non-Hm: exis	37,332	34,226	-3,106	-8.3	572	589	17	3.0	1.53	1.72
Apartments: exis	3,450	3,334	-116	-3.4	61	67	5	8.9	1.77	2.00
Low-inc Apts: ex	462	554	92	20.0	5	7	2	35.0	1.08	1.22
Seasnl Rec: exis	9,854	9,448	-406	-4.1	150	162	12	7.7	1.52	1.71
Com/Ind: Lo: exi	11,364	11,430	66	0.6	322	359	36	11.3	2.84	3.14
Com/Ind Hi: exis	16,678	16,659	-19	-0.1	624	690	66	10.6	3.74	4.14
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	203	96	89.5	3.70	4.10
Ag HGA: Exist	899	859	-40	-4.4	12	12	1	4.5	1.32	1.45
Ag Hmstd Land	2,865	2,078	-787	-27.5	26	17	-9	-34.3	0.89	0.81
Ag Non-Hmstd	127	91	-36	-28.1	2	1	0	-18.6	1.32	1.50
Misc props	2,098	2,098	0	0.0	37	42	5	12.7	1.77	2.00
ResHmstd: NewCon	0	1,038	1,038	0.0	0	15	15	0.0	0.00	1.45
All other NewCon	0	82	82	0.0	0	2	2	0.0	0.00	2.53
Total	359,132	348,625	-10,507	-2.9	5,540	5,970	430	7.8	1.54	1.71

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	3,876	3,491	-384	-9.9	County	66.52	75.78	0.00	0.00
(-) TIF Tax Capacity	111	111	0	0.2	City/Town	41.63	45.35	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	22.88	27.42	11.75	12.28
(=) Taxable Tax Capacity	<u>3,765</u>	<u>3,380</u>	<u>-385</u>	<u>-10.2</u>	Special District	<u>1.41</u>	<u>1.42</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	0	0	0	0.0	Total	132.44	149.97	11.75	12.28

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	127,500	123,100	-3.5	1,581	1,605	24	1.5	1.24	1.30
Res Hmstd:Avg Val	191,200	184,600	-3.5	2,557	2,686	129	5.1	1.34	1.45
Res Hmstd: Hi Val	254,900	246,100	-3.5	3,532	3,766	234	6.6	1.39	1.53
Res Hmstd: Ex-Hi Val	382,400	369,200	-3.5	5,485	5,930	444	8.1	1.43	1.61
Apartment	300,000	289,900	-3.4	5,319	5,790	471	8.9	1.77	2
Comm/Ind: Lo Val	150,000	149,800	-0.1	4,255	4,702	447	10.5	2.84	3.14
Comm/Ind: Med Val	300,000	299,700	-0.1	9,869	10,912	1,043	10.6	3.29	3.64
Comm/Ind: Hi Val	1,000,000	998,900	-0.1	36,070	39,887	3,818	10.6	3.61	3.99

Chisago County

North Branch city

<i>Tax Burdens by Property Class</i>	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	6,643	76	1.2	1.42	1.54
Res Non-Hm: exis	41,583	37,552	-4,030	-9.7	672	705	33	5.0	1.62	1.88
Apartments: exis	21,571	21,022	-549	-2.5	418	472	55	13.1	1.94	2.25
Low-inc Apts: ex	9,229	8,641	-589	-6.4	108	117	9	8.5	1.17	1.35
Seasnl Rec: exis	204	142	-62	-30.3	3	3	-1	-20.3	1.62	1.86
Com/Ind: Lo: exi	26,438	25,600	-839	-3.2	806	884	78	9.7	3.05	3.45
Com/Ind Hi: exis	101,762	94,371	-7,390	-7.3	4,120	4,331	211	5.1	4.05	4.59
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	665	67	11.3	4.03	4.57
Ag HGA: Exist	15,847	14,861	-985	-6.2	227	233	7	2.9	1.43	1.57
Ag Hmstd Land	21,014	21,776	762	3.6	144	184	40	27.7	0.69	0.85
Ag Non-Hmstd	19,498	13,363	-6,135	-31.5	295	235	-60	-20.3	1.51	1.76
Misc props	3,101	2,992	-109	-3.5	64	71	7	10.3	2.06	2.36
ResHmstd: NewCon	0	639	639	0.0	0	10	10	0.0	0.00	1.54
All other NewCon	0	253	253	0.0	0	8	8	0.0	0.00	3.00
Total	736,602	686,478	-50,124	-6.8	14,021	14,561	539	3.8	1.90	2.12

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	8,616	7,373	-1,243	-14.4	County	64.59	73.59	0.00	0.00
(-) TIF Tax Capacity	570	476	-94	-16.5	City/Town	44.14	52.77	2.08	2.23
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	37.99	44.52	2.18	2.11
(=) Taxable Tax Capacity	8,046	6,897	-1,148	-14.3	Special District	4.76	5.31	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	151.48	176.20	4.26	4.34

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	110,900	103,500		-6.7	1,455	1,377	-78	-5.4	1.31	1.33
Res Hmstd:Avg Val	166,300	155,200		-6.7	2,367	2,392	25	1.0	1.42	1.54
Res Hmstd: Hi Val	221,700	206,900		-6.7	3,280	3,407	127	3.9	1.48	1.65
Res Hmstd: Ex-Hi Val	332,600	310,400		-6.7	5,107	5,440	333	6.5	1.54	1.75
Apartment	300,000	292,400		-2.5	5,808	6,567	759	13.1	1.94	2.25
Comm/Ind: Lo Val	150,000	139,100		-7.3	4,571	4,803	232	5.1	3.05	3.45
Comm/Ind: Med Val	300,000	278,200		-7.3	10,644	11,063	419	3.9	3.55	3.98
Comm/Ind: Hi Val	1,000,000	927,400		-7.3	38,986	40,857	1,871	4.8	3.9	4.41

Chisago County

Rush City city

<i>Tax Burdens by Property Class</i>	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	613	-73	-10.6	1.18	1.18
Res Non-Hm: exis	15,164	12,741	-2,423	-16.0	228	217	-11	-4.7	1.50	1.70
Apartments: exis	3,556	3,309	-247	-7.0	62	65	3	4.3	1.75	1.96
Low-inc Apts: ex	4,088	4,342	254	6.2	43	51	8	19.0	1.06	1.18
Seasnl Rec: exis	860	695	-165	-19.2	15	13	-1	-9.7	1.72	1.92
Com/Ind: Lo: exi	9,521	9,647	126	1.3	269	301	31	11.6	2.83	3.12
Com/Ind Hi: exis	17,343	17,810	467	2.7	652	738	86	13.1	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	2,482	2,458	-24	-1.0	91	99	8	9.1	3.66	4.03
Ag HGA: Exist	914	822	-92	-10.0	11	10	-1	-8.4	1.21	1.24
Ag Hmstd Land	1,343	1,150	-193	-14.4	7	7	0	-1.6	0.54	0.63
Ag Non-Hmstd	617	551	-66	-10.6	8	9	0	0.3	1.38	1.55
Misc props	1,845	1,845	0	0.0	36	40	4	12.1	1.93	2.16
ResHmstd: NewCon	0	132	132	0.0	0	2	2	0.0	0.00	1.18
All other NewCon	0	37	37	0.0	0	1	1	0.0	0.00	1.71
Total	115,744	107,521	-8,223	-7.1	2,109	2,165	56	2.7	1.82	2.01

Tax Base

Tax Rates

	Tax Base				County	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	1,412	1,200	-213	-15.1	County	64.48	73.46	0.00	0.00
(-) TIF Tax Capacity	125	102	-23	-18.4	City/Town	33.79	39.19	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	38.05	40.43	3.05	3.18
(=) Taxable Tax Capacity	1,287	1,098	-190	-14.7	Special District	1.41	1.42	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	137.73	154.50	3.05	3.18

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	77,900	69,800		-10.4	794	669	-125	-15.8	1.02	0.96
Res Hmstd:Avg Val	116,700	104,600		-10.4	1,376	1,219	-156	-11.3	1.18	1.17
Res Hmstd: Hi Val	155,600	139,400		-10.4	1,958	1,817	-142	-7.2	1.26	1.30
Res Hmstd: Ex-Hi Val	233,400	209,100		-10.4	3,123	3,013	-111	-3.6	1.34	1.44
Apartment	300,000	279,100		-7.0	5,256	5,479	223	4.2	1.75	1.96
Comm/Ind: Lo Val	150,000	154,000		2.7	4,243	4,839	596	14.0	2.83	3.14
Comm/Ind: Med Val	300,000	308,100		2.7	9,886	11,225	1,339	13.5	3.3	3.64
Comm/Ind: Hi Val	1,000,000	1,026,900		2.7	36,218	41,011	4,793	13.2	3.62	3.99

Chisago County

Shafer city

<i>Tax Burdens by Property Class</i>	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

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	549	440	-109	-19.9	County	64.57	73.56	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	65.44	77.82	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	22.88	27.42	11.75	12.28
(=) Taxable Tax Capacity	549	440	-109	-19.9	Special District	1.41	1.42	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	154.30	180.22	11.75	12.28

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	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	11,928	911	8.3	3.67	4.15
Comm/Ind: Hi Val	1,000,000	959,000	-4.1	40,278	43,809	3,531	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	630	2	0.2	1.29	1.38
Res Non-Hm: exis	4,899	5,523	624	12.7	76	97	21	28.3	1.55	1.76
Apartments: exis	701	701	0	0.0	13	14	2	13.7	1.81	2.06
Low-inc Apts: ex	590	590	0	0.0	6	7	1	13.6	1.09	1.24
Seasnl Rec: exis	97	190	93	95.4	1	3	2	143.5	1.31	1.63
Com/Ind: Lo: exi	6,567	6,557	-11	-0.2	191	212	21	11.2	2.90	3.24
Com/Ind Hi: exis	16,293	16,172	-121	-0.7	628	695	67	10.6	3.86	4.30
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	14	16.1	3.86	4.31
Ag HGA: Exist	793	707	-87	-10.9	10	10	0	-4.6	1.29	1.38
Ag Hmstd Land	330	299	-31	-9.3	1	1	0	14.5	0.34	0.44
Ag Non-Hmstd	764	572	-192	-25.1	10	8	-1	-15.3	1.27	1.44
Misc props	3,216	3,216	0	0.0	58	66	8	13.7	1.81	2.06
ResHmstd: NewCon	0	219	219	0.0	0	3	3	0.0	0.00	1.38
All other NewCon	0	125	125	0.0	0	2	2	0.0	0.00	1.76
Total	85,178	82,991	-2,187	-2.6	1,712	1,853	141	8.2	2.01	2.23

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	1,080	982	-98	-9.1	County	64.53	73.51	0.00	0.00
(-) TIF Tax Capacity	72	72	0	0.0	City/Town	39.75	44.21	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	36.59	42.94	2.71	2.59
(=) Taxable Tax Capacity	1,008	910	-98	-9.8	Special District	1.41	1.42	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	142.28	162.08	2.71	2.59

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Pctg Chng	Effective Tax Rates	
	Baseline	Alternative	Change		Baseline	Alternative	Change		Base	Alter
Res Hmstd: Lo Val	100,800	94,800	-6,000	-6.0	1,180	1,096	-84	-7.1	1.17	1.16
Res Hmstd: Avg Val	151,100	142,100	-9,000	-6.0	1,954	1,944	-10	-0.5	1.29	1.37
Res Hmstd: Hi Val	201,400	189,400	-12,000	-6.0	2,729	2,792	63	2.3	1.35	1.47
Res Hmstd: Ex-Hi Val	302,200	284,200	-18,000	-6.0	4,281	4,491	210	4.9	1.42	1.58
Apartment	300,000	300,000	0	0.0	5,417	6,156	739	13.6	1.81	2.05
Comm/Ind: Lo Val	150,000	148,900	-1,100	-0.7	4,341	4,800	459	10.6	2.89	3.22
Comm/Ind: Med Val	300,000	297,800	-2,200	-0.7	10,115	11,176	1,061	10.5	3.37	3.75
Comm/Ind: Hi Val	1,000,000	992,600	-7,400	-0.7	37,060	40,980	3,920	10.6	3.71	4.13

Chisago County

Taylors Falls city

<i>Tax Burdens by Property Class</i>	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	658	-28	-4.2	1.60	1.56
Res Non-Hm: exis	6,508	5,656	-852	-13.1	123	115	-9	-6.9	1.89	2.03
Apartments: exis	2,127	2,235	108	5.1	47	53	6	12.0	2.21	2.35
Low-inc Apts: ex	1,054	1,045	-8	-0.8	14	15	1	5.7	1.34	1.43
Seasnl Rec: exis	1,369	1,326	-43	-3.2	26	27	1	3.4	1.91	2.04
Com/Ind: Lo: exi	3,940	3,653	-287	-7.3	132	130	-2	-1.5	3.36	3.57
Com/Ind Hi: exis	2,573	2,325	-248	-9.6	114	110	-5	-4.0	4.44	4.72
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	472	417	764.9	4.31	4.69
Ag HGA: Exist	1,210	1,251	41	3.4	20	21	1	4.8	1.67	1.70
Ag Hmstd Land	1,363	1,546	182	13.4	9	11	2	20.0	0.68	0.72
Ag Non-Hmstd	2,363	1,639	-724	-30.6	40	29	-10	-26.0	1.67	1.79
Misc props	668	567	-101	-15.1	23	21	-2	-9.5	3.46	3.69
ResHmstd: NewCon	0	44	44	0.0	0	1	1	0.0	0.00	1.56
All other NewCon	0	301	301	0.0	0	8	8	0.0	0.00	2.63
Total	67,352	73,780	6,428	9.5	1,290	1,670	380	29.5	1.91	2.26

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	736	801	65	8.9	County	62.29	70.96	0.00	0.00
(-) TIF Tax Capacity	16	16	0	-0.4	City/Town	80.75	78.75	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	22.86	27.40	11.75	12.28
(=) Taxable Tax Capacity	720	786	65	9.1	Special District	1.41	1.42	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	167.31	178.53	11.75	12.28

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates	
	Baseline	Alternative	Change		Baseline	Alternative	Change	Pctg Chng	Base
Res Hmstd: Lo Val	91,200	89,500	-1.9	1,343	1,187	-156	-11.6	1.47	1.33
Res Hmstd:Avg Val	136,700	134,200	-1.8	2,198	2,111	-87	-4.0	1.61	1.57
Res Hmstd: Hi Val	182,200	178,900	-1.8	3,054	3,036	-18	-0.6	1.68	1.7
Res Hmstd: Ex-Hi Val	273,300	268,300	-1.8	4,767	4,886	119	2.5	1.74	1.82
Apartment	300,000	315,200	5.1	6,626	7,421	795	12.0	2.21	2.35
Comm/Ind: Lo Val	150,000	135,500	-9.7	5,039	4,834	-206	-4.1	3.36	3.57
Comm/Ind: Med Val	300,000	271,100	-9.6	11,700	11,061	-639	-5.5	3.9	4.08
Comm/Ind: Hi Val	1,000,000	903,600	-9.6	42,782	40,886	-1,895	-4.4	4.28	4.52

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	6,485	22	0.3	1.34	1.46
Res Non-Hm: exis	32,933	31,909	-1,025	-3.1	492	537	44	9.0	1.49	1.68
Apartments: exis	11,253	11,286	33	0.3	196	222	25	12.9	1.75	1.97
Low-inc Apts: ex	4,128	4,105	-23	-0.6	44	49	5	11.7	1.07	1.20
Seasnl Rec: exis	2,629	2,799	170	6.5	38	46	8	21.2	1.44	1.64
Com/Ind: Lo: exi	18,066	17,818	-248	-1.4	505	551	46	9.2	2.80	3.09
Com/Ind Hi: exis	83,701	79,955	-3,746	-4.5	3,075	3,257	182	5.9	3.67	4.07
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	299	29	10.9	3.65	4.05
Ag HGA: Exist	7,186	6,164	-1,022	-14.2	97	91	-6	-6.2	1.34	1.47
Ag Hmstd Land	7,715	6,939	-776	-10.1	41	42	2	4.2	0.53	0.61
Ag Non-Hmstd	8,175	7,303	-872	-10.7	104	106	2	1.8	1.27	1.45
Misc props	1,735	1,735	0	0.0	30	34	4	12.6	1.75	1.97
ResHmstd: NewCon	0	516	516	0.0	0	8	8	0.0	0.00	1.46
All other NewCon	0	1,098	1,098	0.0	0	43	43	0.0	0.00	3.93
Total	668,474	623,715	-44,759	-6.7	11,354	11,769	415	3.7	1.70	1.89

Tax Base

Tax Rates

	Tax Base				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	7,692	6,777	-915	-11.9	County	64.70	73.71	0.00	0.00
(-) TIF Tax Capacity	131	77	-53	-40.9	City/Town	42.98	49.26	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	16.74	19.02	14.76	14.93
(=) Taxable Tax Capacity	7,561	6,699	-862	-11.4	Special District	2.90	3.05	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	127.32	145.04	14.76	14.93

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base
Res Hmstd: Lo Val	142,300	130,900	-8.0	1,777	1,725	-53	-3.0	1.25	1.32
Res Hmstd:Avg Val	213,300	196,200	-8.0	2,850	2,855	4	0.2	1.34	1.45
Res Hmstd: Hi Val	284,300	261,500	-8.0	3,923	3,984	62	1.6	1.38	1.52
Res Hmstd: Ex-Hi Val	426,600	392,300	-8.0	6,061	6,247	186	3.1	1.42	1.59
Apartment	300,000	300,900	0.3	5,217	5,904	687	13.2	1.74	1.96
Comm/Ind: Lo Val	150,000	143,300	-4.5	4,185	4,430	245	5.9	2.79	3.09
Comm/Ind: Med Val	300,000	286,600	-4.5	9,691	10,199	509	5.2	3.23	3.56
Comm/Ind: Hi Val	1,000,000	955,200	-4.5	35,385	37,425	2,040	5.8	3.54	3.92

Clay County

Barnesville city

<i>Tax Burdens by Property Class</i>	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	1,226	69	6.0	1.18	1.25
Res Non-Hm: exis	7,275	6,537	-738	-10.1	102	100	-2	-2.1	1.40	1.52
Apartments: exis	3,878	3,876	-2	0.0	65	70	6	9.0	1.66	1.82
Low-inc Apts: ex	310	310	0	0.0	3	3	0	8.8	1.04	1.13
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	148	11	7.8	2.68	2.89
Com/Ind Hi: exis	2,437	2,561	124	5.1	85	97	12	13.7	3.49	3.77
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	-55.6	1.26	1.18
Ag Hmstd Land	361	323	-38	-10.5	2	2	0	-0.4	0.47	0.52
Ag Non-Hmstd	235	230	-5	-2.2	3	3	0	8.2	1.13	1.25
Misc props	96	96	0	0.0	2	2	0	9.1	1.66	1.82
ResHmstd: NewCon	0	563	563	0.0	0	7	7	0.0	0.00	1.25
All other NewCon	0	264	264	0.0	0	4	4	0.0	0.00	1.56
Total	118,061	117,994	-67	-0.1	1,556	1,662	106	6.8	1.32	1.41

Tax Base

Tax Rates

	Baseline	Alternative	Change	Pctg Chng		Net Tax Cap (Pctg)		Ref Mkt Val	
						Base	Alter	Base	Alter
Total Tax Capacity	1,237	1,039	-198	-16.0	County	55.58	54.92	0.00	0.00
(-) TIF Tax Capacity	123	114	-9	-7.5	City/Town	48.86	58.83	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	6.09	6.85	25.64	25.74
(=) Taxable Tax Capacity	1,114	925	-189	-16.9	Special District	2.11	4.05	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	112.64	124.66	25.64	25.74

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	81,600	81,500		-0.1	829	853	23	2.8	1.02	1.05
Res Hmstd:Avg Val	122,400	122,300		-0.1	1,430	1,512	82	5.7	1.17	1.24
Res Hmstd: Hi Val	163,100	162,900		-0.1	2,030	2,168	139	6.8	1.24	1.33
Res Hmstd: Ex-Hi Val	244,700	244,400		-0.1	3,232	3,486	254	7.9	1.32	1.43
Apartment	300,000	299,900		0.0	4,993	5,445	452	9.0	1.66	1.82
Comm/Ind: Lo Val	150,000	157,600		5.1	4,018	4,627	609	15.2	2.68	2.94
Comm/Ind: Med Val	300,000	315,200		5.1	9,247	10,573	1,326	14.3	3.08	3.35
Comm/Ind: Hi Val	1,000,000	1,050,700		5.1	33,649	38,320	4,671	13.9	3.36	3.65

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

Tax Rates

	Baseline	Alternative	Change	Pctg Chng		Net Tax Cap (Pctg)		Ref Mkt Val	
						Base	Alter	Base	Alter
Total Tax Capacity	61	49	-12	-20.0	County	55.69	55.05	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	26.37	32.97	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	6.22	7.01	25.64	25.74
(=) Taxable Tax Capacity	61	49	-12	-20.0	Special District	2.11	4.05	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	90.38	99.09	25.64	25.74

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		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	-3,035	-37.6	2.69	2.67
Comm/Ind: Hi Val	1,000,000	630,800		-36.9	29,363	19,444	-9,919	-33.8	2.94	3.08

Clay County

Dilworth city

<i>Tax Burdens by Property Class</i>	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

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	2,638	2,518	-120	-4.5	County	55.56	54.92	0.00	0.00
(-) TIF Tax Capacity	30	62	32	107.4	City/Town	51.10	54.28	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	27.83	29.56	16.59	16.88
(=) Taxable Tax Capacity	<u>2,608</u>	<u>2,455</u>	<u>-152</u>	<u>-5.8</u>	Special District	<u>2.11</u>	<u>4.05</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	0	0	0	0.0	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	11,378	1,146	11.2	3.41	3.59
Comm/Ind: Hi Val	1,000,000	1,057,000	5.7	37,353	41,320	3,967	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	3.51
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	3.51
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

Tax Rates

	Tax Base				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	80	65	-15	-18.2	County	55.60	54.95	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	22.85	29.33	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	26.56	26.71	13.61	13.86
(=) Taxable Tax Capacity	80	65	-15	-18.2	Special District	6.57	6.72	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	111.58	117.71	13.61	13.86

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base
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	3,939	126	3.3	2.54	2.67
Comm/Ind: Med Val	300,000	295,100	-1.6	8,830	9,106	276	3.1	2.94	3.09
Comm/Ind: Hi Val	1,000,000	983,600	-1.6	32,241	33,305	1,064	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

Tax Rates

	Tax Base				Tax Rates		Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	County	City/Town	School District	Special District	Base	Alter
Total Tax Capacity	55	45	-9	-16.8	55.32	54.62	29.17	2.11	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	34.80	44.75	20.87	0.00	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	29.17	32.40	0.00	0.00	20.87	21.19
(=) Taxable Tax Capacity	55	45	-9	-16.8	2.11	4.05	0.00	0.00	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	121.40	135.81	20.87	21.19	

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		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	286	6.9	2.76	3.02
Comm/Ind: Med Val	300,000	293,900		-2.0	9,563	10,207	644	6.7	3.19	3.47
Comm/Ind: Hi Val	1,000,000	979,600		-2.0	34,857	37,293	2,436	7.0	3.49	3.81

Clay County

Glyndon city

<i>Tax Burdens by Property Class</i>	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	770	27	3.7	1.54	1.60
Res Non-Hm: exis	2,257	2,174	-84	-3.7	42	46	3	7.7	1.88	2.10
Apartments: exis	991	1,021	30	3.0	21	24	3	14.6	2.11	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	3,009	2,967	-42	-1.4	97	106	8	8.3	3.24	3.56
Com/Ind Hi: exis	1,075	1,239	164	15.3	46	58	12	26.7	4.27	4.70
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	12.1	4.27	4.70
Ag HGA: Exist	148	149	1	0.5	2	2	0	4.9	1.56	1.62
Ag Hmstd Land	894	976	82	9.2	9	11	2	23.8	0.99	1.13
Ag Non-Hmstd	393	411	19	4.8	6	7	1	17.2	1.58	1.77
Misc props	322	326	4	1.1	7	8	1	12.5	2.11	2.35
ResHmstd: NewCon	0	132	132	0.0	0	2	2	0.0	0.00	1.60
All other NewCon	0	146	146	0.0	0	5	5	0.0	0.00	3.26
Total	57,730	58,117	388	0.7	988	1,055	67	6.7	1.71	1.82

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	608	530	-78	-12.9	County	55.44	54.77	0.00	0.00
(-) TIF Tax Capacity	89	71	-17	-19.4	City/Town	74.11	91.51	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	26.39	26.52	13.61	13.86
(=) Taxable Tax Capacity	519	458	-61	-11.7	Special District	2.11	4.05	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	158.05	176.85	13.61	13.86

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	90,500	90,400		-0.1	1,263	1,209	-53	-4.2	1.4	1.34
Res Hmstd:Avg Val	135,600	135,400		-0.1	2,077	2,139	62	3.0	1.53	1.58
Res Hmstd: Hi Val	180,800	180,500		-0.2	2,894	3,071	177	6.1	1.60	1.70
Res Hmstd: Ex-Hi Val	271,300	270,900		-0.1	4,529	4,939	410	9.1	1.67	1.82
Apartment	300,000	309,100		3.0	6,335	7,262	927	14.6	2.11	2.35
Comm/Ind: Lo Val	150,000	172,900		15.3	4,859	6,413	1,554	32.0	3.24	3.71
Comm/Ind: Med Val	300,000	345,800		15.3	11,269	14,535	3,265	29.0	3.76	4.20
Comm/Ind: Hi Val	1,000,000	1,152,800		15.3	41,185	52,445	11,260	27.3	4.12	4.55

Clay County

Hawley city

<i>Tax Burdens by Property Class</i>	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

Tax Rates

	Baseline	Alternative	Change	Pctg Chng		Net Tax Cap (Pctg)		Ref Mkt Val	
						Base	Alter	Base	Alter
Total Tax Capacity	1,015	932	-83	-8.1	County	55.71	55.07	0.00	0.00
(-) TIF Tax Capacity	27	30	3	9.2	City/Town	43.91	44.34	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	36.24	35.39	13.19	12.98
(=) Taxable Tax Capacity	987	902	-85	-8.6	Special District	2.11	4.05	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	137.96	138.85	13.19	12.98

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		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	18.9	2.93	3.09
Comm/Ind: Med Val	300,000	338,900		13.0	10,202	11,890	1,687	16.5	3.40	3.51
Comm/Ind: Hi Val	1,000,000	1,129,700		13.0	37,277	42,958	5,681	15.2	3.73	3.80

Clay County

Hitterdal city

<i>Tax Burdens by Property Class</i>	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	77	4	4.8	1.47	1.42
Res Non-Hm: exis	332	247	-85	-25.6	6	5	-1	-22.8	1.93	2.01
Apartments: exis	112	112	0	0.0	2	2	0	2.1	2.17	2.22
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	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	15	-2	-11.8	3.24	3.33
Com/Ind Hi: exis	87	147	60	69.3	4	6	3	74.1	4.16	4.28
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	7	1	11.0	4.16	4.28
Ag HGA: Exist	628	648	20	3.2	10	10	0	0.4	1.60	1.56
Ag Hmstd Land	481	508	27	5.7	2	2	0	8.6	0.47	0.48
Ag Non-Hmstd	97	103	6	6.5	1	1	0	9.4	1.35	1.39
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	236	236	0.0	0	3	3	0.0	0.00	1.42
All other NewCon	0	278	278	0.0	0	10	10	0.0	0.00	3.48
Total	7,419	8,338	919	12.4	123	140	17	13.7	1.66	1.68

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	77	68	-9	-11.6	County	55.32	54.61	0.00	0.00
(-) TIF Tax Capacity	1	4	3	216.6	City/Town	39.42	46.43	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	33.66	30.83	48.44	48.49
(=) Taxable Tax Capacity	76	65	-11	-15.1	Special District	6.57	6.72	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	134.96	138.60	48.44	48.49

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	44,500	48,400	8.8	638	637	-1	-0.2	1.43	1.32
Res Hmstd:Avg Val	66,800	72,700	8.8	958	957	-1	-0.1	1.43	1.32
Res Hmstd: Hi Val	89,000	96,800	8.8	1,340	1,416	76	5.6	1.51	1.46
Res Hmstd: Ex-Hi Val	133,500	145,200	8.8	2,196	2,382	185	8.4	1.65	1.64
Apartment	300,000	300,000	0.0	6,514	6,652	138	2.1	2.17	2.22
Comm/Ind: Lo Val	150,000	254,000	69.3	4,862	9,446	4,583	94.3	3.24	3.72
Comm/Ind: Med Val	300,000	508,000	69.3	11,103	20,314	9,211	83.0	3.70	4
Comm/Ind: Hi Val	1,000,000	1,693,200	69.3	40,225	71,027	30,801	76.6	4.02	4.19

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	0	1,278,287	1,278,287	0.0	0	15,672	15,672	0.0	0.00	1.23
Res Non-Hm: exis	0	165,143	165,143	0.0	0	2,493	2,493	0.0	0.00	1.51
Apartments: exis	0	172,686	172,686	0.0	0	2,975	2,975	0.0	0.00	1.72
Low-inc Apts: ex	0	18,566	18,566	0.0	0	198	198	0.0	0.00	1.07
Seasnl Rec: exis	0	1,243	1,243	0.0	0	21	21	0.0	0.00	1.72
Com/Ind: Lo: exi	0	73,626	73,626	0.0	0	1,693	1,693	0.0	0.00	2.30
Com/Ind Hi: exis	0	306,373	306,373	0.0	0	7,047	7,047	0.0	0.00	2.30
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	0	8,706	8,706	0.0	0	200	200	0.0	0.00	2.30
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	0	1,545	1,545	0.0	0	11	11	0.0	0.00	0.70
Ag Non-Hmstd	0	15,301	15,301	0.0	0	183	183	0.0	0.00	1.20
Misc props	0	6,438	6,438	0.0	0	117	117	0.0	0.00	1.81
ResHmstd: NewCon	0	21,247	21,247	0.0	0	260	260	0.0	0.00	1.23
All other NewCon	0	18,599	18,599	0.0	0	328	328	0.0	0.00	1.76
Total	0	2,087,758	2,087,758	#####	0	31,199	31,199	#####	#####	1.49

Tax Base

Tax Rates

	Baseline	Alternative	Change	Pctg Chng		Net Tax Cap (Pctg)		Ref Mkt Val	
						Base	Alter	Base	Alter
Total Tax Capacity	0	22,890	22,890	#####	County	#####	54.01	#####	0.00
(-) TIF Tax Capacity	0	890	890	0.0	City/Town	#####	33.83	#####	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	#####	32.94	#####	21.17
(=) Taxable Tax Capacity	0	22,000	22,000	#####	Special District	#####	0.00	#####	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	#Num!	120.77	#####	21.17

Clay County

Sabin city

<i>Tax Burdens by Property Class</i>	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	11.2	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

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	250	221	-29	-11.7	County	54.31	53.48	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	51.08	61.85	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	27.82	30.89	20.87	21.19
(=) Taxable Tax Capacity	250	221	-29	-11.7	Special District	2.11	4.05	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	135.32	150.27	20.87	21.19

**Tax Burdens on
Hypothetical Properties**

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	82,100	85,900	3,800	4.6	984	1,029	46	4.6	1.2	1.2
Res Hmstd:Avg Val	123,000	128,700	5,700	4.6	1,659	1,821	162	9.8	1.35	1.42
Res Hmstd: Hi Val	164,000	171,500	7,500	4.6	2,337	2,613	276	11.8	1.42	1.52
Res Hmstd: Ex-Hi Val	246,100	257,400	11,300	4.6	3,693	4,202	509	13.8	1.50	1.63
Comm/Ind: Lo Val	150,000	107,100	-42,900	-28.6	4,456	3,462	-994	-22.3	2.97	3.23
Comm/Ind: Med Val	300,000	214,200	-85,800	-28.6	10,294	7,570	-2,723	-26.5	3.43	3.53
Comm/Ind: Hi Val	1,000,000	714,000	-286,000	-28.6	37,535	28,759	-8,777	-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	171	-5	-2.9	1.39	1.32
Res Non-Hm: exis	2,247	2,079	-168	-7.5	38	35	-3	-8.3	1.69	1.68
Apartments: exis	387	387	0	0.0	8	8	0	-0.9	1.97	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	2,130	2,242	112	5.3	64	68	4	5.8	3.00	3.02
Com/Ind Hi: exis	5,247	5,995	748	14.2	202	231	30	14.8	3.84	3.86
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	26	2	7.0	3.79	3.81
Ag HGA: Exist	232	232	0	-0.2	3	3	0	-3.9	1.44	1.39
Ag Hmstd Land	208	241	32	15.6	1	1	0	6.9	0.40	0.37
Ag Non-Hmstd	467	639	172	36.8	6	8	2	35.3	1.19	1.18
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	486	486	0.0	0	18	18	0.0	0.00	3.63
Total	24,301	25,930	1,629	6.7	522	568	47	8.9	2.15	2.19

Tax Base

Tax Rates

	Tax Base				Tax Rates		Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	County	City/Town	School District	Special District	Base	Alter
Total Tax Capacity	313	304	-9	-2.8	54.96	54.31	33.31	6.57	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	24.13	26.07	30.53	6.72	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	33.31	30.53	48.44	48.49	48.44	48.49
(=) Taxable Tax Capacity	313	304	-9	-2.8	6.57	6.72	0.00	0.00	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	118.97	117.63	48.44	48.44	48.49

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	55,500	56,300	1.4	707	670	-37	-5.2	1.27	1.19	
Res Hmstd:Avg Val	83,300	84,600	1.6	1,097	1,057	-40	-3.7	1.32	1.25	
Res Hmstd: Hi Val	111,000	112,700	1.5	1,586	1,553	-32	-2.0	1.43	1.38	
Res Hmstd: Ex-Hi Val	166,600	169,100	1.5	2,567	2,550	-17	-0.6	1.54	1.51	
Apartment	300,000	299,900	0.0	5,915	5,864	-51	-0.9	1.97	1.96	
Comm/Ind: Lo Val	150,000	171,400	14.3	4,502	5,350	847	18.8	3.00	3.12	
Comm/Ind: Med Val	300,000	342,700	14.2	10,263	11,961	1,698	16.5	3.42	3.49	
Comm/Ind: Hi Val	1,000,000	1,142,500	14.3	37,147	42,829	5,683	15.3	3.71	3.75	

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	399	13	3.3	1.46	1.54
Res Non-Hm: exis	6,080	6,539	459	7.6	111	148	38	33.9	1.82	2.26
Apartments: exis	2,920	2,784	-136	-4.6	64	75	12	18.1	2.19	2.71
Low-inc Apts: ex	561	535	-26	-4.7	7	9	1	18.0	1.32	1.63
Seasnl Rec: exis	124	123	-1	-0.7	2	3	1	22.9	1.79	2.22
Com/Ind: Lo: exi	7,970	7,791	-179	-2.2	267	312	45	17.0	3.35	4.01
Com/Ind Hi: exis	3,936	3,969	34	0.9	175	212	36	20.8	4.45	5.33
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	18.4	4.45	5.33
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	37.4	0.56	0.77
Ag Non-Hmstd	6	6	0	0.0	0	0	0	24.4	1.72	2.14
Misc props	150	150	0	-0.1	4	5	1	22.4	2.90	3.55
ResHmstd: NewCon	0	189	189	0.0	0	3	3	0.0	0.00	1.54
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	1,189	153	14.8	2.13	2.46

Tax Base

Tax Rates

	Tax Base				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	578	499	-79	-13.7	County	43.18	47.13	0.00	0.00
(-) TIF Tax Capacity	15	15	0	-1.3	City/Town	95.50	128.21	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	27.99	32.56	4.14	3.95
(=) Taxable Tax Capacity	563	484	-79	-14.0	Special District	4.98	5.61	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	171.64	213.52	4.14	3.95

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	52,000	50,700		-2.5	706	670	-37	-5.2	1.36	1.32
Res Hmstd:Avg Val	78,000	76,100		-2.4	1,069	1,006	-63	-5.9	1.37	1.32
Res Hmstd: Hi Val	104,000	101,500		-2.4	1,549	1,607	58	3.7	1.49	1.58
Res Hmstd: Ex-Hi Val	156,000	152,200		-2.4	2,510	2,807	297	11.8	1.61	1.84
Apartment	300,000	286,100		-4.6	6,561	7,749	1,188	18.1	2.19	2.71
Comm/Ind: Lo Val	150,000	151,300		0.9	5,023	6,082	1,060	21.1	3.35	4.02
Comm/Ind: Med Val	300,000	302,600		0.9	11,699	14,150	2,450	20.9	3.9	4.68
Comm/Ind: Hi Val	1,000,000	1,008,500		0.9	42,855	51,787	8,931	20.8	4.29	5.14

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

Tax Rates

	Estimated Market Value				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	166	138	-28	-16.9	County	44.72	48.82	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	#####	140.86	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	12.52	17.13	10.91	12.97
(=) Taxable Tax Capacity	166	138	-28	-16.9	Special District	4.98	5.61	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	179.60	212.42	10.91	12.97

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Pctg Chng	Effective Tax Rates	
	Baseline	Alternative	Change		Baseline	Alternative	Change		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	1,306	24.6	3.54	4.16	
Comm/Ind: Med Val	300,000	318,000	6.0	12,320	15,196	2,876	23.3	4.11	4.78	
Comm/Ind: Hi Val	1,000,000	1,060,100	6.0	45,064	55,270	10,206	22.6	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

Tax Rates

	Estimated Market Value				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	78	61	-17	-21.3	County	39.03	41.52	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	#####	147.92	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	8.08	11.44	10.91	12.96
(=) Taxable Tax Capacity	78	61	-17	-21.3	Special District	4.98	5.61	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	168.46	206.49	10.91	12.96

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		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	8.5	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	91.5	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

Tax Rates

	Estimated Market Value				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	14	12	-2	-12.3	County	45.63	49.91	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	21.88	27.04	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	13.31	18.08	10.91	12.97
(=) Taxable Tax Capacity	14	12	-2	-12.3	Special District	4.98	5.61	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	85.79	100.64	10.91	12.97

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		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

Shevlin city

Tax Burdens by Property 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	18.7	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

Tax Rates

	Tax Base				Tax Rates		Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	County	City/Town	Base	Alter	Base	Alter
Total Tax Capacity	57	46	-11	-18.7	County	44.80	48.89	0.00	0.00	
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	47.06	57.88	0.00	0.00	
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	29.30	33.95	4.14	3.95	
(=) Taxable Tax Capacity	57	46	-11	-18.7	Special District	0.25	0.28	0.00	0.00	
FD Distrib Tax Cap	0	0	0	0.0	Total	121.41	141.00	4.14	3.95	

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		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	5,103	1,211	31.1	2.59	3.03	
Comm/Ind: Med Val	300,000	337,200	12.4	9,062	11,648	2,586	28.5	3.02	3.45	
Comm/Ind: Hi Val	1,000,000	1,123,900	12.4	33,185	42,183	8,998	27.1	3.32	3.75	

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	534	13	2.5	0.67	0.71
Res Non-Hm: exis	17,855	16,159	-1,696	-9.5	174	165	-9	-5.0	0.97	1.02
Apartments: exis	1,250	1,223	-27	-2.2	14	15	0	2.8	1.15	1.21
Low-inc Apts: ex	2,009	1,902	-107	-5.3	14	14	0	-0.4	0.70	0.74
Seasn1 Rec: exis	37,752	33,118	-4,634	-12.3	403	362	-40	-10.0	1.07	1.09
Com/Ind: Lo: exi	12,860	13,319	459	3.6	296	318	21	7.2	2.31	2.39
Com/Ind Hi: exis	12,302	14,851	2,550	20.7	375	468	93	24.9	3.05	3.15
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	1.1	3.05	3.15
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	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Misc props	194	174	-20	-10.3	3	2	0	-5.7	1.30	1.37
ResHmstd: NewCon	0	487	487	0.0	0	3	3	0.0	0.00	0.71
All other NewCon	0	743	743	0.0	0	14	14	0.0	0.00	1.89
Total	162,380	156,780	-5,599	-3.4	1,800	1,897	97	5.4	1.11	1.21

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	1,833	1,710	-123	-6.7	County	30.74	32.37	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	47.24	49.40	0.00	0.00
(-) FD Contrib Tax Cap	117	122	5	4.3	School District	2.68	2.46	7.53	8.39
(=) Taxable Tax Capacity	1,716	1,588	-128	-7.5	Special District	5.22	5.62	0.00	0.00
FD Distrib Tax Cap	33	32	0	-0.9	Total	85.87	89.86	7.53	8.39

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Pctg Chng	Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change		Base	Alter
Res Hmstd: Lo Val	123,800	118,500		-4.3	606	636	30	5.0	0.49	0.54
Res Hmstd:Avg Val	185,600	177,600		-4.3	1,238	1,264	26	2.1	0.67	0.71
Res Hmstd: Hi Val	247,400	236,800		-4.3	1,871	1,893	22	1.2	0.76	0.8
Res Hmstd: Ex-Hi Val	371,200	355,300		-4.3	3,139	3,153	14	0.5	0.85	0.89
Apartment	300,000	293,500		-2.2	3,446	3,543	96	2.8	1.15	1.21
Seas Rec: Lo Val	50,000	43,900		-12.2	467	431	-36	-7.8	0.93	0.98
Seas Rec: Hi Val	150,000	131,600		-12.3	1,486	1,361	-125	-8.4	0.99	1.03
Comm/Ind: Lo Val	150,000	181,100		20.7	3,458	4,562	1,104	31.9	2.31	2.52
Comm/Ind: Med Val	300,000	362,200		20.7	8,031	10,275	2,244	27.9	2.68	2.84
Comm/Ind: Hi Val	1,000,000	1,207,300		20.7	29,373	36,936	7,563	25.7	2.94	3.06

Cottonwood County

Bingham Lake city

<i>Tax Burdens by Property Class</i>	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	1.6	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

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	113	109	-3	-2.8	County	39.83	39.58	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	66.65	73.15	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	22.16	23.54	36.53	38.26
(=) Taxable Tax Capacity	113	109	-3	-2.8	Special District	0.34	0.19	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	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	5,025	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	41,465	3,584	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	34	16.1	2.00	2.29

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	135	114	-21	-15.7	County	39.70	39.39	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	77.74	109.79	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	3.32	3.02	42.46	40.83
(=) Taxable Tax Capacity	135	114	-21	-15.7	Special District	0.34	0.19	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	121.09	152.38	42.46	40.83

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Pctg Chng	Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change		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	5,180	720	16.1	2.97	3.46
Comm/Ind: Med Val	300,000	299,400		-0.2	10,195	11,881	1,686	16.5	3.4	3.97
Comm/Ind: Hi Val	1,000,000	998,000		-0.2	36,957	43,164	6,206	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	618	41	7.1	1.48	1.58
Res Non-Hm: exis	5,667	5,511	-156	-2.8	104	116	12	11.2	1.84	2.10
Apartments: exis	1,823	1,792	-31	-1.7	39	44	5	12.8	2.15	2.47
Low-inc Apts: ex	329	331	3	0.9	4	5	1	15.3	1.36	1.56
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	172	20	12.8	3.21	3.62
Com/Ind Hi: exis	3,183	3,260	77	2.4	131	151	20	15.6	4.11	4.64
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	2	38.8	4.11	4.64
Ag HGA: Exist	218	223	5	2.2	3	4	0	11.0	1.57	1.70
Ag Hmstd Land	290	351	62	21.3	1	2	1	82.1	0.44	0.66
Ag Non-Hmstd	803	794	-9	-1.1	11	12	2	15.8	1.32	1.54
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	1.58
All other NewCon	0	32	32	0.0	0	1	1	0.0	0.00	2.59
Total	56,223	56,542	319	0.6	1,029	1,135	106	10.3	1.83	2.01

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	621	498	-123	-19.9	County	37.93	37.14	0.00	0.00
(-) TIF Tax Capacity	12	13	0	1.9	City/Town	90.63	114.86	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	2.98	2.17	49.97	53.56
(=) Taxable Tax Capacity	609	485	-124	-20.3	Special District	0.34	0.19	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	131.87	154.36	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	640	22	3.5	1.42	1.46
Res Hmstd:Avg Val	65,400	65,700	0.5	928	960	33	3.5	1.42	1.46
Res Hmstd: Hi Val	87,100	87,500	0.5	1,290	1,366	76	5.9	1.48	1.56
Res Hmstd: Ex-Hi Val	130,800	131,400	0.5	2,124	2,340	216	10.2	1.62	1.78
Apartment	300,000	294,900	-1.7	6,444	7,269	825	12.8	2.15	2.47
Comm/Ind: Lo Val	150,000	153,600	2.4	4,815	5,593	778	16.2	3.21	3.64
Comm/Ind: Med Val	300,000	307,200	2.4	10,986	12,728	1,741	15.9	3.66	4.14
Comm/Ind: Hi Val	1,000,000	1,024,100	2.4	39,783	46,026	6,243	15.7	3.98	4.49

Cottonwood County

Storden city

<i>Tax Burdens by Property Class</i>	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	-1.8	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	16.0	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

Tax Rates

	Tax Base				County	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	68	73	5	7.7	County	37.69	37.62	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	#####	232.71	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	0.96	0.87	42.46	40.83
(=) Taxable Tax Capacity	68	73	5	7.7	Special District	0.34	0.19	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	228.14	271.38	42.46	40.83

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		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	12,936	6,068	88.3	4.58	5.78
Comm/Ind: Med Val	300,000	447,800		49.3	15,815	28,292	12,477	78.9	5.27	6.32
Comm/Ind: Hi Val	1,000,000	1,492,800		49.3	57,564	99,958	42,394	73.6	5.76	6.7

Cottonwood County

Westbrook city

<i>Tax Burdens by Property Class</i>	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	19.1	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	46.0	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

Tax Rates

	Estimated Market Value				County	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	237	184	-53	-22.4	County	39.46	39.03	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	#####	144.60	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	3.99	3.29	18.05	18.48
(=) Taxable Tax Capacity	237	184	-53	-22.4	Special District	0.34	0.19	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	152.35	187.11	18.05	18.48

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	35,400	35,400	35,400	0.0	462	463	1	0.3	1.30	1.31
Res Hmstd:Avg Val	53,100	53,100	53,100	0.0	692	694	2	0.3	1.30	1.31
Res Hmstd: Hi Val	70,800	70,900	70,900	0.1	923	927	4	0.4	1.30	1.31
Res Hmstd: Ex-Hi Val	106,200	106,300	106,300	0.1	1,533	1,668	135	8.8	1.44	1.57
Apartment	300,000	299,400	299,400	-0.2	6,255	7,556	1,301	20.8	2.08	2.52
Comm/Ind: Lo Val	150,000	134,900	134,900	-10.1	4,797	5,069	272	5.7	3.2	3.76
Comm/Ind: Med Val	300,000	269,700	269,700	-10.1	11,103	11,561	457	4.1	3.70	4.29
Comm/Ind: Hi Val	1,000,000	899,100	899,100	-10.1	40,532	42,710	2,177	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	2,003	60	3.1	1.48	1.53
Res Non-Hm: exis	18,637	17,982	-655	-3.5	332	355	22	6.7	1.78	1.97
Apartments: exis	4,970	4,949	-21	-0.4	104	114	10	9.8	2.10	2.31
Low-inc Apts: ex	1,947	1,945	-1	-0.1	26	28	3	10.0	1.31	1.44
Seasnl Rec: exis	323	324	1	0.4	5	6	1	11.7	1.54	1.71
Com/Ind: Lo: exi	15,970	16,034	63	0.4	507	555	48	9.6	3.17	3.46
Com/Ind Hi: exis	19,089	19,649	560	2.9	785	882	98	12.5	4.11	4.49
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	27	4	16.8	4.11	4.49
Ag HGA: Exist	0	194	194	0.0	0	3	3	0.0	0.00	1.77
Ag Hmstd Land	415	464	50	11.9	3	3	0	15.9	0.68	0.71
Ag Non-Hmstd	990	1,172	182	18.4	14	18	4	32.0	1.38	1.54
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	1.53
All other NewCon	0	1,195	1,195	0.0	0	45	45	0.0	0.00	3.77
Total	194,184	196,147	1,962	1.0	3,741	4,046	305	8.2	1.93	2.06

Tax Base

Tax Rates

	Tax Base				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	2,223	1,924	-299	-13.5	County	38.78	38.31	0.00	0.00
(-) TIF Tax Capacity	215	214	0	-0.1	City/Town	78.54	93.97	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	20.73	21.81	36.53	38.26
(=) Taxable Tax Capacity	2,008	1,710	-299	-14.9	Special District	0.34	0.19	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	138.39	154.28	36.53	38.26

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	60,800	60,800	60,800	0.0	820	795	-25	-3.0	1.35	1.31
Res Hmstd:Avg Val	91,100	91,100	91,100	0.0	1,303	1,306	3	0.2	1.43	1.43
Res Hmstd: Hi Val	121,400	121,400	121,400	0.0	1,860	1,931	71	3.8	1.53	1.59
Res Hmstd: Ex-Hi Val	182,200	182,100	182,100	-0.1	2,979	3,184	206	6.9	1.63	1.75
Apartment	300,000	298,700	298,700	-0.4	6,286	6,903	618	9.8	2.1	2.31
Comm/Ind: Lo Val	150,000	154,400	154,400	2.9	4,761	5,392	632	13.3	3.17	3.49
Comm/Ind: Med Val	300,000	308,800	308,800	2.9	10,925	12,325	1,400	12.8	3.64	3.99
Comm/Ind: Hi Val	1,000,000	1,029,300	1,029,300	2.9	39,694	44,677	4,983	12.6	3.97	4.34

Cottonwood County

Comfrey city (part)

<i>Tax Burdens by Property Class</i>	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

Tax Rates

	Estimated Market Value				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	6	5	-1	-14.7	County	39.03	38.61	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	#####	131.32	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	5.24	5.36	44.65	46.06
(=) Taxable Tax Capacity	6	5	-1	-14.7	Special District	0.34	0.19	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	155.40	175.48	44.65	46.06

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		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

<i>Tax Burdens by Property Class</i>	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	4,089	297	7.8	0.95	1.05
Res Non-Hm: exis	68,338	59,702	-8,636	-12.6	791	768	-23	-3.0	1.16	1.29
Apartments: exis	39,230	36,402	-2,828	-7.2	514	528	13	2.6	1.31	1.45
Low-inc Apts: ex	2,721	4,966	2,245	82.5	22	44	22	102.8	0.80	0.89
Seasnl Rec: exis	4,597	4,192	-405	-8.8	52	51	-1	-1.5	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	2.49
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	15,580	170	1.1	1.76	1.89

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	12,099	10,820	-1,279	-10.6	County	29.71	32.39	0.00	0.00
(-) TIF Tax Capacity	337	228	-109	-32.5	City/Town	48.04	51.45	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	21.78	23.68	6.52	10.31
(=) Taxable Tax Capacity	11,762	10,592	-1,169	-9.9	Special District	0.16	0.18	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	99.69	107.70	6.52	10.31

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates	
	Baseline	Alternative	Change		Baseline	Alternative	Change	Pctg Chng	Base
Res Hmstd: Lo Val	119,300	115,800	-2.9	1,002	1,078	76	7.6	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	180	7.6	1	1.10
Res Hmstd: Ex-Hi Val	357,800	347,300	-2.9	3,750	4,034	284	7.6	1.05	1.16
Apartment	300,000	278,400	-7.2	3,934	4,035	101	2.6	1.31	1.45
Comm/Ind: Lo Val	150,000	134,300	-10.5	3,440	3,337	-102	-3.0	2.29	2.49
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	28,157	-1,086	-3.7	2.92	3.15

Crow Wing County

Brainerd city

<i>Tax Burdens by Property Class</i>	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	3,024	135	4.7	0.84	0.96
Res Non-Hm: exis	109,714	95,957	-13,757	-12.5	1,270	1,275	6	0.4	1.16	1.33
Apartments: exis	39,153	38,176	-978	-2.5	519	578	59	11.4	1.33	1.52
Low-inc Apts: ex	15,734	15,198	-537	-3.4	127	141	14	10.9	0.81	0.92
Seasnl Rec: exis	732	1,149	417	56.9	8	14	6	78.0	1.11	1.26
Com/Ind: Lo: exi	55,328	54,407	-921	-1.7	1,279	1,395	116	9.1	2.31	2.56
Com/Ind Hi: exis	142,942	129,761	-13,181	-9.2	4,373	4,392	19	0.4	3.06	3.38
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	75	9	14.4	3.06	3.38
Ag HGA: Exist	136	113	-23	-16.9	1	1	0	2.8	0.78	0.96
Ag Hmstd Land	101	92	-10	-9.5	0	0	0	17.2	0.20	0.26
Ag Non-Hmstd	5,148	3,826	-1,322	-25.7	42	34	-8	-19.1	0.81	0.88
Misc props	2,614	2,181	-432	-16.5	40	37	-3	-7.2	1.55	1.72
ResHmstd: NewCon	0	945	945	0.0	0	9	9	0.0	0.00	0.96
All other NewCon	0	1,374	1,374	0.0	0	22	22	0.0	0.00	1.57
Total	716,154	659,753	-56,401	-7.9	10,613	10,997	384	3.6	1.48	1.67

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	9,025	7,575	-1,451	-16.1	County	29.13	31.75	0.00	0.00
(-) TIF Tax Capacity	559	423	-136	-24.3	City/Town	47.91	55.28	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	22.06	23.96	6.52	10.31
(=) Taxable Tax Capacity	8,466	7,151	-1,314	-15.5	Special District	1.77	1.97	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	100.87	112.97	6.52	10.31

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates	
	Baseline	Alternative	Change		Baseline	Alternative	Change	Pctg Chng	Base
Res Hmstd: Lo Val	77,000	70,700	-8.2	524	552	28	5.4	0.68	0.78
Res Hmstd:Avg Val	115,500	106,000	-8.2	972	994	22	2.2	0.84	0.94
Res Hmstd: Hi Val	153,900	141,300	-8.2	1,419	1,465	46	3.2	0.92	1.04
Res Hmstd: Ex-Hi Val	231,000	212,100	-8.2	2,316	2,410	93	4.0	1.00	1.14
Apartment	300,000	292,500	-2.5	3,978	4,432	453	11.4	1.33	1.52
Comm/Ind: Lo Val	150,000	136,200	-9.2	3,466	3,492	26	0.8	2.31	2.56
Comm/Ind: Med Val	300,000	272,300	-9.2	8,055	7,985	-70	-0.9	2.69	2.93
Comm/Ind: Hi Val	1,000,000	907,800	-9.2	29,471	29,493	22	0.1	2.95	3.25

Crow Wing County

Crosby city

<i>Tax Burdens by Property Class</i>	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	510	-59	-10.4	0.93	0.94
Res Non-Hm: exis	13,967	11,891	-2,076	-14.9	222	219	-3	-1.4	1.59	1.84
Apartments: exis	13,515	13,436	-80	-0.6	254	295	41	16.2	1.88	2.20
Low-inc Apts: ex	967	947	-20	-2.1	11	13	2	14.3	1.14	1.33
Seasnl Rec: exis	6,182	5,826	-356	-5.8	99	100	2	1.5	1.60	1.72
Com/Ind: Lo: exi	10,636	10,178	-459	-4.3	314	334	20	6.5	2.95	3.28
Com/Ind Hi: exis	7,803	7,264	-539	-6.9	305	316	11	3.6	3.90	4.35
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	112	15	15.0	3.84	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	697	670	-28	-3.9	10	11	1	12.7	1.44	1.69
Misc props	304	272	-33	-10.7	6	6	0	4.4	1.97	2.31
ResHmstd: NewCon	0	378	378	0.0	0	4	4	0.0	0.00	0.94
All other NewCon	0	186	186	0.0	0	6	6	0.0	0.00	3.40
Total	117,676	107,899	-9,776	-8.3	1,886	1,926	40	2.1	1.60	1.79

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	1,371	1,114	-256	-18.7	County	28.88	31.43	0.00	0.00
(-) TIF Tax Capacity	149	149	0	-0.3	City/Town	#####	122.78	0.00	0.00
(-) FD Contrib Tax Cap	98	90	-9	-8.8	School District	11.97	13.71	7.69	8.26
(=) Taxable Tax Capacity	1,123	876	-247	-22.0	Special District	1.04	1.18	0.00	0.00
FD Distrib Tax Cap	134	148	14	10.8	Total	144.16	169.09	7.69	8.26

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	63,800	56,700		-11.1	398	307	-92	-23.0	0.62	0.54
Res Hmstd:Avg Val	95,700	85,000		-11.2	852	692	-160	-18.8	0.89	0.81
Res Hmstd: Hi Val	127,600	113,300		-11.2	1,365	1,237	-128	-9.4	1.07	1.09
Res Hmstd: Ex-Hi Val	191,400	170,000		-11.2	2,391	2,329	-62	-2.6	1.25	1.37
Apartment	300,000	298,200		-0.6	5,637	6,549	913	16.2	1.88	2.2
Seas Rec: Lo Val	50,000	47,100		-5.8	759	836	77	10.1	1.52	1.77
Seas Rec: Hi Val	150,000	141,400		-5.7	2,360	2,590	230	9.7	1.57	1.83
Comm/Ind: Lo Val	150,000	139,600		-6.9	4,421	4,580	158	3.6	2.95	3.28
Comm/Ind: Med Val	300,000	279,300		-6.9	10,278	10,541	263	2.6	3.43	3.77
Comm/Ind: Hi Val	1,000,000	931,000		-6.9	37,610	38,869	1,259	3.3	3.76	4.17

Crow Wing County

Cuyuna city

<i>Tax Burdens by Property Class</i>	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	13.4	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

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	321	290	-32	-9.8	County	29.73	32.41	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	37.05	48.91	0.00	0.00
(-) FD Contrib Tax Cap	1	1	0	18.4	School District	12.36	14.21	7.69	8.25
(=) Taxable Tax Capacity	320	288	-32	-9.9	Special District	1.10	1.23	0.00	0.00
FD Distrib Tax Cap	7	10	4	53.8	Total	80.23	96.76	7.69	8.25

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Pctg Chng	Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change		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	13.3	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	435	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	1,712	310	22.1	0.93	1.11
Comm/Ind: Lo Val	150,000	62,400		-58.4	3,223	1,512	-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	12,162	-15,191	-55.5	2.74	2.92

Crow Wing County

Deerwood city

<i>Tax Burdens by Property Class</i>	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	8.4	1.36	1.56
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	23.8	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

Tax Rates

	Baseline	Alternative	Change	Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val		
					Base	Alter	Base	Alter	
Total Tax Capacity	683	610	-72	-10.6	County	29.66	32.34	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	74.75	88.18	0.00	0.00
(-) FD Contrib Tax Cap	50	51	1	2.3	School District	12.28	14.12	7.69	8.25
(=) Taxable Tax Capacity	632	559	-73	-11.6	Special District	1.10	1.23	0.00	0.00
FD Distrib Tax Cap	16	14	-2	-11.4	Total	117.79	135.88	7.69	8.25

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		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	9.3	1.25	1.44
Seas Rec: Hi Val	150,000	142,500		-5.0	1,965	2,137	173	8.8	1.31	1.5
Comm/Ind: Lo Val	150,000	136,300		-9.1	3,979	3,968	-12	-0.3	2.65	2.91
Comm/Ind: Med Val	300,000	272,600		-9.1	9,246	9,091	-155	-1.7	3.08	3.33
Comm/Ind: Hi Val	1,000,000	908,700		-9.1	33,826	33,604	-222	-0.7	3.38	3.7

Crow Wing County

Fifty Lakes city

<i>Tax Burdens by Property Class</i>	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	393	5	1.2	0.59	0.65
Res Non-Hm: exis	3,275	2,517	-758	-23.1	21	17	-3	-16.2	0.64	0.69
Apartments: exis	170	168	-2	-1.2	1	1	0	8.6	0.75	0.82
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	1,060	-39	-3.6	0.74	0.81
Com/Ind: Lo: exi	701	659	-42	-6.0	11	12	0	1.1	1.62	1.75
Com/Ind Hi: exis	580	577	-3	-0.5	12	13	1	7.1	2.15	2.32
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	0	2.1	2.15	2.32
Ag HGA: Exist	1,084	1,032	-52	-4.8	4	5	2	51.8	0.33	0.52
Ag Hmstd Land	3,148	3,007	-141	-4.5	7	7	0	7.4	0.21	0.24
Ag Non-Hmstd	12,969	12,461	-507	-3.9	70	74	4	5.9	0.54	0.60
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	0.65
All other NewCon	0	392	392	0.0	0	3	3	0.0	0.00	0.79
Total	237,170	213,305	-23,865	-10.1	1,637	1,613	-24	-1.5	0.69	0.76

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	2,417	2,138	-279	-11.5	County	29.73	32.41	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	21.63	24.45	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	4.54	4.95	3.76	3.59
(=) Taxable Tax Capacity	<u>2,417</u>	<u>2,138</u>	<u>-279</u>	<u>-11.5</u>	Special District	<u>1.10</u>	<u>1.23</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	0	0	0	0.0	Total	56.99	63.05	3.76	3.59

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Pctg Chng	Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change		Base	Alter
Res Hmstd: Lo Val	234,100	214,300		-8.5	1,261	1,315	54	4.3	0.54	0.61
Res Hmstd:Avg Val	350,900	321,200		-8.5	2,075	2,088	13	0.6	0.59	0.65
Res Hmstd: Hi Val	467,800	428,200		-8.5	2,842	2,854	12	0.4	0.61	0.67
Res Hmstd: Ex-Hi Val	701,800	642,400		-8.5	4,551	4,505	-46	-1.0	0.65	0.70
Apartment	300,000	296,500		-1.2	2,250	2,443	193	8.6	0.75	0.82
Seas Rec: Lo Val	50,000	44,100		-11.8	323	315	-8	-2.5	0.65	0.71
Seas Rec: Hi Val	150,000	132,300		-11.8	1,053	1,014	-39	-3.7	0.70	0.77
Comm/Ind: Lo Val	150,000	149,200		-0.5	2,437	2,608	171	7.0	1.62	1.75
Comm/Ind: Med Val	300,000	298,400		-0.5	5,669	6,064	395	7.0	1.89	2.03
Comm/Ind: Hi Val	1,000,000	994,800		-0.5	20,747	22,212	1,465	7.1	2.07	2.23

Crow Wing County

Fort Ripley city

<i>Tax Burdens by Property Class</i>	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	-7.0	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	10.5	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

Tax Rates

	Tax Base				Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	76	67	-9	-11.6	County	29.73	32.41	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	21.82	24.69	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	21.75	23.64	6.52	10.31
(=) Taxable Tax Capacity	76	67	-9	-11.6	Special District	0.16	0.18	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	73.46	80.93	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	35.3	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	1,360	204	17.7	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	22,424	-1,770	-7.3	2.42	2.63

Crow Wing County

Garrison city

<i>Tax Burdens by Property Class</i>	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	5.8	1.04	1.16
Res Non-Hm: exis	2,812	2,536	-275	-9.8	37	39	2	5.4	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	35.6	1.32	1.58
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	15.7	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	11.8	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

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	326	287	-40	-12.1	County	29.73	32.41	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	58.54	66.58	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	21.75	23.65	6.52	10.31
(=) Taxable Tax Capacity	326	287	-40	-12.1	Special District	8.83	13.85	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	118.85	136.48	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	1,312	59	4.7	1.04	1.15
Res Hmstd: Hi Val	161,100	152,400	-5.4	1,792	1,916	124	6.9	1.11	1.26
Res Hmstd: Ex-Hi Val	241,700	228,700	-5.4	2,875	3,130	254	8.8	1.19	1.37
Apartment	300,000	297,800	-0.7	4,653	5,387	735	15.8	1.55	1.81
Seas Rec: Lo Val	50,000	56,700	13.4	632	821	189	29.9	1.26	1.45
Seas Rec: Hi Val	150,000	170,000	13.3	1,981	2,578	598	30.2	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	27,295	-5,637	-17.1	3.29	3.67

Crow Wing County

Ironton city

<i>Tax Burdens by Property Class</i>	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	24.7	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

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	281	216	-65	-23.3	County	29.12	31.60	0.00	0.00
(-) TIF Tax Capacity	7	7	0	-4.5	City/Town	#####	159.95	0.00	0.00
(-) FD Contrib Tax Cap	21	21	0	-1.1	School District	11.63	13.24	7.69	8.25
(=) Taxable Tax Capacity	253	188	-65	-25.6	Special District	1.10	1.23	0.00	0.00
FD Distrib Tax Cap	29	39	10	33.9	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	11.2	1.33	1.60
Apartment	300,000	295,600	-1.5	6,176	7,856	1,680	27.2	2.06	2.66
Comm/Ind: Lo Val	150,000	134,400	-10.4	4,646	4,892	246	5.3	3.1	3.64
Comm/Ind: Med Val	300,000	268,900	-10.4	10,803	11,199	395	3.7	3.60	4.16
Comm/Ind: Hi Val	1,000,000	896,300	-10.4	39,535	41,477	1,942	4.9	3.95	4.63

Crow Wing County

Jenkins city

<i>Tax Burdens by Property Class</i>	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	147	15	11.7	0.74	0.84
Res Non-Hm: exis	7,200	6,484	-715	-9.9	73	73	0	-0.5	1.02	1.12
Apartments: exis	39	39	0	-0.2	0	0	0	10.0	1.12	1.24
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	3.9	1.03	1.13
Com/Ind: Lo: exi	5,687	5,480	-207	-3.6	118	123	5	4.3	2.08	2.25
Com/Ind Hi: exis	5,832	5,409	-423	-7.3	161	161	0	0.3	2.76	2.99
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	15.4	2.76	2.99
Ag HGA: Exist	681	676	-5	-0.7	4	6	1	25.0	0.66	0.83
Ag Hmstd Land	1,186	983	-203	-17.1	4	3	0	-10.5	0.33	0.35
Ag Non-Hmstd	1,249	1,099	-150	-12.0	11	11	0	-3.4	0.88	0.97
Misc props	214	211	-3	-1.6	3	4	0	8.3	1.63	1.79
ResHmstd: NewCon	0	337	337	0.0	0	3	3	0.0	0.00	0.84
All other NewCon	0	185	185	0.0	0	2	2	0.0	0.00	1.12
Total	42,164	40,720	-1,444	-3.4	544	573	30	5.5	1.29	1.41

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	522	472	-50	-9.5	County	29.73	32.41	0.00	0.00
(-) TIF Tax Capacity	28	28	-1	-2.7	City/Town	48.96	51.40	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	9.25	12.76	2.24	2.88
(=) Taxable Tax Capacity	493	444	-49	-9.9	Special District	0.16	0.18	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	88.10	96.75	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	608	82	15.5	0.58	0.68
Res Hmstd:Avg Val	135,800	134,100	-1.3	977	1,092	116	11.9	0.72	0.81
Res Hmstd: Hi Val	181,000	178,700	-1.3	1,426	1,576	150	10.5	0.79	0.88
Res Hmstd: Ex-Hi Val	271,500	268,100	-1.3	2,325	2,544	220	9.4	0.86	0.95
Apartment	300,000	299,400	-0.2	3,371	3,707	336	10.0	1.12	1.24
Comm/Ind: Lo Val	150,000	139,100	-7.3	3,115	3,125	10	0.3	2.08	2.25
Comm/Ind: Med Val	300,000	278,200	-7.3	7,256	7,198	-59	-0.8	2.42	2.59
Comm/Ind: Hi Val	1,000,000	927,400	-7.3	26,584	26,581	-2	0.0	2.66	2.87

Crow Wing County

Manhattan Beach city

<i>Tax Burdens by Property Class</i>	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	70	3	5.1	0.64	0.70
Res Non-Hm: exis	513	425	-88	-17.2	4	3	0	-13.7	0.68	0.71
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	15,573	14,373	-1,200	-7.7	122	122	0	-0.2	0.79	0.85
Com/Ind: Lo: exi	243	229	-14	-5.9	4	4	0	0.1	1.68	1.79
Com/Ind Hi: exis	1,902	1,649	-253	-13.3	42	39	-3	-7.7	2.23	2.37
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	9.5	2.20	2.35
Ag HGA: Exist	115	101	-14	-12.3	0	1	0	322.7	0.11	0.51
Ag Hmstd Land	169	167	-3	-1.5	0	0	0	18.5	0.11	0.13
Ag Non-Hmstd	1,269	1,330	61	4.8	8	8	1	8.5	0.61	0.63
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	0.70
All other NewCon	0	230	230	0.0	0	2	2	0.0	0.00	0.85
Total	30,528	28,957	-1,572	-5.1	255	259	4	1.4	0.84	0.89

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	339	314	-25	-7.5	County	29.73	32.41	0.00	0.00
(-) TIF Tax Capacity	36	31	-5	-13.7	City/Town	26.36	28.27	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	4.54	4.95	3.76	3.59
(=) Taxable Tax Capacity	303	283	-21	-6.8	Special District	0.16	0.18	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	60.78	65.81	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	1,490	109	7.9	0.58	0.65
Res Hmstd:Avg Val	357,500	345,300	-3.4	2,257	2,356	99	4.4	0.63	0.68
Res Hmstd: Hi Val	476,500	460,200	-3.4	3,075	3,194	118	3.9	0.65	0.69
Res Hmstd: Ex-Hi Val	714,900	690,500	-3.4	4,941	5,106	165	3.3	0.69	0.74
Seas Rec: Lo Val	50,000	46,100	-7.8	342	342	0	0.0	0.68	0.74
Seas Rec: Hi Val	150,000	138,400	-7.7	1,110	1,103	-6	-0.6	0.74	0.8
Comm/Ind: Lo Val	150,000	130,100	-13.3	2,523	2,328	-194	-7.7	1.68	1.79
Comm/Ind: Med Val	300,000	260,200	-13.3	5,868	5,301	-567	-9.7	1.96	2.04
Comm/Ind: Hi Val	1,000,000	867,200	-13.3	21,477	19,712	-1,765	-8.2	2.15	2.27

Crow Wing County

Nisswa city

<i>Tax Burdens by Property Class</i>	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	4.0	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	3,157	76	2.5	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	9.1	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	7,102	295	4.3	1.01	1.13

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	7,513	6,888	-624	-8.3	County	29.73	32.41	0.00	0.00
(-) TIF Tax Capacity	225	180	-44	-19.7	City/Town	23.44	26.72	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	21.47	23.41	6.35	10.01
(=) Taxable Tax Capacity	7,288	6,708	-580	-8.0	Special District	0.32	0.33	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	74.95	82.87	6.35	10.01

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Pctg Chng	Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change		Base	Alter
Res Hmstd: Lo Val	225,200	207,200		-8.0	1,661	1,770	109	6.6	0.74	0.85
Res Hmstd:Avg Val	337,700	310,800		-8.0	2,677	2,810	133	5.0	0.79	0.90
Res Hmstd: Hi Val	450,100	414,200		-8.0	3,660	3,847	187	5.1	0.81	0.93
Res Hmstd: Ex-Hi Val	675,300	621,400		-8.0	5,819	6,023	204	3.5	0.86	0.97
Apartment	300,000	294,400		-1.9	3,001	3,344	343	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	1,352	30	2.2	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	22	0.3	2.23	2.42
Comm/Ind: Hi Val	1,000,000	925,400		-7.5	24,465	24,717	252	1.0	2.45	2.67

Crow Wing County

Breezy Point city

<i>Tax Burdens by Property Class</i>	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	2,189	20	0.9	0.88	1.01
Com/Ind: Lo: exi	5,637	5,354	-283	-5.0	105	111	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	4,326	13	0.3	0.88	1.00

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	5,199	4,399	-800	-15.4	County	29.73	32.41	0.00	0.00
(-) TIF Tax Capacity	98	52	-46	-46.7	City/Town	33.87	39.77	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	9.25	12.76	2.24	2.88
(=) Taxable Tax Capacity	5,101	4,347	-754	-14.8	Special District	0.88	0.87	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	73.72	85.81	2.24	2.88

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		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	144	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	7.7	0.76	0.89
Seas Rec: Lo Val	50,000	44,300		-11.4	407	417	10	2.6	0.81	0.94
Seas Rec: Hi Val	150,000	132,800		-11.5	1,304	1,320	17	1.3	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	15,329	-8,487	-35.6	2.38	2.59

Crow Wing County

Pequot Lakes city

<i>Tax Burdens by Property Class</i>	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	813	70	9.4	0.79	0.89
Res Non-Hm: exis	29,993	28,079	-1,914	-6.4	300	317	17	5.6	1.00	1.13
Apartments: exis	5,129	5,046	-83	-1.6	59	65	6	10.6	1.14	1.28
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	831	9	1.1	1.04	1.16
Com/Ind: Lo: exi	18,634	17,325	-1,309	-7.0	391	398	8	1.9	2.10	2.30
Com/Ind Hi: exis	23,669	23,299	-370	-1.6	660	712	52	7.9	2.79	3.06
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	115	41	54.7	2.76	3.04
Ag HGA: Exist	1,753	1,671	-82	-4.7	12	14	2	19.2	0.69	0.86
Ag Hmstd Land	2,379	2,287	-91	-3.8	7	8	1	11.1	0.29	0.33
Ag Non-Hmstd	8,091	7,976	-114	-1.4	72	78	6	7.7	0.89	0.98
Misc props	589	542	-47	-8.1	9	9	0	2.0	1.47	1.64
ResHmstd: NewCon	0	306	306	0.0	0	3	3	0.0	0.00	0.89
All other NewCon	0	2,884	2,884	0.0	0	69	69	0.0	0.00	2.39
Total	266,429	256,078	-10,351	-3.9	3,148	3,431	283	9.0	1.18	1.34

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	3,055	2,839	-216	-7.1	County	29.73	32.41	0.00	0.00
(-) TIF Tax Capacity	59	58	-1	-1.9	City/Town	49.37	53.63	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	9.25	12.76	2.24	2.88
(=) Taxable Tax Capacity	2,996	2,781	-214	-7.2	Special District	1.14	1.49	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	89.49	100.29	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	837	82	10.9	0.67	0.78
Res Hmstd:Avg Val	167,700	161,700	-3.6	1,317	1,441	124	9.4	0.79	0.89
Res Hmstd: Hi Val	223,600	215,500	-3.6	1,880	2,044	164	8.7	0.84	0.95
Res Hmstd: Ex-Hi Val	335,500	323,400	-3.6	3,007	3,255	248	8.2	0.9	1.01
Apartment	300,000	295,100	-1.6	3,423	3,784	361	10.6	1.14	1.28
Seas Rec: Lo Val	50,000	45,400	-9.2	485	493	8	1.6	0.97	1.09
Seas Rec: Hi Val	150,000	136,300	-9.1	1,540	1,555	15	1.0	1.03	1.14
Comm/Ind: Lo Val	150,000	147,700	-1.5	3,146	3,397	251	8.0	2.1	2.3
Comm/Ind: Med Val	300,000	295,300	-1.6	7,329	7,891	562	7.7	2.44	2.67
Comm/Ind: Hi Val	1,000,000	984,400	-1.6	26,851	28,954	2,103	7.8	2.69	2.94

Crow Wing County

Riverton city

<i>Tax Burdens by Property Class</i>	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	33.7	1.03	1.15
Com/Ind: Lo: exi	58	54	-5	-7.8	1	1	0	1.7	2.19	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	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

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	92	81	-11	-11.6	County	29.73	32.41	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	47.32	53.84	0.00	0.00
(-) FD Contrib Tax Cap	1	3	1	132.8	School District	12.36	14.21	7.69	8.26
(=) Taxable Tax Capacity	91	79	-12	-13.3	Special District	1.10	1.23	0.00	0.00
FD Distrib Tax Cap	4	5	1	33.5	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	33.5	0.98	1.1
Seas Rec: Hi Val	150,000	178,500	19.0	1,555	2,091	536	34.5	1.04	1.17

Crow Wing County

Trommald city

<i>Tax Burdens by Property Class</i>	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	18.1	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	2.84
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

Tax Rates

	Tax Base				Tax Rates		Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	County	City/Town	School District	Special District	Base	Alter
Total Tax Capacity	84	73	-12	-13.7	29.73	32.41	0.00	0.00	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	31.07	39.16	0.00	0.00	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	450.0	12.36	14.21	7.69	8.26	7.69	8.26
(=) Taxable Tax Capacity	84	73	-12	-13.9	1.10	1.23	0.00	0.00	0.00	0.00
FD Distrib Tax Cap	4	3	-1	-20.2	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	1,538	226	17.3	0.87	1.02

Crow Wing County

Emily city

<i>Tax Burdens by Property Class</i>	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	563	-14	-2.4	0.62	0.69
Res Non-Hm: exis	9,507	8,994	-513	-5.4	78	81	3	4.3	0.82	0.91
Apartments: exis	688	683	-6	-0.8	7	7	1	9.8	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	1,458	-41	-2.7	0.86	0.95
Com/Ind: Lo: exi	4,900	4,666	-234	-4.8	109	109	0	0.1	2.23	2.34
Com/Ind Hi: exis	2,363	2,437	73	3.1	70	75	6	8.4	2.94	3.09
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	12.1	2.78	2.93
Ag HGA: Exist	488	445	-43	-8.8	2	3	1	30.0	0.44	0.62
Ag Hmstd Land	815	735	-79	-9.7	2	2	0	-4.8	0.22	0.23
Ag Non-Hmstd	16,866	14,316	-2,550	-15.1	115	109	-6	-4.9	0.68	0.76
Misc props	23	23	0	0.0	0	0	0	10.7	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	1.53
Total	302,297	270,233	-32,064	-10.6	2,478	2,457	-22	-0.9	0.82	0.91

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	3,090	2,709	-382	-12.4	County	29.73	32.41	0.00	0.00
(-) TIF Tax Capacity	8	8	0	-2.6	City/Town	27.82	30.94	0.00	0.00
(-) FD Contrib Tax Cap	47	47	0	-0.5	School District	12.36	14.21	7.69	8.25
(=) Taxable Tax Capacity	<u>3,035</u>	<u>2,654</u>	<u>-381</u>	<u>-12.6</u>	Special District	<u>1.10</u>	<u>1.23</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	8	7	-1	-8.3	Total	71.00	78.80	7.69	8.25

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	171,400	152,000		-11.3	841	848	7	0.8	0.49	0.56
Res Hmstd:Avg Val	257,000	227,900		-11.3	1,591	1,562	-29	-1.8	0.62	0.69
Res Hmstd: Hi Val	342,500	303,800		-11.3	2,341	2,277	-64	-2.7	0.68	0.75
Res Hmstd: Ex-Hi Val	513,900	455,800		-11.3	3,779	3,678	-101	-2.7	0.74	0.81
Apartment	300,000	297,600		-0.8	2,893	3,177	284	9.8	0.96	1.07
Seas Rec: Lo Val	50,000	44,200		-11.6	393	385	-8	-2.0	0.79	0.87
Seas Rec: Hi Val	150,000	132,600		-11.6	1,263	1,225	-37	-3.0	0.84	0.92
Comm/Ind: Lo Val	150,000	154,700		3.1	3,339	3,656	317	9.5	2.23	2.36
Comm/Ind: Med Val	300,000	309,300		3.1	7,754	8,438	685	8.8	2.58	2.73
Comm/Ind: Hi Val	1,000,000	1,031,000		3.1	28,353	30,762	2,409	8.5	2.84	2.98

Crow Wing County

Crosslake city

<i>Tax Burdens by Property Class</i>	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	2,531	22	0.9	0.61	0.70
Res Non-Hm: exis	15,871	15,621	-250	-1.6	107	119	12	11.2	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	6,578	92	1.4	0.78	0.87
Com/Ind: Lo: exi	25,208	24,688	-519	-2.1	412	443	31	7.5	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	2.62
Ag HGA: Exist	1,015	876	-139	-13.7	5	6	1	16.3	0.47	0.63
Ag Hmstd Land	1,527	1,451	-76	-5.0	3	4	0	9.1	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	10,493	135	1.3	0.78	0.87

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	14,379	12,812	-1,567	-10.9	County	29.73	32.41	0.00	0.00
(-) TIF Tax Capacity	64	63	-1	-2.1	City/Town	19.49	21.28	0.00	0.00
(-) FD Contrib Tax Cap	13	14	1	9.8	School District	9.02	12.35	2.36	2.97
(=) Taxable Tax Capacity	14,302	12,735	-1,567	-11.0	Special District	0.16	0.18	0.00	0.00
FD Distrib Tax Cap	0	0	0	31.5	Total	58.40	66.22	2.36	2.97

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	276,000	244,500		-11.4	1,553	1,591	38	2.4	0.56	0.65
Res Hmstd:Avg Val	413,800	366,600		-11.4	2,514	2,508	-6	-0.2	0.61	0.68
Res Hmstd: Hi Val	551,600	488,700		-11.4	3,427	3,381	-46	-1.3	0.62	0.69
Res Hmstd: Ex-Hi Val	827,700	733,200		-11.4	5,507	5,458	-49	-0.9	0.67	0.74
Apartment	300,000	287,900		-4.0	2,261	2,468	208	9.2	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	19	1.7	0.72	0.80
Comm/Ind: Lo Val	150,000	116,300		-22.5	2,448	2,081	-367	-15.0	1.63	1.79
Comm/Ind: Med Val	300,000	232,600		-22.5	5,700	4,647	-1,054	-18.5	1.90	2
Comm/Ind: Hi Val	1,000,000	775,400		-22.5	20,878	17,544	-3,335	-16.0	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	64	3	5.0	0.86	0.95
Res Non-Hm: exis	2,673	2,564	-109	-4.1	27	28	1	4.0	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	2.9	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	14.7	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

Tax Rates

	Tax Base				County	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	261	257	-4	-1.4	County	29.14	31.40	0.54	0.55
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	14.42	19.21	0.00	0.00
(-) FD Contrib Tax Cap	47	52	5	10.2	School District	26.95	28.30	22.60	22.18
(=) Taxable Tax Capacity	214	205	-8	-3.9	Special District	3.95	3.99	0.00	0.00
FD Distrib Tax Cap	25	18	-7	-28.9	Total	74.46	82.91	23.14	22.73

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Pctg Chng	Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change		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	5.0	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	3,578	92	2.6	0.96	1.04
Apartment	300,000	300,000		0.0	3,487	3,791	304	8.7	1.16	1.26
Comm/Ind: Lo Val	150,000	147,600		-1.6	3,560	3,785	225	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	31,721	1,915	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	17,468	-225	-1.3	1.46	1.51
Res Non-Hm: exis	111,611	108,541	-3,069	-2.8	1,864	1,926	62	3.3	1.67	1.77
Apartments: exis	16,257	16,426	169	1.0	311	339	28	9.1	1.91	2.07
Low-inc Apts: ex	8,540	8,540	0	0.0	100	108	8	7.7	1.17	1.26
Seasnl Rec: exis	1,328	1,294	-34	-2.6	25	27	1	5.2	1.91	2.07
Com/Ind: Lo: exi	19,352	19,337	-15	-0.1	567	609	42	7.4	2.93	3.15
Com/Ind Hi: exis	86,075	83,766	-2,310	-2.7	3,318	3,474	156	4.7	3.85	4.15
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	1,441	55	3.9	3.85	4.14
Ag HGA: Exist	2,678	2,529	-149	-5.6	39	39	0	-1.1	1.46	1.53
Ag Hmstd Land	13,472	14,124	652	4.8	116	132	17	14.3	0.86	0.94
Ag Non-Hmstd	11,200	9,325	-1,875	-16.7	157	142	-15	-9.4	1.40	1.52
Misc props	1,197	291	-907	-75.7	31	8	-23	-73.7	2.55	2.76
ResHmstd: NewCon	0	15,834	15,834	0.0	0	240	240	0.0	0.00	1.51
All other NewCon	0	5,716	5,716	0.0	0	104	104	0.0	0.00	1.81
Total	1,522,303	1,474,998	-47,305	-3.1	25,606	26,055	449	1.8	1.68	1.77

Tax Base

Tax Rates

	Tax Base				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	16,599	14,786	-1,813	-10.9	County	29.13	31.39	0.54	0.55
(-) TIF Tax Capacity	143	137	-6	-4.1	City/Town	55.73	62.99	0.00	0.00
(-) FD Contrib Tax Cap	1,084	1,051	-34	-3.1	School District	52.13	55.15	14.56	14.05
(=) Taxable Tax Capacity	15,372	13,598	-1,774	-11.5	Special District	3.97	4.02	0.00	0.00
FD Distrib Tax Cap	3,121	3,618	496	15.9	Total	140.96	153.55	15.10	14.60

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	128,800	122,400	-5.0	1,754	1,655	-98	-5.6	1.36	1.35	
Res Hmstd:Avg Val	193,100	183,500	-5.0	2,815	2,767	-48	-1.7	1.46	1.51	
Res Hmstd: Hi Val	257,400	244,700	-4.9	3,876	3,881	5	0.1	1.51	1.59	
Res Hmstd: Ex-Hi Val	386,100	367,000	-4.9	6,000	6,106	106	1.8	1.55	1.66	
Apartment	300,000	303,100	1.0	5,739	6,260	521	9.1	1.91	2.07	
Comm/Ind: Lo Val	150,000	146,000	-2.7	4,393	4,595	202	4.6	2.93	3.15	
Comm/Ind: Med Val	300,000	291,900	-2.7	10,175	10,606	431	4.2	3.39	3.63	
Comm/Ind: Hi Val	1,000,000	973,200	-2.7	37,156	38,862	1,706	4.6	3.72	3.99	

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	427	30	7.6	1.06	1.25
Res Non-Hm: exis	3,671	4,159	487	13.3	46	61	15	32.6	1.24	1.46
Apartments: exis	2,105	2,092	-13	-0.6	29	35	5	17.9	1.40	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	2,000	1,954	-46	-2.3	51	56	5	10.4	2.55	2.88
Com/Ind Hi: exis	1,245	1,029	-217	-17.4	41	38	-3	-6.6	3.31	3.74
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	12	2	14.0	3.31	3.74
Ag HGA: Exist	165	157	-8	-4.8	2	2	0	12.5	1.04	1.22
Ag Hmstd Land	1,031	1,081	50	4.8	6	7	2	28.6	0.54	0.66
Ag Non-Hmstd	1,452	1,472	20	1.4	13	16	3	23.0	0.90	1.09
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	1.25
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	655	60	10.0	1.21	1.41

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	523	451	-72	-13.8	County	29.14	31.40	0.54	0.55
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	34.77	48.42	0.00	0.00
(-) FD Contrib Tax Cap	20	21	1	3.6	School District	22.10	25.30	26.48	28.46
(=) Taxable Tax Capacity	503	430	-73	-14.5	Special District	3.97	4.02	0.00	0.00
FD Distrib Tax Cap	153	117	-36	-23.6	Total	89.99	109.15	27.02	29.01

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Pctg Chng	Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change		Base	Alter
Res Hmstd: Lo Val	126,900	116,100		-8.5	1,227	1,312	85	6.9	0.97	1.13
Res Hmstd:Avg Val	190,200	174,100		-8.5	2,024	2,170	146	7.2	1.06	1.25
Res Hmstd: Hi Val	253,600	232,100		-8.5	2,823	3,028	205	7.3	1.11	1.30
Res Hmstd: Ex-Hi Val	380,500	348,200		-8.5	4,422	4,746	324	7.3	1.16	1.36
Apartment	300,000	298,100		-0.6	4,185	4,932	747	17.8	1.4	1.65
Comm/Ind: Lo Val	150,000	123,900		-17.4	3,822	3,565	-257	-6.7	2.55	2.88
Comm/Ind: Med Val	300,000	247,800		-17.4	8,783	7,974	-809	-9.2	2.93	3.22
Comm/Ind: Hi Val	1,000,000	826,100		-17.4	31,933	29,601	-2,332	-7.3	3.19	3.58

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	25,728	546	2.2	1.14	1.21
Res Non-Hm: exis	165,751	173,067	7,316	4.4	2,136	2,371	235	11.0	1.29	1.37
Apartments: exis	199,680	199,524	-156	-0.1	2,873	3,105	233	8.1	1.44	1.56
Low-inc Apts: ex	11,700	11,548	-152	-1.3	104	111	7	6.7	0.89	0.96
Seasnl Rec: exis	836	811	-25	-3.0	12	13	1	5.0	1.44	1.56
Com/Ind: Lo: exi	42,958	42,853	-105	-0.2	1,114	1,199	85	7.6	2.59	2.80
Com/Ind Hi: exis	354,049	347,850	-6,199	-1.8	12,025	12,702	677	5.6	3.40	3.65
Publ U: Elec Gen	20,796	20,857	61	0.3	504	559	55	10.9	2.42	2.68
Publ U: Other	67,254	69,913	2,659	4.0	2,320	2,515	195	8.4	3.45	3.60
Ag HGA: Exist	5,744	5,477	-268	-4.7	71	73	2	2.9	1.24	1.34
Ag Hmstd Land	6,700	6,374	-327	-4.9	32	31	-1	-3.5	0.47	0.48
Ag Non-Hmstd	14,685	15,438	753	5.1	152	169	17	11.3	1.04	1.10
Misc props	24,388	24,388	0	0.0	361	384	23	6.4	1.48	1.57
ResHmstd: NewCon	0	6,419	6,419	0.0	0	78	78	0.0	0.00	1.21
All other NewCon	0	5,335	5,335	0.0	0	90	90	0.0	0.00	1.68
Total	3,129,353	3,055,437	-73,917	-2.4	46,887	49,127	2,240	4.8	1.50	1.61

Tax Base

Tax Rates

	Tax Base				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	36,671	34,286	-2,384	-6.5	County	29.14	31.40	0.54	0.55
(-) TIF Tax Capacity	2,113	1,970	-143	-6.8	City/Town	43.59	45.32	0.00	0.00
(-) FD Contrib Tax Cap	3,793	3,691	-102	-2.7	School District	25.11	28.75	17.01	17.65
(=) Taxable Tax Capacity	30,765	28,626	-2,139	-7.0	Special District	4.64	4.89	0.00	0.00
FD Distrib Tax Cap	5,246	4,551	-695	-13.2	Total	102.48	110.36	17.55	18.20

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates	
	Baseline	Alternative	Change		Baseline	Alternative	Change	Pctg Chng	Base
Res Hmstd: Lo Val	156,700	150,400	-4.0	1,649	1,672	22	1.4	1.05	1.11
Res Hmstd:Avg Val	235,000	225,500	-4.0	2,660	2,712	52	2.0	1.13	1.20
Res Hmstd: Hi Val	313,200	300,600	-4.0	3,669	3,752	83	2.3	1.17	1.25
Res Hmstd: Ex-Hi Val	469,900	451,000	-4.0	5,640	5,798	158	2.8	1.20	1.29
Apartment	300,000	299,800	-0.1	4,369	4,681	312	7.1	1.46	1.56
Comm/Ind: Lo Val	150,000	147,400	-1.7	3,909	4,112	202	5.2	2.61	2.79
Comm/Ind: Med Val	300,000	294,700	-1.8	9,034	9,478	444	4.9	3.01	3.22
Comm/Ind: Hi Val	1,000,000	982,500	-1.8	32,949	34,642	1,692	5.1	3.29	3.53

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	48,852	-644	-1.3	1.21	1.23
Res Non-Hm: exis	371,246	385,269	14,022	3.8	4,939	5,219	280	5.7	1.33	1.35
Apartments: exis	68,208	67,708	-500	-0.7	1,031	1,048	17	1.7	1.51	1.55
Low-inc Apts: ex	4,805	4,805	0	0.0	45	46	1	2.2	0.94	0.96
Seasnl Rec: exis	3,138	2,932	-206	-6.6	44	43	-1	-3.3	1.41	1.46
Com/Ind: Lo: exi	60,248	59,946	-302	-0.5	1,604	1,674	70	4.4	2.66	2.79
Com/Ind Hi: exis	614,875	603,932	-10,944	-1.8	21,405	22,084	680	3.2	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	1,721	130	8.2	3.50	3.67
Ag HGA: Exist	6,040	5,858	-182	-3.0	75	74	-1	-1.5	1.24	1.26
Ag Hmstd Land	10,826	10,787	-40	-0.4	66	65	-1	-1.8	0.61	0.60
Ag Non-Hmstd	47,329	43,933	-3,397	-7.2	524	505	-19	-3.6	1.11	1.15
Misc props	30,651	30,651	0	0.0	516	536	20	3.9	1.68	1.75
ResHmstd: NewCon	0	29,328	29,328	0.0	0	362	362	0.0	0.00	1.23
All other NewCon	0	17,421	17,421	0.0	0	270	270	0.0	0.00	1.55
Total	5,354,469	5,268,232	-86,237	-1.6	81,337	82,500	1,163	1.4	1.52	1.57

Tax Base

Tax Rates

	Tax Base				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	60,978	57,641	-3,336	-5.5	County	29.14	31.40	0.54	0.55
(-) TIF Tax Capacity	904	862	-42	-4.6	City/Town	38.27	39.01	0.80	0.78
(-) FD Contrib Tax Cap	5,845	5,592	-254	-4.3	School District	33.25	33.61	19.30	18.94
(=) Taxable Tax Capacity	54,228	51,187	-3,041	-5.6	Special District	5.07	5.28	0.00	0.00
FD Distrib Tax Cap	7,807	7,195	-613	-7.8	Total	105.73	109.30	20.64	20.27

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	172,000	166,400	-3.3	1,956	1,913	-43	-2.2	1.14	1.15	
Res Hmstd:Avg Val	257,900	249,500	-3.3	3,119	3,071	-48	-1.5	1.21	1.23	
Res Hmstd: Hi Val	343,800	332,600	-3.3	4,282	4,230	-52	-1.2	1.25	1.27	
Res Hmstd: Ex-Hi Val	515,900	499,200	-3.2	6,561	6,468	-93	-1.4	1.27	1.3	
Apartment	300,000	297,800	-0.7	4,584	4,672	88	1.9	1.53	1.57	
Comm/Ind: Lo Val	150,000	147,300	-1.8	4,007	4,132	125	3.1	2.67	2.81	
Comm/Ind: Med Val	300,000	294,700	-1.8	9,247	9,522	275	3.0	3.08	3.23	
Comm/Ind: Hi Val	1,000,000	982,200	-1.8	33,699	34,771	1,072	3.2	3.37	3.54	

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	14.3	1.09	1.21
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	9.1	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	14.6	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	12.1	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	8.7	1.89	2.06
ResHmstd: NewCon	0	182	182	0.0	0	2	2	0.0	0.00	1.21
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

Tax Rates

	Estimated Market Value				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	358	351	-7	-2.0	County	29.08	31.34	0.54	0.55
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	45.86	46.62	0.00	0.00
(-) FD Contrib Tax Cap	42	42	-1	-1.4	School District	19.59	21.91	11.18	16.28
(=) Taxable Tax Capacity	316	309	-7	-2.1	Special District	4.90	5.35	0.00	0.00
FD Distrib Tax Cap	19	17	-1	-7.6	Total	99.42	105.21	11.72	16.83

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates	
	Baseline	Alternative	Pctg Chng		Baseline	Alternative	Change	Pctg Chng	Base
Res Hmstd: Lo Val	180,600	186,800	3.4	1,797	2,065	268	14.9	1	1.11
Res Hmstd:Avg Val	270,700	280,000	3.4	2,880	3,290	411	14.3	1.06	1.18
Res Hmstd: Hi Val	360,900	373,200	3.4	3,963	4,516	553	14.0	1.1	1.21
Res Hmstd: Ex-Hi Val	541,400	559,900	3.4	6,120	6,991	871	14.2	1.13	1.25
Apartment	300,000	300,000	0.0	4,080	4,450	371	9.1	1.36	1.48
Comm/Ind: Lo Val	150,000	159,900	6.6	3,776	4,428	652	17.3	2.52	2.77
Comm/Ind: Med Val	300,000	319,700	6.6	8,753	10,127	1,374	15.7	2.92	3.17
Comm/Ind: Hi Val	1,000,000	1,065,800	6.6	31,978	36,736	4,758	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	59	4	7.1	1.15	1.26
Res Non-Hm: exis	549	532	-17	-3.2	8	8	1	7.7	1.37	1.53
Apartments: exis	350	350	0	0.0	5	6	1	11.3	1.55	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	313	312	-1	-0.4	8	9	1	8.5	2.70	2.94
Com/Ind Hi: exis	81	70	-12	-14.2	3	3	0	-6.4	3.51	3.82
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	9.8	3.51	3.82
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	20.4	0.67	0.76
Ag Non-Hmstd	21	21	0	0.0	0	0	0	12.0	1.03	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	6,390	6,247	-143	-2.2	82	88	6	7.4	1.29	1.42

Tax Base

Tax Rates

	Baseline	Alternative	Change	Pctg Chng		Net Tax Cap (Pctg)		Ref Mkt Val	
						Base	Alter	Base	Alter
Total Tax Capacity	67	58	-9	-13.2	County	29.14	31.40	0.54	0.55
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	47.89	54.66	0.00	0.00
(-) FD Contrib Tax Cap	3	3	0	-2.5	School District	22.13	25.38	26.62	28.66
(=) Taxable Tax Capacity	64	56	-9	-13.6	Special District	3.42	3.51	0.00	0.00
FD Distrib Tax Cap	31	24	-8	-24.4	Total	102.59	114.95	27.16	29.21

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	103,600	100,900		-2.6	1,065	1,131	66	6.2	1.03	1.12
Res Hmstd:Avg Val	155,300	151,200		-2.6	1,782	1,908	126	7.0	1.15	1.26
Res Hmstd: Hi Val	207,000	201,600		-2.6	2,500	2,687	187	7.5	1.21	1.33
Res Hmstd: Ex-Hi Val	310,500	302,300		-2.6	3,936	4,243	307	7.8	1.27	1.40
Apartment	300,000	300,000		0.0	4,662	5,187	525	11.3	1.55	1.73
Comm/Ind: Lo Val	150,000	128,700		-14.2	4,046	3,784	-262	-6.5	2.7	2.94
Comm/Ind: Med Val	300,000	257,500		-14.2	9,305	8,521	-784	-8.4	3.10	3.31
Comm/Ind: Hi Val	1,000,000	858,200		-14.2	33,846	31,487	-2,359	-7.0	3.38	3.67

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	33.9	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

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	327	292	-36	-10.9	County	29.14	31.40	0.54	0.55
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	25.07	30.61	0.00	0.00
(-) FD Contrib Tax Cap	14	14	0	-2.0	School District	20.12	20.74	12.97	10.21
(=) Taxable Tax Capacity	313	278	-36	-11.4	Special District	3.42	3.51	0.00	0.00
FD Distrib Tax Cap	66	74	8	12.6	Total	77.76	86.26	13.51	10.76

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Pctg Chng	Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change		Base	Alter
Res Hmstd: Lo Val	119,600	114,800		-4.0	827	882	55	6.6	0.69	0.77
Res Hmstd:Avg Val	179,300	172,100		-4.0	1,425	1,482	57	4.0	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	62	1.9	0.9	0.95
Apartment	300,000	300,000		0.0	3,321	3,557	236	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	18,733	-709	-3.6	1.23	1.27
Res Non-Hm: exis	124,631	122,670	-1,961	-1.6	1,691	1,718	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	-5.4	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	9,443	480	5.4	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	1,500	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	11.2	0.50	0.54
Ag Non-Hmstd	38,760	37,641	-1,119	-2.9	410	422	12	2.8	1.06	1.12
Misc props	8,032	7,359	-674	-8.4	130	126	-4	-3.1	1.62	1.71
ResHmstd: NewCon	0	14,099	14,099	0.0	0	178	178	0.0	0.00	1.27
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	33,299	206	0.6	1.57	1.64

Tax Base

Tax Rates

	Tax Base				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	24,332	22,303	-2,030	-8.3	County	29.14	31.40	0.54	0.55
(-) TIF Tax Capacity	601	590	-12	-1.9	City/Town	44.64	46.95	0.70	0.00
(-) FD Contrib Tax Cap	2,406	2,377	-30	-1.2	School District	26.80	28.35	22.22	21.85
(=) Taxable Tax Capacity	21,324	19,336	-1,988	-9.3	Special District	5.18	5.39	0.00	0.00
FD Distrib Tax Cap	2,998	2,805	-192	-6.4	Total	105.75	112.10	23.45	22.40

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	159,300	149,500	-9,800	-6.2	1,829	1,744	-85	-4.6	1.15	1.17
Res Hmstd:Avg Val	238,800	224,100	-14,700	-6.2	2,928	2,823	-105	-3.6	1.23	1.26
Res Hmstd: Hi Val	318,300	298,600	-19,700	-6.2	4,027	3,900	-127	-3.1	1.27	1.31
Res Hmstd: Ex-Hi Val	477,600	448,100	-29,500	-6.2	6,171	6,027	-144	-2.3	1.29	1.35
Apartment	300,000	300,000	0	0.0	4,669	4,876	206	4.4	1.56	1.63
Comm/Ind: Lo Val	150,000	148,400	-1,600	-1.1	4,035	4,220	186	4.6	2.69	2.84
Comm/Ind: Med Val	300,000	296,800	-3,200	-1.1	9,297	9,723	426	4.6	3.1	3.28
Comm/Ind: Hi Val	1,000,000	989,300	-10,700	-1.1	33,854	35,465	1,611	4.8	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	11,226	34	0.3	1.20	1.26
Res Non-Hm: exis	105,844	111,251	5,408	5.1	1,506	1,700	193	12.8	1.42	1.53
Apartments: exis	62,004	61,872	-132	-0.2	997	1,078	80	8.1	1.61	1.74
Low-inc Apts: ex	6,785	6,785	0	0.0	68	73	5	7.4	1.01	1.08
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	1,038	39	3.9	2.70	2.90
Com/Ind Hi: exis	168,980	165,735	-3,244	-1.9	5,965	6,287	322	5.4	3.53	3.79
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	589	62	11.9	3.53	3.79
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	203	49	31.6	1.87	2.08
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	2.64
Total	1,338,303	1,303,687	-34,615	-2.6	21,409	22,247	838	3.9	1.60	1.71

Tax Base

Tax Rates

	Tax Base				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	15,650	13,976	-1,674	-10.7	County	26.54	28.60	0.54	0.55
(-) TIF Tax Capacity	1,548	1,489	-59	-3.8	City/Town	48.38	56.41	0.00	0.00
(-) FD Contrib Tax Cap	1,155	1,101	-54	-4.7	School District	30.65	32.08	21.67	19.67
(=) Taxable Tax Capacity	12,947	11,386	-1,561	-12.1	Special District	6.15	6.50	0.00	0.00
FD Distrib Tax Cap	3,901	3,782	-119	-3.0	Total	111.72	123.60	22.21	20.22

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base
Res Hmstd: Lo Val	107,600	102,900	-4.4	1,166	1,134	-31	-2.7	1.08	1.10
Res Hmstd:Avg Val	161,400	154,400	-4.3	1,935	1,932	-2	-0.1	1.2	1.25
Res Hmstd: Hi Val	215,100	205,800	-4.3	2,702	2,728	26	1.0	1.26	1.33
Res Hmstd: Ex-Hi Val	322,700	308,700	-4.3	4,240	4,323	83	2.0	1.31	1.40
Apartment	300,000	299,400	-0.2	4,856	5,231	375	7.7	1.62	1.75
Comm/Ind: Lo Val	150,000	147,100	-1.9	4,054	4,259	205	5.1	2.70	2.9
Comm/Ind: Med Val	300,000	294,200	-1.9	9,348	9,812	465	5.0	3.12	3.34
Comm/Ind: Hi Val	1,000,000	980,800	-1.9	34,053	35,854	1,802	5.3	3.41	3.66

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	12.4	1.47	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	1,063	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

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	350	308	-42	-11.9	County	29.14	31.40	0.54	0.55
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	40.86	48.25	0.00	0.00
(-) FD Contrib Tax Cap	12	12	0	-2.8	School District	22.13	25.38	26.62	28.66
(=) Taxable Tax Capacity	338	296	-41	-12.3	Special District	3.98	4.02	0.00	0.00
FD Distrib Tax Cap	79	63	-16	-20.4	Total	96.11	109.05	27.16	29.21

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Pctg Chng	Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change		Base	Alter
Res Hmstd: Lo Val	127,500	120,300		-5.6	1,314	1,375	61	4.7	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	3,154	156	5.2	1.18	1.31
Res Hmstd: Ex-Hi Val	382,300	360,700		-5.7	4,684	4,935	250	5.3	1.23	1.37
Apartment	300,000	300,000		0.0	4,419	4,966	547	12.4	1.47	1.66
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	9,557	511	5.7	3.02	3.28
Comm/Ind: Hi Val	1,000,000	970,400		-3.0	32,895	34,862	1,967	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	11,182	737	7.1	1.10	1.23
Res Non-Hm: exis	71,914	76,499	4,585	6.4	910	1,092	181	19.9	1.27	1.43
Apartments: exis	171,632	171,851	220	0.1	2,550	2,876	326	12.8	1.49	1.67
Low-inc Apts: ex	9,197	9,197	0	0.0	84	95	11	13.2	0.91	1.03
Seasnl Rec: exis	0	171	171	0.0	0	2	2	0.0	0.00	1.36
Com/Ind: Lo: exi	35,021	34,862	-159	-0.5	913	998	85	9.3	2.61	2.86
Com/Ind Hi: exis	238,446	233,468	-4,978	-2.1	8,197	8,778	581	7.1	3.44	3.76
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	391	50	14.8	3.44	3.76
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	1.23
All other NewCon	0	815	815	0.0	0	23	23	0.0	0.00	2.80
Total	1,485,077	1,446,325	-38,753	-2.6	23,442	25,450	2,007	8.6	1.58	1.76

Tax Base

Tax Rates

	Tax Base				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	17,950	16,460	-1,490	-8.3	County	29.14	31.40	0.54	0.55
(-) TIF Tax Capacity	1,380	1,345	-36	-2.6	City/Town	56.07	62.15	0.00	0.00
(-) FD Contrib Tax Cap	2,131	2,023	-108	-5.0	School District	19.66	21.98	11.18	16.28
(=) Taxable Tax Capacity	14,439	13,093	-1,347	-9.3	Special District	4.64	4.89	0.00	0.00
FD Distrib Tax Cap	3,271	3,239	-32	-1.0	Total	109.51	120.42	11.72	16.83

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	123,700	118,400		-4.3	1,238	1,305	67	5.4	1.00	1.10
Res Hmstd:Avg Val	185,400	177,400		-4.3	2,042	2,179	137	6.7	1.10	1.23
Res Hmstd: Hi Val	247,200	236,600		-4.3	2,847	3,055	209	7.3	1.15	1.29
Res Hmstd: Ex-Hi Val	370,800	354,800		-4.3	4,456	4,806	350	7.8	1.20	1.35
Apartment	300,000	300,400		0.1	4,458	5,028	570	12.8	1.49	1.67
Comm/Ind: Lo Val	150,000	146,900		-2.1	3,911	4,204	293	7.5	2.61	2.86
Comm/Ind: Med Val	300,000	293,700		-2.1	9,068	9,696	628	6.9	3.02	3.30
Comm/Ind: Hi Val	1,000,000	979,100		-2.1	33,132	35,465	2,333	7.0	3.31	3.62

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	94	10.4	0.94	1.08
Res Non-Hm: exis	11,174	12,135	960	8.6	109	136	27	24.4	0.98	1.12
Apartments: exis	13,750	15,185	1,435	10.4	161	203	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	1,888	88	4.9	1.27	1.39

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	1,678	1,534	-144	-8.6	County	29.14	31.40	0.54	0.55
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	30.88	34.92	0.00	0.00
(-) FD Contrib Tax Cap	155	138	-17	-10.9	School District	19.66	21.98	11.18	16.28
(=) Taxable Tax Capacity	1,523	1,396	-127	-8.4	Special District	4.67	4.94	0.00	0.00
FD Distrib Tax Cap	58	34	-24	-41.2	Total	84.35	93.24	11.72	16.83

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Pctg Chng	Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change		Base	Alter
Res Hmstd: Lo Val	202,200	193,900		-4.1	1,752	1,950	198	11.3	0.87	1.01
Res Hmstd:Avg Val	303,100	290,700		-4.1	2,812	3,097	284	10.1	0.93	1.07
Res Hmstd: Hi Val	404,100	387,500		-4.1	3,873	4,243	370	9.6	0.96	1.1
Res Hmstd: Ex-Hi Val	606,300	581,400		-4.1	6,048	6,589	541	8.9	1	1.13
Apartment	300,000	331,300		10.4	3,515	4,419	904	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	6,654	-1,605	-19.4	2.75	2.93
Comm/Ind: Hi Val	1,000,000	756,500		-24.4	30,165	25,082	-5,083	-16.9	3.02	3.32

Dakota County

Miesville city

<i>Tax Burdens by Property Class</i>	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	1.13
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	14.1	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

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	174	160	-14	-7.8	County	29.14	31.40	0.54	0.55
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	27.22	33.15	0.00	0.00
(-) FD Contrib Tax Cap	13	13	0	-2.2	School District	22.13	25.38	26.63	28.66
(=) Taxable Tax Capacity	161	147	-13	-8.3	Special District	3.42	3.51	0.00	0.00
FD Distrib Tax Cap	25	12	-13	-52.7	Total	81.92	93.44	27.16	29.21

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		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	2,226	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	4,801	457	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	8,199	-352	-4.1	2.85	3.07
Comm/Ind: Hi Val	1,000,000	889,100		-11.1	31,083	30,165	-918	-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	13,314	786	6.3	0.95	1.07
Res Non-Hm: exis	99,928	93,078	-6,851	-6.9	993	1,040	48	4.8	0.99	1.12
Apartments: exis	15,400	15,400	0	0.0	181	203	22	12.1	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	-0.8	0.97	1.05
Com/Ind: Lo: exi	18,398	18,063	-334	-1.8	440	472	32	7.3	2.39	2.61
Com/Ind Hi: exis	314,004	298,683	-15,320	-4.9	9,876	10,227	351	3.6	3.15	3.42
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	903	98	12.1	3.15	3.42
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	3.7	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	26,310	1,477	5.9	1.38	1.54

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	21,668	20,201	-1,468	-6.8	County	29.14	31.40	0.54	0.55
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	29.92	32.30	1.47	1.54
(-) FD Contrib Tax Cap	2,841	2,703	-137	-4.8	School District	19.66	21.98	11.18	16.28
(=) Taxable Tax Capacity	18,828	17,497	-1,330	-7.1	Special District	4.64	4.89	0.00	0.00
FD Distrib Tax Cap	1,084	860	-224	-20.7	Total	83.36	90.58	13.19	18.37

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Pctg Chng	Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change		Base	Alter
Res Hmstd: Lo Val	226,300	213,100		-5.8	2,016	2,158	142	7.0	0.89	1.01
Res Hmstd:Avg Val	339,200	319,500		-5.8	3,208	3,404	196	6.1	0.95	1.07
Res Hmstd: Hi Val	452,200	425,900		-5.8	4,366	4,640	274	6.3	0.97	1.09
Res Hmstd: Ex-Hi Val	678,400	639,000		-5.8	6,921	7,277	355	5.1	1.02	1.14
Apartment	300,000	300,000		0.0	3,522	3,948	426	12.1	1.17	1.32
Comm/Ind: Lo Val	150,000	142,700		-4.9	3,588	3,730	142	4.0	2.39	2.61
Comm/Ind: Med Val	300,000	285,400		-4.9	8,306	8,557	251	3.0	2.77	3
Comm/Ind: Hi Val	1,000,000	951,200		-4.9	30,322	31,353	1,031	3.4	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	1,483	79	5.6	0.94	1.07
Res Non-Hm: exis	17,438	19,205	1,766	10.1	171	215	44	25.6	0.98	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	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	14.2	2.58	2.83
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	12.5	2.58	2.83
Ag HGA: Exist	135	128	-7	-5.0	1	1	0	16.3	0.67	0.82
Ag Hmstd Land	506	480	-25	-5.0	2	2	0	5.8	0.33	0.36
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	246	246	0.0	0	3	3	0.0	0.00	1.07
All other NewCon	0	39	39	0.0	0	0	0	0.0	0.00	1.12
Total	169,018	160,027	-8,991	-5.3	1,609	1,739	130	8.1	0.95	1.09

Tax Base

Tax Rates

	Baseline	Alternative	Change	Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val		
					Base	Alter	Base	Alter	
Total Tax Capacity	1,891	1,779	-112	-5.9	County	29.14	31.40	0.54	0.55
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	20.67	23.68	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	19.66	21.98	11.18	16.28
(=) Taxable Tax Capacity	1,891	1,779	-112	-5.9	Special District	4.64	4.89	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	74.10	81.95	11.72	16.83

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base
Res Hmstd: Lo Val	573,900	531,600	-7.4	5,062	5,316	254	5.0	0.88	1
Res Hmstd:Avg Val	860,400	796,900	-7.4	8,052	8,480	428	5.3	0.94	1.06
Res Hmstd: Hi Val	1,146,900	1,062,300	-7.4	11,041	11,645	604	5.5	0.96	1.1
Res Hmstd: Ex-Hi Val	1,720,800	1,593,900	-7.4	17,030	17,986	956	5.6	0.99	1.13
Comm/Ind: Lo Val	150,000	156,000	4.0	2,942	3,416	474	16.1	1.96	2.19
Comm/Ind: Med Val	300,000	312,000	4.0	6,806	7,829	1,024	15.0	2.27	2.51
Comm/Ind: Hi Val	1,000,000	1,040,000	4.0	24,837	28,427	3,589	14.5	2.48	2.73

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	38,499	-229	-0.6	1.18	1.22
Res Non-Hm: exis	265,745	275,339	9,594	3.6	3,439	3,670	231	6.7	1.29	1.33
Apartments: exis	437,465	434,495	-2,970	-0.7	6,672	6,846	174	2.6	1.53	1.58
Low-inc Apts: ex	43,391	42,758	-633	-1.5	413	421	8	1.9	0.95	0.98
Seasnl Rec: exis	981	974	-7	-0.7	12	12	0	3.0	1.23	1.27
Com/Ind: Lo: exi	94,336	92,805	-1,531	-1.6	2,526	2,615	89	3.5	2.68	2.82
Com/Ind Hi: exis	1,237,054	1,203,138	-33,916	-2.7	43,067	44,098	1,031	2.4	3.48	3.67
Publ U: Elec Gen	57,091	59,639	2,548	4.5	1,427	1,574	147	10.3	2.50	2.64
Publ U: Other	94,588	89,607	-4,981	-5.3	3,289	3,281	-8	-0.3	3.48	3.66
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	368	11	3.0	1.53	1.58
ResHmstd: NewCon	0	3,022	3,022	0.0	0	37	37	0.0	0.00	1.22
All other NewCon	0	23,166	23,166	0.0	0	748	748	0.0	0.00	3.23
Total	5,525,827	5,411,551	-114,276	-2.1	99,930	102,169	2,239	2.2	1.81	1.89

Tax Base

Tax Rates

					County	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	70,768	66,449	-4,319	-6.1	29.14	31.40	0.54	0.55	
(-) TIF Tax Capacity	3,232	3,028	-204	-6.3	42.58	43.18	0.00	0.00	
(-) FD Contrib Tax Cap	11,589	10,980	-609	-5.3	23.97	24.40	25.64	26.17	
(=) Taxable Tax Capacity	55,948	52,441	-3,507	-6.3	5.43	5.78	0.00	0.00	
FD Distrib Tax Cap	9,275	8,693	-582	-6.3	Total	101.11	104.77	26.18	26.72

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Pctg Chng	Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change		Base	Alter
Res Hmstd: Lo Val	137,300	132,700	-3.4	1,499	1,480	-19	-1.3	1.09	1.12	
Res Hmstd:Avg Val	205,900	199,100	-3.3	2,434	2,416	-18	-0.8	1.18	1.21	
Res Hmstd: Hi Val	274,400	265,300	-3.3	3,367	3,348	-19	-0.6	1.23	1.26	
Res Hmstd: Ex-Hi Val	411,700	398,000	-3.3	5,239	5,218	-20	-0.4	1.27	1.31	
Apartment	300,000	298,000	-0.7	4,577	4,699	122	2.7	1.53	1.58	
Comm/Ind: Lo Val	150,000	145,900	-2.7	4,019	4,111	93	2.3	2.68	2.82	
Comm/Ind: Med Val	300,000	291,800	-2.7	9,246	9,428	182	2.0	3.08	3.23	
Comm/Ind: Hi Val	1,000,000	972,600	-2.7	33,639	34,399	760	2.3	3.36	3.54	

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	41,819	-104	-0.2	1.23	1.27
Res Non-Hm: exis	261,026	257,528	-3,498	-1.3	3,484	3,563	79	2.3	1.33	1.38
Apartments: exis	154,355	157,212	2,857	1.9	2,414	2,567	153	6.3	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	1.7	1.40	1.47
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	17,635	532	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	1,767	99	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	6.4	0.52	0.55
Ag Non-Hmstd	12,791	11,441	-1,350	-10.6	133	125	-8	-5.8	1.04	1.09
Misc props	19,564	19,538	-27	-0.1	311	325	13	4.3	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	69,465	1,252	1.8	1.53	1.60

Tax Base

Tax Rates

	Tax Base				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	50,539	46,538	-4,001	-7.9	County	29.14	31.40	0.54	0.55
(-) TIF Tax Capacity	3,000	2,637	-363	-12.1	City/Town	42.39	44.07	3.75	4.17
(-) FD Contrib Tax Cap	4,743	4,417	-326	-6.9	School District	26.90	28.23	22.65	22.23
(=) Taxable Tax Capacity	42,795	39,484	-3,312	-7.7	Special District	5.11	5.33	0.00	0.00
FD Distrib Tax Cap	7,263	6,657	-606	-8.3	Total	103.54	109.03	26.94	26.95

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Change		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	147,000	141,600	-5,400	-3.7	1,678	1,658	-20	-1.2	1.14	1.17
Res Hmstd:Avg Val	220,400	212,300	-8,100	-3.7	2,702	2,689	-13	-0.5	1.23	1.27
Res Hmstd: Hi Val	293,800	283,000	-10,800	-3.7	3,725	3,720	-5	-0.1	1.27	1.31
Res Hmstd: Ex-Hi Val	440,800	424,600	-16,200	-3.7	5,751	5,774	23	0.4	1.30	1.36
Apartment	300,000	305,600	5,600	1.9	4,691	4,989	298	6.4	1.56	1.63
Comm/Ind: Lo Val	150,000	146,400	-3,600	-2.4	4,079	4,202	122	3.0	2.72	2.87
Comm/Ind: Med Val	300,000	292,700	-7,300	-2.4	9,384	9,638	254	2.7	3.13	3.29
Comm/Ind: Hi Val	1,000,000	975,700	-24,300	-2.4	34,138	35,160	1,022	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	51,950	1,041	2.0	1.11	1.16
Res Non-Hm: exis	308,911	309,939	1,028	0.3	3,685	3,862	178	4.8	1.19	1.25
Apartments: exis	366,927	364,123	-2,805	-0.8	4,934	5,190	255	5.2	1.34	1.43
Low-inc Apts: ex	3,340	3,337	-3	-0.1	30	31	1	3.6	0.89	0.93
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	2,313	141	6.5	2.53	2.70
Com/Ind Hi: exis	1,568,139	1,525,825	-42,313	-2.7	51,644	53,620	1,976	3.8	3.29	3.51
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	2,258	154	7.3	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	11.0	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	4.5	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	119,689	4,171	3.6	1.65	1.74

Tax Base

Tax Rates

	Tax Base				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	87,833	83,083	-4,749	-5.4	County	29.14	31.40	0.54	0.55
(-) TIF Tax Capacity	1,093	1,059	-34	-3.1	City/Town	33.66	34.53	1.70	1.64
(-) FD Contrib Tax Cap	14,166	13,244	-922	-6.5	School District	24.63	26.05	20.51	21.53
(=) Taxable Tax Capacity	72,574	68,781	-3,794	-5.2	Special District	4.64	4.90	0.00	0.00
FD Distrib Tax Cap	8,630	7,553	-1,077	-12.5	Total	92.08	96.89	22.75	23.72

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	160,300	156,500	-2.4	1,613	1,663	51	3.1	1.01	1.06	
Res Hmstd:Avg Val	240,400	234,700	-2.4	2,604	2,674	70	2.7	1.08	1.14	
Res Hmstd: Hi Val	320,400	312,800	-2.4	3,595	3,684	89	2.5	1.12	1.18	
Res Hmstd: Ex-Hi Val	480,800	469,400	-2.4	5,521	5,661	140	2.5	1.15	1.21	
Apartment	300,000	297,700	-0.8	4,135	4,311	176	4.3	1.38	1.45	
Comm/Ind: Lo Val	150,000	146,000	-2.7	3,862	3,981	119	3.1	2.57	2.73	
Comm/Ind: Med Val	300,000	291,900	-2.7	8,898	9,136	239	2.7	2.97	3.13	
Comm/Ind: Hi Val	1,000,000	973,000	-2.7	32,397	33,358	961	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	15,739	729	4.9	1.28	1.42
Res Non-Hm: exis	112,550	115,604	3,054	2.7	1,651	1,916	265	16.0	1.47	1.66
Apartments: exis	69,468	69,012	-456	-0.7	1,161	1,309	149	12.8	1.67	1.90
Low-inc Apts: ex	6,970	6,880	-90	-1.3	73	81	9	11.9	1.04	1.18
Seasnl Rec: exis	213	191	-22	-10.3	4	4	0	1.8	1.67	1.90
Com/Ind: Lo: exi	40,777	40,446	-331	-0.8	1,136	1,239	103	9.0	2.79	3.06
Com/Ind Hi: exis	163,497	158,750	-4,746	-2.9	5,925	6,328	403	6.8	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	554	66	13.5	3.62	3.99
Ag HGA: Exist	331	531	201	60.8	4	8	4	101.4	1.14	1.42
Ag Hmstd Land	1,277	1,448	170	13.3	11	14	3	27.1	0.84	0.94
Ag Non-Hmstd	2,262	2,027	-235	-10.4	25	26	1	2.8	1.12	1.28
Misc props	12,689	12,599	-90	-0.7	214	241	27	12.8	1.68	1.91
ResHmstd: NewCon	0	3,067	3,067	0.0	0	44	44	0.0	0.00	1.42
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	27,549	1,849	7.2	1.61	1.80

Tax Base

Tax Rates

	Tax Base				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	18,195	16,194	-2,001	-11.0	County	29.14	31.40	0.54	0.55
(-) TIF Tax Capacity	21	21	0	-2.2	City/Town	55.19	65.99	0.00	0.00
(-) FD Contrib Tax Cap	1,634	1,561	-72	-4.4	School District	22.13	25.38	26.62	28.66
(=) Taxable Tax Capacity	16,541	14,612	-1,928	-11.7	Special District	5.46	5.65	0.00	0.00
FD Distrib Tax Cap	4,022	3,774	-248	-6.2	Total	111.93	128.42	27.16	29.21

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	123,800	116,700		-5.7	1,461	1,496	35	2.4	1.18	1.28
Res Hmstd:Avg Val	185,700	175,100		-5.7	2,378	2,484	107	4.5	1.28	1.42
Res Hmstd: Hi Val	247,500	233,400		-5.7	3,293	3,471	178	5.4	1.33	1.49
Res Hmstd: Ex-Hi Val	371,300	350,100		-5.7	5,126	5,445	319	6.2	1.38	1.56
Apartment	300,000	298,000		-0.7	5,012	5,654	642	12.8	1.67	1.9
Comm/Ind: Lo Val	150,000	145,600		-2.9	4,179	4,459	280	6.7	2.79	3.06
Comm/Ind: Med Val	300,000	291,300		-2.9	9,614	10,226	612	6.4	3.20	3.51
Comm/Ind: Hi Val	1,000,000	971,000		-2.9	34,981	37,319	2,339	6.7	3.5	3.84

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	1,300	89	7.4	1.31	1.47
Res Non-Hm: exis	8,415	7,848	-567	-6.7	122	127	6	4.6	1.45	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	300	300	0	0.0	8	9	1	9.9	2.67	2.93
Com/Ind Hi: exis	5,068	4,972	-96	-1.9	175	188	13	7.3	3.46	3.78
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	0	14.4	3.46	3.78
Ag HGA: Exist	425	408	-18	-4.1	6	6	0	7.5	1.30	1.46
Ag Hmstd Land	1,880	2,028	148	7.9	10	12	2	20.1	0.54	0.60
Ag Non-Hmstd	1,163	1,119	-44	-3.8	13	13	1	4.6	1.10	1.19
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	1.47
All other NewCon	0	492	492	0.0	0	8	8	0.0	0.00	1.62
Total	109,499	105,693	-3,806	-3.5	1,547	1,671	124	8.0	1.41	1.58

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	1,143	1,031	-112	-9.8	County	26.51	28.57	0.54	0.55
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	43.41	50.26	1.75	1.93
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	34.28	34.68	26.91	35.39
(=) Taxable Tax Capacity	1,143	1,031	-112	-9.8	Special District	5.39	5.69	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	109.59	119.20	29.20	37.87

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Pctg Chng	Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change		Base	Alter
Res Hmstd: Lo Val	152,100	145,500		-4.3	1,876	1,998	122	6.5	1.23	1.37
Res Hmstd:Avg Val	228,100	218,200		-4.3	2,999	3,217	219	7.3	1.31	1.47
Res Hmstd: Hi Val	304,100	290,900		-4.3	4,122	4,437	315	7.6	1.36	1.53
Res Hmstd: Ex-Hi Val	456,200	436,400		-4.3	6,332	6,855	523	8.3	1.39	1.57
Comm/Ind: Lo Val	150,000	147,200		-1.9	4,003	4,318	315	7.9	2.67	2.93
Comm/Ind: Med Val	300,000	294,300		-1.9	9,193	9,861	668	7.3	3.06	3.35
Comm/Ind: Hi Val	1,000,000	981,000		-1.9	33,417	35,851	2,433	7.3	3.34	3.65

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

Tax Rates

	Tax Base				Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	301	253	-47	-15.8	County	44.20	46.75	0.00	0.00
(-) TIF Tax Capacity	12	12	0	0.6	City/Town	#####	146.29	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	14.83	14.43	16.77	17.16
(=) Taxable Tax Capacity	289	241	-47	-16.4	Special District	0.00	0.00	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	181.23	207.46	16.77	17.16

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		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	6,374	946	17.4	3.62	4.1
Comm/Ind: Med Val	300,000	311,200		3.7	12,581	14,688	2,107	16.7	4.19	4.72
Comm/Ind: Hi Val	1,000,000	1,037,200		3.7	45,964	53,477	7,513	16.3	4.6	5.16

Dodge County

Dodge Center city

<i>Tax Burdens by Property Class</i>	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	12	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

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	1,652	1,410	-242	-14.6	County	45.94	48.97	0.00	0.00
(-) TIF Tax Capacity	95	24	-71	-75.2	City/Town	73.97	88.54	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	16.77	16.79	16.77	17.16
(=) Taxable Tax Capacity	<u>1,557</u>	<u>1,387</u>	<u>-171</u>	<u>-11.0</u>	Special District	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	0	0	0	0.0	Total	136.68	154.30	16.77	17.16

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		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	4,498	73	1.6	2.95	3.25
Comm/Ind: Med Val	300,000	276,500		-7.8	10,242	10,293	50	0.5	3.41	3.72
Comm/Ind: Hi Val	1,000,000	921,800		-7.8	37,388	37,909	521	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

Tax Rates

	Tax Base				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	678	592	-86	-12.6	County	44.45	47.23	0.00	0.00
(-) TIF Tax Capacity	45	40	-6	-12.5	City/Town	74.51	85.42	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	12.07	11.68	14.78	23.51
(=) Taxable Tax Capacity	633	553	-80	-12.6	Special District	1.10	1.18	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	132.14	145.50	14.78	23.51

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		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	11.6	1.3	1.44
Res Hmstd: Ex-Hi Val	211,900	212,800		0.4	2,932	3,333	402	13.7	1.38	1.57
Apartment	300,000	300,000		0.0	5,399	6,162	763	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	10,840	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	3,485	110	3.3	1.32	1.36
Res Non-Hm: exis	23,691	23,949	258	1.1	379	415	36	9.4	1.60	1.73
Apartments: exis	8,134	7,988	-147	-1.8	148	158	10	6.5	1.82	1.98
Low-inc Apts: ex	3,128	3,127	-1	0.0	35	38	3	8.4	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	422	30	7.7	2.90	3.12
Com/Ind Hi: exis	11,415	11,322	-92	-0.8	438	467	30	6.7	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	4,030	4,157	128	3.2	153	170	17	11.1	3.81	4.10
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	20.4	0.84	0.92
Ag Non-Hmstd	1,457	1,584	127	8.7	20	24	4	18.4	1.38	1.50
Misc props	743	743	0	0.0	14	15	1	8.5	1.82	1.98
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	1.82
Total	322,232	324,525	2,294	0.7	4,955	5,232	277	5.6	1.54	1.61

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	3,477	3,095	-382	-11.0	County	46.69	49.81	0.00	0.00
(-) TIF Tax Capacity	176	167	-8	-4.8	City/Town	56.30	65.56	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	35.16	35.02	9.64	9.83
(=) Taxable Tax Capacity	3,301	2,928	-374	-11.3	Special District	0.00	0.00	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	138.14	150.39	9.64	9.83

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Pctg Chng	Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change		Base	Alter
Res Hmstd: Lo Val	99,800	99,600	-0.2	1,192	1,171	-22	-1.8	1.19	1.18	
Res Hmstd:Avg Val	149,600	149,300	-0.2	1,973	2,034	61	3.1	1.32	1.36	
Res Hmstd: Hi Val	199,500	199,100	-0.2	2,755	2,899	144	5.2	1.38	1.46	
Res Hmstd: Ex-Hi Val	299,300	298,700	-0.2	4,320	4,630	310	7.2	1.44	1.55	
Apartment	300,000	294,600	-1.8	5,469	5,828	358	6.5	1.82	1.98	
Comm/Ind: Lo Val	150,000	148,800	-0.8	4,352	4,644	292	6.7	2.90	3.12	
Comm/Ind: Med Val	300,000	297,600	-0.8	10,105	10,774	669	6.6	3.37	3.62	
Comm/Ind: Hi Val	1,000,000	991,900	-0.8	36,957	39,435	2,479	6.7	3.7	3.98	

Dodge County

Mantorville city

<i>Tax Burdens by Property Class</i>	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	836	30	3.7	1.40	1.44
Res Non-Hm: exis	3,350	3,200	-149	-4.5	55	57	1	2.6	1.65	1.77
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	8.4	1.16	1.26
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	-5	-8.3	3.01	3.24
Com/Ind Hi: exis	436	480	44	10.2	17	21	3	18.6	3.98	4.29
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	9.3	3.96	4.26
Ag HGA: Exist	173	165	-8	-4.3	2	2	0	-1.6	1.43	1.47
Ag Hmstd Land	547	593	46	8.4	4	4	1	19.6	0.67	0.74
Ag Non-Hmstd	33	36	3	10.1	0	1	0	19.8	1.45	1.58
Misc props	73	130	57	77.6	1	3	2	119.3	1.93	2.39
ResHmstd: NewCon	0	203	203	0.0	0	3	3	0.0	0.00	1.44
All other NewCon	0	182	182	0.0	0	6	6	0.0	0.00	3.45
Total	65,103	65,477	375	0.6	971	1,015	44	4.5	1.49	1.55

Tax Base

Tax Rates

	Baseline	Alternative	Change	Pctg Chng		Net Tax Cap (Pctg)		Ref Mkt Val	
						Base	Alter	Base	Alter
Total Tax Capacity	669	585	-84	-12.6	County	46.88	50.01	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	63.19	73.02	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	35.37	35.24	9.64	9.83
(=) Taxable Tax Capacity	669	585	-84	-12.6	Special District	0.00	0.00	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	145.44	158.28	9.64	9.83

**Tax Burdens on
Hypothetical Properties**

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	100,800	101,300		0.5	1,282	1,258	-24	-1.9	1.27	1.24
Res Hmstd:Avg Val	151,100	151,800		0.5	2,107	2,179	72	3.4	1.39	1.44
Res Hmstd: Hi Val	201,400	202,300		0.4	2,932	3,100	167	5.7	1.46	1.53
Res Hmstd: Ex-Hi Val	302,200	303,600		0.5	4,586	4,947	361	7.9	1.52	1.63
Comm/Ind: Lo Val	150,000	165,300		10.2	4,516	5,514	998	22.1	3.01	3.34
Comm/Ind: Med Val	300,000	330,600		10.2	10,489	12,599	2,110	20.1	3.5	3.81
Comm/Ind: Hi Val	1,000,000	1,102,000		10.2	38,363	45,660	7,297	19.0	3.84	4.14

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

Tax Rates

	Tax Base				Tax Rates		Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	County	City/Town	Base	Alter	Base	Alter
Total Tax Capacity	349	263	-86	-24.5	County	44.16	46.15	0.00	0.00	
(-) TIF Tax Capacity	11	10	0	-3.0	City/Town	#####	269.27	0.00	0.00	
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	14.79	13.89	16.77	17.16	
(=) Taxable Tax Capacity	338	253	-85	-25.2	Special District	0.00	0.00	0.00	0.00	
FD Distrib Tax Cap	0	0	0	0.0	Total	240.86	329.32	16.77	17.16	

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		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	24,307	8,595	54.7	5.24	6.96
Comm/Ind: Hi Val	1,000,000	1,163,800		16.4	57,444	87,690	30,247	52.7	5.74	7.53

Dodge County

Blooming Prairie city (p

<i>Tax Burdens by Property Class</i>	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

Tax Rates

	Estimated Market Value				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	4	4	0	3.0	County	47.94	51.23	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	72.61	82.85	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	31.14	32.01	17.13	18.53
(=) Taxable Tax Capacity	4	4	0	3.0	Special District	1.10	1.18	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	152.80	167.27	17.13	18.53

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base
Comm/Ind: Lo Val	150,000	150,000	0.0	4,794	5,191	398	8.3	3.2	3.46
Comm/Ind: Med Val	300,000	300,000	0.0	11,100	12,020	921	8.3	3.7	4.01
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	40,527	43,890	3,363	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	4,895	655	15.5	0.95	1.12
Res Non-Hm: exis	97,866	98,842	975	1.0	1,133	1,345	212	18.8	1.16	1.36
Apartments: exis	63,659	63,749	90	0.1	849	1,006	157	18.5	1.33	1.58
Low-inc Apts: ex	11,834	11,170	-664	-5.6	96	107	11	11.4	0.81	0.96
Seasnl Rec: exis	58,809	57,020	-1,789	-3.0	683	783	100	14.7	1.16	1.37
Com/Ind: Lo: exi	84,210	82,767	-1,443	-1.7	1,947	2,185	238	12.2	2.31	2.64
Com/Ind Hi: exis	279,991	264,514	-15,477	-5.5	8,540	9,223	683	8.0	3.05	3.49
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	438	76	20.9	3.04	3.48
Ag HGA: Exist	1,127	864	-263	-23.4	10	10	-1	-7.0	0.91	1.10
Ag Hmstd Land	4,307	3,031	-1,276	-29.6	18	16	-3	-14.9	0.42	0.51
Ag Non-Hmstd	15,135	15,320	185	1.2	149	181	32	21.3	0.99	1.18
Misc props	5,982	5,811	-171	-2.9	88	101	13	14.4	1.47	1.73
ResHmstd: NewCon	0	2,688	2,688	0.0	0	30	30	0.0	0.00	1.12
All other NewCon	0	14,688	14,688	0.0	0	276	276	0.0	0.00	1.88
Total	1,081,402	1,070,521	-10,881	-1.0	18,116	20,596	2,480	13.7	1.68	1.92

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	14,369	13,541	-828	-5.8	County	45.36	50.92	0.00	0.00
(-) TIF Tax Capacity	669	747	78	11.6	City/Town	37.62	42.16	1.40	1.42
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	13.50	21.81	8.56	8.57
(=) Taxable Tax Capacity	13,700	12,794	-906	-6.6	Special District	2.21	3.35	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	98.69	118.24	9.96	9.99

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	109,400	107,200		-2.0	915	1,048	134	14.6	0.84	0.98
Res Hmstd:Avg Val	164,000	160,700		-2.0	1,557	1,791	234	15.0	0.95	1.11
Res Hmstd: Hi Val	218,600	214,100		-2.1	2,200	2,533	333	15.2	1.01	1.18
Res Hmstd: Ex-Hi Val	328,000	321,300		-2.0	3,487	4,022	535	15.3	1.06	1.25
Apartment	300,000	300,400		0.1	4,000	4,740	740	18.5	1.33	1.58
Seas Rec: Lo Val	50,000	48,500		-3.0	531	614	82	15.5	1.06	1.27
Seas Rec: Hi Val	150,000	145,400		-3.1	1,678	1,926	248	14.8	1.12	1.32
Comm/Ind: Lo Val	150,000	141,700		-5.5	3,469	3,741	272	7.8	2.31	2.64
Comm/Ind: Med Val	300,000	283,400		-5.5	8,044	8,612	567	7.1	2.68	3.04
Comm/Ind: Hi Val	1,000,000	944,700		-5.5	29,396	31,670	2,274	7.7	2.94	3.35

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	178	2	1.4	1.09	1.16
Res Non-Hm: exis	2,194	2,627	433	19.7	32	42	9	29.0	1.48	1.59
Apartments: exis	596	833	237	39.7	10	15	5	54.6	1.63	1.80
Low-inc Apts: ex	228	204	-24	-10.4	2	2	0	-1.1	1.00	1.11
Seasnl Rec: exis	41	41	-1	-1.5	1	1	0	10.3	1.24	1.39
Com/Ind: Lo: exi	3,376	3,076	-300	-8.9	89	89	0	-0.5	2.65	2.89
Com/Ind Hi: exis	3,450	3,103	-347	-10.1	120	118	-2	-1.7	3.48	3.80
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	17.5	3.48	3.80
Ag HGA: Exist	159	159	0	-0.1	2	2	0	7.9	1.19	1.29
Ag Hmstd Land	43	43	-1	-1.4	0	0	0	22.6	0.28	0.35
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	10.7	1.63	1.80
ResHmstd: NewCon	0	307	307	0.0	0	4	4	0.0	0.00	1.16
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	464	20	4.6	1.67	1.78

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	323	277	-46	-14.3	County	45.26	50.80	0.00	0.00
(-) TIF Tax Capacity	29	29	-1	-1.9	City/Town	63.42	71.46	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	6.39	7.23	17.38	17.13
(=) Taxable Tax Capacity	294	248	-46	-15.5	Special District	1.24	0.91	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	116.30	130.41	17.38	17.13

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Pctg Chng	Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change		Base	Alter
Res Hmstd: Lo Val	71,800	68,500		-4.6	673	653	-19	-2.9	0.94	0.95
Res Hmstd:Avg Val	107,600	102,700		-4.6	1,163	1,150	-13	-1.1	1.08	1.12
Res Hmstd: Hi Val	143,400	136,800		-4.6	1,674	1,693	20	1.2	1.17	1.24
Res Hmstd: Ex-Hi Val	215,200	205,300		-4.6	2,698	2,784	86	3.2	1.25	1.36
Apartment	300,000	419,200		39.7	4,883	7,551	2,669	54.7	1.63	1.80
Comm/Ind: Lo Val	150,000	134,900		-10.1	3,976	3,904	-72	-1.8	2.65	2.89
Comm/Ind: Med Val	300,000	269,800		-10.1	9,191	8,895	-296	-3.2	3.06	3.3
Comm/Ind: Hi Val	1,000,000	899,400		-10.1	33,527	32,829	-698	-2.1	3.35	3.65

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	201	30	17.3	0.92	1.09
Res Non-Hm: exis	2,683	2,440	-243	-9.0	33	36	3	10.4	1.22	1.48
Apartments: exis	64	61	-3	-5.0	1	1	0	15.2	1.45	1.76
Low-inc Apts: ex	192	183	-10	-5.0	2	2	0	14.9	0.88	1.07
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	48	6	15.7	2.46	2.86
Com/Ind Hi: exis	490	556	65	13.3	16	21	5	32.1	3.25	3.79
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	46	8	20.4	3.25	3.79
Ag HGA: Exist	103	102	-1	-1.2	1	1	0	15.1	0.91	1.06
Ag Hmstd Land	54	56	2	3.0	0	0	0	36.4	0.53	0.70
Ag Non-Hmstd	83	82	-1	-0.7	1	1	0	21.7	1.09	1.34
Misc props	40	40	0	0.0	1	1	0	21.3	1.45	1.76
ResHmstd: NewCon	0	55	55	0.0	0	1	1	0.0	0.00	1.09
All other NewCon	0	35	35	0.0	0	1	1	0.0	0.00	1.48
Total	25,129	24,972	-157	-0.6	305	359	55	17.9	1.21	1.44

Tax Base

Tax Rates

	Tax Base				Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	276	229	-47	-16.9	County	45.36	50.92	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	49.31	60.53	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	13.35	21.56	8.56	8.57
(=) Taxable Tax Capacity	276	229	-47	-16.9	Special District	1.24	0.91	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	109.25	133.93	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	627	76	13.8	0.78	0.89
Res Hmstd:Avg Val	106,100	105,600	-0.5	973	1,133	160	16.5	0.92	1.07
Res Hmstd: Hi Val	141,400	140,800	-0.4	1,421	1,677	257	18.1	1.00	1.19
Res Hmstd: Ex-Hi Val	212,200	211,200	-0.5	2,319	2,765	447	19.3	1.09	1.31
Apartment	300,000	285,000	-5.0	4,354	5,016	662	15.2	1.45	1.76
Comm/Ind: Lo Val	150,000	170,000	13.3	3,685	5,049	1,364	37.0	2.46	2.97
Comm/Ind: Med Val	300,000	339,900	13.3	8,556	11,482	2,926	34.2	2.85	3.38
Comm/Ind: Hi Val	1,000,000	1,133,100	13.3	31,287	41,515	10,228	32.7	3.13	3.66

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	18.4	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

Tax Rates

	Tax Base				Tax Rates		Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	County	City/Town	School District	Special District	Base	Alter
Total Tax Capacity	290	235	-55	-18.9	45.37	50.93	6.22	7.35	0.00	0.00
(-) TIF Tax Capacity	35	21	-14	-39.2	95.21	107.75	1.24	0.91	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	6.22	7.35	0.00	0.00	34.74	36.86
(=) Taxable Tax Capacity	255	214	-41	-16.1	1.24	0.91	0.00	0.00	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	148.03	166.94		34.74	36.86

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		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	10,642	-735	-6.5	3.79	4.1
Comm/Ind: Hi Val	1,000,000	865,400		-13.5	41,370	39,293	-2,077	-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	141	24	20.0	0.92	1.09
Res Non-Hm: exis	1,422	1,575	153	10.8	16	20	5	30.8	1.10	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	11,945	11,313	-632	-5.3	128	142	14	11.0	1.07	1.26
Com/Ind: Lo: exi	630	630	0	0.0	14	16	2	13.2	2.26	2.56
Com/Ind Hi: exis	640	922	282	44.2	19	31	12	63.5	2.99	3.39
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	28.7	2.99	3.39
Ag HGA: Exist	114	113	-1	-1.1	1	1	0	16.1	0.81	0.95
Ag Hmstd Land	247	189	-58	-23.6	1	1	0	-2.0	0.26	0.34
Ag Non-Hmstd	84	59	-25	-30.1	1	1	0	-17.2	0.96	1.14
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	1.31
Total	27,938	28,033	95	0.3	300	359	59	19.8	1.07	1.28

Tax Base

Tax Rates

	Tax Base				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	284	273	-10	-3.7	County	45.36	50.93	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	36.31	40.61	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	13.35	21.56	8.56	8.57
(=) Taxable Tax Capacity	284	273	-10	-3.7	Special District	1.24	0.91	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	96.25	114.01	8.56	8.57

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base
Res Hmstd: Lo Val	120,000	121,800	1.5	993	1,193	200	20.1	0.83	0.98
Res Hmstd:Avg Val	179,900	182,600	1.5	1,675	2,001	326	19.5	0.93	1.1
Res Hmstd: Hi Val	239,800	243,400	1.5	2,357	2,809	452	19.2	0.98	1.15
Res Hmstd: Ex-Hi Val	359,800	365,200	1.5	3,723	4,427	704	18.9	1.03	1.21
Seas Rec: Lo Val	50,000	47,400	-5.2	519	580	61	11.7	1.04	1.22
Seas Rec: Hi Val	150,000	142,100	-5.3	1,642	1,820	179	10.9	1.09	1.28
Comm/Ind: Lo Val	150,000	216,200	44.1	3,393	6,086	2,693	79.4	2.26	2.82
Comm/Ind: Med Val	300,000	432,500	44.2	7,874	13,414	5,541	70.4	2.62	3.10
Comm/Ind: Hi Val	1,000,000	1,441,500	44.2	28,785	47,598	18,813	65.4	2.88	3.30

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	116	27	30.0	0.86	1.07
Res Non-Hm: exis	1,870	1,126	-745	-39.8	21	16	-5	-24.1	1.15	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	456	447	-10	-2.1	6	7	1	18.9	1.25	1.52
Com/Ind: Lo: exi	2,424	2,347	-76	-3.1	57	65	8	13.8	2.35	2.76
Com/Ind Hi: exis	1,875	1,780	-96	-5.1	58	65	7	11.7	3.10	3.65
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	10	2	22.5	3.10	3.65
Ag HGA: Exist	389	387	-2	-0.6	3	4	1	21.2	0.85	1.04
Ag Hmstd Land	403	381	-22	-5.4	1	2	0	29.1	0.37	0.51
Ag Non-Hmstd	159	95	-64	-40.4	2	1	0	-25.6	1.02	1.27
Misc props	413	412	-1	-0.2	6	7	1	22.9	1.36	1.68
ResHmstd: NewCon	0	25	25	0.0	0	0	0	0.0	0.00	1.07
All other NewCon	0	20	20	0.0	0	0	0	0.0	0.00	1.91
Total	18,576	18,167	-409	-2.2	252	293	42	16.6	1.35	1.61

Tax Base

Tax Rates

	Tax Base				County	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	219	188	-31	-14.1	County	45.35	50.92	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	40.95	52.41	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	13.74	22.19	8.56	8.57
(=) Taxable Tax Capacity	219	188	-31	-14.1	Special District	1.98	1.70	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	102.01	127.22	8.56	8.57

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	74,900	78,900		5.3	529	688	159	30.1	0.71	0.87
Res Hmstd:Avg Val	112,300	118,300		5.3	970	1,268	298	30.7	0.86	1.07
Res Hmstd: Hi Val	149,700	157,700		5.3	1,418	1,848	431	30.4	0.95	1.17
Res Hmstd: Ex-Hi Val	224,600	236,600		5.3	2,313	3,010	697	30.1	1.03	1.27
Comm/Ind: Lo Val	150,000	142,400		-5.1	3,523	3,931	408	11.6	2.35	2.76
Comm/Ind: Med Val	300,000	284,700		-5.1	8,176	9,060	884	10.8	2.73	3.18
Comm/Ind: Hi Val	1,000,000	949,000		-5.1	29,895	33,321	3,427	11.5	2.99	3.51

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

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	137	112	-25	-18.4	County	45.07	50.56	0.00	0.00
(-) TIF Tax Capacity	4	4	0	-2.9	City/Town	39.80	49.00	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	12.08	13.43	38.36	40.11
(=) Taxable Tax Capacity	134	109	-25	-18.8	Special District	32.54	43.31	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	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	1,545	33.7	3.06	3.63
Comm/Ind: Med Val	300,000	338,100	12.7	10,512	13,825	3,313	31.5	3.50	4.09
Comm/Ind: Hi Val	1,000,000	1,127,000	12.7	38,161	49,714	11,553	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	4	22.6	0.65	0.81
Res Non-Hm: exis	577	554	-22	-3.9	5	6	1	9.4	0.94	1.07
Apartments: exis	129	123	-6	-4.8	1	2	0	9.4	1.09	1.25
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	686	676	-11	-1.6	14	15	1	9.7	2.01	2.24
Com/Ind Hi: exis	215	207	-7	-3.4	6	6	0	7.9	2.62	2.92
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	16.3	2.62	2.92
Ag HGA: Exist	503	494	-9	-1.8	4	4	1	17.2	0.74	0.88
Ag Hmstd Land	764	741	-23	-3.0	2	3	1	27.0	0.26	0.34
Ag Non-Hmstd	144	153	9	6.0	1	1	0	25.1	0.73	0.87
Misc props	49	47	-2	-3.3	1	1	0	11.6	1.27	1.47
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	0.59
Total	6,115	6,029	-85	-1.4	55	64	9	16.1	0.90	1.06

Tax Base

Tax Rates

	Tax Base				Tax Rates		Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	County	City/Town	School District	Special District	Base	Alter
Total Tax Capacity	64	55	-9	-14.6	45.37	50.94	17.38	17.13	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	20.24	27.36	0.00	0.00	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	6.51	7.37	17.38	17.13	0.00	0.00
(=) Taxable Tax Capacity	64	55	-9	-14.6	1.24	0.91	0.00	0.00	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	73.36	86.58	17.38	17.13	

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	63,900	62,800		-1.7	324	434	110	33.8	0.51	0.69
Res Hmstd:Avg Val	95,900	94,200		-1.8	584	728	144	24.6	0.61	0.77
Res Hmstd: Hi Val	127,800	125,500		-1.8	902	1,077	175	19.4	0.71	0.86
Res Hmstd: Ex-Hi Val	191,700	188,300		-1.8	1,540	1,777	238	15.4	0.80	0.94
Apartment	300,000	285,700		-4.8	3,272	3,581	309	9.4	1.09	1.25
Comm/Ind: Lo Val	150,000	144,800		-3.5	3,010	3,238	228	7.6	2.01	2.24
Comm/Ind: Med Val	300,000	289,700		-3.4	6,936	7,441	504	7.3	2.31	2.57
Comm/Ind: Hi Val	1,000,000	965,500		-3.5	25,260	27,207	1,947	7.7	2.53	2.82

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	178	8	4.5	1.11	1.20
Res Non-Hm: exis	3,806	4,213	407	10.7	54	67	13	24.3	1.42	1.60
Apartments: exis	514	501	-14	-2.7	8	9	1	9.4	1.63	1.83
Low-inc Apts: ex	333	322	-10	-3.1	3	4	0	8.8	0.99	1.11
Seasnl Rec: exis	34	34	0	-0.9	0	0	0	12.0	1.31	1.48
Com/Ind: Lo: exi	2,351	2,203	-148	-6.3	63	65	2	3.5	2.67	2.95
Com/Ind Hi: exis	388	425	36	9.3	14	17	3	20.8	3.53	3.91
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	43	7	18.5	3.53	3.91
Ag HGA: Exist	222	222	0	0.0	3	3	0	10.6	1.24	1.38
Ag Hmstd Land	279	274	-6	-2.0	1	2	0	11.8	0.53	0.60
Ag Non-Hmstd	31	31	-1	-1.6	0	0	0	11.4	1.24	1.40
Misc props	33	33	0	-1.2	1	1	0	11.3	1.94	2.18
ResHmstd: NewCon	0	93	93	0.0	0	1	1	0.0	0.00	1.20
All other NewCon	0	7	7	0.0	0	0	0	0.0	0.00	1.60
Total	24,389	24,359	-30	-0.1	355	391	36	10.0	1.46	1.60

Tax Base

Tax Rates

	Tax Base				Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	272	242	-30	-11.1	County	45.22	50.77	0.00	0.00
(-) TIF Tax Capacity	43	38	-5	-12.4	City/Town	63.95	66.82	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	13.18	21.37	8.56	8.57
(=) Taxable Tax Capacity	228	204	-25	-10.9	Special District	1.24	0.91	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	123.59	139.88	8.56	8.57

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	77,600	75,200		-3.1	723	696	-27	-3.8	0.93	0.93
Res Hmstd:Avg Val	116,400	112,800		-3.1	1,271	1,296	25	2.0	1.09	1.15
Res Hmstd: Hi Val	155,200	150,500		-3.0	1,818	1,903	84	4.6	1.17	1.26
Res Hmstd: Ex-Hi Val	232,800	225,700		-3.0	2,914	3,114	200	6.9	1.25	1.38
Apartment	300,000	291,900		-2.7	4,892	5,354	463	9.5	1.63	1.83
Comm/Ind: Lo Val	150,000	164,000		9.3	4,008	4,972	964	24.1	2.67	3.03
Comm/Ind: Med Val	300,000	328,000		9.3	9,309	11,377	2,068	22.2	3.10	3.47
Comm/Ind: Hi Val	1,000,000	1,093,500		9.4	34,049	41,273	7,224	21.2	3.40	3.77

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	49	7	16.9	0.77	0.94
Res Non-Hm: exis	1,284	1,302	19	1.5	14	17	3	21.0	1.08	1.29
Apartments: exis	171	163	-8	-4.8	2	3	0	15.2	1.28	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	1,109	1,085	-23	-2.1	25	28	3	13.3	2.25	2.61
Com/Ind Hi: exis	376	273	-103	-27.4	11	9	-2	-15.9	2.98	3.45
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	17.3	2.98	3.45
Ag HGA: Exist	484	477	-7	-1.4	4	5	1	19.1	0.83	1.00
Ag Hmstd Land	713	643	-70	-9.8	3	3	0	8.2	0.41	0.49
Ag Non-Hmstd	34	77	44	129.5	0	1	1	180.9	0.96	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	34	34	0.0	0	0	0	0.0	0.00	1.29
Total	9,629	9,304	-325	-3.4	102	116	14	13.8	1.06	1.25

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	103	84	-19	-18.4	County	45.37	50.94	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	35.01	42.93	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	13.35	21.56	8.56	8.57
(=) Taxable Tax Capacity	103	84	-19	-18.4	Special District	2.01	1.76	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	95.74	117.19	8.56	8.57

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Pctg Chng	Effective Tax Rates	
	Baseline	Alternative	Change		Baseline	Alternative	Change		Base	Alter
Res Hmstd: Lo Val	64,700	62,200	-3.9	416	491	75	17.9	0.64	0.79	
Res Hmstd:Avg Val	97,000	93,300	-3.8	727	835	109	15.0	0.75	0.9	
Res Hmstd: Hi Val	129,300	124,300	-3.9	1,093	1,258	165	15.1	0.85	1.01	
Res Hmstd: Ex-Hi Val	194,100	186,600	-3.9	1,827	2,107	280	15.3	0.94	1.13	
Apartment	300,000	285,700	-4.8	3,847	4,430	583	15.1	1.28	1.55	
Comm/Ind: Lo Val	150,000	108,900	-27.4	3,381	2,842	-539	-15.9	2.25	2.61	
Comm/Ind: Med Val	300,000	217,800	-27.4	7,847	6,255	-1,592	-20.3	2.62	2.87	
Comm/Ind: Hi Val	1,000,000	725,800	-27.4	28,687	23,788	-4,899	-17.1	2.87	3.28	

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	4.2	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	4.6	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

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	869	745	-124	-14.2	County	44.79	50.26	0.00	0.00
(-) TIF Tax Capacity	74	65	-9	-12.0	City/Town	47.53	55.70	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	35.08	37.75	3.46	3.52
(=) Taxable Tax Capacity	795	680	-115	-14.5	Special District	2.01	1.76	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	129.40	145.46	3.46	3.52

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Pctg Chng	Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change		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	35	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	8.6	1.25	1.38
Apartment	300,000	293,200		-2.3	4,956	5,434	478	9.6	1.65	1.85
Seas Rec: Lo Val	50,000	46,400		-7.2	685	713	29	4.2	1.37	1.54
Seas Rec: Hi Val	150,000	139,100		-7.3	2,139	2,217	78	3.7	1.43	1.59
Comm/Ind: Lo Val	150,000	143,200		-4.5	4,062	4,273	210	5.2	2.71	2.98
Comm/Ind: Med Val	300,000	286,500		-4.5	9,461	9,890	428	4.5	3.15	3.45
Comm/Ind: Hi Val	1,000,000	954,900		-4.5	34,657	36,401	1,745	5.0	3.47	3.81

Faribault County

Blue Earth city

<i>Tax Burdens by Property Class</i>	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	1,037	14	1.3	1.10	1.12
Res Non-Hm: exis	12,719	12,507	-212	-1.7	179	188	9	5.0	1.41	1.51
Apartments: exis	4,925	4,964	39	0.8	83	89	6	7.7	1.69	1.80
Low-inc Apts: ex	499	499	0	0.0	5	6	0	6.7	1.03	1.10
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	369	29	8.6	2.72	2.90
Com/Ind Hi: exis	13,186	13,430	244	1.9	472	512	40	8.5	3.58	3.81
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	22	3	15.2	3.56	3.80
Ag HGA: Exist	319	319	0	0.0	4	4	0	1.0	1.12	1.13
Ag Hmstd Land	484	410	-74	-15.3	2	2	0	-0.7	0.41	0.48
Ag Non-Hmstd	859	914	54	6.3	10	12	2	14.5	1.22	1.31
Misc props	152	152	0	-0.3	3	3	0	6.6	1.69	1.80
ResHmstd: NewCon	0	61	61	0.0	0	1	1	0.0	0.00	1.12
All other NewCon	0	82	82	0.0	0	3	3	0.0	0.00	3.41
Total	139,087	139,624	537	0.4	2,140	2,247	107	5.0	1.54	1.61

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	1,601	1,360	-241	-15.1	County	41.26	40.98	0.00	0.00
(-) TIF Tax Capacity	13	7	-6	-43.9	City/Town	75.44	83.15	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	5.26	7.17	15.84	15.76
(=) Taxable Tax Capacity	1,588	1,353	-235	-14.8	Special District	0.17	0.19	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	122.13	131.50	15.84	15.76

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Pctg Chng	Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change		Base	Alter
Res Hmstd: Lo Val	57,300	57,300		0.0	561	542	-19	-3.4	0.98	0.95
Res Hmstd:Avg Val	86,000	86,000		0.0	892	878	-13	-1.5	1.04	1.02
Res Hmstd: Hi Val	114,600	114,700		0.1	1,312	1,335	23	1.8	1.14	1.16
Res Hmstd: Ex-Hi Val	171,900	172,000		0.1	2,154	2,247	93	4.3	1.25	1.31
Apartment	300,000	302,400		0.8	5,055	5,447	392	7.8	1.69	1.80
Comm/Ind: Lo Val	150,000	152,800		1.9	4,084	4,451	367	9.0	2.72	2.91
Comm/Ind: Med Val	300,000	305,600		1.9	9,451	10,272	821	8.7	3.15	3.36
Comm/Ind: Hi Val	1,000,000	1,018,500		1.9	34,495	37,431	2,935	8.5	3.45	3.68

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	7.3	2.53	2.68

Tax Base

Tax Rates

	Baseline	Alternative	Change	Pctg Chng		Net Tax Cap (Pctg)		Ref Mkt Val	
						Base	Alter	Base	Alter
Total Tax Capacity	96	78	-18	-18.7	County	40.65	40.16	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	#####	184.60	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	4.28	3.76	34.25	34.53
(=) Taxable Tax Capacity	96	78	-18	-18.7	Special District	0.17	0.19	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	192.15	228.70	34.25	34.53

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		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	16,516	2,837	20.7	4.56	5.27
Comm/Ind: Hi Val	1,000,000	1,044,200		4.4	49,815	59,942	10,127	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

Tax Rates

	Baseline	Alternative	Change	Pctg Chng		Net Tax Cap (Pctg)		Ref Mkt Val	
						Base	Alter	Base	Alter
Total Tax Capacity	87	76	-11	-12.7	County	40.07	39.66	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	#####	141.56	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	4.14	5.94	15.84	15.76
(=) Taxable Tax Capacity	87	76	-11	-12.7	Special District	0.17	0.19	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	165.70	187.35	15.84	15.76

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		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	6,089	1,025	20.2	3.38	3.81
Comm/Ind: Med Val	300,000	319,700		6.6	11,738	13,962	2,224	18.9	3.91	4.37
Comm/Ind: Hi Val	1,000,000	1,065,800		6.6	42,882	50,720	7,838	18.3	4.29	4.76

Faribault County

Easton city

<i>Tax Burdens by Property Class</i>	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

Tax Rates

	Tax Base				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	92	83	-10	-10.3	County	41.22	41.01	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	#####	154.94	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	5.18	5.11	34.25	34.53
(=) Taxable Tax Capacity	92	83	-10	-10.3	Special District	0.17	0.19	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	178.86	201.25	34.25	34.53

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		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	8,358	2,722	48.3	3.76	4.4
Comm/Ind: Med Val	300,000	380,200		26.7	12,981	18,609	5,628	43.4	4.33	4.89
Comm/Ind: Hi Val	1,000,000	1,267,300		26.7	47,255	66,445	19,190	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	142	6	4.3	1.47	1.50
Res Non-Hm: exis	2,655	2,396	-259	-9.7	50	57	7	13.5	1.90	2.38
Apartments: exis	154	154	0	-0.3	4	5	1	25.8	2.32	2.92
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	26.1	2.32	2.92
Com/Ind: Lo: exi	957	885	-72	-7.5	33	38	4	12.7	3.48	4.24
Com/Ind Hi: exis	1,494	1,402	-92	-6.2	69	79	10	14.6	4.59	5.61
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	27	6	28.8	4.57	5.58
Ag HGA: Exist	52	52	0	0.0	1	1	0	-0.1	1.49	1.49
Ag Hmstd Land	667	745	78	11.7	8	12	4	45.1	1.22	1.59
Ag Non-Hmstd	484	541	58	11.9	8	12	4	43.3	1.73	2.21
Misc props	10	10	0	2.8	0	0	0	28.3	3.04	3.79
ResHmstd: NewCon	0	8	8	0.0	0	0	0	0.0	0.00	1.50
All other NewCon	0	1	1	0.0	0	0	0	0.0	0.00	5.08
Total	16,188	16,127	-61	-0.4	330	372	41	12.5	2.04	2.30

Tax Base

Tax Rates

	Tax Base				Tax Rates		Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	County	City/Town	Base	Alter	Base	Alter
Total Tax Capacity	184	146	-38	-20.6	County	37.61	36.26	0.00	0.00	
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	#####	184.84	0.00	0.00	
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	0.42	0.00	15.84	15.76	
(=) Taxable Tax Capacity	184	146	-38	-20.6	Special District	0.17	0.19	0.00	0.00	
FD Distrib Tax Cap	0	0	0	0.0	Total	172.83	221.29	15.84	15.76	

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	28,300	28,900	28,900	2.1	421	429	9	2.0	1.49	1.49
Res Hmstd:Avg Val	42,500	43,400	43,400	2.1	632	645	13	2.0	1.49	1.49
Res Hmstd: Hi Val	56,600	57,800	57,800	2.1	841	859	17	2.0	1.49	1.49
Res Hmstd: Ex-Hi Val	84,900	86,700	86,700	2.1	1,306	1,404	98	7.5	1.54	1.62
Apartment	300,000	299,200	299,200	-0.3	6,956	8,748	1,791	25.8	2.32	2.92
Comm/Ind: Lo Val	150,000	140,800	140,800	-6.1	5,225	5,975	750	14.3	3.48	4.24
Comm/Ind: Med Val	300,000	281,500	281,500	-6.2	12,113	13,736	1,624	13.4	4.04	4.88
Comm/Ind: Hi Val	1,000,000	938,400	938,400	-6.2	44,254	50,558	6,304	14.2	4.43	5.39

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	62	-8	-11.4	1.86	1.68
Res Non-Hm: exis	598	585	-13	-2.2	14	15	2	12.4	2.28	2.62
Apartments: exis	157	162	5	3.3	4	5	1	18.8	2.78	3.20
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	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	14	4	41.8	4.04	4.58
Com/Ind Hi: exis	96	115	19	19.9	5	7	2	35.9	5.33	6.05
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	10	-1	-9.4	4.99	6.05
Ag HGA: Exist	178	159	-18	-10.4	3	3	-1	-15.7	1.94	1.83
Ag Hmstd Land	434	430	-4	-0.8	5	6	1	16.0	1.18	1.38
Ag Non-Hmstd	306	379	74	24.1	6	9	3	43.9	2.10	2.44
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	1.68
All other NewCon	0	112	112	0.0	0	2	2	0.0	0.00	1.87
Total	6,009	6,144	135	2.2	129	134	5	3.7	2.15	2.18

Tax Base

Tax Rates

	Baseline	Alternative	Change	Pctg Chng		Net Tax Cap (Pctg)		Ref Mkt Val	
						Base	Alter	Base	Alter
Total Tax Capacity	62	50	-13	-20.4	County	39.82	39.00	0.00	0.00
(-) TIF Tax Capacity	2	3	0	5.2	City/Town	#####	200.51	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	2.83	3.85	15.84	15.76
(=) Taxable Tax Capacity	60	47	-13	-21.4	Special District	0.17	0.19	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	209.98	243.55	15.84	15.76

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	30,400	29,900		-1.6	565	484	-81	-14.3	1.86	1.62
Res Hmstd:Avg Val	45,600	44,900		-1.5	847	727	-120	-14.2	1.86	1.62
Res Hmstd: Hi Val	60,700	59,800		-1.5	1,128	968	-160	-14.2	1.86	1.62
Res Hmstd: Ex-Hi Val	91,100	89,700		-1.5	1,767	1,616	-151	-8.6	1.94	1.80
Apartment	300,000	309,800		3.3	8,349	9,920	1,570	18.8	2.78	3.20
Comm/Ind: Lo Val	150,000	179,800		19.9	6,061	8,669	2,608	43.0	4.04	4.82
Comm/Ind: Med Val	300,000	359,600		19.9	14,063	19,548	5,485	39.0	4.69	5.44
Comm/Ind: Hi Val	1,000,000	1,198,500		19.9	51,405	70,306	18,901	36.8	5.14	5.87

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	200	-16	-7.3	2.26	2.16
Res Non-Hm: exis	1,262	1,459	197	15.6	34	49	15	43.4	2.69	3.33
Apartments: exis	66	66	1	0.8	2	3	1	25.8	3.25	4.05
Low-inc Apts: ex	86	86	0	0.0	2	2	0	24.1	2.00	2.48
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	50	10	26.1	4.56	5.56
Com/Ind Hi: exis	633	540	-92	-14.6	38	39	2	4.4	5.97	7.29
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	30	7	28.2	5.97	7.29
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	250	279	29	11.8	6	8	2	42.6	2.32	2.96
Misc props	38	37	-1	-2.7	2	2	0	20.8	4.11	5.10
ResHmstd: NewCon	0	19	19	0.0	0	0	0	0.0	0.00	2.16
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	383	22	6.0	2.75	2.93

Tax Base

Tax Rates

	Estimated Market Value				County	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	146	109	-37	-25.3	County	40.62	39.88	0.00	0.00
(-) TIF Tax Capacity	4	4	0	-1.6	City/Town	#####	252.91	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	4.22	3.31	34.25	34.53
(=) Taxable Tax Capacity	142	105	-37	-25.9	Special District	0.17	0.19	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	232.30	296.29	34.25	34.53

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	30,500	29,600		-3.0	691	628	-63	-9.1	2.27	2.12
Res Hmstd:Avg Val	45,700	44,300		-3.1	1,035	941	-95	-9.2	2.27	2.12
Res Hmstd: Hi Val	60,900	59,100		-3.0	1,380	1,255	-125	-9.1	2.27	2.12
Res Hmstd: Ex-Hi Val	91,400	88,700		-3.0	2,146	2,068	-79	-3.7	2.35	2.33
Apartment	300,000	302,500		0.8	9,739	12,248	2,509	25.8	3.25	4.05
Comm/Ind: Lo Val	150,000	128,100		-14.6	6,839	7,118	278	4.1	4.56	5.56
Comm/Ind: Med Val	300,000	256,200		-14.6	15,787	16,080	293	1.9	5.26	6.28
Comm/Ind: Hi Val	1,000,000	854,100		-14.6	57,543	59,685	2,142	3.7	5.75	6.99

Faribault County

Walters city

<i>Tax Burdens by Property Class</i>	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

Tax Rates

	Estimated Market Value				County	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	13	10	-3	-22.1	County	37.61	36.16	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	#####	230.14	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	1.00	0.00	34.25	34.53
(=) Taxable Tax Capacity	13	10	-3	-22.1	Special District	0.17	0.19	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	201.84	266.49	34.25	34.53

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	17,100	17,100	17,100	0.0	335	332	-3	-0.8	1.96	1.94
Res Hmstd:Avg Val	25,600	25,600	25,600	0.0	502	498	-4	-0.8	1.96	1.94
Res Hmstd: Hi Val	34,100	34,100	34,100	0.0	669	663	-6	-0.8	1.96	1.94
Res Hmstd: Ex-Hi Val	51,200	51,300	51,300	0.2	1,004	997	-7	-0.7	1.96	1.94

Faribault County

Wells city

<i>Tax Burdens by Property Class</i>	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	793	35	4.6	1.25	1.30
Res Non-Hm: exis	6,969	6,429	-540	-7.8	110	112	2	1.7	1.58	1.74
Apartments: exis	993	1,001	8	0.8	18	20	2	11.4	1.85	2.05
Low-inc Apts: ex	425	425	0	0.0	5	5	0	10.1	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	5,459	5,571	112	2.0	158	176	18	11.5	2.89	3.15
Com/Ind Hi: exis	7,431	8,016	585	7.9	278	328	50	18.1	3.73	4.09
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	21.1	3.71	4.06
Ag HGA: Exist	218	218	0	0.0	3	3	0	15.6	1.22	1.42
Ag Hmstd Land	802	1,276	475	59.2	6	13	7	114.4	0.74	1.00
Ag Non-Hmstd	675	444	-231	-34.2	8	6	-2	-25.8	1.21	1.36
Misc props	116	122	6	5.1	3	3	0	16.3	2.42	2.68
ResHmstd: NewCon	0	385	385	0.0	0	5	5	0.0	0.00	1.30
All other NewCon	0	36	36	0.0	0	1	1	0.0	0.00	2.61
Total	84,596	85,630	1,034	1.2	1,370	1,494	124	9.1	1.62	1.74

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	953	788	-165	-17.3	County	42.30	42.20	0.00	0.00
(-) TIF Tax Capacity	24	4	-20	-84.6	City/Town	71.49	86.79	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	6.83	6.92	34.25	34.53
(=) Taxable Tax Capacity	930	785	-145	-15.6	Special District	0.17	0.19	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	120.79	136.09	34.25	34.53

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Pctg Chng	Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change		Base	Alter
Res Hmstd: Lo Val	49,300	49,400		0.2	567	574	7	1.2	1.15	1.16
Res Hmstd:Avg Val	74,000	74,200		0.3	851	862	11	1.3	1.15	1.16
Res Hmstd: Hi Val	98,600	98,800		0.2	1,245	1,300	55	4.4	1.26	1.32
Res Hmstd: Ex-Hi Val	147,900	148,200		0.2	2,054	2,203	150	7.3	1.39	1.49
Apartment	300,000	302,500		0.8	5,557	6,191	634	11.4	1.85	2.05
Comm/Ind: Lo Val	150,000	161,800		7.9	4,330	5,212	882	20.4	2.89	3.22
Comm/Ind: Med Val	300,000	323,600		7.9	9,933	11,829	1,896	19.1	3.31	3.66
Comm/Ind: Hi Val	1,000,000	1,078,800		7.9	36,077	42,710	6,633	18.4	3.61	3.96

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	326	4	1.2	1.05	1.09
Res Non-Hm: exis	4,797	5,432	634	13.2	68	86	18	25.8	1.42	1.58
Apartments: exis	691	1,138	447	64.7	12	21	10	83.7	1.68	1.88
Low-inc Apts: ex	798	798	0	0.0	8	9	1	11.2	1.03	1.15
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	134	16	13.2	2.72	2.99
Com/Ind Hi: exis	6,426	6,596	170	2.6	230	259	30	12.9	3.58	3.93
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	107	15	16.8	3.56	3.92
Ag HGA: Exist	663	663	0	0.0	7	7	0	4.1	1.08	1.13
Ag Hmstd Land	2,241	2,481	240	10.7	12	16	4	30.0	0.54	0.64
Ag Non-Hmstd	930	1,051	121	13.0	11	14	3	27.4	1.22	1.38
Misc props	7	7	0	0.0	0	0	0	11.5	1.68	1.88
ResHmstd: NewCon	0	94	94	0.0	0	1	1	0.0	0.00	1.09
All other NewCon	0	5	5	0.0	0	0	0	0.0	0.00	2.90
Total	54,016	55,315	1,300	2.4	881	982	101	11.5	1.63	1.77

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	642	562	-80	-12.4	County	40.31	39.94	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	77.66	91.82	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	3.91	5.70	15.84	15.76
(=) Taxable Tax Capacity	642	562	-80	-12.4	Special District	0.17	0.19	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	122.06	137.65	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	432	-8	-1.8	0.98	0.98
Res Hmstd:Avg Val	67,300	65,800	-2.2	659	647	-12	-1.8	0.98	0.98
Res Hmstd: Hi Val	89,700	87,600	-2.3	945	940	-5	-0.6	1.05	1.07
Res Hmstd: Ex-Hi Val	134,600	131,500	-2.3	1,605	1,668	63	3.9	1.19	1.27
Apartment	300,000	494,200	64.7	5,052	9,282	4,230	83.7	1.68	1.88
Comm/Ind: Lo Val	150,000	154,000	2.7	4,083	4,641	558	13.7	2.72	3.01
Comm/Ind: Med Val	300,000	307,900	2.6	9,447	10,693	1,246	13.2	3.15	3.47
Comm/Ind: Hi Val	1,000,000	1,026,400	2.6	34,480	38,948	4,468	13.0	3.45	3.79

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	329	15	4.7	1.23	1.29
Res Non-Hm: exis	2,439	2,354	-84	-3.5	36	38	2	5.4	1.48	1.62
Apartments: exis	477	477	0	0.0	8	9	1	9.4	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	955	966	11	1.1	27	29	3	9.5	2.81	3.04
Com/Ind Hi: exis	382	461	79	20.8	14	18	4	31.1	3.66	3.97
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	12	1	11.2	3.66	3.97
Ag HGA: Exist	50	50	0	0.0	1	1	0	-0.7	1.06	1.06
Ag Hmstd Land	2,531	2,829	298	11.8	19	25	6	29.0	0.77	0.89
Ag Non-Hmstd	78	87	9	11.2	1	1	0	23.2	1.22	1.35
Misc props	7	7	0	0.0	0	0	0	9.6	2.36	2.59
ResHmstd: NewCon	0	219	219	0.0	0	3	3	0.0	0.00	1.29
All other NewCon	0	9	9	0.0	0	0	0	0.0	0.00	1.62
Total	32,765	33,360	595	1.8	432	466	34	8.0	1.32	1.40

Tax Base

Tax Rates

	Estimated Market Value				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	332	278	-53	-16.1	County	39.22	38.42	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	76.95	92.43	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	5.65	4.14	24.52	24.71
(=) Taxable Tax Capacity	332	278	-53	-16.1	Special District	0.17	0.19	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	121.98	135.18	24.52	24.71

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	69,500	69,600	0.1	740	736	-4	-0.5	1.06	1.06	
Res Hmstd:Avg Val	104,200	104,400	0.2	1,248	1,293	45	3.6	1.2	1.24	
Res Hmstd: Hi Val	139,000	139,300	0.2	1,789	1,893	104	5.8	1.29	1.36	
Res Hmstd: Ex-Hi Val	208,500	208,900	0.2	2,870	3,091	221	7.7	1.38	1.48	
Apartment	300,000	300,000	0.0	5,310	5,810	501	9.4	1.77	1.94	
Comm/Ind: Lo Val	150,000	181,200	20.8	4,211	5,801	1,590	37.8	2.81	3.20	
Comm/Ind: Med Val	300,000	362,400	20.8	9,703	13,000	3,296	34.0	3.23	3.59	
Comm/Ind: Hi Val	1,000,000	1,208,000	20.8	35,334	46,592	11,258	31.9	3.53	3.86	

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	106	5	4.8	1.23	1.30
Res Non-Hm: exis	814	827	13	1.6	13	16	2	17.3	1.62	1.87
Apartments: exis	194	194	0	0.0	4	4	1	16.1	1.93	2.24
Low-inc Apts: ex	182	182	0	0.0	2	3	0	15.5	1.21	1.39
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	30	4	13.4	2.97	3.38
Com/Ind Hi: exis	122	131	9	7.6	5	6	1	22.8	3.85	4.40
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	6	18.0	3.85	4.39
Ag HGA: Exist	307	307	0	0.0	4	4	0	6.9	1.30	1.39
Ag Hmstd Land	1,465	1,568	102	7.0	8	11	3	31.1	0.57	0.70
Ag Non-Hmstd	328	354	26	8.0	4	5	1	29.1	1.27	1.52
Misc props	5	5	0	0.0	0	0	0	16.6	2.24	2.61
ResHmstd: NewCon	0	1	1	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	13,384	13,519	134	1.0	202	225	23	11.4	1.51	1.66

Tax Base

Tax Rates

	Tax Base				Tax Rates		Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	County	City/Town	School District	Special District	Base	Alter
Total Tax Capacity	141	112	-29	-20.8	32.92	33.76	18.57	0.00	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	75.39	98.05	33.91	0.00	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	18.57	19.86	0.00	33.91	33.97	33.97
(=) Taxable Tax Capacity	141	112	-29	-20.8	0.00	0.00	0.00	0.00	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	126.88	151.67	33.91	33.97	33.97

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	39,300	39,100		-0.5	475	489	14	2.9	1.21	1.25
Res Hmstd:Avg Val	58,900	58,600		-0.5	711	732	21	2.9	1.21	1.25
Res Hmstd: Hi Val	78,500	78,100		-0.5	960	992	31	3.3	1.22	1.27
Res Hmstd: Ex-Hi Val	117,800	117,100		-0.6	1,628	1,769	141	8.7	1.38	1.51
Apartment	300,000	300,000		0.0	5,775	6,707	932	16.1	1.93	2.24
Comm/Ind: Lo Val	150,000	161,500		7.7	4,462	5,577	1,115	25.0	2.97	3.45
Comm/Ind: Med Val	300,000	322,900		7.6	10,242	12,671	2,429	23.7	3.41	3.92
Comm/Ind: Hi Val	1,000,000	1,076,400		7.6	37,215	45,787	8,572	23.0	3.72	4.25

Fillmore County

Fountain city

Tax Burdens by Property 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	175	12	7.6	1.04	1.12
Res Non-Hm: exis	2,107	2,132	25	1.2	28	31	3	10.7	1.32	1.45
Apartments: exis	509	504	-5	-1.0	8	8	1	8.1	1.51	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	1,870	1,909	39	2.1	47	52	5	10.3	2.50	2.70
Com/Ind Hi: exis	1,797	1,740	-57	-3.2	58	61	3	4.8	3.25	3.52
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	3.9	3.25	3.52
Ag HGA: Exist	370	370	0	0.0	4	5	0	8.4	1.15	1.24
Ag Hmstd Land	567	577	11	1.9	3	4	1	24.6	0.58	0.71
Ag Non-Hmstd	896	981	85	9.5	9	11	2	21.6	1.02	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	1.12
All other NewCon	0	18	18	0.0	0	0	0	0.0	0.00	2.72
Total	24,457	24,495	37	0.2	341	369	28	8.2	1.39	1.51

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	279	244	-35	-12.4	County	32.25	33.17	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	55.61	64.40	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	13.99	15.48	23.87	23.74
(=) Taxable Tax Capacity	279	244	-35	-12.4	Special District	0.00	0.00	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	101.85	113.04	23.87	23.74

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base
Res Hmstd: Lo Val	77,600	77,300	-0.4	673	715	42	6.2	0.87	0.93
Res Hmstd:Avg Val	116,300	115,900	-0.3	1,194	1,282	88	7.4	1.03	1.11
Res Hmstd: Hi Val	155,000	154,400	-0.4	1,716	1,848	132	7.7	1.11	1.2
Res Hmstd: Ex-Hi Val	232,600	231,700	-0.4	2,761	2,984	223	8.1	1.19	1.29
Apartment	300,000	297,000	-1.0	4,536	4,902	366	8.1	1.51	1.65
Comm/Ind: Lo Val	150,000	145,300	-3.1	3,749	3,923	174	4.6	2.5	2.7
Comm/Ind: Med Val	300,000	290,500	-3.2	8,627	8,995	368	4.3	2.88	3.1
Comm/Ind: Hi Val	1,000,000	968,400	-3.2	31,394	32,860	1,465	4.7	3.14	3.39

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	569	-7	-1.3	1.51	1.39
Res Non-Hm: exis	4,161	4,399	238	5.7	77	81	4	5.4	1.84	1.84
Apartments: exis	120	120	0	0.0	3	3	0	-0.4	2.17	2.16
Low-inc Apts: ex	721	721	0	0.0	10	10	0	-0.4	1.34	1.33
Seasnl Rec: exis	135	135	0	0.0	3	3	0	-0.4	2.17	2.16
Com/Ind: Lo: exi	8,052	7,673	-380	-4.7	264	254	-11	-4.1	3.28	3.31
Com/Ind Hi: exis	2,270	2,382	111	4.9	98	103	6	5.6	4.30	4.33
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	25	3	11.3	4.30	4.33
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	4	0	8.7	1.03	1.04
Ag Non-Hmstd	400	384	-16	-4.1	6	6	0	-4.5	1.54	1.54
Misc props	29	27	-3	-9.1	1	1	0	-10.6	2.29	2.25
ResHmstd: NewCon	0	14	14	0.0	0	0	0	0.0	0.00	1.39
All other NewCon	0	205	205	0.0	0	7	7	0.0	0.00	3.53
Total	55,012	57,978	2,966	5.4	1,063	1,065	2	0.1	1.93	1.84

Tax Base

Tax Rates

	Tax Base				Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	617	546	-71	-11.5	County	30.20	30.90	0.00	0.00
(-) TIF Tax Capacity	74	76	2	2.1	City/Town	#####	108.72	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	12.67	13.93	23.87	23.74
(=) Taxable Tax Capacity	543	471	-72	-13.3	Special District	0.00	0.00	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	154.21	153.54	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	803	-90	-10.1	1.38	1.16
Res Hmstd:Avg Val	97,100	104,000	7.1	1,444	1,416	-28	-2.0	1.49	1.36
Res Hmstd: Hi Val	129,400	138,600	7.1	2,048	2,077	28	1.4	1.58	1.5
Res Hmstd: Ex-Hi Val	194,100	207,900	7.1	3,259	3,401	142	4.4	1.68	1.64
Apartment	300,000	300,000	0.0	6,499	6,470	-29	-0.4	2.17	2.16
Comm/Ind: Lo Val	150,000	157,400	4.9	4,927	5,281	354	7.2	3.28	3.36
Comm/Ind: Med Val	300,000	314,700	4.9	11,376	12,092	717	6.3	3.79	3.84
Comm/Ind: Hi Val	1,000,000	1,049,000	4.9	41,473	43,890	2,416	5.8	4.15	4.18

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	357	-17	-4.6	1.11	1.09
Res Non-Hm: exis	9,827	10,564	737	7.5	132	146	14	10.8	1.34	1.38
Apartments: exis	212	212	0	0.0	3	4	0	4.1	1.62	1.68
Low-inc Apts: ex	722	722	0	0.0	7	7	0	3.1	0.99	1.02
Seasnl Rec: exis	3,613	3,480	-133	-3.7	52	54	1	2.3	1.45	1.54
Com/Ind: Lo: exi	6,601	6,706	105	1.6	175	186	11	6.5	2.65	2.78
Com/Ind Hi: exis	747	927	180	24.1	26	34	8	30.9	3.50	3.69
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	6.9	3.50	3.69
Ag HGA: Exist	283	297	14	5.0	3	3	0	2.4	1.14	1.11
Ag Hmstd Land	468	675	208	44.4	2	4	1	57.6	0.48	0.52
Ag Non-Hmstd	498	296	-202	-40.5	6	4	-2	-35.4	1.21	1.31
Misc props	127	133	7	5.2	3	3	0	10.9	2.17	2.29
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	1.38
Total	57,011	57,425	414	0.7	792	815	23	2.9	1.39	1.42

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	613	552	-61	-10.0	County	31.83	32.82	0.00	0.00
(-) TIF Tax Capacity	27	28	1	5.5	City/Town	74.24	83.15	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	14.61	15.19	10.87	4.43
(=) Taxable Tax Capacity	586	523	-63	-10.7	Special District	0.00	0.00	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	120.68	131.16	10.87	4.43

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	81,700	79,500		-2.7	776	683	-93	-11.9	0.95	0.86
Res Hmstd:Avg Val	122,500	119,200		-2.7	1,349	1,269	-81	-6.0	1.10	1.06
Res Hmstd: Hi Val	163,400	159,000		-2.7	1,924	1,855	-69	-3.6	1.18	1.17
Res Hmstd: Ex-Hi Val	245,100	238,500		-2.7	3,072	3,027	-45	-1.5	1.25	1.27
Apartment	300,000	300,000		0.0	4,852	5,052	200	4.1	1.62	1.68
Seas Rec: Lo Val	50,000	48,200		-3.6	641	672	31	4.8	1.28	1.39
Seas Rec: Hi Val	150,000	144,500		-3.7	2,008	2,100	92	4.6	1.34	1.45
Comm/Ind: Lo Val	150,000	186,100		24.1	3,977	5,499	1,522	38.3	2.65	2.96
Comm/Ind: Med Val	300,000	372,300		24.1	9,226	12,369	3,144	34.1	3.08	3.32
Comm/Ind: Hi Val	1,000,000	1,241,000		24.1	33,718	44,421	10,702	31.7	3.37	3.58

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	317	-18	-5.3	1.64	1.62
Res Non-Hm: exis	3,218	3,737	519	16.1	65	86	21	32.3	2.03	2.31
Apartments: exis	2,243	2,484	241	10.8	53	68	14	27.0	2.37	2.72
Low-inc Apts: ex	359	359	0	0.0	5	6	1	14.2	1.47	1.68
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	16.2	3.51	3.96
Com/Ind Hi: exis	85	90	6	6.5	4	5	1	20.5	4.57	5.17
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	44.4	4.57	5.17
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	28.4	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	14.7	2.40	2.76
ResHmstd: NewCon	0	58	58	0.0	0	1	1	0.0	0.00	1.62
All other NewCon	0	48	48	0.0	0	1	1	0.0	0.00	2.31
Total	28,548	28,671	123	0.4	538	574	36	6.6	1.89	2.00

Tax Base

Tax Rates

	Estimated Market Value				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	302	241	-61	-20.1	County	30.37	30.84	0.00	0.00
(-) TIF Tax Capacity	26	18	-8	-32.5	City/Town	#####	141.92	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	16.86	17.80	33.91	33.97
(=) Taxable Tax Capacity	276	224	-52	-19.0	Special District	0.00	0.00	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	162.72	190.56	33.91	33.97

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base
Res Hmstd: Lo Val	51,400	49,200	-4.3	805	730	-75	-9.4	1.57	1.48
Res Hmstd:Avg Val	77,100	73,800	-4.3	1,213	1,095	-118	-9.8	1.57	1.48
Res Hmstd: Hi Val	102,800	98,500	-4.2	1,741	1,671	-71	-4.0	1.69	1.7
Res Hmstd: Ex-Hi Val	154,200	147,700	-4.2	2,798	2,860	62	2.2	1.81	1.94
Apartment	300,000	332,300	10.8	7,119	9,044	1,925	27.0	2.37	2.72
Comm/Ind: Lo Val	150,000	159,800	6.5	5,269	6,454	1,185	22.5	3.51	4.04
Comm/Ind: Med Val	300,000	319,500	6.5	12,124	14,715	2,591	21.4	4.04	4.61
Comm/Ind: Hi Val	1,000,000	1,065,000	6.5	44,114	53,279	9,165	20.8	4.41	5.00

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	-3.3	1.49	1.44
Res Non-Hm: exis	634	630	-4	-0.6	12	13	1	8.1	1.85	2.01
Apartments: exis	917	919	2	0.2	20	22	2	9.2	2.19	2.38
Low-inc Apts: ex	142	144	1	1.0	2	2	0	9.2	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	9.3	3.26	3.54
Com/Ind Hi: exis	1,447	1,464	16	1.1	61	67	6	10.5	4.19	4.58
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	-12.3	4.19	4.58
Ag HGA: Exist	84	84	0	0.0	1	1	0	-3.4	1.49	1.44
Ag Hmstd Land	384	405	22	5.6	2	3	1	24.2	0.62	0.72
Ag Non-Hmstd	481	498	17	3.5	7	8	1	18.2	1.37	1.56
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	231	9	4.1	2.06	2.14

Tax Base

Tax Rates

	Tax Base				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	128	107	-21	-16.4	County	34.13	35.31	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	84.04	105.54	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	18.88	15.65	47.21	42.76
(=) Taxable Tax Capacity	128	107	-21	-16.4	Special District	0.00	0.00	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	137.06	156.50	47.21	42.76

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	44,500	44,500	44,500	0.0	642	608	-34	-5.3	1.44	1.37
Res Hmstd:Avg Val	66,700	66,700	66,700	0.0	962	912	-51	-5.3	1.44	1.37
Res Hmstd: Hi Val	88,900	88,900	88,900	0.0	1,346	1,314	-32	-2.4	1.51	1.48
Res Hmstd: Ex-Hi Val	133,400	133,500	133,500	0.1	2,206	2,265	60	2.7	1.65	1.7
Apartment	300,000	300,500	300,500	0.2	6,556	7,164	608	9.3	2.19	2.38
Comm/Ind: Lo Val	150,000	151,700	151,700	1.1	4,891	5,390	500	10.2	3.26	3.55
Comm/Ind: Med Val	300,000	303,400	303,400	1.1	11,176	12,338	1,162	10.4	3.73	4.07
Comm/Ind: Hi Val	1,000,000	1,011,300	1,011,300	1.1	40,505	44,757	4,253	10.5	4.05	4.43

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	93	10	11.8	1.00	1.15
Res Non-Hm: exis	695	833	138	19.8	9	13	4	41.1	1.30	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	1,062	1,063	2	0.2	14	17	3	17.9	1.34	1.57
Com/Ind: Lo: exi	473	483	10	2.0	12	14	2	16.4	2.54	2.90
Com/Ind Hi: exis	4	4	0	2.6	0	0	0	17.2	3.31	3.78
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	24.1	3.31	3.78
Ag HGA: Exist	153	153	0	0.0	2	2	0	16.2	1.14	1.32
Ag Hmstd Land	366	388	21	5.8	2	3	1	34.4	0.58	0.73
Ag Non-Hmstd	109	110	1	0.8	1	1	0	20.6	1.04	1.25
Misc props	40	49	8	20.9	1	1	0	38.7	2.10	2.40
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	11,197	11,143	-54	-0.5	125	144	20	15.8	1.11	1.30

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	114	90	-24	-20.6	County	34.33	35.54	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	62.14	80.65	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	7.80	8.51	24.69	26.42
(=) Taxable Tax Capacity	114	90	-24	-20.6	Special District	0.00	0.00	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	104.27	124.70	24.69	26.42

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Pctg Chng	Effective Tax Rates	
	Baseline	Alternative	Change		Baseline	Alternative	Change		Base	Alter
Res Hmstd: Lo Val	62,700	60,900	-2.9	558	617	59	10.5	0.89	1.01	
Res Hmstd:Avg Val	94,000	91,300	-2.9	924	1,018	93	10.1	0.98	1.11	
Res Hmstd: Hi Val	125,300	121,700	-2.9	1,356	1,511	155	11.4	1.08	1.24	
Res Hmstd: Ex-Hi Val	188,000	182,700	-2.8	2,221	2,502	280	12.6	1.18	1.37	
Seas Rec: Lo Val	50,000	50,100	0.2	559	666	107	19.2	1.12	1.33	
Seas Rec: Hi Val	150,000	150,200	0.1	1,762	2,090	328	18.6	1.17	1.39	
Comm/Ind: Lo Val	150,000	153,800	2.5	3,815	4,496	680	17.8	2.54	2.92	
Comm/Ind: Med Val	300,000	307,700	2.6	8,779	10,313	1,535	17.5	2.93	3.35	
Comm/Ind: Hi Val	1,000,000	1,025,600	2.6	31,941	37,452	5,511	17.3	3.19	3.65	

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	548	-1	-0.3	1.27	1.33
Res Non-Hm: exis	5,064	5,483	419	8.3	80	96	16	20.5	1.57	1.75
Apartments: exis	2,650	2,713	64	2.4	49	56	8	15.4	1.85	2.08
Low-inc Apts: ex	281	281	0	0.0	3	4	0	12.3	1.14	1.28
Seasnl Rec: exis	353	273	-80	-22.8	6	5	-1	-9.4	1.56	1.83
Com/Ind: Lo: exi	6,200	6,043	-157	-2.5	180	194	15	8.1	2.90	3.22
Com/Ind Hi: exis	6,645	6,749	104	1.6	252	284	32	12.9	3.79	4.21
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	15.5	3.79	4.21
Ag HGA: Exist	1,182	1,126	-56	-4.8	16	17	1	4.3	1.37	1.50
Ag Hmstd Land	1,527	1,580	53	3.5	10	12	2	22.4	0.64	0.75
Ag Non-Hmstd	722	476	-245	-34.0	9	7	-2	-24.3	1.29	1.48
Misc props	123	121	-2	-1.6	2	3	0	10.7	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	1,258	75	6.4	1.72	1.88

Tax Base

Tax Rates

	Tax Base				Tax Rates		Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	County	City/Town	School District	Special District	Base	Alter
Total Tax Capacity	794	666	-128	-16.1	30.91	31.59	13.55	0.00	0.00	0.00
(-) TIF Tax Capacity	18	20	2	14.0	84.23	101.15	23.87	0.00	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	13.55	14.82	0.00	23.87	23.74	0.00
(=) Taxable Tax Capacity	776	646	-130	-16.8	0.00	0.00	0.00	0.00	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	128.69	147.56	23.87	23.74	

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	66,900	63,900		-4.5	753	717	-36	-4.7	1.13	1.12
Res Hmstd:Avg Val	100,300	95,700		-4.6	1,248	1,217	-31	-2.5	1.24	1.27
Res Hmstd: Hi Val	133,700	127,600		-4.6	1,788	1,806	18	1.0	1.34	1.42
Res Hmstd: Ex-Hi Val	200,600	191,500		-4.5	2,868	2,985	117	4.1	1.43	1.56
Apartment	300,000	307,200		2.4	5,542	6,396	854	15.4	1.85	2.08
Comm/Ind: Lo Val	150,000	152,300		1.5	4,352	4,923	571	13.1	2.90	3.23
Comm/Ind: Med Val	300,000	304,700		1.6	10,036	11,340	1,304	13.0	3.35	3.72
Comm/Ind: Hi Val	1,000,000	1,015,600		1.6	36,560	41,273	4,713	12.9	3.66	4.06

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	798	64	8.8	1.16	1.25
Res Non-Hm: exis	7,433	7,051	-382	-5.1	107	112	5	5.1	1.44	1.59
Apartments: exis	3,768	3,749	-19	-0.5	62	68	6	9.6	1.65	1.82
Low-inc Apts: ex	2,298	2,462	165	7.2	24	28	4	18.0	1.03	1.13
Seasnl Rec: exis	268	362	94	35.1	4	6	2	38.9	1.65	1.70
Com/Ind: Lo: exi	6,955	7,058	103	1.5	185	204	19	10.3	2.66	2.89
Com/Ind Hi: exis	5,346	5,164	-182	-3.4	185	195	9	5.1	3.47	3.77
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	31	1	4.2	3.38	3.68
Ag HGA: Exist	105	112	7	6.5	1	1	0	16.2	1.10	1.20
Ag Hmstd Land	284	303	19	6.6	2	2	0	19.5	0.54	0.61
Ag Non-Hmstd	183	189	6	3.3	2	2	0	-3.8	1.12	1.04
Misc props	190	188	-2	-1.2	3	4	0	8.9	1.83	2.02
ResHmstd: NewCon	0	327	327	0.0	0	4	4	0.0	0.00	1.25
All other NewCon	0	371	371	0.0	0	7	7	0.0	0.00	1.79
Total	91,113	92,065	952	1.0	1,340	1,463	123	9.2	1.47	1.59

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	1,016	891	-125	-12.3	County	32.23	33.24	0.00	0.00
(-) TIF Tax Capacity	9	10	1	13.8	City/Town	73.51	84.02	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	6.46	6.98	24.69	26.42
(=) Taxable Tax Capacity	1,007	881	-126	-12.5	Special District	0.00	0.00	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	112.19	124.24	24.69	26.42

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Pctg Chng	Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change		Base	Alter
Res Hmstd: Lo Val	81,200	81,800		0.7	812	861	49	6.0	1.00	1.05
Res Hmstd:Avg Val	121,700	122,600		0.7	1,403	1,522	119	8.4	1.15	1.24
Res Hmstd: Hi Val	162,200	163,400		0.7	1,994	2,182	188	9.4	1.23	1.34
Res Hmstd: Ex-Hi Val	243,400	245,300		0.8	3,178	3,507	329	10.4	1.31	1.43
Apartment	300,000	298,500		-0.5	4,948	5,424	477	9.6	1.65	1.82
Comm/Ind: Lo Val	150,000	144,900		-3.4	3,993	4,194	200	5.0	2.66	2.89
Comm/Ind: Med Val	300,000	289,800		-3.4	9,194	9,613	419	4.6	3.06	3.32
Comm/Ind: Hi Val	1,000,000	966,000		-3.4	33,466	35,113	1,647	4.9	3.35	3.63

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	1,003	3	0.3	1.20	1.26
Res Non-Hm: exis	10,755	11,761	1,007	9.4	162	204	42	25.8	1.51	1.73
Apartments: exis	1,307	1,300	-7	-0.5	23	26	3	13.8	1.78	2.03
Low-inc Apts: ex	1,214	1,238	24	2.0	13	15	2	16.4	1.09	1.24
Seasnl Rec: exis	232	214	-17	-7.4	4	4	0	7.8	1.75	2.03
Com/Ind: Lo: exi	10,052	10,087	35	0.3	284	320	35	12.4	2.83	3.17
Com/Ind Hi: exis	5,669	5,773	105	1.8	211	241	30	14.2	3.72	4.17
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	10	28.9	3.69	4.15
Ag HGA: Exist	742	717	-26	-3.4	9	9	0	2.8	1.22	1.30
Ag Hmstd Land	2,459	2,626	167	6.8	21	26	5	25.0	0.84	0.98
Ag Non-Hmstd	602	646	44	7.3	8	10	2	24.1	1.29	1.49
Misc props	262	252	-10	-3.8	5	5	1	10.3	1.85	2.13
ResHmstd: NewCon	0	331	331	0.0	0	4	4	0.0	0.00	1.26
All other NewCon	0	428	428	0.0	0	11	11	0.0	0.00	2.61
Total	117,877	116,002	-1,875	-1.6	1,776	1,926	150	8.4	1.51	1.66

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	1,293	1,066	-227	-17.6	County	31.27	31.73	0.00	0.00
(-) TIF Tax Capacity	118	119	1	0.8	City/Town	74.73	92.70	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	22.91	24.65	16.41	16.79
(=) Taxable Tax Capacity	1,175	947	-228	-19.4	Special District	0.00	0.00	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	128.91	149.08	16.41	16.79

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	68,200	64,900		-4.8	718	689	-29	-4.0	1.05	1.06
Res Hmstd:Avg Val	102,200	97,200		-4.9	1,205	1,187	-17	-1.4	1.18	1.22
Res Hmstd: Hi Val	136,200	129,500		-4.9	1,729	1,767	37	2.1	1.27	1.36
Res Hmstd: Ex-Hi Val	204,400	194,400		-4.9	2,782	2,930	148	5.3	1.36	1.51
Apartment	300,000	298,400		-0.5	5,326	6,062	735	13.8	1.78	2.03
Comm/Ind: Lo Val	150,000	152,800		1.9	4,245	4,873	627	14.8	2.83	3.19
Comm/Ind: Med Val	300,000	305,500		1.8	9,824	11,243	1,419	14.4	3.27	3.68
Comm/Ind: Hi Val	1,000,000	1,018,400		1.8	35,857	40,981	5,124	14.3	3.59	4.02

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	21	2	11.3	0.71	0.73
Res Non-Hm: exis	755	906	151	20.0	8	10	2	20.1	1.11	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	1,960	1,925	-36	-1.8	21	22	0	1.2	1.09	1.12
Com/Ind: Lo: exi	189	184	-5	-2.6	4	4	0	-0.4	2.14	2.19
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	46.5	2.82	2.91
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	-52.4	0.24	0.46
Ag Non-Hmstd	168	210	42	25.3	1	2	0	32.9	0.87	0.92
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	60	3	5.9	0.93	0.97

Tax Base

Tax Rates

	Estimated Market Value				Net Tax				Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Total Tax Capacity	63	57	-5	-8.4	County	34.31	35.52		0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	35.91	39.21		0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	16.43	17.22		10.87	4.43
(=) Taxable Tax Capacity	63	57	-5	-8.4	Special District	0.00	0.00		0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	86.65	91.96		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	423	45	12.0	0.58	0.6
Res Hmstd:Avg Val	98,600	106,600	8.1	678	773	95	14.1	0.69	0.73
Res Hmstd: Hi Val	131,400	142,100	8.1	1,027	1,145	118	11.4	0.78	0.81
Res Hmstd: Ex-Hi Val	197,100	213,100	8.1	1,727	1,888	161	9.3	0.88	0.89
Seas Rec: Lo Val	50,000	49,100	-1.8	471	492	21	4.5	0.94	1.00
Seas Rec: Hi Val	150,000	147,300	-1.8	1,498	1,566	68	4.5	1	1.06

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	-2	-1.3	1.15	1.22
Res Non-Hm: exis	1,694	1,643	-51	-3.0	25	29	4	14.5	1.48	1.75
Apartments: exis	453	446	-7	-1.6	8	9	1	15.6	1.77	2.08
Low-inc Apts: ex	176	176	0	0.0	2	2	0	17.1	1.09	1.27
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	10	22.6	2.83	3.23
Com/Ind Hi: exis	331	333	2	0.6	12	14	2	15.2	3.72	4.25
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	18.2	3.72	4.25
Ag HGA: Exist	95	89	-6	-6.6	1	1	0	-2.9	1.15	1.20
Ag Hmstd Land	999	1,084	84	8.4	6	8	2	28.8	0.60	0.71
Ag Non-Hmstd	387	418	31	8.1	5	6	1	28.5	1.29	1.53
Misc props	64	64	0	0.0	1	1	0	17.4	1.77	2.08
ResHmstd: NewCon	0	13	13	0.0	0	0	0	0.0	0.00	1.22
All other NewCon	0	136	136	0.0	0	2	2	0.0	0.00	1.77
Total	19,823	19,168	-655	-3.3	278	302	24	8.6	1.40	1.57

Tax Base

Tax Rates

	Tax Base				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	210	164	-45	-21.6	County	32.32	32.98	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	72.16	93.86	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	24.33	26.37	16.41	16.79
(=) Taxable Tax Capacity	210	164	-45	-21.6	Special District	0.00	0.00	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	128.81	153.20	16.41	16.79

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	58,600	54,400		-7.2	617	591	-25	-4.1	1.05	1.09
Res Hmstd:Avg Val	87,800	81,400		-7.3	982	925	-56	-5.7	1.12	1.14
Res Hmstd: Hi Val	117,000	108,500		-7.3	1,432	1,423	-8	-0.6	1.22	1.31
Res Hmstd: Ex-Hi Val	175,600	162,900		-7.2	2,336	2,423	88	3.8	1.33	1.49
Apartment	300,000	295,300		-1.6	5,323	6,151	828	15.6	1.77	2.08
Comm/Ind: Lo Val	150,000	150,900		0.6	4,243	4,887	644	15.2	2.83	3.24
Comm/Ind: Med Val	300,000	301,900		0.6	9,818	11,310	1,492	15.2	3.27	3.75
Comm/Ind: Hi Val	1,000,000	1,006,300		0.6	35,837	41,275	5,438	15.2	3.58	4.10

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	384	30	8.5	0.89	0.98
Res Non-Hm: exis	2,443	2,448	5	0.2	27	28	1	3.4	1.09	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	722	823	101	14.1	6	8	1	21.6	0.88	0.94
Com/Ind: Lo: exi	2,204	2,158	-45	-2.1	47	49	1	3.1	2.15	2.26
Com/Ind Hi: exis	5,506	5,569	63	1.1	153	163	10	6.5	2.78	2.93
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	72	5	7.1	2.78	2.92
Ag HGA: Exist	7,502	7,845	343	4.6	63	74	11	16.8	0.84	0.94
Ag Hmstd Land	28,472	29,789	1,316	4.6	98	111	13	13.3	0.35	0.37
Ag Non-Hmstd	17,193	16,421	-772	-4.5	129	130	0	0.3	0.75	0.79
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	0.98
All other NewCon	0	195	195	0.0	0	1	1	0.0	0.00	0.60
Total	105,997	107,048	1,051	1.0	945	1,020	75	7.9	0.89	0.95

Tax Base

Tax Rates

	Tax Base				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	1,008	948	-60	-5.9	County	34.33	35.54	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	35.70	37.96	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	7.80	8.51	24.69	26.42
(=) Taxable Tax Capacity	1,008	948	-60	-5.9	Special District	0.00	0.00	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	77.83	82.01	24.69	26.42

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base
Res Hmstd: Lo Val	106,800	105,900	-0.8	819	921	102	12.5	0.77	0.87
Res Hmstd:Avg Val	160,100	158,700	-0.9	1,413	1,532	119	8.5	0.88	0.97
Res Hmstd: Hi Val	213,500	211,700	-0.8	2,009	2,146	138	6.9	0.94	1.01
Res Hmstd: Ex-Hi Val	320,300	317,500	-0.9	3,200	3,372	172	5.4	1	1.06
Comm/Ind: Lo Val	150,000	151,700	1.1	3,220	3,441	221	6.9	2.15	2.27
Comm/Ind: Med Val	300,000	303,400	1.1	7,391	7,880	490	6.6	2.46	2.6
Comm/Ind: Hi Val	1,000,000	1,011,400	1.1	26,852	28,599	1,747	6.5	2.69	2.83

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	933	91	10.8	1.22	1.38
Res Non-Hm: exis	11,151	12,270	1,118	10.0	163	206	43	26.5	1.46	1.68
Apartments: exis	1,708	1,706	-2	-0.1	29	33	4	14.9	1.69	1.95
Low-inc Apts: ex	909	909	0	0.0	9	11	1	15.7	1.03	1.19
Seasnl Rec: exis	324	324	0	0.0	5	6	1	15.0	1.68	1.94
Com/Ind: Lo: exi	5,785	5,896	111	1.9	159	181	22	14.1	2.74	3.07
Com/Ind Hi: exis	5,021	4,958	-63	-1.2	182	201	19	10.2	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	396	441	45	11.3	14	18	3	24.2	3.63	4.04
Ag HGA: Exist	458	462	4	0.9	6	7	1	14.7	1.26	1.43
Ag Hmstd Land	226	245	18	8.1	1	1	0	31.1	0.43	0.53
Ag Non-Hmstd	760	802	42	5.5	10	12	2	18.7	1.28	1.43
Misc props	17	18	1	3.4	0	0	0	18.6	2.01	2.31
ResHmstd: NewCon	0	719	719	0.0	0	10	10	0.0	0.00	1.38
All other NewCon	0	251	251	0.0	0	4	4	0.0	0.00	1.63
Total	95,558	96,588	1,031	1.1	1,420	1,622	202	14.3	1.49	1.68

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	1,047	959	-88	-8.4	County	33.35	34.52	0.00	0.00
(-) TIF Tax Capacity	52	47	-5	-9.1	City/Town	66.36	77.88	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	27.81	31.00	9.83	15.48
(=) Taxable Tax Capacity	995	912	-83	-8.4	Special District	0.00	0.00	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	127.52	143.40	9.83	15.48

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Pctg Chng	Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change		Base	Alter
Res Hmstd: Lo Val	104,300	102,500		-1.7	1,154	1,227	73	6.3	1.11	1.2
Res Hmstd:Avg Val	156,400	153,600		-1.8	1,916	2,105	188	9.8	1.23	1.37
Res Hmstd: Hi Val	208,400	204,700		-1.8	2,677	2,982	305	11.4	1.28	1.46
Res Hmstd: Ex-Hi Val	312,700	307,200		-1.8	4,204	4,743	539	12.8	1.34	1.54
Apartment	300,000	299,600		-0.1	5,077	5,834	757	14.9	1.69	1.95
Comm/Ind: Lo Val	150,000	148,100		-1.3	4,115	4,550	435	10.6	2.74	3.07
Comm/Ind: Med Val	300,000	296,300		-1.2	9,553	10,526	973	10.2	3.18	3.55
Comm/Ind: Hi Val	1,000,000	987,500		-1.3	34,931	38,484	3,553	10.2	3.49	3.9

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	8,152	295	3.8	1.38	1.43
Res Non-Hm: exis	66,896	68,778	1,882	2.8	1,138	1,289	151	13.3	1.70	1.87
Apartments: exis	22,130	21,459	-672	-3.0	433	463	31	7.1	1.95	2.16
Low-inc Apts: ex	8,886	9,758	872	9.8	108	131	23	21.0	1.21	1.34
Seasnl Rec: exis	1,274	1,276	2	0.2	25	28	3	10.7	1.95	2.16
Com/Ind: Lo: exi	56,431	55,200	-1,232	-2.2	1,707	1,823	116	6.8	3.02	3.30
Com/Ind Hi: exis	133,512	123,686	-9,826	-7.4	5,263	5,332	70	1.3	3.94	4.31
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	818	89	12.1	3.94	4.31
Ag HGA: Exist	258	471	214	82.9	3	7	4	141.8	1.09	1.44
Ag Hmstd Land	341	354	14	4.1	2	2	0	23.8	0.49	0.58
Ag Non-Hmstd	5,348	5,418	71	1.3	72	82	10	13.3	1.35	1.51
Misc props	697	697	0	0.0	14	16	1	10.5	2.03	2.24
ResHmstd: NewCon	0	2,305	2,305	0.0	0	33	33	0.0	0.00	1.43
All other NewCon	0	2,339	2,339	0.0	0	44	44	0.0	0.00	1.89
Total	883,760	880,771	-2,989	-0.3	17,350	18,220	870	5.0	1.96	2.07

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	10,703	9,246	-1,457	-13.6	County	57.65	62.55	0.00	0.00
(-) TIF Tax Capacity	123	106	-18	-14.2	City/Town	49.41	57.18	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	26.28	29.39	27.12	27.71
(=) Taxable Tax Capacity	10,580	9,141	-1,439	-13.6	Special District	1.37	1.48	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	134.70	150.61	27.12	27.71

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	67,300	67,400		0.1	820	796	-24	-2.9	1.22	1.18
Res Hmstd:Avg Val	100,800	100,900		0.1	1,349	1,375	26	1.9	1.34	1.36
Res Hmstd: Hi Val	134,400	134,500		0.1	1,923	2,020	96	5.0	1.43	1.50
Res Hmstd: Ex-Hi Val	201,700	201,900		0.1	3,073	3,313	240	7.8	1.52	1.64
Apartment	300,000	290,900		-3.0	5,865	6,283	418	7.1	1.95	2.16
Comm/Ind: Lo Val	150,000	139,000		-7.3	4,536	4,591	54	1.2	3.02	3.30
Comm/Ind: Med Val	300,000	277,900		-7.4	10,449	10,468	19	0.2	3.48	3.77
Comm/Ind: Hi Val	1,000,000	926,400		-7.4	38,042	38,426	384	1.0	3.80	4.15

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	9	3.7	1.29	1.33
Res Non-Hm: exis	1,930	1,940	10	0.5	31	36	5	15.1	1.61	1.84
Apartments: exis	38	38	0	0.0	1	1	0	14.6	1.95	2.24
Low-inc Apts: ex	173	173	0	0.0	2	2	0	14.2	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	7.8	3.04	3.42
Com/Ind Hi: exis	579	661	82	14.1	23	30	7	28.6	4.01	4.51
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	23.8	4.01	4.51
Ag HGA: Exist	186	186	0	0.0	2	2	0	1.4	1.28	1.30
Ag Hmstd Land	896	938	42	4.7	8	10	2	22.1	0.91	1.06
Ag Non-Hmstd	309	323	14	4.6	4	5	1	21.7	1.43	1.67
Misc props	14	12	-2	-11.4	0	0	0	1.2	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	3.63
Total	25,050	25,494	445	1.8	374	411	37	9.8	1.49	1.61

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	262	211	-51	-19.4	County	56.08	60.37	0.00	0.00
(-) TIF Tax Capacity	0	2	2	0.0	City/Town	67.21	84.14	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	20.09	22.38	16.16	15.32
(=) Taxable Tax Capacity	262	209	-53	-20.1	Special District	0.00	0.00	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	143.38	166.89	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	640	-18	-2.7	1.2	1.15
Res Hmstd:Avg Val	82,500	83,100	0.7	1,018	1,018	-1	-0.1	1.23	1.22
Res Hmstd: Hi Val	109,900	110,700	0.7	1,480	1,562	82	5.5	1.35	1.41
Res Hmstd: Ex-Hi Val	164,900	166,100	0.7	2,407	2,655	248	10.3	1.46	1.6
Apartment	300,000	300,000	0.0	5,862	6,718	857	14.6	1.95	2.24
Comm/Ind: Lo Val	150,000	171,200	14.1	4,567	6,091	1,524	33.4	3.04	3.56
Comm/Ind: Med Val	300,000	342,400	14.1	10,576	13,818	3,242	30.7	3.53	4.04
Comm/Ind: Hi Val	1,000,000	1,141,200	14.1	38,617	49,868	11,251	29.1	3.86	4.37

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	15	7.0	1.19	1.28
Res Non-Hm: exis	1,523	1,578	55	3.6	22	25	3	15.5	1.45	1.61
Apartments: exis	60	60	0	0.0	1	1	0	12.0	1.74	1.94
Low-inc Apts: ex	181	181	0	0.0	2	2	0	11.6	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	11.3	2.76	3.04
Com/Ind Hi: exis	2,387	2,387	0	0.0	86	95	9	10.4	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	10.3	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	24.2	0.77	0.91
Ag Non-Hmstd	163	169	6	3.5	2	2	0	17.7	1.17	1.33
Misc props	281	281	0	0.0	5	5	1	12.0	1.74	1.94
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	426	36	9.1	1.57	1.71

Tax Base

Tax Rates

	Tax Base				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	284	239	-45	-15.8	County	58.64	63.60	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	31.74	39.77	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	25.69	28.72	27.12	27.71
(=) Taxable Tax Capacity	284	239	-45	-15.8	Special District	1.17	1.27	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	117.24	133.37	27.12	27.71

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base
Res Hmstd: Lo Val	67,000	66,900	-0.1	699	721	22	3.1	1.04	1.08
Res Hmstd:Avg Val	100,400	100,200	-0.2	1,167	1,238	70	6.0	1.16	1.24
Res Hmstd: Hi Val	133,800	133,500	-0.2	1,680	1,814	134	8.0	1.26	1.36
Res Hmstd: Ex-Hi Val	200,800	200,400	-0.2	2,707	2,972	265	9.8	1.35	1.48
Apartment	300,000	300,000	0.0	5,210	5,833	623	12.0	1.74	1.94
Comm/Ind: Lo Val	150,000	150,000	0.0	4,143	4,566	423	10.2	2.76	3.04
Comm/Ind: Med Val	300,000	300,000	0.0	9,532	10,516	984	10.3	3.18	3.51
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	34,681	38,282	3,601	10.4	3.47	3.83

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	62	-3	-4.3	1.61	1.57
Res Non-Hm: exis	265	323	58	21.9	5	8	2	46.3	2.00	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	478	478	0	0.0	17	20	3	17.6	3.64	4.29
Com/Ind Hi: exis	218	218	0	0.0	10	12	2	17.8	4.80	5.66
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	21.9	4.80	5.66
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	28.2	0.92	1.13
Ag Non-Hmstd	22	19	-2	-10.2	0	0	0	9.9	1.83	2.24
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	1.57
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	114	7	6.5	2.03	2.16

Tax Base

Tax Rates

	Tax Base				Tax Rates		Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	County	City/Town	Base	Alter	Base	Alter
Total Tax Capacity	58	44	-14	-24.6	County	58.95	63.97	0.00	0.00	
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	#####	133.65	0.00	0.00	
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	23.58	26.74	16.16	15.32	
(=) Taxable Tax Capacity	58	44	-14	-24.6	Special District	0.00	0.00	0.00	0.00	
FD Distrib Tax Cap	0	0	0	0.0	Total	183.33	224.35	16.16	15.32	

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	41,700	40,900	-1.9	665	613	-52	-7.8	1.59	1.5	
Res Hmstd:Avg Val	62,600	61,400	-1.9	998	921	-78	-7.8	1.59	1.5	
Res Hmstd: Hi Val	83,400	81,800	-1.9	1,366	1,290	-76	-5.6	1.64	1.58	
Res Hmstd: Ex-Hi Val	125,100	122,700	-1.9	2,236	2,353	117	5.2	1.79	1.92	
Comm/Ind: Lo Val	150,000	150,000	0.0	5,466	6,428	962	17.6	3.64	4.29	
Comm/Ind: Med Val	300,000	300,000	0.0	12,673	14,921	2,248	17.7	4.22	4.97	
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	46,307	54,557	8,250	17.8	4.63	5.46	

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	9	6.0	1.42	1.50
Res Non-Hm: exis	1,140	1,023	-117	-10.2	20	22	2	9.8	1.79	2.19
Apartments: exis	234	234	0	0.0	5	6	1	23.0	2.15	2.64
Low-inc Apts: ex	156	156	0	0.0	2	3	0	22.7	1.32	1.61
Seasnl Rec: exis	1	1	0	0.0	0	0	0	23.7	1.65	2.04
Com/Ind: Lo: exi	761	759	-3	-0.4	25	30	5	18.7	3.27	3.90
Com/Ind Hi: exis	198	198	0	0.0	9	10	2	19.2	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	26.5	4.31	5.14
Ag HGA: Exist	49	54	4	8.7	1	1	0	9.9	1.35	1.37
Ag Hmstd Land	730	764	34	4.6	5	7	2	31.3	0.72	0.91
Ag Non-Hmstd	384	399	15	3.8	6	8	2	29.1	1.58	1.96
Misc props	14	14	0	0.0	0	0	0	23.0	2.15	2.64
ResHmstd: NewCon	0	3	3	0.0	0	0	0	0.0	0.00	1.50
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	10.7	1.61	1.78

Tax Base

Tax Rates

	Tax Base				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	153	117	-37	-24.0	County	58.98	64.00	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	93.82	127.76	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	4.79	4.25	17.84	19.28
(=) Taxable Tax Capacity	153	117	-37	-24.0	Special District	0.00	0.00	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	157.59	196.01	17.84	19.28

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Pctg Chng	Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change		Base	Alter
Res Hmstd: Lo Val	50,000	50,100		0.2	677	686	9	1.3	1.35	1.37
Res Hmstd:Avg Val	74,900	75,100		0.3	1,014	1,028	14	1.3	1.35	1.37
Res Hmstd: Hi Val	99,900	100,200		0.3	1,470	1,604	134	9.1	1.47	1.60
Res Hmstd: Ex-Hi Val	149,800	150,200		0.3	2,390	2,769	378	15.8	1.6	1.84
Apartment	300,000	300,000		0.0	6,445	7,929	1,484	23.0	2.15	2.64
Comm/Ind: Lo Val	150,000	150,000		0.0	4,912	5,849	937	19.1	3.27	3.9
Comm/Ind: Med Val	300,000	300,000		0.0	11,373	13,552	2,179	19.2	3.79	4.52
Comm/Ind: Hi Val	1,000,000	1,000,000		0.0	41,521	49,497	7,977	19.2	4.15	4.95

Freeborn County

Freeborn city

Tax Burdens by Property 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	109	9	8.5	1.58	1.68
Res Non-Hm: exis	542	435	-107	-19.7	11	11	0	-0.2	1.96	2.44
Apartments: exis	190	190	0	0.0	4	6	1	24.5	2.34	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	602	602	0	0.0	21	25	4	20.8	3.47	4.19
Com/Ind Hi: exis	136	136	0	0.0	6	7	1	21.3	4.51	5.47
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	32.6	4.51	5.47
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	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Misc props	18	18	0	0.0	1	1	0	23.7	3.02	3.74
ResHmstd: NewCon	0	1	1	0.0	0	0	0	0.0	0.00	1.68
All other NewCon	0	30	30	0.0	0	1	1	0.0	0.00	2.44
Total	8,043	8,113	70	0.9	151	170	19	12.4	1.88	2.09

Tax Base

Tax Rates

	Baseline	Alternative	Change	Pctg Chng		Net Tax Cap (Pctg)		Ref Mkt Val	
						Base	Alter	Base	Alter
Total Tax Capacity	87	65	-22	-25.2	County	55.73	59.65	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	#####	143.44	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	3.31	2.14	34.25	34.53
(=) Taxable Tax Capacity	87	65	-22	-25.2	Special District	0.00	0.00	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	159.58	205.23	34.25	34.53

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	39,800	40,600		2.0	612	640	28	4.6	1.54	1.58
Res Hmstd:Avg Val	59,700	60,900		2.0	918	960	42	4.6	1.54	1.58
Res Hmstd: Hi Val	79,500	81,100		2.0	1,240	1,330	90	7.3	1.56	1.64
Res Hmstd: Ex-Hi Val	119,300	121,700		2.0	2,047	2,378	331	16.2	1.72	1.95
Apartment	300,000	300,000		0.0	7,012	8,732	1,721	24.5	2.34	2.91
Comm/Ind: Lo Val	150,000	150,000		0.0	5,203	6,286	1,083	20.8	3.47	4.19
Comm/Ind: Med Val	300,000	300,000		0.0	11,969	14,494	2,524	21.1	3.99	4.83
Comm/Ind: Hi Val	1,000,000	1,000,000		0.0	43,544	52,798	9,254	21.3	4.35	5.28

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	9	3.7	1.04	1.12
Res Non-Hm: exis	1,424	2,297	873	61.3	18	32	14	75.7	1.29	1.41
Apartments: exis	288	288	0	0.0	4	5	0	10.4	1.51	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	1,250	1,251	2	0.1	32	34	3	9.0	2.53	2.75
Com/Ind Hi: exis	177	176	-1	-0.8	6	6	0	8.0	3.33	3.62
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	12.1	3.33	3.62
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	16.3	1.11	1.24
Ag Non-Hmstd	69	127	57	82.6	1	2	1	102.9	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	344	30	9.4	1.18	1.28

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	280	239	-42	-14.9	County	58.81	63.81	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	34.94	41.05	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	17.00	18.22	12.24	12.54
(=) Taxable Tax Capacity	280	239	-42	-14.9	Special District	0.60	0.67	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	111.35	123.75	12.24	12.54

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Pctg Chng	Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change		Base	Alter
Res Hmstd: Lo Val	83,700	80,700	-3.6	737	729	-9	-1.2	0.88	0.90	
Res Hmstd:Avg Val	125,500	121,000	-3.6	1,292	1,323	31	2.4	1.03	1.09	
Res Hmstd: Hi Val	167,300	161,300	-3.6	1,846	1,917	71	3.9	1.10	1.19	
Res Hmstd: Ex-Hi Val	251,000	242,000	-3.6	2,956	3,107	151	5.1	1.18	1.28	
Apartment	300,000	300,000	0.0	4,543	5,017	474	10.4	1.51	1.67	
Comm/Ind: Lo Val	150,000	148,800	-0.8	3,788	4,089	301	8.0	2.53	2.75	
Comm/Ind: Med Val	300,000	297,600	-0.8	8,777	9,469	692	7.9	2.93	3.18	
Comm/Ind: Hi Val	1,000,000	991,900	-0.8	32,061	34,619	2,558	8.0	3.21	3.49	

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	167	-16	-9.0	1.07	0.99
Res Non-Hm: exis	1,554	1,804	251	16.1	22	25	3	13.9	1.41	1.38
Apartments: exis	116	116	0	0.0	2	2	0	-2.1	1.71	1.67
Low-inc Apts: ex	197	197	0	0.0	2	2	0	-1.8	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	-0.5	2.74	2.73
Com/Ind Hi: exis	593	593	0	0.0	21	21	0	-0.6	3.60	3.58
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	476.4	3.60	3.58
Ag HGA: Exist	827	859	32	3.8	11	11	0	0.6	1.29	1.25
Ag Hmstd Land	853	558	-295	-34.6	4	2	-2	-45.7	0.50	0.42
Ag Non-Hmstd	288	599	312	108.4	4	7	4	101.6	1.22	1.18
Misc props	58	58	0	0.0	1	1	0	-0.8	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	493	164	50.0	1.36	1.68

Tax Base

Tax Rates

	Tax Base				Tax Rates		Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	County	City/Town	School District	Special District	Base	Alter
Total Tax Capacity	261	306	45	17.1	58.12	63.27	3.65	1.37	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	59.12	50.24	3.27	1.48	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	3.65	3.27	17.84	19.28	17.84	19.28
(=) Taxable Tax Capacity	261	306	45	17.1	1.37	1.48	0.00	0.00	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	122.25	118.26	17.84	19.28	

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	48,700	48,200	-1.0	487	435	-53	-10.8	1.00	0.90	
Res Hmstd:Avg Val	73,000	72,200	-1.1	731	652	-79	-10.8	1.00	0.90	
Res Hmstd: Hi Val	97,400	96,400	-1.0	1,080	988	-92	-8.5	1.11	1.03	
Res Hmstd: Ex-Hi Val	146,100	144,600	-1.0	1,806	1,702	-104	-5.7	1.24	1.18	
Apartment	300,000	300,000	0.0	5,120	5,013	-107	-2.1	1.71	1.67	
Comm/Ind: Lo Val	150,000	150,000	0.0	4,117	4,100	-17	-0.4	2.74	2.73	
Comm/Ind: Med Val	300,000	300,000	0.0	9,517	9,470	-47	-0.5	3.17	3.16	
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	34,719	34,531	-188	-0.5	3.47	3.45	

Freeborn County

Hartland city

<i>Tax Burdens by Property Class</i>	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	109	-2	-2.1	1.51	1.47
Res Non-Hm: exis	752	721	-31	-4.1	14	16	2	11.6	1.87	2.18
Apartments: exis	229	229	0	0.0	5	6	1	16.5	2.29	2.67
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	1,131	753	-377	-33.4	39	30	-9	-24.0	3.45	3.94
Com/Ind Hi: exis	111	384	274	247.3	5	20	15	296.7	4.56	5.21
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	16.1	4.56	5.21
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	14.9	1.56	1.69
Ag Non-Hmstd	385	546	161	41.9	7	11	4	66.5	1.73	2.03
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	1.47
All other NewCon	0	369	369	0.0	0	16	16	0.0	0.00	4.29
Total	10,261	10,745	484	4.7	191	219	28	14.5	1.86	2.04

Tax Base

Tax Rates

	Estimated Market Value				Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	112	94	-17	-15.4	County	58.87	63.87	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	#####	130.65	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	8.11	8.68	12.24	12.55
(=) Taxable Tax Capacity	112	94	-17	-15.4	Special District	0.00	0.00	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	173.19	203.20	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	588	-42	-6.7	1.45	1.34
Res Hmstd:Avg Val	65,000	65,700	1.1	945	883	-62	-6.5	1.45	1.34
Res Hmstd: Hi Val	86,600	87,500	1.0	1,311	1,291	-20	-1.6	1.51	1.48
Res Hmstd: Ex-Hi Val	129,900	131,200	1.0	2,153	2,314	160	7.5	1.66	1.76
Apartment	300,000	300,000	0.0	6,862	7,996	1,134	16.5	2.29	2.67
Comm/Ind: Lo Val	150,000	521,000	247.3	5,179	25,245	20,065	387.4	3.45	4.85
Comm/Ind: Med Val	300,000	1,042,000	247.3	12,024	52,397	40,373	335.8	4.01	5.03
Comm/Ind: Hi Val	1,000,000	3,473,400	247.3	43,964	179,109	135,145	307.4	4.4	5.16

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	-4.8	1.82	1.80
Res Non-Hm: exis	605	579	-26	-4.2	13	14	2	11.8	2.11	2.47
Apartments: exis	54	40	-14	-26.6	1	1	0	-14.3	2.57	3.00
Low-inc Apts: ex	163	119	-43	-26.7	3	2	0	-14.7	1.58	1.84
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	23.0	3.76	4.31
Com/Ind Hi: exis	490	820	330	67.5	24	46	22	92.4	4.93	5.66
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	20.0	4.93	5.66
Ag HGA: Exist	126	131	5	4.3	2	3	0	11.5	1.91	2.04
Ag Hmstd Land	564	590	26	4.6	9	11	2	22.2	1.58	1.85
Ag Non-Hmstd	492	516	23	4.7	9	11	2	24.2	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	12.4	2.23	2.48

Tax Base

Tax Rates

	Estimated Market Value				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	137	117	-19	-14.3	County	57.53	62.32	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	#####	127.09	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	24.36	27.18	27.12	27.71
(=) Taxable Tax Capacity	137	117	-19	-14.3	Special District	1.37	1.48	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	183.95	218.07	27.12	27.71

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base
Res Hmstd: Lo Val	56,200	54,200	-3.6	961	859	-102	-10.6	1.71	1.59
Res Hmstd:Avg Val	84,200	81,100	-3.7	1,481	1,340	-140	-9.5	1.76	1.65
Res Hmstd: Hi Val	112,300	108,200	-3.7	2,099	2,060	-39	-1.9	1.87	1.90
Res Hmstd: Ex-Hi Val	168,400	162,300	-3.6	3,334	3,495	162	4.9	1.98	2.15
Apartment	300,000	220,100	-26.6	7,712	6,610	-1,102	-14.3	2.57	3.00
Comm/Ind: Lo Val	150,000	251,200	67.5	5,644	12,200	6,556	116.1	3.76	4.86
Comm/Ind: Med Val	300,000	502,400	67.5	13,035	26,419	13,385	102.7	4.34	5.26
Comm/Ind: Hi Val	1,000,000	1,674,800	67.5	47,523	92,783	45,260	95.2	4.75	5.54

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	147	-4	-2.9	1.71	1.72
Res Non-Hm: exis	869	1,060	190	21.9	18	25	7	40.3	2.05	2.36
Apartments: exis	132	132	0	0.0	3	4	1	16.5	2.44	2.85
Low-inc Apts: ex	99	99	0	0.0	1	2	0	16.1	1.51	1.75
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	34	4	14.4	3.61	4.13
Com/Ind Hi: exis	91	91	0	-0.5	4	5	1	14.0	4.72	5.41
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	18	3	18.2	4.72	5.41
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	1	0	14.9	0.94	1.04
Ag Non-Hmstd	201	206	5	2.6	3	4	1	21.3	1.74	2.06
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	1.72
All other NewCon	0	9	9	0.0	0	0	0	0.0	0.00	3.30
Total	11,519	11,451	-68	-0.6	228	241	13	5.5	1.98	2.10

Tax Base

Tax Rates

	Estimated Market Value				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	123	97	-26	-21.1	County	58.94	63.94	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	88.01	111.55	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	26.03	29.11	27.12	27.71
(=) Taxable Tax Capacity	123	97	-26	-21.1	Special District	0.84	0.94	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	173.81	205.55	27.12	27.71

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates	
	Baseline	Alternative	Change		Baseline	Alternative	Change	Pctg Chng	Base
Res Hmstd: Lo Val	56,700	54,800	-3.4	912	828	-85	-9.3	1.61	1.51
Res Hmstd:Avg Val	85,000	82,200	-3.3	1,412	1,304	-108	-7.6	1.66	1.59
Res Hmstd: Hi Val	113,200	109,500	-3.3	2,004	1,991	-13	-0.6	1.77	1.82
Res Hmstd: Ex-Hi Val	169,900	164,300	-3.3	3,194	3,371	177	5.5	1.88	2.05
Apartment	300,000	300,000	0.0	7,332	8,539	1,208	16.5	2.44	2.85
Comm/Ind: Lo Val	150,000	149,300	-0.5	5,416	6,161	745	13.8	3.61	4.13
Comm/Ind: Med Val	300,000	298,500	-0.5	12,503	14,224	1,722	13.8	4.17	4.77
Comm/Ind: Hi Val	1,000,000	995,000	-0.5	45,571	51,906	6,334	13.9	4.56	5.22

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	-1	-5.4	1.39	1.33
Res Non-Hm: exis	186	203	17	9.2	3	4	1	24.5	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	2	14.9	3.28	3.68
Com/Ind Hi: exis	78	78	0	0.0	3	4	0	12.6	4.28	4.82
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	14.6	4.28	4.82
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	62.8	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	10.1	2.25	2.44

Tax Base

Tax Rates

	Baseline	Alternative	Change	Pctg Chng		Net Tax Cap (Pctg)		Ref Mkt Val	
						Base	Alter	Base	Alter
Total Tax Capacity	18	16	-2	-13.1	County	58.95	63.97	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	65.29	81.37	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	26.09	29.19	27.12	27.71
(=) Taxable Tax Capacity	18	16	-2	-13.1	Special District	1.37	1.48	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	151.70	176.01	27.12	27.71

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	24,100	23,700		-1.7	335	316	-19	-5.6	1.39	1.33
Res Hmstd:Avg Val	36,100	35,600		-1.4	501	475	-27	-5.3	1.39	1.33
Res Hmstd: Hi Val	48,100	47,400		-1.5	668	632	-36	-5.4	1.39	1.33
Res Hmstd: Ex-Hi Val	72,100	71,000		-1.5	1,001	947	-54	-5.4	1.39	1.33
Comm/Ind: Lo Val	150,000	150,000		0.0	4,919	5,526	607	12.3	3.28	3.68
Comm/Ind: Med Val	300,000	300,000		0.0	11,341	12,755	1,413	12.5	3.78	4.25
Comm/Ind: Hi Val	1,000,000	1,000,000		0.0	41,314	46,490	5,176	12.5	4.13	4.65

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	24.6	0.80	0.97
Res Non-Hm: exis	332	315	-17	-5.1	4	5	1	14.9	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	16.6	2.43	2.84
Com/Ind Hi: exis	401	401	0	0.0	13	15	2	16.7	3.19	3.72
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	22.1	3.19	3.72
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	28.9	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	18.4	1.68	1.98

Tax Base

Tax Rates

	Tax Base				Tax Rates		Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	County	City/Town	Base	Alter	Base	Alter
Total Tax Capacity	24	21	-3	-11.6	County	58.97	63.99	0.00	0.00	
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	37.75	56.95	0.00	0.00	
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	4.79	4.25	17.85	19.28	
(=) Taxable Tax Capacity	24	21	-3	-11.6	Special District	0.00	0.00	0.00	0.00	
FD Distrib Tax Cap	0	0	0	0.0	Total	101.50	125.19	17.85	19.28	

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	22,400	22,900	22,400	2.2	178	216	38	21.6	0.79	0.94
Res Hmstd:Avg Val	33,600	34,400	33,600	2.4	267	325	58	21.8	0.79	0.94
Res Hmstd: Hi Val	44,700	45,700	44,700	2.2	355	431	77	21.6	0.79	0.94
Res Hmstd: Ex-Hi Val	67,100	68,600	67,100	2.2	532	648	115	21.6	0.79	0.94
Comm/Ind: Lo Val	150,000	150,000	150,000	0.0	3,650	4,256	606	16.6	2.43	2.84
Comm/Ind: Med Val	300,000	300,000	300,000	0.0	8,428	9,834	1,406	16.7	2.81	3.28
Comm/Ind: Hi Val	1,000,000	1,000,000	1,000,000	0.0	30,725	35,864	5,140	16.7	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	-2	-5.8	1.04	0.96
Res Non-Hm: exis	140	82	-58	-41.5	2	1	-1	-44.2	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	-2.7	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	3.8	3.35	3.27
Ag HGA: Exist	37	37	0	0.5	0	0	0	-8.0	0.98	0.90
Ag Hmstd Land	126	132	6	4.8	1	1	0	-4.0	0.42	0.39
Ag Non-Hmstd	288	295	7	2.5	3	3	0	-4.4	1.11	1.04
Misc props	32	32	0	0.0	1	1	0	-5.3	1.66	1.57
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	-2	-2.0	1.66	1.60

Tax Base

Tax Rates

	Estimated Market Value				Net Tax				Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Total Tax Capacity	55	47	-8	-14.3	County	56.28	60.85		0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	30.64	15.94		0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	22.82	25.38		27.12	27.71
(=) Taxable Tax Capacity	55	47	-8	-14.3	Special District	1.37	1.48		0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	111.11	103.65		27.12	27.71

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	41,300	42,000	1.7	406	378	-28	-6.9	0.98	0.9
Res Hmstd:Avg Val	61,900	62,900	1.6	608	565	-43	-7.0	0.98	0.9
Res Hmstd: Hi Val	82,500	83,800	1.6	842	793	-49	-5.8	1.02	0.95
Res Hmstd: Ex-Hi Val	123,700	125,700	1.6	1,449	1,383	-66	-4.6	1.17	1.1

Goodhue County

Cannon Falls city

<i>Tax Burdens by Property Class</i>	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	2,522	-184	-6.8	1.29	1.36
Res Non-Hm: exis	23,029	24,393	1,364	5.9	354	412	58	16.4	1.54	1.69
Apartments: exis	11,914	11,765	-148	-1.2	207	225	18	8.8	1.74	1.91
Low-inc Apts: ex	5,493	5,441	-52	-0.9	58	64	5	9.1	1.06	1.17
Seasnl Rec: exis	191	145	-46	-24.2	3	3	-1	-16.5	1.74	1.91
Com/Ind: Lo: exi	22,083	21,432	-652	-3.0	617	651	34	5.6	2.79	3.04
Com/Ind Hi: exis	51,514	49,451	-2,063	-4.0	1,898	1,982	84	4.4	3.68	4.01
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	164	13	8.6	3.64	3.96
Ag HGA: Exist	328	315	-13	-4.1	5	5	0	4.7	1.39	1.52
Ag Hmstd Land	598	592	-5	-0.9	5	5	1	10.7	0.81	0.91
Ag Non-Hmstd	1,893	1,841	-52	-2.7	25	26	2	7.4	1.29	1.43
Misc props	2,000	1,874	-126	-6.3	37	38	1	3.5	1.83	2.02
ResHmstd: NewCon	0	303	303	0.0	0	4	4	0.0	0.00	1.36
All other NewCon	0	109	109	0.0	0	4	4	0.0	0.00	3.62
Total	332,470	307,640	-24,830	-7.5	6,064	6,104	40	0.7	1.82	1.98

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	4,032	3,501	-530	-13.2	County	43.18	46.47	0.00	0.00
(-) TIF Tax Capacity	314	304	-10	-3.1	City/Town	62.07	70.94	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	20.61	22.14	11.85	12.76
(=) Taxable Tax Capacity	<u>3,718</u>	<u>3,198</u>	<u>-521</u>	<u>-14.0</u>	Special District	<u>3.59</u>	<u>3.37</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	0	0	0	0.0	Total	129.45	142.91	11.85	12.76

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	118,100	104,900	-11.2	1,403	1,236	-167	-11.9	1.19	1.18	
Res Hmstd:Avg Val	177,100	157,300	-11.2	2,289	2,119	-170	-7.4	1.29	1.35	
Res Hmstd: Hi Val	236,000	209,600	-11.2	3,175	3,000	-174	-5.5	1.35	1.43	
Res Hmstd: Ex-Hi Val	354,100	314,400	-11.2	4,950	4,767	-183	-3.7	1.4	1.52	
Apartment	300,000	296,300	-1.2	5,210	5,671	461	8.9	1.74	1.91	
Comm/Ind: Lo Val	150,000	144,000	-4.0	4,189	4,374	185	4.4	2.79	3.04	
Comm/Ind: Med Val	300,000	288,000	-4.0	9,715	10,087	372	3.8	3.24	3.50	
Comm/Ind: Hi Val	1,000,000	960,000	-4.0	35,504	37,020	1,516	4.3	3.55	3.86	

Goodhue County

Goodhue city

<i>Tax Burdens by Property Class</i>	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

Tax Rates

	Baseline	Alternative	Change	Pctg Chng		Net Tax Cap (Pctg)		Ref Mkt Val	
						Base	Alter	Base	Alter
Total Tax Capacity	735	646	-90	-12.2	County	44.83	48.25	0.00	0.00
(-) TIF Tax Capacity	124	108	-16	-13.1	City/Town	63.50	72.90	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	19.79	19.26	6.08	12.88
(=) Taxable Tax Capacity	612	538	-74	-12.0	Special District	0.74	0.78	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	128.86	141.19	6.08	12.88

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		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	4,034	-55	-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	34,026	-787	-2.3	3.48	3.81

Goodhue County

Kenyon city

<i>Tax Burdens by Property Class</i>	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	3.5	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

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	1,134	988	-146	-12.9	County	43.08	46.36	0.00	0.00
(-) TIF Tax Capacity	38	32	-6	-16.2	City/Town	57.94	68.74	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	21.98	20.62	17.31	22.45
(=) Taxable Tax Capacity	1,096	956	-140	-12.8	Special District	0.74	0.78	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	123.74	136.49	17.31	22.45

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		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	211	5.1	2.76	3.04
Comm/Ind: Med Val	300,000	286,600		-4.5	9,579	9,989	410	4.3	3.19	3.49
Comm/Ind: Hi Val	1,000,000	955,300		-4.5	34,951	36,579	1,628	4.7	3.5	3.83

Goodhue County

Red Wing city

<i>Tax Burdens by Property Class</i>	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	10,138	226	2.3	1.24	1.32
Res Non-Hm: exis	117,526	111,673	-5,853	-5.0	1,738	1,795	57	3.3	1.48	1.61
Apartments: exis	46,113	45,256	-857	-1.9	768	824	56	7.3	1.67	1.82
Low-inc Apts: ex	11,877	11,715	-162	-1.4	122	132	10	7.9	1.03	1.13
Seasnl Rec: exis	5,427	5,388	-39	-0.7	83	90	7	8.4	1.53	1.67
Com/Ind: Lo: exi	56,717	55,476	-1,241	-2.2	1,527	1,614	86	5.6	2.69	2.91
Com/Ind Hi: exis	189,032	180,672	-8,360	-4.4	6,665	6,876	210	3.2	3.53	3.81
Publ U: Elec Gen	330,328	345,902	15,574	4.7	8,421	9,628	1,207	14.3	2.55	2.78
Publ U: Other	94,649	95,915	1,267	1.3	3,332	3,645	312	9.4	3.52	3.80
Ag HGA: Exist	4,080	3,787	-293	-7.2	52	52	0	-0.5	1.27	1.36
Ag Hmstd Land	10,653	10,622	-31	-0.3	64	70	7	10.3	0.60	0.66
Ag Non-Hmstd	13,477	13,844	367	2.7	159	178	19	11.9	1.18	1.28
Misc props	3,656	3,605	-51	-1.4	66	71	5	7.5	1.82	1.98
ResHmstd: NewCon	0	2,186	2,186	0.0	0	29	29	0.0	0.00	1.32
All other NewCon	0	2,634	2,634	0.0	0	87	87	0.0	0.00	3.31
Total	1,682,464	1,654,017	-28,447	-1.7	32,911	35,229	2,318	7.0	1.96	2.13

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	23,410	22,149	-1,261	-5.4	County	43.23	46.54	0.00	0.00
(-) TIF Tax Capacity	147	142	-5	-3.5	City/Town	54.67	59.15	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	17.38	19.96	19.47	21.88
(=) Taxable Tax Capacity	<u>23,262</u>	<u>22,007</u>	<u>-1,256</u>	<u>-5.4</u>	Special District	<u>2.44</u>	<u>2.59</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	0	0	0	0.0	Total	117.73	128.24	19.47	21.88

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	111,600	106,900	-4.2	1,259	1,251	-9	-0.7	1.13	1.17
Res Hmstd:Avg Val	167,400	160,400	-4.2	2,075	2,115	40	1.9	1.24	1.32
Res Hmstd: Hi Val	223,100	213,700	-4.2	2,889	2,977	88	3.0	1.3	1.39
Res Hmstd: Ex-Hi Val	334,800	320,700	-4.2	4,522	4,707	184	4.1	1.35	1.47
Apartment	300,000	294,400	-1.9	4,999	5,363	364	7.3	1.67	1.82
Comm/Ind: Lo Val	150,000	143,400	-4.4	4,040	4,171	132	3.3	2.69	2.91
Comm/Ind: Med Val	300,000	286,700	-4.4	9,329	9,565	237	2.5	3.11	3.34
Comm/Ind: Hi Val	1,000,000	955,800	-4.4	34,011	35,028	1,018	3.0	3.40	3.66

Goodhue County

Wanamingo city

<i>Tax Burdens by Property Class</i>	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	14.6	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

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	844	684	-160	-19.0	County	44.76	48.15	0.00	0.00
(-) TIF Tax Capacity	69	71	2	2.5	City/Town	77.44	93.80	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	22.10	20.72	17.31	22.45
(=) Taxable Tax Capacity	<u>775</u>	<u>613</u>	<u>-162</u>	<u>-20.9</u>	Special District	<u>0.74</u>	<u>0.78</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	0	0	0	0.0	Total	145.04	163.46	17.31	22.45

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		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	12,322	1,624	15.2	3.57	3.99
Comm/Ind: Hi Val	1,000,000	1,028,400		2.8	39,052	44,830	5,778	14.8	3.91	4.36

Goodhue County

Zumbrota city

<i>Tax Burdens by Property Class</i>	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	2,109	104	5.2	1.23	1.33
Res Non-Hm: exis	20,005	18,498	-1,507	-7.5	302	308	6	2.1	1.51	1.66
Apartments: exis	3,783	3,683	-100	-2.6	63	68	5	8.5	1.65	1.84
Low-inc Apts: ex	3,043	3,043	0	0.0	31	35	3	11.0	1.03	1.14
Seasnl Rec: exis	784	774	-10	-1.3	13	14	1	10.0	1.64	1.83
Com/Ind: Lo: exi	15,324	14,884	-440	-2.9	409	436	27	6.6	2.67	2.93
Com/Ind Hi: exis	27,709	27,037	-672	-2.4	965	1,036	71	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	27	16.9	3.44	3.78
Ag HGA: Exist	1,216	1,045	-171	-14.0	16	15	0	-3.1	1.29	1.45
Ag Hmstd Land	756	699	-57	-7.5	3	5	2	49.6	0.46	0.75
Ag Non-Hmstd	863	924	61	7.1	10	12	2	21.4	1.14	1.29
Misc props	771	771	0	0.0	13	14	1	11.4	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	4,266	281	7.0	1.65	1.80

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	2,844	2,550	-294	-10.3	County	43.27	46.57	0.00	0.00
(-) TIF Tax Capacity	215	211	-3	-1.5	City/Town	51.85	63.13	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	17.89	18.52	23.03	22.87
(=) Taxable Tax Capacity	2,630	2,339	-291	-11.1	Special District	0.74	0.78	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	113.76	129.01	23.03	22.87

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Pctg Chng	Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change		Base	Alter
Res Hmstd: Lo Val	107,000	103,900		-2.9	1,188	1,218	31	2.6	1.11	1.17
Res Hmstd:Avg Val	160,500	155,800		-2.9	1,968	2,067	99	5.0	1.23	1.33
Res Hmstd: Hi Val	213,900	207,600		-2.9	2,746	2,914	168	6.1	1.28	1.40
Res Hmstd: Ex-Hi Val	321,000	311,600		-2.9	4,307	4,614	307	7.1	1.34	1.48
Apartment	300,000	292,100		-2.6	4,957	5,379	422	8.5	1.65	1.84
Comm/Ind: Lo Val	150,000	146,400		-2.4	4,004	4,290	286	7.1	2.67	2.93
Comm/Ind: Med Val	300,000	292,700		-2.4	9,227	9,862	635	6.9	3.08	3.37
Comm/Ind: Hi Val	1,000,000	975,700		-2.4	33,602	36,027	2,425	7.2	3.36	3.69

Goodhue County

Bellechester city (part)

<i>Tax Burdens by Property Class</i>	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

Tax Rates

	Baseline	Alternative	Change	Pctg Chng		Net Tax Cap (Pctg)		Ref Mkt Val	
						Base	Alter	Base	Alter
Total Tax Capacity	76	71	-5	-6.7	County	44.91	48.34	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	28.37	35.19	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	19.96	19.45	6.08	12.88
(=) Taxable Tax Capacity	76	71	-5	-6.7	Special District	1.39	1.44	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	94.62	104.42	6.08	12.88

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		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	11,450	8,131	245.0	2.21	2.94
Comm/Ind: Med Val	300,000	779,100		159.7	7,714	24,070	16,356	212.0	2.57	3.09
Comm/Ind: Hi Val	1,000,000	2,596,900		159.7	28,223	82,951	54,728	193.9	2.82	3.19

Goodhue County

Dennison city (part)

<i>Tax Burdens by Property Class</i>	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	132	3	2.2	1.44	1.53
Res Non-Hm: exis	1,590	1,607	16	1.0	26	29	3	10.0	1.66	1.80
Apartments: exis	210	198	-12	-5.9	4	4	0	2.6	1.93	2.10
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	841	826	-15	-1.8	25	27	1	5.6	2.99	3.22
Com/Ind Hi: exis	660	625	-35	-5.3	26	26	0	1.4	3.90	4.17
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	8.9	3.88	4.15
Ag HGA: Exist	153	153	0	0.0	2	3	0	9.8	1.59	1.75
Ag Hmstd Land	1,745	1,920	175	10.0	16	17	1	3.8	0.92	0.87
Ag Non-Hmstd	809	834	25	3.1	10	11	1	8.1	1.28	1.35
Misc props	77	77	0	0.0	2	2	0	8.5	2.26	2.45
ResHmstd: NewCon	0	3	3	0.0	0	0	0	0.0	0.00	1.53
All other NewCon	0	6	6	0.0	0	0	0	0.0	0.00	1.80
Total	15,103	14,922	-182	-1.2	243	252	10	3.9	1.61	1.69

Tax Base

Tax Rates

	Estimated Market Value				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	160	143	-17	-10.6	County	44.90	48.33	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	52.58	55.83	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	33.06	33.05	26.54	34.88
(=) Taxable Tax Capacity	160	143	-17	-10.6	Special District	0.74	0.78	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	131.28	137.99	26.54	34.88

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base
Res Hmstd: Lo Val	103,000	99,000	-3.9	1,346	1,320	-25	-1.9	1.31	1.33
Res Hmstd:Avg Val	154,500	148,500	-3.9	2,205	2,238	33	1.5	1.43	1.51
Res Hmstd: Hi Val	205,900	198,000	-3.8	3,062	3,155	93	3.0	1.49	1.59
Res Hmstd: Ex-Hi Val	309,000	297,100	-3.9	4,782	4,991	209	4.4	1.55	1.68
Apartment	300,000	282,300	-5.9	5,719	5,854	135	2.4	1.91	2.07
Comm/Ind: Lo Val	150,000	142,100	-5.3	4,451	4,526	76	1.7	2.97	3.19
Comm/Ind: Med Val	300,000	284,200	-5.3	10,252	10,321	69	0.7	3.42	3.63
Comm/Ind: Hi Val	1,000,000	947,400	-5.3	37,325	37,715	390	1.0	3.73	3.98

Goodhue County

Lake City city (part)

<i>Tax Burdens by Property Class</i>	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	607	14	2.3	1.25	1.34
Res Non-Hm: exis	10,521	9,082	-1,439	-13.7	147	136	-10	-7.1	1.39	1.50
Apartments: exis	923	846	-77	-8.3	15	15	0	0.2	1.63	1.78
Low-inc Apts: ex	3,033	2,901	-132	-4.4	30	32	1	4.4	1.00	1.10
Seasnl Rec: exis	27,468	22,382	-5,086	-18.5	360	321	-39	-10.8	1.31	1.44
Com/Ind: Lo: exi	4,974	4,884	-90	-1.8	132	140	8	6.1	2.65	2.86
Com/Ind Hi: exis	7,983	7,390	-592	-7.4	277	277	0	0.2	3.47	3.75
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	16.5	3.47	3.75
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	13	14	1	6.8	0	0	0	17.7	1.15	1.27
Misc props	259	222	-37	-14.3	4	4	0	-5.8	1.48	1.63
ResHmstd: NewCon	0	10	10	0.0	0	0	0	0.0	0.00	1.34
All other NewCon	0	200	200	0.0	0	3	3	0.0	0.00	1.53
Total	102,735	93,367	-9,368	-9.1	1,566	1,545	-21	-1.4	1.52	1.65

Tax Base

Tax Rates

	Baseline	Alternative	Change	Pctg Chng		Net Tax Cap (Pctg)		Ref Mkt Val	
						Base	Alter	Base	Alter
Total Tax Capacity	1,134	991	-143	-12.6	County	43.26	46.56	0.00	0.00
(-) TIF Tax Capacity	10	9	-1	-12.1	City/Town	56.39	60.92	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	14.86	18.70	18.62	19.11
(=) Taxable Tax Capacity	1,124	982	-142	-12.6	Special District	0.74	0.78	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	115.25	126.96	18.62	19.11

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	144,200	137,700		-4.5	1,688	1,696	8	0.5	1.17	1.23
Res Hmstd:Avg Val	216,100	206,300		-4.5	2,715	2,777	61	2.3	1.26	1.35
Res Hmstd: Hi Val	288,100	275,100		-4.5	3,744	3,860	116	3.1	1.3	1.40
Res Hmstd: Ex-Hi Val	432,300	412,700		-4.5	5,787	6,027	240	4.2	1.34	1.46
Apartment	300,000	275,100		-8.3	4,881	4,892	11	0.2	1.63	1.78
Seas Rec: Lo Val	50,000	40,700		-18.6	614	551	-64	-10.4	1.23	1.35
Seas Rec: Hi Val	150,000	122,200		-18.5	1,927	1,710	-216	-11.2	1.28	1.4
Comm/Ind: Lo Val	150,000	138,900		-7.4	3,971	3,975	4	0.1	2.65	2.86
Comm/Ind: Med Val	300,000	277,700		-7.4	9,173	9,085	-88	-1.0	3.06	3.27
Comm/Ind: Hi Val	1,000,000	925,800		-7.4	33,449	33,405	-44	-0.1	3.34	3.61

Goodhue County

Pine Island city (part)

<i>Tax Burdens by Property Class</i>	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

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	1,935	1,636	-298	-15.4	County	43.11	46.39	0.00	0.00
(-) TIF Tax Capacity	107	95	-12	-11.1	City/Town	68.32	79.73	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	23.78	25.75	13.22	17.55
(=) Taxable Tax Capacity	1,828	1,541	-286	-15.7	Special District	0.74	0.78	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	135.96	152.65	13.22	17.55

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		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	10,607	509	5.0	3.37	3.72
Comm/Ind: Hi Val	1,000,000	951,800		-4.8	36,895	38,928	2,033	5.5	3.69	4.09

Grant County

Ashby city

<i>Tax Burdens by Property Class</i>	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	204	2	1.2	1.66	1.68
Res Non-Hm: exis	1,904	1,664	-240	-12.6	39	39	0	0.7	2.04	2.34
Apartments: exis	1,803	1,582	-221	-12.2	43	43	0	1.0	2.37	2.73
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	15.0	2.37	2.73
Com/Ind: Lo: exi	2,434	2,364	-70	-2.9	86	94	8	9.9	3.52	3.98
Com/Ind Hi: exis	464	464	-1	-0.1	21	24	3	13.3	4.58	5.20
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	16	3	18.1	4.58	5.20
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	-22.5	0.82	0.67
Ag Non-Hmstd	310	294	-16	-5.2	5	6	1	11.2	1.65	1.93
Misc props	120	119	-1	-0.8	4	4	1	13.9	3.07	3.52
ResHmstd: NewCon	0	84	84	0.0	0	1	1	0.0	0.00	1.68
All other NewCon	0	91	91	0.0	0	3	3	0.0	0.00	2.82
Total	19,675	19,372	-303	-1.5	418	440	23	5.4	2.12	2.27

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	223	183	-40	-17.8	County	48.96	54.74	0.00	0.00
(-) TIF Tax Capacity	21	21	-1	-2.9	City/Town	84.29	104.61	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	31.15	33.41	31.16	31.33
(=) Taxable Tax Capacity	202	163	-39	-19.4	Special District	0.34	0.37	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	164.75	193.13	31.16	31.33

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Pctg Chng	Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change		Base	Alter
Res Hmstd: Lo Val	55,700	56,000		0.5	868	824	-44	-5.1	1.56	1.47
Res Hmstd:Avg Val	83,500	83,900		0.5	1,339	1,310	-29	-2.1	1.60	1.56
Res Hmstd: Hi Val	111,300	111,800		0.4	1,908	1,985	76	4.0	1.71	1.78
Res Hmstd: Ex-Hi Val	167,000	167,800		0.5	3,049	3,339	289	9.5	1.83	1.99
Apartment	300,000	263,300		-12.2	7,113	7,181	69	1.0	2.37	2.73
Comm/Ind: Lo Val	150,000	149,800		-0.1	5,273	5,957	684	13.0	3.52	3.98
Comm/Ind: Med Val	300,000	299,600		-0.1	12,148	13,741	1,593	13.1	4.05	4.59
Comm/Ind: Hi Val	1,000,000	998,700		-0.1	44,230	50,079	5,850	13.2	4.42	5.01

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	170	-7	-4.1	2.00	1.99
Res Non-Hm: exis	1,559	1,519	-40	-2.5	35	38	3	8.1	2.25	2.50
Apartments: exis	1,462	1,352	-110	-7.5	40	41	1	2.7	2.72	3.02
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	43	7	18.5	2.06	2.30
Com/Ind: Lo: exi	991	963	-29	-2.9	39	42	3	6.8	3.92	4.31
Com/Ind Hi: exis	440	541	101	22.8	22	30	8	35.3	5.10	5.62
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	23	3	15.2	5.03	5.53
Ag HGA: Exist	454	454	0	0.0	10	10	0	3.4	2.10	2.17
Ag Hmstd Land	2,104	2,001	-104	-4.9	22	24	2	6.9	1.05	1.18
Ag Non-Hmstd	133	126	-7	-5.3	2	3	0	6.1	1.87	2.10
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	1.99
All other NewCon	0	135	135	0.0	0	6	6	0.0	0.00	4.34
Total	18,181	18,055	-126	-0.7	404	431	27	6.8	2.22	2.39

Tax Base

Tax Rates

	Tax Base				Tax Rates		Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	County	City/Town	Base	Alter	Base	Alter
Total Tax Capacity	189	169	-21	-10.9	County	48.87	54.68	0.00	0.00	
(-) TIF Tax Capacity	5	5	0	-9.3	City/Town	#####	141.61	0.00	0.00	
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	11.70	13.04	38.36	40.11	
(=) Taxable Tax Capacity	184	164	-20	-10.9	Special District	0.34	0.37	0.00	0.00	
FD Distrib Tax Cap	0	0	0	0.0	Total	187.07	209.71	38.36	40.11	

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	57,500	55,400		-3.7	1,066	919	-147	-13.8	1.85	1.66
Res Hmstd:Avg Val	86,200	83,000		-3.7	1,648	1,449	-199	-12.1	1.91	1.75
Res Hmstd: Hi Val	114,800	110,600		-3.7	2,319	2,191	-128	-5.5	2.02	1.98
Res Hmstd: Ex-Hi Val	172,300	166,000		-3.7	3,667	3,679	12	0.3	2.13	2.22
Apartment	300,000	277,400		-7.5	8,166	8,384	218	2.7	2.72	3.02
Seas Rec: Lo Val	50,000	53,100		6.2	973	1,158	184	18.9	1.95	2.18
Seas Rec: Hi Val	150,000	159,400		6.3	3,004	3,579	575	19.1	2.00	2.25
Comm/Ind: Lo Val	150,000	184,300		22.9	5,883	8,396	2,513	42.7	3.92	4.56
Comm/Ind: Med Val	300,000	368,500		22.8	13,536	18,743	5,208	38.5	4.51	5.09
Comm/Ind: Hi Val	1,000,000	1,228,400		22.8	49,248	67,046	17,798	36.1	4.92	5.46

Grant County

Elbow Lake city

<i>Tax Burdens by Property Class</i>	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	508	-45	-8.2	2.17	2.04
Res Non-Hm: exis	5,327	5,620	292	5.5	136	162	26	19.4	2.55	2.88
Apartments: exis	751	917	166	22.1	23	32	9	38.5	3.07	3.48
Low-inc Apts: ex	82	79	-3	-3.4	2	2	0	9.3	1.90	2.15
Seasnl Rec: exis	17	17	0	0.0	0	0	0	14.5	2.22	2.55
Com/Ind: Lo: exi	5,286	5,344	59	1.1	229	260	31	13.4	4.34	4.87
Com/Ind Hi: exis	3,090	3,785	694	22.5	175	240	66	37.5	5.66	6.35
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	17.2	5.66	6.35
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	56.4	1.50	1.77
Ag Non-Hmstd	462	394	-68	-14.8	10	10	0	-2.2	2.15	2.46
Misc props	46	46	0	0.0	1	2	0	13.4	3.07	3.48
ResHmstd: NewCon	0	121	121	0.0	0	2	2	0.0	0.00	2.04
All other NewCon	0	71	71	0.0	0	3	3	0.0	0.00	4.11
Total	40,628	41,478	851	2.1	1,131	1,224	92	8.2	2.79	2.95

Tax Base

Tax Rates

	Estimated Market Value				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	463	398	-65	-14.0	County	48.33	54.06	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	#####	172.17	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	11.79	13.11	38.36	40.11
(=) Taxable Tax Capacity	463	398	-65	-14.0	Special District	6.37	7.15	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	214.88	246.50	38.36	40.11

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base
Res Hmstd: Lo Val	44,100	43,200	-2.0	940	812	-128	-13.6	2.13	1.88
Res Hmstd:Avg Val	66,100	64,800	-2.0	1,409	1,218	-191	-13.6	2.13	1.88
Res Hmstd: Hi Val	88,200	86,400	-2.0	1,940	1,750	-190	-9.8	2.20	2.03
Res Hmstd: Ex-Hi Val	132,300	129,600	-2.0	3,097	3,084	-13	-0.4	2.34	2.38
Apartment	300,000	366,200	22.1	9,209	12,752	3,544	38.5	3.07	3.48
Comm/Ind: Lo Val	150,000	183,700	22.5	6,509	9,439	2,930	45.0	4.34	5.14
Comm/Ind: Med Val	300,000	367,400	22.5	14,995	21,109	6,114	40.8	5	5.75
Comm/Ind: Hi Val	1,000,000	1,224,700	22.5	54,600	75,574	20,974	38.4	5.46	6.17

Grant County

Herman city

<i>Tax Burdens by Property Class</i>	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	157	27	20.8	1.41	1.70
Res Non-Hm: exis	842	845	3	0.3	15	21	6	36.3	1.80	2.45
Apartments: exis	144	144	0	0.0	3	4	1	32.1	2.20	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	1,695	1,670	-25	-1.5	57	70	13	22.1	3.38	4.18
Com/Ind Hi: exis	3,160	3,247	87	2.8	142	177	35	24.5	4.50	5.45
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	27	6	27.3	4.50	5.45
Ag HGA: Exist	159	66	-93	-58.6	2	1	-1	-52.9	1.40	1.59
Ag Hmstd Land	64	72	8	11.8	1	1	0	28.3	0.86	0.99
Ag Non-Hmstd	839	782	-57	-6.8	15	16	1	7.5	1.76	2.03
Misc props	66	72	6	8.5	2	3	1	39.0	2.85	3.65
ResHmstd: NewCon	0	60	60	0.0	0	1	1	0.0	0.00	1.70
All other NewCon	0	27	27	0.0	0	1	1	0.0	0.00	2.18
Total	16,633	16,660	27	0.2	388	477	89	23.0	2.33	2.86

Tax Base

Tax Rates

	Estimated Market Value				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	211	181	-30	-14.2	County	48.63	54.38	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	#####	141.30	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	0.03	0.29	0.00	36.96
(=) Taxable Tax Capacity	211	181	-30	-14.2	Special District	6.37	7.15	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	176.20	203.13	0.00	36.96

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	36,100	36,100	36,100	0.0	492	573	82	16.6	1.36	1.59
Res Hmstd:Avg Val	54,100	54,000	54,000	-0.2	737	858	121	16.4	1.36	1.59
Res Hmstd: Hi Val	72,100	72,000	72,000	-0.1	982	1,144	162	16.5	1.36	1.59
Res Hmstd: Ex-Hi Val	108,200	108,100	108,100	-0.1	1,631	2,037	405	24.8	1.51	1.88
Apartment	300,000	300,000	300,000	0.0	6,608	8,726	2,119	32.1	2.20	2.91
Comm/Ind: Lo Val	150,000	154,100	154,100	2.7	5,063	6,498	1,435	28.3	3.38	4.22
Comm/Ind: Med Val	300,000	308,300	308,300	2.8	11,814	14,908	3,094	26.2	3.94	4.84
Comm/Ind: Hi Val	1,000,000	1,027,700	1,027,700	2.8	43,319	54,146	10,827	25.0	4.33	5.27

Grant County

Hoffman city

<i>Tax Burdens by Property Class</i>	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	197	23	13.5	1.10	1.28
Res Non-Hm: exis	2,200	2,391	191	8.7	32	40	9	26.8	1.45	1.69
Apartments: exis	330	329	0	-0.1	5	7	1	18.4	1.67	1.97
Low-inc Apts: ex	63	63	0	0.0	1	1	0	17.7	1.06	1.24
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	65	9	15.2	2.66	3.06
Com/Ind Hi: exis	2,504	2,555	51	2.0	85	101	15	17.8	3.41	3.94
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	23	4	21.2	3.40	3.92
Ag HGA: Exist	102	102	0	0.0	1	1	0	14.4	1.01	1.16
Ag Hmstd Land	1,284	1,217	-67	-5.2	6	7	1	19.5	0.46	0.58
Ag Non-Hmstd	1,254	1,169	-85	-6.8	13	15	2	14.4	1.03	1.26
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	1.28
All other NewCon	0	16	16	0.0	0	0	0	0.0	0.00	2.70
Total	26,289	26,340	51	0.2	393	461	68	17.4	1.50	1.75

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	299	252	-47	-15.6	County	49.33	55.20	0.00	0.00
(-) TIF Tax Capacity	36	35	-1	-2.2	City/Town	40.64	56.57	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	12.33	13.75	38.36	40.11
(=) Taxable Tax Capacity	263	218	-46	-17.4	Special District	0.34	0.37	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	102.64	125.88	38.36	40.11

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	49,900	48,700		-2.4	504	563	59	11.7	1.01	1.16
Res Hmstd:Avg Val	74,800	73,000		-2.4	755	844	89	11.7	1.01	1.16
Res Hmstd: Hi Val	99,700	97,400		-2.3	1,123	1,258	135	12.0	1.13	1.29
Res Hmstd: Ex-Hi Val	149,600	146,100		-2.3	1,872	2,122	250	13.4	1.25	1.45
Apartment	300,000	299,800		-0.1	5,000	5,920	920	18.4	1.67	1.97
Comm/Ind: Lo Val	150,000	153,100		2.1	3,984	4,706	722	18.1	2.66	3.07
Comm/Ind: Med Val	300,000	306,100		2.0	9,103	10,735	1,632	17.9	3.03	3.51
Comm/Ind: Hi Val	1,000,000	1,020,500		2.1	32,995	38,888	5,893	17.9	3.3	3.81

Grant County

Norcross city

<i>Tax Burdens by Property Class</i>	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	33.0	0.92	1.23
Res Non-Hm: exis	137	135	-2	-1.2	2	3	1	33.4	1.41	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	65	66	2	2.3	2	2	0	23.7	2.71	3.27
Com/Ind Hi: exis	275	412	137	49.9	10	17	8	76.1	3.61	4.24
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	22.0	3.61	4.24
Ag HGA: Exist	126	126	0	0.0	1	2	0	34.6	1.02	1.37
Ag Hmstd Land	1,945	1,842	-103	-5.3	14	14	0	1.8	0.70	0.75
Ag Non-Hmstd	310	295	-15	-4.9	4	4	0	2.9	1.32	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	4	4	0.0	0	0	0	0.0	0.00	2.92
Total	3,798	3,813	16	0.4	42	55	13	29.7	1.11	1.44

Tax Base

Tax Rates

	Tax Base				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	33	31	-2	-5.6	County	47.69	53.47	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	77.14	81.68	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	0.31	0.00	0.00	36.96
(=) Taxable Tax Capacity	33	31	-2	-5.6	Special District	6.37	7.15	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	131.51	142.30	0.00	36.96

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	21,400	21,200		-0.9	196	259	64	32.4	0.92	1.22
Res Hmstd:Avg Val	32,100	31,800		-0.9	294	389	95	32.4	0.92	1.22
Res Hmstd: Hi Val	42,800	42,400		-0.9	392	519	127	32.4	0.92	1.22
Res Hmstd: Ex-Hi Val	64,200	63,600		-0.9	587	778	191	32.4	0.92	1.22
Comm/Ind: Lo Val	150,000	224,900		49.9	4,058	8,080	4,022	99.1	2.71	3.59
Comm/Ind: Med Val	300,000	449,800		49.9	9,468	17,610	8,142	86.0	3.16	3.92
Comm/Ind: Hi Val	1,000,000	1,499,300		49.9	34,716	62,083	27,368	78.8	3.47	4.14

Grant County

Wendell city

<i>Tax Burdens by Property Class</i>	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	57	0	-0.8	1.53	1.55
Res Non-Hm: exis	221	253	32	14.6	4	6	1	34.8	1.95	2.29
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	473	463	-10	-2.1	16	18	2	13.0	3.43	3.96
Com/Ind Hi: exis	617	674	57	9.3	27	35	7	26.4	4.45	5.15
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	20.2	4.36	5.04
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	14.2	0.92	1.11
Ag Non-Hmstd	1,080	1,023	-57	-5.3	17	19	2	14.2	1.55	1.86
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	1.55
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	150	15	11.2	1.97	2.21

Tax Base

Tax Rates

	Tax Base				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	76	63	-14	-17.8	County	49.22	55.06	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	86.77	110.63	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	12.15	13.53	38.36	40.11
(=) Taxable Tax Capacity	76	63	-14	-17.8	Special District	6.37	7.15	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	154.51	186.37	38.36	40.11

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	32,800	32,100		-2.1	501	488	-14	-2.7	1.53	1.52
Res Hmstd:Avg Val	49,200	48,200		-2.0	752	732	-20	-2.6	1.53	1.52
Res Hmstd: Hi Val	65,600	64,200		-2.1	1,003	975	-27	-2.7	1.53	1.52
Res Hmstd: Ex-Hi Val	98,400	96,300		-2.1	1,614	1,649	35	2.1	1.64	1.71
Comm/Ind: Lo Val	150,000	163,900		9.3	5,151	6,661	1,510	29.3	3.43	4.06
Comm/Ind: Med Val	300,000	327,800		9.3	11,826	15,103	3,276	27.7	3.94	4.61
Comm/Ind: Hi Val	1,000,000	1,092,500		9.3	42,980	54,489	11,509	26.8	4.3	4.99

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	14,333	-627	-4.2	1.52	1.52
Res Non-Hm: exis	149,184	152,870	3,686	2.5	2,591	2,817	226	8.7	1.74	1.84
Apartments: exis	149,496	149,809	313	0.2	3,157	3,351	193	6.1	2.11	2.24
Low-inc Apts: ex	16,460	16,254	-206	-1.2	209	219	10	4.9	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	963	56	6.1	3.11	3.31
Com/Ind Hi: exis	347,165	329,762	-17,403	-5.0	14,196	14,342	147	1.0	4.09	4.35
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	720	56	8.5	4.03	4.30
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	6.0	1.48	1.56
Misc props	0	449	449	0.0	0	13	13	0.0	0.00	2.83
ResHmstd: NewCon	0	1,457	1,457	0.0	0	22	22	0.0	0.00	1.52
All other NewCon	0	7,255	7,255	0.0	0	246	246	0.0	0.00	3.40
Total	1,690,153	1,645,187	-44,966	-2.7	36,687	37,029	342	0.9	2.17	2.25

Tax Base

Tax Rates

	Tax Base				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	21,017	18,703	-2,314	-11.0	County	45.63	48.11	0.00	0.00
(-) TIF Tax Capacity	2,094	1,927	-167	-8.0	City/Town	57.38	64.22	4.13	4.32
(-) FD Contrib Tax Cap	2,775	2,619	-156	-5.6	School District	34.20	34.67	19.27	20.29
(=) Taxable Tax Capacity	16,149	14,157	-1,992	-12.3	Special District	10.87	11.09	0.00	0.00
FD Distrib Tax Cap	7,123	7,194	71	1.0	Total	148.09	158.09	23.40	24.62

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	92,300	88,500		-4.1	1,294	1,154	-139	-10.8	1.40	1.30
Res Hmstd:Avg Val	138,400	132,700		-4.1	2,126	2,025	-101	-4.8	1.54	1.53
Res Hmstd: Hi Val	184,500	176,900		-4.1	2,958	2,895	-63	-2.1	1.60	1.64
Res Hmstd: Ex-Hi Val	276,900	265,400		-4.2	4,625	4,638	13	0.3	1.67	1.75
Apartment	300,000	300,600		0.2	6,255	6,680	425	6.8	2.09	2.22
Comm/Ind: Lo Val	150,000	142,500		-5.0	4,630	4,701	71	1.5	3.09	3.3
Comm/Ind: Med Val	300,000	285,000		-5.0	10,686	10,776	90	0.8	3.56	3.78
Comm/Ind: Hi Val	1,000,000	949,900		-5.0	38,948	39,476	528	1.4	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	20,535	-815	-3.8	1.36	1.39
Res Non-Hm: exis	93,910	96,628	2,718	2.9	1,408	1,500	92	6.5	1.50	1.55
Apartments: exis	31,370	28,723	-2,647	-8.4	548	523	-25	-4.5	1.75	1.82
Low-inc Apts: ex	9,880	9,880	0	0.0	107	112	5	4.3	1.09	1.13
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	515	18	3.5	2.84	3.01
Com/Ind Hi: exis	165,778	145,801	-19,977	-12.1	6,135	5,724	-411	-6.7	3.70	3.93
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	370	30	8.8	3.70	3.93
Ag HGA: Exist	240	225	-15	-6.3	3	3	0	-4.0	1.38	1.42
Ag Hmstd Land	176	150	-26	-14.9	1	1	0	-16.1	0.41	0.40
Ag Non-Hmstd	1,730	1,619	-112	-6.4	21	20	-1	-2.6	1.19	1.24
Misc props	0	632	632	0.0	0	13	13	0.0	0.00	2.13
ResHmstd: NewCon	0	6,647	6,647	0.0	0	93	93	0.0	0.00	1.39
All other NewCon	0	4,629	4,629	0.0	0	83	83	0.0	0.00	1.80
Total	1,896,785	1,795,767	-101,018	-5.3	30,410	29,491	-919	-3.0	1.60	1.64

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	20,903	18,295	-2,608	-12.5	County	45.63	48.11	0.00	0.00
(-) TIF Tax Capacity	3,042	2,658	-384	-12.6	City/Town	39.18	41.17	0.00	0.00
(-) FD Contrib Tax Cap	1,570	1,443	-127	-8.1	School District	23.96	23.68	25.30	26.62
(=) Taxable Tax Capacity	16,290	14,193	-2,097	-12.9	Special District	10.65	11.38	0.00	0.00
FD Distrib Tax Cap	3,952	3,561	-391	-9.9	Total	119.42	124.34	25.30	26.62

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	142,400	134,000		-5.9	1,817	1,710	-107	-5.9	1.28	1.28
Res Hmstd:Avg Val	213,500	200,900		-5.9	2,910	2,795	-115	-4.0	1.36	1.39
Res Hmstd: Hi Val	284,500	267,700		-5.9	4,001	3,878	-123	-3.1	1.41	1.45
Res Hmstd: Ex-Hi Val	426,900	401,600		-5.9	6,178	6,049	-129	-2.1	1.45	1.51
Apartment	300,000	274,700		-8.4	5,237	5,001	-236	-4.5	1.75	1.82
Comm/Ind: Lo Val	150,000	131,900		-12.1	4,258	3,971	-287	-6.7	2.84	3.01
Comm/Ind: Med Val	300,000	263,800		-12.1	9,809	8,984	-826	-8.4	3.27	3.41
Comm/Ind: Hi Val	1,000,000	879,500		-12.1	35,715	33,155	-2,560	-7.2	3.57	3.77

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	16,236	-415	-2.5	1.49	1.51
Res Non-Hm: exis	93,212	100,015	6,803	7.3	1,543	1,750	207	13.4	1.66	1.75
Apartments: exis	98,112	97,772	-340	-0.3	1,938	2,038	100	5.2	1.98	2.08
Low-inc Apts: ex	3,490	3,490	0	0.0	43	45	3	5.9	1.22	1.29
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	765	49	6.8	3.00	3.20
Com/Ind Hi: exis	140,537	138,344	-2,193	-1.6	5,511	5,772	261	4.7	3.92	4.17
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	297	26	9.4	3.92	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	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Misc props	4,594	4,594	0	0.0	109	115	6	5.4	2.37	2.49
ResHmstd: NewCon	0	4,169	4,169	0.0	0	63	63	0.0	0.00	1.51
All other NewCon	0	995	995	0.0	0	28	28	0.0	0.00	2.78
Total	1,491,882	1,455,093	-36,790	-2.5	26,780	27,108	327	1.2	1.80	1.86

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	16,779	14,790	-1,988	-11.9	County	45.63	48.11	0.00	0.00
(-) TIF Tax Capacity	313	313	0	0.1	City/Town	47.33	51.26	1.39	1.46
(-) FD Contrib Tax Cap	1,252	1,138	-114	-9.1	School District	34.31	32.73	23.08	27.57
(=) Taxable Tax Capacity	15,214	13,339	-1,875	-12.3	Special District	11.15	11.45	0.00	0.00
FD Distrib Tax Cap	4,170	4,130	-40	-1.0	Total	138.44	143.55	24.47	29.03

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates	
	Baseline	Alternative	Change		Baseline	Alternative	Change	Pctg Chng	Base
Res Hmstd: Lo Val	106,600	102,200	-4.1	1,460	1,361	-99	-6.8	1.37	1.33
Res Hmstd:Avg Val	159,800	153,200	-4.1	2,375	2,307	-67	-2.8	1.49	1.51
Res Hmstd: Hi Val	213,000	204,200	-4.1	3,289	3,253	-36	-1.1	1.54	1.59
Res Hmstd: Ex-Hi Val	319,600	306,400	-4.1	5,122	5,149	27	0.5	1.60	1.68
Apartment	300,000	299,000	-0.3	5,925	6,233	308	5.2	1.98	2.08
Comm/Ind: Lo Val	150,000	147,700	-1.5	4,503	4,729	226	5.0	3.00	3.20
Comm/Ind: Med Val	300,000	295,300	-1.6	10,385	10,865	480	4.6	3.46	3.68
Comm/Ind: Hi Val	1,000,000	984,400	-1.6	37,832	39,615	1,783	4.7	3.78	4.02

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	10,630	190	1.8	1.26	1.31
Res Non-Hm: exis	134,955	125,407	-9,548	-7.1	1,774	1,726	-48	-2.7	1.31	1.38
Apartments: exis	725	725	0	0.0	10	11	0	4.7	1.41	1.48
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	-2.0	1.25	1.31
Com/Ind: Lo: exi	3,445	3,434	-11	-0.3	89	94	5	5.6	2.58	2.74
Com/Ind Hi: exis	19,339	18,603	-736	-3.8	651	665	14	2.1	3.37	3.57
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	6	7.4	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	1.8	1.65	1.73
ResHmstd: NewCon	0	5,687	5,687	0.0	0	75	75	0.0	0.00	1.31
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	13,377	295	2.3	1.32	1.38

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	11,178	10,851	-327	-2.9	County	45.63	48.11	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	17.23	17.78	0.00	0.00
(-) FD Contrib Tax Cap	190	184	-6	-3.4	School District	21.27	23.00	22.56	22.51
(=) Taxable Tax Capacity	10,988	10,668	-321	-2.9	Special District	10.70	11.28	0.00	0.00
FD Distrib Tax Cap	187	150	-36	-19.5	Total	94.83	100.17	22.56	22.51

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Pctg Chng	Effective Tax Rates	
	Baseline	Alternative	Change		Baseline	Alternative	Change		Base	Alter
Res Hmstd: Lo Val	438,300	427,900	-10,400	-2.4	5,145	5,250	104	2.0	1.17	1.23
Res Hmstd:Avg Val	657,100	641,500	-15,600	-2.4	8,087	8,225	138	1.7	1.23	1.28
Res Hmstd: Hi Val	875,900	855,100	-20,800	-2.4	11,174	11,380	206	1.8	1.28	1.33
Res Hmstd: Ex-Hi Val	1,314,100	1,282,800	-31,300	-2.4	17,357	17,698	341	2.0	1.32	1.38
Apartment	300,000	300,000	0	0.0	4,233	4,432	199	4.7	1.41	1.48
Comm/Ind: Lo Val	150,000	144,300	-5,700	-3.8	3,873	3,949	76	2.0	2.58	2.74
Comm/Ind: Med Val	300,000	288,600	-11,400	-3.8	8,923	9,057	134	1.5	2.97	3.14
Comm/Ind: Hi Val	1,000,000	961,900	-38,100	-3.8	32,492	33,117	625	1.9	3.25	3.44

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	89,716	4,707	5.5	1.26	1.37
Res Non-Hm: exis	835,284	802,909	-32,375	-3.9	11,000	11,508	508	4.6	1.32	1.43
Apartments: exis	339,247	340,573	1,326	0.4	5,054	5,475	421	8.3	1.49	1.61
Low-inc Apts: ex	25,543	25,079	-464	-1.8	235	249	13	5.7	0.92	0.99
Seasnl Rec: exis	2,746	2,660	-87	-3.1	33	35	2	4.7	1.20	1.30
Com/Ind: Lo: exi	52,118	52,653	535	1.0	1,367	1,483	116	8.5	2.62	2.82
Com/Ind Hi: exis	1,423,580	1,395,514	-28,066	-2.0	48,915	51,330	2,414	4.9	3.44	3.68
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	878	74	9.2	3.42	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	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	27,923	27,923	0.0	0	384	384	0.0	0.00	1.37
All other NewCon	0	42,888	42,888	0.0	0	1,097	1,097	0.0	0.00	2.56
Total	9,444,814	9,245,015	-199,799	-2.1	152,418	162,155	9,737	6.4	1.61	1.75

Tax Base

Tax Rates

	Tax Base				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	114,224	110,474	-3,750	-3.3	County	45.63	48.11	0.00	0.00
(-) TIF Tax Capacity	4,044	4,146	102	2.5	City/Town	24.60	25.91	0.65	0.66
(-) FD Contrib Tax Cap	11,040	10,283	-757	-6.9	School District	22.52	27.60	18.75	20.40
(=) Taxable Tax Capacity	99,140	96,045	-3,095	-3.1	Special District	10.55	11.13	0.00	0.00
FD Distrib Tax Cap	3,421	3,068	-353	-10.3	Total	103.31	112.75	19.41	21.06

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Change		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	287,600	278,600	-9,000	-3.1	3,416	3,591	175	5.1	1.19	1.29
Res Hmstd:Avg Val	431,100	417,600	-13,500	-3.1	5,290	5,588	297	5.6	1.23	1.34
Res Hmstd: Hi Val	574,700	556,600	-18,100	-3.1	7,245	7,607	362	5.0	1.26	1.37
Res Hmstd: Ex-Hi Val	862,300	835,200	-27,100	-3.1	11,518	12,120	603	5.2	1.34	1.45
Apartment	300,000	301,200	1,200	0.4	4,456	4,879	423	9.5	1.49	1.62
Comm/Ind: Lo Val	150,000	147,000	-3,000	-2.0	3,932	4,146	214	5.4	2.62	2.82
Comm/Ind: Med Val	300,000	294,100	-5,900	-2.0	9,077	9,549	471	5.2	3.03	3.25
Comm/Ind: Hi Val	1,000,000	980,300	-19,700	-2.0	33,089	34,872	1,783	5.4	3.31	3.56

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	2,500	9	0.4	1.37	1.42
Res Non-Hm: exis	52,541	52,042	-500	-1.0	738	762	24	3.2	1.40	1.46
Apartments: exis	32,031	30,776	-1,254	-3.9	524	523	-1	-0.2	1.64	1.70
Low-inc Apts: ex	3,293	3,278	-15	-0.5	33	35	1	3.3	1.01	1.05
Seasnl Rec: exis	2,095	2,204	109	5.2	30	33	3	9.1	1.44	1.50
Com/Ind: Lo: exi	14,458	14,377	-81	-0.6	398	416	17	4.4	2.76	2.89
Com/Ind Hi: exis	54,462	54,057	-405	-0.7	1,960	2,044	84	4.3	3.60	3.78
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	68	5	8.2	3.53	3.71
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	392	392	0	-0.1	8	8	0	3.9	1.92	1.99
ResHmstd: NewCon	0	544	544	0.0	0	8	8	0.0	0.00	1.42
All other NewCon	0	202	202	0.0	0	4	4	0.0	0.00	2.05
Total	342,438	335,672	-6,766	-2.0	6,246	6,400	154	2.5	1.82	1.91

Tax Base

Tax Rates

	Tax Base				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	4,226	4,111	-115	-2.7	County	45.63	48.11	0.00	0.00
(-) TIF Tax Capacity	91	90	-1	-0.8	City/Town	35.11	35.46	0.00	0.00
(-) FD Contrib Tax Cap	575	489	-86	-14.9	School District	21.27	23.00	22.56	22.51
(=) Taxable Tax Capacity	3,561	3,532	-29	-0.8	Special District	10.74	11.33	0.00	0.00
FD Distrib Tax Cap	219	184	-35	-15.9	Total	112.75	117.90	22.56	22.51

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base
Res Hmstd: Lo Val	263,600	255,700	-3.0	3,432	3,423	-9	-0.3	1.30	1.34
Res Hmstd:Avg Val	395,200	383,400	-3.0	5,331	5,351	20	0.4	1.35	1.4
Res Hmstd: Hi Val	526,800	511,100	-3.0	7,204	7,209	5	0.1	1.37	1.41
Res Hmstd: Ex-Hi Val	790,400	766,800	-3.0	11,514	11,554	39	0.3	1.46	1.51
Apartment	300,000	288,300	-3.9	4,905	4,898	-7	-0.1	1.64	1.7
Comm/Ind: Lo Val	150,000	148,900	-0.7	4,134	4,307	173	4.2	2.76	2.89
Comm/Ind: Med Val	300,000	297,800	-0.7	9,533	9,928	395	4.1	3.18	3.33
Comm/Ind: Hi Val	1,000,000	992,600	-0.7	34,729	36,202	1,473	4.2	3.47	3.65

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	30,058	297	1.0	1.55	1.62
Res Non-Hm: exis	143,231	135,585	-7,647	-5.3	2,372	2,357	-15	-0.6	1.66	1.74
Apartments: exis	85,492	84,932	-560	-0.7	1,619	1,703	84	5.2	1.89	2.01
Low-inc Apts: ex	19,147	19,139	-9	0.0	235	247	12	5.3	1.23	1.29
Seasnl Rec: exis	333	330	-3	-0.9	5	5	0	5.6	1.49	1.58
Com/Ind: Lo: exi	48,897	50,333	1,436	2.9	1,438	1,578	140	9.7	2.94	3.14
Com/Ind Hi: exis	772,497	758,253	-14,243	-1.8	29,548	30,925	1,377	4.7	3.83	4.08
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	941	75	8.6	3.88	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	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	2.95
Total	3,007,713	2,939,525	-68,187	-2.3	65,844	67,985	2,140	3.3	2.19	2.31

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	38,697	36,807	-1,890	-4.9	County	45.63	48.11	0.00	0.00
(-) TIF Tax Capacity	3,228	3,240	13	0.4	City/Town	53.03	55.77	0.00	0.00
(-) FD Contrib Tax Cap	6,221	5,875	-346	-5.6	School District	30.64	31.07	18.92	21.80
(=) Taxable Tax Capacity	29,249	27,692	-1,557	-5.3	Special District	9.83	10.29	0.00	0.00
FD Distrib Tax Cap	1,864	1,819	-45	-2.4	Total	139.14	145.24	18.92	21.80

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Pctg Chng	Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change		Base	Alter
Res Hmstd: Lo Val	178,000	172,800		-2.9	2,601	2,571	-30	-1.1	1.46	1.49
Res Hmstd:Avg Val	266,900	259,100		-2.9	4,086	4,126	40	1.0	1.53	1.59
Res Hmstd: Hi Val	355,800	345,500		-2.9	5,571	5,682	111	2.0	1.57	1.64
Res Hmstd: Ex-Hi Val	533,900	518,400		-2.9	8,556	8,726	170	2.0	1.60	1.68
Apartment	300,000	298,000		-0.7	5,785	6,060	275	4.7	1.93	2.03
Comm/Ind: Lo Val	150,000	147,200		-1.9	4,431	4,630	199	4.5	2.95	3.15
Comm/Ind: Med Val	300,000	294,500		-1.8	10,243	10,673	430	4.2	3.41	3.62
Comm/Ind: Hi Val	1,000,000	981,600		-1.8	37,370	38,990	1,620	4.3	3.74	3.97

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	10,953	-89	-0.8	1.47	1.53
Res Non-Hm: exis	129,474	123,631	-5,843	-4.5	2,113	2,157	44	2.1	1.63	1.74
Apartments: exis	231,250	229,914	-1,336	-0.6	4,356	4,623	267	6.1	1.88	2.01
Low-inc Apts: ex	9,885	9,852	-33	-0.3	114	121	7	6.4	1.15	1.23
Seasnl Rec: exis	265	248	-17	-6.4	4	4	0	-0.1	1.55	1.65
Com/Ind: Lo: exi	41,366	41,357	-10	0.0	1,204	1,288	85	7.0	2.91	3.12
Com/Ind Hi: exis	402,556	397,525	-5,030	-1.2	15,422	16,301	879	5.7	3.83	4.10
Publ U: Elec Gen	202	198	-4	-2.0	6	6	0	5.7	2.85	3.08
Publ U: Other	8,435	8,588	153	1.8	323	352	29	9.0	3.83	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	1,503	1,268	-235	-15.6	37	33	-4	-10.0	2.47	2.63
ResHmstd: NewCon	0	1,784	1,784	0.0	0	27	27	0.0	0.00	1.53
All other NewCon	0	3,043	3,043	0.0	0	80	80	0.0	0.00	2.64
Total	1,578,116	1,534,761	-43,355	-2.7	34,620	35,947	1,327	3.8	2.19	2.34

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	20,831	19,721	-1,110	-5.3	County	45.63	48.11	0.00	0.00
(-) TIF Tax Capacity	1,622	1,663	41	2.5	City/Town	55.67	58.63	0.00	0.00
(-) FD Contrib Tax Cap	3,324	3,092	-232	-7.0	School District	26.31	29.15	14.77	16.00
(=) Taxable Tax Capacity	15,885	14,965	-919	-5.8	Special District	11.31	12.20	0.00	0.00
FD Distrib Tax Cap	2,645	2,650	5	0.2	Total	138.92	148.09	14.77	16.00

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	143,000	136,200	-6,800	-4.8	1,954	1,865	-89	-4.6	1.37	1.37
Res Hmstd: Avg Val	214,500	204,300	-10,200	-4.8	3,117	3,073	-44	-1.4	1.45	1.50
Res Hmstd: Hi Val	285,900	272,300	-13,600	-4.8	4,279	4,280	1	0.0	1.5	1.57
Res Hmstd: Ex-Hi Val	428,900	408,500	-20,400	-4.8	6,592	6,696	104	1.6	1.54	1.64
Apartment	300,000	298,300	-1,700	-0.6	5,652	5,999	347	6.1	1.88	2.01
Comm/Ind: Lo Val	150,000	148,100	-1,900	-1.3	4,365	4,614	249	5.7	2.91	3.12
Comm/Ind: Med Val	300,000	296,300	-3,700	-1.2	10,111	10,672	561	5.5	3.37	3.60
Comm/Ind: Hi Val	1,000,000	987,500	-12,500	-1.3	36,925	39,014	2,089	5.7	3.69	3.95

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	1,889	-54	-2.8	1.21	1.32
Res Non-Hm: exis	15,473	13,880	-1,593	-10.3	208	201	-7	-3.5	1.35	1.45
Apartments: exis	4,472	4,466	-6	-0.1	68	75	7	10.0	1.53	1.68
Low-inc Apts: ex	2,412	2,412	0	0.0	23	25	2	10.3	0.93	1.03
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	344	30	9.6	2.65	2.89
Com/Ind Hi: exis	58,105	45,858	-12,247	-21.1	2,029	1,744	-285	-14.0	3.49	3.80
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	10.8	3.49	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	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	1.32
All other NewCon	0	4	4	0.0	0	0	0	0.0	0.00	1.45
Total	253,753	223,771	-29,982	-11.8	4,629	4,331	-298	-6.4	1.82	1.94

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	3,228	2,713	-514	-15.9	County	45.63	48.11	0.00	0.00
(-) TIF Tax Capacity	102	74	-28	-27.7	City/Town	37.11	44.35	0.00	0.00
(-) FD Contrib Tax Cap	580	519	-61	-10.5	School District	19.39	19.89	11.73	13.76
(=) Taxable Tax Capacity	2,546	2,121	-425	-16.7	Special District	10.74	11.33	0.00	0.00
FD Distrib Tax Cap	168	169	1	0.4	Total	112.87	123.68	11.73	13.76

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	193,200	173,200		-10.4	2,209	2,113	-96	-4.3	1.14	1.22
Res Hmstd:Avg Val	289,600	259,700		-10.3	3,496	3,398	-99	-2.8	1.21	1.31
Res Hmstd: Hi Val	386,100	346,200		-10.3	4,786	4,683	-103	-2.1	1.24	1.35
Res Hmstd: Ex-Hi Val	579,300	519,500		-10.3	7,442	7,201	-241	-3.2	1.28	1.39
Apartment	300,000	299,600		-0.1	4,584	5,044	460	10.0	1.53	1.68
Comm/Ind: Lo Val	150,000	118,400		-21.1	3,971	3,417	-554	-14.0	2.65	2.89
Comm/Ind: Med Val	300,000	236,800		-21.1	9,208	7,630	-1,579	-17.1	3.07	3.22
Comm/Ind: Hi Val	1,000,000	789,200		-21.1	33,646	28,634	-5,012	-14.9	3.36	3.63

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	509	-9	-1.8	1.33	1.34
Res Non-Hm: exis	3,041	3,454	413	13.6	45	53	8	16.7	1.49	1.54
Apartments: exis	1,603	1,603	0	0.0	28	29	1	3.3	1.77	1.82
Low-inc Apts: ex	429	429	0	0.0	5	5	0	3.2	1.08	1.11
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	131	8	6.7	2.81	2.96
Com/Ind Hi: exis	7,264	7,021	-243	-3.3	269	275	5	2.0	3.71	3.91
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	7.2	3.71	3.91
Ag HGA: Exist	184	183	-1	-0.6	2	2	0	-0.3	1.32	1.33
Ag Hmstd Land	11	12	0	3.6	0	0	0	7.2	0.66	0.68
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	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	1,022	15	1.5	1.79	1.84

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	664	617	-48	-7.2	County	45.63	48.11	0.00	0.00
(-) TIF Tax Capacity	12	13	1	10.5	City/Town	53.49	54.93	0.00	0.00
(-) FD Contrib Tax Cap	100	84	-15	-15.2	School District	25.19	25.65	11.77	11.71
(=) Taxable Tax Capacity	553	519	-34	-6.2	Special District	7.60	7.89	0.00	0.00
FD Distrib Tax Cap	88	98	10	11.7	Total	131.92	136.59	11.77	11.71

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Change		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	127,700	124,900	-2,800	-2.2	1,577	1,497	-80	-5.1	1.24	1.2
Res Hmstd:Avg Val	191,500	187,300	-4,200	-2.2	2,552	2,499	-53	-2.1	1.33	1.33
Res Hmstd: Hi Val	255,200	249,700	-5,500	-2.2	3,524	3,501	-23	-0.7	1.38	1.40
Res Hmstd: Ex-Hi Val	382,900	374,600	-8,300	-2.2	5,474	5,507	33	0.6	1.43	1.47
Apartment	300,000	300,000	0	0.0	5,300	5,473	173	3.3	1.77	1.82
Comm/Ind: Lo Val	150,000	145,000	-5,000	-3.3	4,217	4,298	81	1.9	2.81	2.96
Comm/Ind: Med Val	300,000	290,000	-10,000	-3.3	9,781	9,924	143	1.5	3.26	3.42
Comm/Ind: Hi Val	1,000,000	966,500	-33,500	-3.4	35,745	36,395	650	1.8	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	1,276	4	0.3	1.33	1.43
Res Non-Hm: exis	7,073	6,993	-80	-1.1	105	116	11	10.0	1.49	1.66
Apartments: exis	11,258	11,018	-240	-2.1	197	215	18	9.0	1.75	1.95
Low-inc Apts: ex	1,950	1,950	0	0.0	21	23	2	11.4	1.07	1.19
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	351	25	7.6	2.80	3.06
Com/Ind Hi: exis	43,115	39,265	-3,850	-8.9	1,594	1,584	-10	-0.6	3.70	4.03
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	4	11.0	3.70	4.03
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	1.45
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	1.43
All other NewCon	0	204	204	0.0	0	7	7	0.0	0.00	3.54
Total	172,012	161,326	-10,686	-6.2	3,556	3,618	62	1.8	2.07	2.24

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	2,246	2,005	-241	-10.7	County	45.63	48.11	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	57.64	68.63	0.00	0.00
(-) FD Contrib Tax Cap	453	404	-49	-10.7	School District	19.39	19.89	11.73	13.76
(=) Taxable Tax Capacity	1,793	1,601	-192	-10.7	Special District	8.08	8.39	0.00	0.00
FD Distrib Tax Cap	301	254	-47	-15.6	Total	130.74	145.02	11.73	13.76

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Pctg Chng	Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change		Base	Alter
Res Hmstd: Lo Val	133,700	124,400		-7.0	1,653	1,598	-55	-3.3	1.24	1.28
Res Hmstd:Avg Val	200,400	186,500		-6.9	2,663	2,665	2	0.1	1.33	1.43
Res Hmstd: Hi Val	267,200	248,600		-7.0	3,675	3,732	57	1.5	1.38	1.50
Res Hmstd: Ex-Hi Val	400,900	373,000		-7.0	5,700	5,869	169	3.0	1.42	1.57
Apartment	300,000	293,600		-2.1	5,255	5,726	472	9.0	1.75	1.95
Comm/Ind: Lo Val	150,000	136,600		-8.9	4,203	4,181	-22	-0.5	2.80	3.06
Comm/Ind: Med Val	300,000	273,200		-8.9	9,748	9,561	-186	-1.9	3.25	3.5
Comm/Ind: Hi Val	1,000,000	910,700		-8.9	35,624	35,282	-342	-1.0	3.56	3.87

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	2,898	60	2.1	1.26	1.33
Res Non-Hm: exis	51,108	48,919	-2,189	-4.3	650	657	7	1.0	1.27	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	998	994	-4	-0.4	13	14	1	5.2	1.32	1.39
Com/Ind: Lo: exi	150	150	0	0.0	4	4	0	7.2	2.51	2.69
Com/Ind Hi: exis	5,247	4,486	-761	-14.5	173	159	-15	-8.5	3.30	3.54
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	8.8	3.30	3.54
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	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	1.33
All other NewCon	0	1,109	1,109	0.0	0	15	15	0.0	0.00	1.34
Total	283,924	273,865	-10,058	-3.5	3,691	3,761	70	1.9	1.30	1.37

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	3,323	3,193	-130	-3.9	County	45.63	48.11	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	23.24	24.56	0.00	0.00
(-) FD Contrib Tax Cap	44	40	-4	-9.6	School District	19.39	19.89	11.73	13.76
(=) Taxable Tax Capacity	<u>3,279</u>	<u>3,153</u>	<u>-126</u>	<u>-3.8</u>	Special District	<u>10.74</u>	<u>11.33</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	16	12	-4	-24.0	Total	99.00	103.89	11.73	13.76

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	789,300	760,400		-3.7	9,456	9,623	167	1.8	1.2	1.27
Res Hmstd: Avg Val	1,183,300	1,140,000		-3.7	14,794	15,075	281	1.9	1.25	1.32
Res Hmstd: Hi Val	1,577,300	1,519,600		-3.7	20,132	20,527	395	2.0	1.28	1.35
Res Hmstd: Ex-Hi Val	2,366,600	2,280,000		-3.7	30,825	31,448	623	2.0	1.30	1.38
Comm/Ind: Lo Val	150,000	128,200		-14.5	3,761	3,445	-316	-8.4	2.51	2.69
Comm/Ind: Med Val	300,000	256,500		-14.5	8,717	7,798	-918	-10.5	2.91	3.04
Comm/Ind: Hi Val	1,000,000	855,000		-14.5	31,844	28,970	-2,874	-9.0	3.18	3.39

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	10,896	-541	-4.7	1.22	1.36
Res Non-Hm: exis	190,505	210,048	19,543	10.3	2,474	3,056	582	23.5	1.30	1.45
Apartments: exis	16,034	15,947	-86	-0.5	244	275	31	12.7	1.52	1.72
Low-inc Apts: ex	2,113	2,113	0	0.0	20	22	3	13.3	0.93	1.06
Seasnl Rec: exis	7,691	6,144	-1,547	-20.1	100	89	-11	-10.7	1.30	1.45
Com/Ind: Lo: exi	10,009	10,222	213	2.1	263	294	32	12.0	2.63	2.88
Com/Ind Hi: exis	25,886	26,097	211	0.8	895	990	94	10.5	3.46	3.79
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	178	16	10.2	3.43	3.76
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	25	1	5.9	1.79	2.05
ResHmstd: NewCon	0	1,180	1,180	0.0	0	16	16	0.0	0.00	1.36
All other NewCon	0	2,076	2,076	0.0	0	30	30	0.0	0.00	1.45
Total	1,193,493	1,083,299	-110,194	-9.2	15,617	15,871	254	1.6	1.31	1.47

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	12,684	10,975	-1,710	-13.5	County	45.63	48.11	0.00	0.00
(-) TIF Tax Capacity	444	371	-73	-16.5	City/Town	42.14	47.51	0.00	0.00
(-) FD Contrib Tax Cap	263	243	-21	-7.9	School District	10.90	17.26	13.03	14.67
(=) Taxable Tax Capacity	11,977	10,361	-1,615	-13.5	Special District	12.64	13.30	0.00	0.00
FD Distrib Tax Cap	967	862	-105	-10.9	Total	111.32	126.18	13.03	14.67

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	194,200	166,900	-14.1	2,217	2,071	-147	-6.6	1.14	1.24	
Res Hmstd:Avg Val	291,200	250,200	-14.1	3,511	3,338	-172	-4.9	1.21	1.33	
Res Hmstd: Hi Val	388,100	333,400	-14.1	4,803	4,605	-198	-4.1	1.24	1.38	
Res Hmstd: Ex-Hi Val	582,300	500,300	-14.1	7,470	7,048	-422	-5.6	1.28	1.41	
Apartment	300,000	298,400	-0.5	4,565	5,144	579	12.7	1.52	1.72	
Comm/Ind: Lo Val	150,000	151,200	0.8	3,939	4,366	427	10.8	2.63	2.89	
Comm/Ind: Med Val	300,000	302,400	0.8	9,126	10,099	974	10.7	3.04	3.34	
Comm/Ind: Hi Val	1,000,000	1,008,100	0.8	33,331	36,858	3,527	10.6	3.33	3.66	

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	1,434	-122	-7.8	1.48	1.49
Res Non-Hm: exis	12,538	15,107	2,569	20.5	209	266	57	27.2	1.67	1.76
Apartments: exis	26,276	26,229	-48	-0.2	520	547	27	5.2	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	452	28	6.5	3.00	3.19
Com/Ind Hi: exis	53,686	52,153	-1,534	-2.9	2,105	2,176	71	3.4	3.92	4.17
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	9.5	3.90	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	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Misc props	166	166	0	-0.1	4	4	0	5.2	2.33	2.45
ResHmstd: NewCon	0	146	146	0.0	0	2	2	0.0	0.00	1.49
All other NewCon	0	66	66	0.0	0	2	2	0.0	0.00	3.71
Total	213,664	206,286	-7,378	-3.5	4,894	4,967	72	1.5	2.29	2.41

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	2,832	2,597	-235	-8.3	County	45.63	48.11	0.00	0.00
(-) TIF Tax Capacity	572	506	-66	-11.6	City/Town	60.60	64.10	0.00	0.00
(-) FD Contrib Tax Cap	528	489	-39	-7.4	School District	24.13	24.82	23.04	25.18
(=) Taxable Tax Capacity	1,731	1,601	-130	-7.5	Special District	9.52	9.64	0.00	0.00
FD Distrib Tax Cap	395	388	-7	-1.8	Total	139.89	146.67	23.04	25.18

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	106,000	97,300		-8.2	1,450	1,254	-196	-13.5	1.37	1.29
Res Hmstd:Avg Val	158,900	145,800		-8.2	2,360	2,152	-208	-8.8	1.48	1.48
Res Hmstd: Hi Val	211,800	194,400		-8.2	3,269	3,051	-218	-6.7	1.54	1.57
Res Hmstd: Ex-Hi Val	317,900	291,700		-8.2	5,093	4,852	-241	-4.7	1.60	1.66
Apartment	300,000	299,500		-0.2	5,937	6,245	308	5.2	1.98	2.09
Comm/Ind: Lo Val	150,000	145,700		-2.9	4,497	4,650	153	3.4	3	3.19
Comm/Ind: Med Val	300,000	291,400		-2.9	10,378	10,686	308	3.0	3.46	3.67
Comm/Ind: Hi Val	1,000,000	971,400		-2.9	37,822	39,052	1,230	3.3	3.78	4.02

Hennepin County

Richfield city

<i>Tax Burdens by Property Class</i>	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	25,310	47	0.2	1.42	1.47
Res Non-Hm: exis	172,426	178,012	5,586	3.2	2,728	2,999	271	10.0	1.58	1.68
Apartments: exis	235,208	234,989	-219	-0.1	4,432	4,734	302	6.8	1.88	2.01
Low-inc Apts: ex	12,410	12,410	0	0.0	143	153	10	6.8	1.15	1.23
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	992	56	6.0	2.90	3.11
Com/Ind Hi: exis	483,360	469,162	-14,198	-2.9	18,479	19,245	767	4.1	3.82	4.10
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	411	36	9.5	3.81	4.09
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	6.7	2.10	2.25
ResHmstd: NewCon	0	3,031	3,031	0.0	0	44	44	0.0	0.00	1.47
All other NewCon	0	4,334	4,334	0.0	0	162	162	0.0	0.00	3.73
Total	2,724,108	2,672,243	-51,865	-1.9	52,412	54,111	1,698	3.2	1.92	2.02

Tax Base

Tax Rates

						Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	32,940	30,292	-2,647	-8.0	County	45.63	48.11	0.00	0.00
(-) TIF Tax Capacity	3,845	3,874	28	0.7	City/Town	54.94	60.61	0.00	0.00
(-) FD Contrib Tax Cap	4,297	3,719	-578	-13.4	School District	26.74	28.29	14.88	15.20
(=) Taxable Tax Capacity	24,797	22,699	-2,098	-8.5	Special District	11.52	11.99	0.00	0.00
FD Distrib Tax Cap	5,647	5,861	214	3.8	Total	138.83	149.00	14.88	15.20

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	120,200	116,800	-2.8	1,583	1,520	-64	-4.0	1.32	1.30	
Res Hmstd:Avg Val	180,100	175,000	-2.8	2,558	2,553	-5	-0.2	1.42	1.46	
Res Hmstd: Hi Val	240,100	233,300	-2.8	3,534	3,589	55	1.5	1.47	1.54	
Res Hmstd: Ex-Hi Val	360,300	350,100	-2.8	5,490	5,664	173	3.2	1.52	1.62	
Apartment	300,000	299,700	-0.1	5,653	6,038	385	6.8	1.88	2.01	
Comm/Ind: Lo Val	150,000	145,600	-2.9	4,357	4,535	178	4.1	2.90	3.11	
Comm/Ind: Med Val	300,000	291,200	-2.9	10,092	10,465	373	3.7	3.36	3.59	
Comm/Ind: Hi Val	1,000,000	970,600	-2.9	36,854	38,336	1,482	4.0	3.69	3.95	

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	9,875	-609	-5.8	1.48	1.49
Res Non-Hm: exis	96,985	95,596	-1,389	-1.4	1,668	1,710	42	2.5	1.72	1.79
Apartments: exis	51,067	49,781	-1,285	-2.5	996	1,018	23	2.3	1.95	2.05
Low-inc Apts: ex	14,324	14,196	-128	-0.9	173	180	7	4.3	1.21	1.27
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	514	18	3.6	2.98	3.17
Com/Ind Hi: exis	59,132	57,294	-1,838	-3.1	2,303	2,367	64	2.8	3.90	4.13
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	293	32	12.2	3.87	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	129	129	0	-0.1	3	3	0	4.7	2.29	2.40
ResHmstd: NewCon	0	1,739	1,739	0.0	0	26	26	0.0	0.00	1.49
All other NewCon	0	689	689	0.0	0	14	14	0.0	0.00	1.96
Total	955,350	905,424	-49,926	-5.2	16,383	15,999	-384	-2.3	1.71	1.77

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	10,458	8,976	-1,482	-14.2	County	45.63	48.11	0.00	0.00
(-) TIF Tax Capacity	414	298	-116	-28.0	City/Town	44.61	48.63	1.99	0.90
(-) FD Contrib Tax Cap	598	528	-70	-11.7	School District	34.31	32.73	23.08	27.57
(=) Taxable Tax Capacity	9,446	8,150	-1,297	-13.7	Special District	11.35	11.42	0.00	0.00
FD Distrib Tax Cap	2,598	2,596	-3	-0.1	Total	135.91	140.89	25.06	28.47

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	109,500	102,100		-6.8	1,489	1,334	-155	-10.4	1.36	1.31
Res Hmstd:Avg Val	164,200	153,200		-6.7	2,419	2,264	-154	-6.4	1.47	1.48
Res Hmstd: Hi Val	218,800	204,100		-6.7	3,347	3,191	-156	-4.7	1.53	1.56
Res Hmstd: Ex-Hi Val	328,300	306,300		-6.7	5,208	5,051	-157	-3.0	1.59	1.65
Apartment	300,000	292,400		-2.5	5,848	5,982	133	2.3	1.95	2.05
Comm/Ind: Lo Val	150,000	145,300		-3.1	4,476	4,606	130	2.9	2.98	3.17
Comm/Ind: Med Val	300,000	290,700		-3.1	10,319	10,568	249	2.4	3.44	3.64
Comm/Ind: Hi Val	1,000,000	968,900		-3.1	37,585	38,590	1,004	2.7	3.76	3.98

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	7,439	-325	-4.2	1.47	1.48
Res Non-Hm: exis	64,129	54,154	-9,975	-15.6	1,074	931	-144	-13.4	1.67	1.72
Apartments: exis	38,998	38,978	-20	-0.1	737	762	25	3.4	1.89	1.96
Low-inc Apts: ex	3,954	3,954	0	0.0	46	47	2	3.4	1.16	1.20
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	918	60	7.0	2.91	3.07
Com/Ind Hi: exis	387,516	356,115	-31,400	-8.1	14,829	14,394	-434	-2.9	3.83	4.04
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	368	25	7.4	3.83	4.04
Ag HGA: Exist	1,129	1,682	553	49.0	17	25	8	49.3	1.47	1.48
Ag Hmstd Land	1,832	2,574	742	40.5	11	16	5	40.7	0.61	0.61
Ag Non-Hmstd	24,126	19,570	-4,555	-18.9	313	268	-45	-14.5	1.30	1.37
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	92	92	0.0	0.00	1.48
All other NewCon	0	4,447	4,447	0.0	0	144	144	0.0	0.00	3.24
Total	1,087,271	1,029,631	-57,640	-5.3	25,993	25,405	-588	-2.3	2.39	2.47

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	15,122	13,817	-1,305	-8.6	County	45.63	48.11	0.00	0.00
(-) TIF Tax Capacity	3,430	252	-3,177	-92.7	City/Town	40.59	41.12	0.00	0.00
(-) FD Contrib Tax Cap	3,698	3,273	-425	-11.5	School District	43.18	45.38	17.51	17.33
(=) Taxable Tax Capacity	7,994	10,291	2,297	28.7	Special District	7.60	7.89	0.00	0.00
FD Distrib Tax Cap	771	986	215	27.9	Total	137.01	142.51	17.51	17.33

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates	
	Baseline	Alternative	Change		Baseline	Alternative	Change	Pctg Chng	Base
Res Hmstd: Lo Val	151,500	144,500	-4.6	2,105	1,964	-141	-6.7	1.39	1.36
Res Hmstd:Avg Val	227,100	216,700	-4.6	3,341	3,211	-130	-3.9	1.47	1.48
Res Hmstd: Hi Val	302,800	288,900	-4.6	4,579	4,458	-121	-2.7	1.51	1.54
Res Hmstd: Ex-Hi Val	454,300	433,400	-4.6	7,020	6,927	-92	-1.3	1.55	1.6
Apartment	300,000	299,800	-0.1	5,663	5,860	197	3.5	1.89	1.95
Comm/Ind: Lo Val	150,000	137,800	-8.1	4,368	4,236	-132	-3.0	2.91	3.07
Comm/Ind: Med Val	300,000	275,700	-8.1	10,104	9,690	-414	-4.1	3.37	3.51
Comm/Ind: Hi Val	1,000,000	919,000	-8.1	36,873	35,684	-1,188	-3.2	3.69	3.88

Hennepin County

St. Bonifacius city

<i>Tax Burdens by Property Class</i>	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	1,864	-90	-4.6	1.22	1.27
Res Non-Hm: exis	9,466	8,910	-557	-5.9	130	130	0	0.3	1.37	1.46
Apartments: exis	1,878	1,793	-85	-4.5	30	31	1	2.3	1.60	1.72
Low-inc Apts: ex	1,085	1,050	-35	-3.2	11	11	0	3.1	0.99	1.05
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	197	6	2.9	2.71	2.90
Com/Ind Hi: exis	20,414	17,653	-2,761	-13.5	727	674	-52	-7.2	3.56	3.82
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	3	9.1	3.56	3.82
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	15.8	0.57	0.68
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	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	2,956	-124	-4.0	1.53	1.60

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	2,264	1,921	-343	-15.1	County	45.63	48.11	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	28.64	34.72	0.00	0.00
(-) FD Contrib Tax Cap	221	206	-16	-7.1	School District	31.06	34.00	16.97	13.65
(=) Taxable Tax Capacity	2,042	1,715	-327	-16.0	Special District	9.20	9.58	0.00	0.00
FD Distrib Tax Cap	377	335	-42	-11.1	Total	114.54	126.41	16.97	13.65

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	135,900	125,300		-7.8	1,537	1,427	-110	-7.2	1.13	1.14
Res Hmstd:Avg Val	203,800	187,900		-7.8	2,491	2,375	-116	-4.7	1.22	1.26
Res Hmstd: Hi Val	271,600	250,400		-7.8	3,444	3,321	-122	-3.6	1.27	1.33
Res Hmstd: Ex-Hi Val	407,600	375,800		-7.8	5,355	5,220	-134	-2.5	1.31	1.39
Apartment	300,000	286,400		-4.5	4,804	4,917	112	2.3	1.60	1.72
Comm/Ind: Lo Val	150,000	129,700		-13.5	4,068	3,761	-307	-7.5	2.71	2.9
Comm/Ind: Med Val	300,000	259,400		-13.5	9,407	8,530	-877	-9.3	3.14	3.29
Comm/Ind: Hi Val	1,000,000	864,800		-13.5	34,323	31,661	-2,661	-7.8	3.43	3.66

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	43,928	1,071	2.5	1.31	1.39
Res Non-Hm: exis	361,936	360,495	-1,441	-0.4	5,142	5,496	354	6.9	1.42	1.52
Apartments: exis	484,680	488,363	3,683	0.8	8,141	8,820	679	8.3	1.68	1.81
Low-inc Apts: ex	29,625	28,991	-634	-2.1	306	322	16	5.2	1.03	1.11
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	2,645	257	10.8	2.76	2.96
Com/Ind Hi: exis	1,095,070	1,076,875	-18,194	-1.7	39,678	41,853	2,175	5.5	3.62	3.89
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	1,236	94	8.2	3.61	3.87
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	6.5	1.98	2.13
ResHmstd: NewCon	0	12,585	12,585	0.0	0	175	175	0.0	0.00	1.39
All other NewCon	0	22,679	22,679	0.0	0	580	580	0.0	0.00	2.56
Total	5,352,649	5,265,226	-87,423	-1.6	99,666	105,067	5,401	5.4	1.86	2.00

Tax Base

Tax Rates

	Tax Base				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	66,637	63,473	-3,164	-4.7	County	45.63	48.11	0.00	0.00
(-) TIF Tax Capacity	6,380	5,520	-860	-13.5	City/Town	41.02	43.61	0.00	0.00
(-) FD Contrib Tax Cap	8,310	8,174	-136	-1.6	School District	22.01	25.68	16.59	17.60
(=) Taxable Tax Capacity	51,947	49,779	-2,168	-4.2	Special District	12.44	13.01	0.00	0.00
FD Distrib Tax Cap	5,535	4,953	-581	-10.5	Total	121.10	130.42	16.59	17.60

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Change		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	160,800	155,400	-5,400	-3.4	1,987	1,997	10	0.5	1.24	1.28
Res Hmstd:Avg Val	241,000	232,900	-8,100	-3.4	3,163	3,235	72	2.3	1.31	1.39
Res Hmstd: Hi Val	321,300	310,500	-10,800	-3.4	4,341	4,475	134	3.1	1.35	1.44
Res Hmstd: Ex-Hi Val	482,000	465,900	-16,100	-3.3	6,637	6,896	259	3.9	1.38	1.48
Apartment	300,000	302,300	2,300	0.8	5,039	5,460	421	8.4	1.68	1.81
Comm/Ind: Lo Val	150,000	147,500	-2,500	-1.7	4,137	4,364	227	5.5	2.76	2.96
Comm/Ind: Med Val	300,000	295,000	-5,000	-1.7	9,570	10,072	502	5.2	3.19	3.41
Comm/Ind: Hi Val	1,000,000	983,400	-16,600	-1.7	34,924	36,822	1,898	5.4	3.49	3.74

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	1,217	53	4.6	1.19	1.31
Res Non-Hm: exis	56,221	51,100	-5,122	-9.1	673	684	12	1.7	1.20	1.34
Apartments: exis	41,608	39,816	-1,792	-4.3	594	634	40	6.7	1.43	1.59
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	100	7	7.4	1.38	1.51
Com/Ind: Lo: exi	4,018	4,015	-3	-0.1	104	113	9	8.4	2.59	2.81
Com/Ind Hi: exis	25,070	24,391	-679	-2.7	853	901	47	5.5	3.40	3.69
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	4	15.3	3.40	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	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	1.31
All other NewCon	0	265	265	0.0	0	4	4	0.0	0.00	1.34
Total	232,397	219,912	-12,484	-5.4	3,504	3,682	177	5.1	1.51	1.67

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	2,775	2,606	-169	-6.1	County	45.63	48.11	0.00	0.00
(-) TIF Tax Capacity	74	72	-3	-3.6	City/Town	36.49	38.86	0.00	0.00
(-) FD Contrib Tax Cap	250	227	-23	-9.1	School District	10.90	17.26	13.03	14.67
(=) Taxable Tax Capacity	2,450	2,307	-143	-5.8	Special District	10.74	11.33	0.00	0.00
FD Distrib Tax Cap	176	147	-29	-16.7	Total	103.76	115.55	13.03	14.67

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	271,400	256,800		-5.4	3,041	3,181	139	4.6	1.12	1.24
Res Hmstd:Avg Val	407,000	385,100		-5.4	4,747	4,985	238	5.0	1.17	1.29
Res Hmstd: Hi Val	542,500	513,300		-5.4	6,446	6,723	277	4.3	1.19	1.31
Res Hmstd: Ex-Hi Val	813,900	770,100		-5.4	10,320	10,809	489	4.7	1.27	1.40
Apartment	300,000	287,100		-4.3	4,282	4,568	286	6.7	1.43	1.59
Comm/Ind: Lo Val	150,000	145,900		-2.7	3,879	4,094	216	5.6	2.59	2.81
Comm/Ind: Med Val	300,000	291,900		-2.7	8,985	9,450	464	5.2	3	3.24
Comm/Ind: Hi Val	1,000,000	972,900		-2.7	32,815	34,598	1,782	5.4	3.28	3.56

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	5,556	-103	-1.8	1.28	1.34
Res Non-Hm: exis	95,337	95,439	102	0.1	1,259	1,316	58	4.6	1.32	1.38
Apartments: exis	480	470	-10	-2.1	7	7	0	2.9	1.40	1.47
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	140	-3	-2.1	1.34	1.43
Com/Ind: Lo: exi	1,280	1,424	144	11.3	34	40	6	18.0	2.66	2.83
Com/Ind Hi: exis	6,102	6,361	259	4.2	212	235	23	10.7	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	1,008	1,020	13	1.3	35	38	3	7.5	3.48	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	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	7,350	1	0.0	1.32	1.38

Tax Base

Tax Rates

	Tax Base				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	6,384	6,031	-352	-5.5	County	45.63	48.11	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	16.53	17.52	0.00	0.00
(-) FD Contrib Tax Cap	90	90	0	-0.3	School District	21.27	23.00	22.56	22.51
(=) Taxable Tax Capacity	6,294	5,942	-352	-5.6	Special District	10.74	11.33	0.00	0.00
FD Distrib Tax Cap	54	47	-7	-13.1	Total	94.17	99.96	22.56	22.51

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	529,400	496,800		-6.2	6,249	6,084	-165	-2.6	1.18	1.22
Res Hmstd:Avg Val	793,600	744,700		-6.2	9,956	9,732	-224	-2.2	1.25	1.31
Res Hmstd: Hi Val	1,057,900	992,700		-6.2	13,663	13,389	-274	-2.0	1.29	1.35
Res Hmstd: Ex-Hi Val	1,587,300	1,489,500		-6.2	21,090	20,715	-375	-1.8	1.33	1.39
Apartment	300,000	293,800		-2.1	4,208	4,332	124	2.9	1.40	1.47
Comm/Ind: Lo Val	150,000	156,400		4.3	3,997	4,474	477	11.9	2.66	2.86
Comm/Ind: Med Val	300,000	312,700		4.2	9,213	10,245	1,032	11.2	3.07	3.28
Comm/Ind: Hi Val	1,000,000	1,042,500		4.3	33,556	37,189	3,633	10.8	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	10,184	372	3.8	1.33	1.41
Res Non-Hm: exis	385,140	373,625	-11,514	-3.0	5,425	5,556	131	2.4	1.41	1.49
Apartments: exis	36,430	34,655	-1,775	-4.9	541	544	3	0.5	1.48	1.57
Low-inc Apts: ex	5,412	5,341	-70	-1.3	50	52	2	4.3	0.92	0.97
Seasnl Rec: exis	7,743	8,725	982	12.7	113	134	21	18.5	1.46	1.54
Com/Ind: Lo: exi	20,609	20,770	162	0.8	545	582	38	6.9	2.64	2.80
Com/Ind Hi: exis	291,078	273,130	-17,948	-6.2	10,069	10,021	-49	-0.5	3.46	3.67
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	265	19	7.8	3.42	3.63
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	2,369	1,831	-538	-22.7	41	34	-8	-18.3	1.74	1.84
ResHmstd: NewCon	0	4,095	4,095	0.0	0	58	58	0.0	0.00	1.41
All other NewCon	0	3,950	3,950	0.0	0	68	68	0.0	0.00	1.72
Total	1,491,588	1,455,981	-35,607	-2.4	26,842	27,498	656	2.4	1.80	1.89

Tax Base

Tax Rates

	Tax Base				Pctg Chng	Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter	
Total Tax Capacity	19,621	18,988	-633	-3.2	County	45.63	48.11	0.00	0.00	
(-) TIF Tax Capacity	1,625	1,510	-116	-7.1	City/Town	22.98	24.27	1.55	1.60	
(-) FD Contrib Tax Cap	2,705	2,354	-351	-13.0	School District	23.92	25.22	17.75	19.06	
(=) Taxable Tax Capacity	15,290	15,124	-166	-1.1	Special District	10.74	11.33	0.00	0.00	
FD Distrib Tax Cap	154	114	-40	-25.9	Total	103.27	108.93	19.30	20.66	

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	461,600	453,400		-1.8	5,658	5,875	217	3.8	1.23	1.3
Res Hmstd:Avg Val	692,000	679,700		-1.8	8,978	9,297	320	3.6	1.3	1.37
Res Hmstd: Hi Val	922,500	906,100		-1.8	12,398	12,848	449	3.6	1.34	1.42
Res Hmstd: Ex-Hi Val	1,384,000	1,359,400		-1.8	19,247	19,956	710	3.7	1.39	1.47
Apartment	300,000	285,400		-4.9	4,452	4,476	24	0.5	1.48	1.57
Comm/Ind: Lo Val	150,000	140,800		-6.1	3,965	3,948	-17	-0.4	2.64	2.80
Comm/Ind: Med Val	300,000	281,500		-6.2	9,155	9,031	-124	-1.4	3.05	3.21
Comm/Ind: Hi Val	1,000,000	938,300		-6.2	33,374	33,132	-242	-0.7	3.34	3.53

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	957	-87	-8.3	1.44	1.46
Res Non-Hm: exis	6,882	10,586	3,704	53.8	100	157	56	55.9	1.46	1.48
Apartments: exis	1,854	1,672	-182	-9.8	31	28	-2	-7.7	1.65	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	780	876	96	12.4	21	25	4	17.5	2.74	2.86
Com/Ind Hi: exis	937	899	-38	-4.1	34	34	0	0.3	3.59	3.75
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	4.8	3.59	3.75
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	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	1.46
All other NewCon	0	59	59	0.0	0	1	1	0.0	0.00	1.48
Total	83,347	79,763	-3,583	-4.3	1,236	1,209	-27	-2.2	1.48	1.52

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	908	863	-45	-5.0	County	45.63	48.11	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	38.68	36.55	0.00	0.00
(-) FD Contrib Tax Cap	11	11	-1	-4.8	School District	23.96	25.26	17.79	19.10
(=) Taxable Tax Capacity	897	852	-45	-5.0	Special District	9.80	10.25	0.00	0.00
FD Distrib Tax Cap	22	20	-2	-10.8	Total	118.07	120.17	17.79	19.10

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	421,900	379,500		-10.0	5,732	5,248	-484	-8.4	1.36	1.38
Res Hmstd:Avg Val	632,500	568,900		-10.1	8,984	8,130	-854	-9.5	1.42	1.43
Res Hmstd: Hi Val	843,100	758,400		-10.0	12,467	11,338	-1,129	-9.1	1.48	1.5
Res Hmstd: Ex-Hi Val	1,265,000	1,137,900		-10.0	19,444	17,764	-1,680	-8.6	1.54	1.56
Apartment	300,000	270,600		-9.8	4,961	4,582	-380	-7.7	1.65	1.69
Comm/Ind: Lo Val	150,000	143,900		-4.1	4,108	4,121	13	0.3	2.74	2.86
Comm/Ind: Med Val	300,000	287,800		-4.1	9,497	9,470	-28	-0.3	3.17	3.29
Comm/Ind: Hi Val	1,000,000	959,400		-4.1	34,645	34,686	41	0.1	3.46	3.62

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	2,747	68	2.6	1.24	1.30
Res Non-Hm: exis	74,099	62,072	-12,027	-16.2	931	819	-112	-12.0	1.26	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	771	745	-26	-3.4	8	8	0	3.3	1.03	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	266	270	4	1.7	8	8	1	7.1	2.93	3.09
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	1.30
All other NewCon	0	400	400	0.0	0	5	5	0.0	0.00	1.32
Total	291,841	275,283	-16,558	-5.7	3,626	3,593	-33	-0.9	1.24	1.31

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	3,435	3,227	-208	-6.0	County	45.63	48.11	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	8.75	9.61	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	21.27	23.00	22.56	22.51
(=) Taxable Tax Capacity	3,435	3,227	-208	-6.0	Special District	10.74	11.33	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	86.40	92.05	22.56	22.51

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Pctg Chng	Effective Tax Rates	
	Baseline	Alternative	Change		Baseline	Alternative	Change		Base	Alter
Res Hmstd: Lo Val	963,600	940,200	-24,400	-2.4	11,501	11,785	284	2.5	1.19	1.25
Res Hmstd:Avg Val	1,444,700	1,409,600	-35,100	-2.4	17,782	18,243	460	2.6	1.23	1.29
Res Hmstd: Hi Val	1,925,800	1,879,000	-46,800	-2.4	24,064	24,701	637	2.6	1.25	1.31
Res Hmstd: Ex-Hi Val	2,889,400	2,819,200	-70,200	-2.4	36,645	37,636	991	2.7	1.27	1.33

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	73,767	-500	-0.7	1.30	1.35
Res Non-Hm: exis	491,968	501,358	9,390	1.9	6,967	7,477	510	7.3	1.42	1.49
Apartments: exis	608,252	608,389	137	0.0	10,166	10,716	549	5.4	1.67	1.76
Low-inc Apts: ex	59,612	63,930	4,318	7.2	613	694	81	13.2	1.03	1.09
Seasnl Rec: exis	126	124	-1	-1.0	2	2	0	4.0	1.32	1.39
Com/Ind: Lo: exi	114,345	115,132	788	0.7	3,166	3,390	224	7.1	2.77	2.94
Com/Ind Hi: exis	3,275,643	3,224,793	-50,850	-1.6	119,068	124,592	5,523	4.6	3.63	3.86
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	2,948	152	5.4	3.62	3.85
Ag HGA: Exist	167	161	-7	-4.0	2	2	0	-1.6	1.24	1.27
Ag Hmstd Land	60	60	0	0.3	0	0	0	9.9	0.30	0.33
Ag Non-Hmstd	194	214	20	10.3	2	3	0	15.5	1.20	1.26
Misc props	3,173	3,173	0	0.0	53	56	3	5.4	1.67	1.76
ResHmstd: NewCon	0	13,273	13,273	0.0	0	179	179	0.0	0.00	1.35
All other NewCon	0	26,764	26,764	0.0	0	868	868	0.0	0.00	3.24
Total	10,348,562	10,108,997	-239,564	-2.3	217,103	224,693	7,589	3.5	2.10	2.22

Tax Base

Tax Rates

	Tax Base				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	139,342	132,084	-7,258	-5.2	County	45.63	48.11	0.00	0.00
(-) TIF Tax Capacity	8,194	8,755	561	6.9	City/Town	40.94	42.83	0.00	0.00
(-) FD Contrib Tax Cap	31,669	28,332	-3,337	-10.5	School District	21.74	22.48	17.01	18.89
(=) Taxable Tax Capacity	99,479	94,997	-4,482	-4.5	Special District	11.84	12.47	0.00	0.00
FD Distrib Tax Cap	10,054	9,097	-957	-9.5	Total	120.15	125.89	17.01	18.89

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	151,300	144,900	-4.2	1,839	1,793	-46	-2.5	1.22	1.24	
Res Hmstd:Avg Val	226,900	217,300	-4.2	2,944	2,923	-21	-0.7	1.3	1.35	
Res Hmstd: Hi Val	302,400	289,600	-4.2	4,047	4,052	5	0.1	1.34	1.4	
Res Hmstd: Ex-Hi Val	453,800	434,500	-4.3	6,224	6,291	66	1.1	1.37	1.45	
Apartment	300,000	300,100	0.0	5,016	5,289	273	5.5	1.67	1.76	
Comm/Ind: Lo Val	150,000	147,700	-1.5	4,152	4,348	196	4.7	2.77	2.94	
Comm/Ind: Med Val	300,000	295,300	-1.6	9,604	10,028	424	4.4	3.20	3.4	
Comm/Ind: Hi Val	1,000,000	984,500	-1.6	35,044	36,646	1,602	4.6	3.50	3.72	

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	13,134	-615	-4.5	1.51	1.55
Res Non-Hm: exis	65,108	70,882	5,774	8.9	1,086	1,257	171	15.8	1.67	1.77
Apartments: exis	172,039	171,164	-875	-0.5	3,383	3,587	204	6.0	1.97	2.10
Low-inc Apts: ex	15,323	15,294	-29	-0.2	186	199	13	6.7	1.21	1.30
Seasnl Rec: exis	63	46	-17	-27.0	1	1	0	-23.3	1.46	1.54
Com/Ind: Lo: exi	30,380	31,062	682	2.2	909	996	87	9.5	2.99	3.21
Com/Ind Hi: exis	299,308	294,749	-4,559	-1.5	11,713	12,328	616	5.3	3.91	4.18
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	299	24	8.6	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	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	1.55
All other NewCon	0	167	167	0.0	0	3	3	0.0	0.00	1.77
Total	1,501,731	1,437,546	-64,185	-4.3	31,302	31,815	512	1.6	2.08	2.21

Tax Base

Tax Rates

	Tax Base				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	18,639	16,917	-1,722	-9.2	County	45.63	48.11	0.00	0.00
(-) TIF Tax Capacity	1,045	947	-98	-9.4	City/Town	49.17	54.85	0.00	0.00
(-) FD Contrib Tax Cap	2,466	2,380	-86	-3.5	School District	34.31	32.73	23.08	27.57
(=) Taxable Tax Capacity	15,127	13,589	-1,538	-10.2	Special District	9.74	9.89	0.00	0.00
FD Distrib Tax Cap	3,897	3,605	-292	-7.5	Total	138.86	145.58	23.08	27.57

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	121,600	112,800		-7.2	1,706	1,559	-147	-8.6	1.40	1.38
Res Hmstd:Avg Val	182,300	169,100		-7.2	2,744	2,607	-136	-5.0	1.51	1.54
Res Hmstd: Hi Val	243,000	225,400		-7.2	3,781	3,656	-125	-3.3	1.56	1.62
Res Hmstd: Ex-Hi Val	364,600	338,200		-7.2	5,860	5,757	-103	-1.8	1.61	1.70
Apartment	300,000	298,500		-0.5	5,900	6,255	355	6.0	1.97	2.1
Comm/Ind: Lo Val	150,000	147,700		-1.5	4,489	4,735	246	5.5	2.99	3.21
Comm/Ind: Med Val	300,000	295,400		-1.5	10,359	10,891	532	5.1	3.45	3.69
Comm/Ind: Hi Val	1,000,000	984,800		-1.5	37,751	39,726	1,975	5.2	3.78	4.03

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	72,649	1,123	1.6	1.33	1.40
Res Non-Hm: exis	483,856	421,044	-62,811	-13.0	7,077	6,495	-582	-8.2	1.46	1.54
Apartments: exis	87,800	115,121	27,321	31.1	1,473	2,047	574	38.9	1.68	1.78
Low-inc Apts: ex	22,469	19,848	-2,622	-11.7	234	219	-15	-6.3	1.04	1.10
Seasnl Rec: exis	1,558	1,291	-266	-17.1	24	20	-3	-14.2	1.52	1.57
Com/Ind: Lo: exi	68,809	68,248	-561	-0.8	1,914	2,028	115	6.0	2.78	2.97
Com/Ind Hi: exis	1,433,843	1,354,239	-79,604	-5.6	52,067	52,530	463	0.9	3.63	3.88
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	3,445	160	4.9	3.62	3.86
Ag HGA: Exist	2,112	1,507	-606	-28.7	29	22	-7	-24.8	1.36	1.43
Ag Hmstd Land	4,904	3,085	-1,819	-37.1	28	17	-11	-38.3	0.58	0.56
Ag Non-Hmstd	37,745	39,502	1,757	4.7	437	482	45	10.3	1.16	1.22
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	1,246	1,246	0.0	0.00	1.40
All other NewCon	0	34,762	34,762	0.0	0	706	706	0.0	0.00	2.03
Total	7,595,914	7,419,453	-176,461	-2.3	138,093	141,907	3,814	2.8	1.82	1.91

Tax Base

Tax Rates

	Tax Base				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	92,296	86,711	-5,585	-6.1	County	45.63	48.11	0.00	0.00
(-) TIF Tax Capacity	1,034	976	-57	-5.6	City/Town	36.58	39.33	0.00	0.00
(-) FD Contrib Tax Cap	12,608	12,342	-266	-2.1	School District	24.13	24.87	22.67	24.73
(=) Taxable Tax Capacity	78,654	73,393	-5,261	-6.7	Special District	9.45	9.83	0.00	0.00
FD Distrib Tax Cap	7,177	6,315	-863	-12.0	Total	115.79	122.14	22.67	24.73

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	176,300	170,400	-3.3	2,227	2,235	8	0.3	1.26	1.31	
Res Hmstd:Avg Val	264,300	255,500	-3.3	3,525	3,578	53	1.5	1.33	1.40	
Res Hmstd: Hi Val	352,300	340,500	-3.3	4,823	4,920	97	2.0	1.37	1.44	
Res Hmstd: Ex-Hi Val	528,600	510,900	-3.3	7,402	7,536	134	1.8	1.40	1.48	
Apartment	300,000	393,400	31.1	5,022	6,979	1,956	39.0	1.67	1.77	
Comm/Ind: Lo Val	150,000	141,700	-5.5	4,166	4,206	40	1.0	2.78	2.97	
Comm/Ind: Med Val	300,000	283,300	-5.6	9,607	9,617	10	0.1	3.20	3.39	
Comm/Ind: Hi Val	1,000,000	944,500	-5.6	35,000	35,238	238	0.7	3.5	3.73	

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	11,512	133	1.2	1.17	1.25
Res Non-Hm: exis	151,734	135,051	-16,683	-11.0	1,879	1,782	-97	-5.2	1.24	1.32
Apartments: exis	2,778	2,723	-55	-2.0	38	40	2	4.6	1.38	1.47
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	19,038	19,153	115	0.6	486	523	37	7.7	2.55	2.73
Com/Ind Hi: exis	118,950	109,085	-9,865	-8.3	3,996	3,925	-71	-1.8	3.36	3.60
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	364	26	7.6	3.27	3.50
Ag HGA: Exist	13,027	11,822	-1,206	-9.3	142	138	-5	-3.2	1.09	1.17
Ag Hmstd Land	32,845	26,605	-6,241	-19.0	205	167	-38	-18.4	0.62	0.63
Ag Non-Hmstd	52,061	48,827	-3,234	-6.2	498	496	-2	-0.4	0.96	1.02
Misc props	176	163	-13	-7.5	3	3	0	-1.2	1.62	1.73
ResHmstd: NewCon	0	6,050	6,050	0.0	0	75	75	0.0	0.00	1.25
All other NewCon	0	4,058	4,058	0.0	0	90	90	0.0	0.00	2.23
Total	1,372,821	1,296,543	-76,278	-5.6	18,966	19,117	151	0.8	1.38	1.47

Tax Base

Tax Rates

	Tax Base				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	16,165	15,111	-1,054	-6.5	County	45.63	48.11	0.00	0.00
(-) TIF Tax Capacity	468	417	-51	-10.9	City/Town	18.96	21.32	0.00	0.00
(-) FD Contrib Tax Cap	1,191	1,127	-64	-5.4	School District	22.22	23.20	14.80	16.41
(=) Taxable Tax Capacity	14,506	13,568	-939	-6.5	Special District	8.14	8.45	0.00	0.00
FD Distrib Tax Cap	245	230	-14	-5.9	Total	94.96	101.08	14.80	16.41

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates	
	Baseline	Alternative	Pctg Chng		Baseline	Alternative	Change	Pctg Chng	Base
Res Hmstd: Lo Val	417,100	396,000	-5.1	4,578	4,636	58	1.3	1.1	1.17
Res Hmstd:Avg Val	625,400	593,700	-5.1	7,162	7,212	50	0.7	1.15	1.21
Res Hmstd: Hi Val	833,600	791,400	-5.1	9,941	10,034	93	0.9	1.19	1.27
Res Hmstd: Ex-Hi Val	1,250,800	1,187,400	-5.1	15,511	15,687	177	1.1	1.24	1.32
Apartment	300,000	294,100	-2.0	4,005	4,198	194	4.8	1.33	1.43
Comm/Ind: Lo Val	150,000	137,600	-8.3	3,778	3,718	-60	-1.6	2.52	2.70
Comm/Ind: Med Val	300,000	275,100	-8.3	8,742	8,491	-251	-2.9	2.91	3.09
Comm/Ind: Hi Val	1,000,000	917,100	-8.3	31,905	31,267	-638	-2.0	3.19	3.41

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	22,749	107	0.5	1.11	1.19
Res Non-Hm: exis	552,445	495,683	-56,761	-10.3	6,348	6,158	-190	-3.0	1.15	1.24
Apartments: exis	5,061	5,056	-5	-0.1	63	67	4	6.6	1.25	1.33
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	521	-39	-7.0	1.15	1.24
Com/Ind: Lo: exi	9,681	9,863	182	1.9	235	257	22	9.3	2.43	2.60
Com/Ind Hi: exis	49,127	49,488	361	0.7	1,584	1,703	118	7.5	3.23	3.44
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	239	22	9.9	3.22	3.42
Ag HGA: Exist	2,838	2,783	-55	-1.9	32	33	1	4.6	1.12	1.20
Ag Hmstd Land	27,430	27,186	-245	-0.9	237	244	6	2.7	0.87	0.90
Ag Non-Hmstd	19,219	17,280	-1,939	-10.1	174	165	-9	-5.2	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	104	104	0.0	0.00	1.19
All other NewCon	0	8,076	8,076	0.0	0	100	100	0.0	0.00	1.24
Total	2,768,079	2,578,534	-189,545	-6.8	32,093	32,340	247	0.8	1.16	1.25

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	31,677	29,265	-2,412	-7.6	County	45.63	48.11	0.00	0.00
(-) TIF Tax Capacity	55	55	0	0.0	City/Town	15.00	16.24	0.00	0.00
(-) FD Contrib Tax Cap	536	500	-35	-6.6	School District	16.90	19.33	12.45	14.32
(=) Taxable Tax Capacity	31,087	28,710	-2,377	-7.6	Special District	10.74	11.33	0.00	0.00
FD Distrib Tax Cap	292	254	-39	-13.3	Total	88.27	95.01	12.45	14.32

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	535,000	498,000		-6.9	5,466	5,444	-21	-0.4	1.02	1.09
Res Hmstd:Avg Val	802,000	746,600		-6.9	8,744	8,748	4	0.0	1.09	1.17
Res Hmstd: Hi Val	1,069,100	995,200		-6.9	12,024	12,056	33	0.3	1.12	1.21
Res Hmstd: Ex-Hi Val	1,604,100	1,493,200		-6.9	18,593	18,684	91	0.5	1.16	1.25
Apartment	300,000	299,700		-0.1	3,684	3,988	305	8.3	1.23	1.33
Comm/Ind: Lo Val	150,000	151,100		0.7	3,664	3,954	290	7.9	2.44	2.62
Comm/Ind: Med Val	300,000	302,200		0.7	8,486	9,142	656	7.7	2.83	3.03
Comm/Ind: Hi Val	1,000,000	1,007,400		0.7	30,992	33,354	2,362	7.6	3.1	3.31

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	77,727	1,239	1.6	1.26	1.32
Res Non-Hm: exis	581,256	584,385	3,130	0.5	7,814	8,262	448	5.7	1.34	1.41
Apartments: exis	498,640	493,952	-4,689	-0.9	7,906	8,236	330	4.2	1.59	1.67
Low-inc Apts: ex	27,490	26,285	-1,205	-4.4	261	264	3	1.0	0.95	1.00
Seasnl Rec: exis	4,760	4,152	-608	-12.8	72	66	-6	-8.4	1.51	1.58
Com/Ind: Lo: exi	83,260	84,838	1,577	1.9	2,236	2,420	184	8.2	2.69	2.85
Com/Ind Hi: exis	1,695,214	1,643,083	-52,131	-3.1	59,642	61,383	1,741	2.9	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	62,646	64,983	2,337	3.7	2,204	2,426	222	10.1	3.52	3.73
Ag HGA: Exist	2,882	2,568	-314	-10.9	35	33	-2	-6.4	1.22	1.28
Ag Hmstd Land	5,086	3,972	-1,115	-21.9	37	26	-11	-29.1	0.73	0.66
Ag Non-Hmstd	28,804	26,801	-2,003	-7.0	308	301	-7	-2.1	1.07	1.12
Misc props	1,687	1,687	0	0.0	26	27	1	5.4	1.52	1.61
ResHmstd: NewCon	0	34,057	34,057	0.0	0	451	451	0.0	0.00	1.32
All other NewCon	0	15,745	15,745	0.0	0	329	329	0.0	0.00	2.09
Total	9,040,867	8,858,275	-182,592	-2.0	157,029	161,950	4,922	3.1	1.74	1.83

Tax Base

Tax Rates

	Tax Base				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	110,317	105,340	-4,976	-4.5	County	45.63	48.11	0.00	0.00
(-) TIF Tax Capacity	993	955	-38	-3.9	City/Town	26.79	28.05	1.03	1.05
(-) FD Contrib Tax Cap	15,021	13,962	-1,059	-7.0	School District	26.18	26.84	19.48	21.54
(=) Taxable Tax Capacity	94,303	90,424	-3,879	-4.1	Special District	10.45	10.86	0.00	0.00
FD Distrib Tax Cap	7,814	6,972	-842	-10.8	Total	109.06	113.86	20.51	22.60

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Change		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	196,000	190,300	-5,700	-2.9	2,343	2,368	24	1.0	1.2	1.24
Res Hmstd:Avg Val	293,800	285,200	-8,600	-2.9	3,699	3,760	62	1.7	1.26	1.32
Res Hmstd: Hi Val	391,700	380,200	-11,500	-2.9	5,055	5,154	99	2.0	1.29	1.36
Res Hmstd: Ex-Hi Val	587,700	570,500	-17,200	-2.9	7,854	7,986	132	1.7	1.34	1.4
Apartment	300,000	297,200	-2,800	-0.9	4,705	4,902	197	4.2	1.57	1.65
Comm/Ind: Lo Val	150,000	145,400	-4,600	-3.1	4,048	4,167	119	2.9	2.7	2.87
Comm/Ind: Med Val	300,000	290,800	-9,200	-3.1	9,344	9,573	230	2.5	3.11	3.29
Comm/Ind: Hi Val	1,000,000	969,200	-30,800	-3.1	34,055	34,986	932	2.7	3.41	3.61

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	51,262	-1,375	-2.6	1.46	1.51
Res Non-Hm: exis	380,917	341,933	-38,984	-10.2	6,298	5,981	-317	-5.0	1.65	1.75
Apartments: exis	240,803	241,270	467	0.2	4,613	4,945	332	7.2	1.92	2.05
Low-inc Apts: ex	47,632	36,509	-11,123	-23.4	586	476	-109	-18.7	1.23	1.30
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	1,939	84	4.5	2.95	3.17
Com/Ind Hi: exis	1,059,147	980,655	-78,492	-7.4	40,741	40,413	-328	-0.8	3.85	4.12
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	1,738	132	8.2	3.85	4.12
Ag HGA: Exist	729	491	-238	-32.7	11	7	-3	-32.3	1.48	1.49
Ag Hmstd Land	640	639	-1	-0.1	3	4	0	9.6	0.52	0.58
Ag Non-Hmstd	62,296	72,055	9,759	15.7	817	1,008	191	23.4	1.31	1.40
Misc props	709	709	0	0.0	17	18	1	5.9	2.38	2.52
ResHmstd: NewCon	0	14,424	14,424	0.0	0	218	218	0.0	0.00	1.51
All other NewCon	0	15,513	15,513	0.0	0	574	574	0.0	0.00	3.70
Total	5,491,181	5,196,396	-294,785	-5.4	109,184	108,584	-601	-0.6	1.99	2.09

Tax Base

Tax Rates

					County	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	66,914	59,092	-7,822	-11.7	County	45.63	48.11	0.00	0.00
(-) TIF Tax Capacity	8,084	1,952	-6,132	-75.9	City/Town	50.17	55.74	2.78	2.95
(-) FD Contrib Tax Cap	9,416	8,841	-575	-6.1	School District	24.66	24.97	23.53	25.61
(=) Taxable Tax Capacity	49,414	48,299	-1,115	-2.3	Special District	11.14	11.23	0.00	0.00
FD Distrib Tax Cap	13,963	13,968	5	0.0	Total	131.60	140.04	26.31	28.57

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	121,500	114,600	-5.7	1,655	1,555	-100	-6.1	1.36	1.36	
Res Hmstd:Avg Val	182,100	171,700	-5.7	2,667	2,590	-77	-2.9	1.46	1.51	
Res Hmstd: Hi Val	242,800	228,900	-5.7	3,680	3,627	-54	-1.5	1.52	1.58	
Res Hmstd: Ex-Hi Val	364,300	343,500	-5.7	5,708	5,703	-5	-0.1	1.57	1.66	
Apartment	300,000	300,600	0.2	5,724	6,121	397	6.9	1.91	2.04	
Comm/Ind: Lo Val	150,000	138,900	-7.4	4,433	4,395	-38	-0.9	2.96	3.16	
Comm/Ind: Med Val	300,000	277,800	-7.4	10,213	10,017	-196	-1.9	3.40	3.61	
Comm/Ind: Hi Val	1,000,000	925,900	-7.4	37,184	36,746	-439	-1.2	3.72	3.97	

Hennepin County

Greenwood city

<i>Tax Burdens by Property Class</i>	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	2,826	15	0.5	1.31	1.37
Res Non-Hm: exis	70,539	63,218	-7,321	-10.4	943	880	-63	-6.7	1.34	1.39
Apartments: exis	1,362	1,362	0	0.0	20	21	1	5.2	1.44	1.51
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	3	5.3	1.35	1.42
Com/Ind: Lo: exi	1,444	1,444	0	0.0	39	41	2	6.2	2.68	2.84
Com/Ind Hi: exis	5,222	4,939	-283	-5.4	182	183	1	0.5	3.49	3.71
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	7.9	3.49	3.71
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	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	1.37
All other NewCon	0	390	390	0.0	0	5	5	0.0	0.00	1.39
Total	298,389	282,459	-15,930	-5.3	4,072	4,039	-33	-0.8	1.36	1.43

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	3,426	3,221	-205	-6.0	County	45.63	48.11	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	19.11	20.33	0.00	0.00
(-) FD Contrib Tax Cap	75	69	-6	-8.0	School District	21.27	23.00	22.56	22.51
(=) Taxable Tax Capacity	<u>3,352</u>	<u>3,152</u>	<u>-200</u>	<u>-6.0</u>	Special District	<u>10.74</u>	<u>11.33</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	28	20	-8	-27.0	Total	96.75	102.77	22.56	22.51

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Pctg Chng	Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change		Base	Alter
Res Hmstd: Lo Val	584,900	561,000		-4.1	7,184	7,185	1	0.0	1.23	1.28
Res Hmstd:Avg Val	876,900	841,100		-4.1	11,374	11,414	40	0.3	1.3	1.36
Res Hmstd: Hi Val	1,168,900	1,121,200		-4.1	15,565	15,643	78	0.5	1.33	1.4
Res Hmstd: Ex-Hi Val	1,753,800	1,682,300		-4.1	23,958	24,114	156	0.7	1.37	1.43
Apartment	300,000	300,000		0.0	4,305	4,529	224	5.2	1.44	1.51
Comm/Ind: Lo Val	150,000	141,900		-5.4	4,016	4,033	17	0.4	2.68	2.84
Comm/Ind: Med Val	300,000	283,700		-5.4	9,257	9,229	-28	-0.3	3.09	3.25
Comm/Ind: Hi Val	1,000,000	945,800		-5.4	33,716	33,820	103	0.3	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	68,396	1,321	2.0	1.32	1.39
Res Non-Hm: exis	511,146	508,367	-2,779	-0.5	7,173	7,535	362	5.0	1.40	1.48
Apartments: exis	412,832	423,096	10,264	2.5	6,672	7,266	595	8.9	1.62	1.72
Low-inc Apts: ex	34,699	34,476	-223	-0.6	347	366	19	5.4	1.00	1.06
Seasnl Rec: exis	5,348	4,895	-453	-8.5	73	71	-2	-2.4	1.36	1.45
Com/Ind: Lo: exi	66,939	68,393	1,454	2.2	1,822	1,987	165	9.1	2.72	2.91
Com/Ind Hi: exis	1,679,483	1,672,840	-6,643	-0.4	59,914	63,712	3,798	6.3	3.57	3.81
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	1,202	95	8.6	3.57	3.81
Ag HGA: Exist	250	240	-10	-4.0	3	3	0	0.2	1.27	1.33
Ag Hmstd Land	250	163	-87	-34.7	1	1	0	-42.5	0.46	0.40
Ag Non-Hmstd	2,116	2,116	0	0.0	24	25	1	5.6	1.13	1.19
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	204	204	0.0	0.00	1.39
All other NewCon	0	10,085	10,085	0.0	0	182	182	0.0	0.00	1.80
Total	7,836,848	7,704,295	-132,552	-1.7	144,214	150,950	6,736	4.7	1.84	1.96

Tax Base

Tax Rates

	Tax Base				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	98,117	94,599	-3,518	-3.6	County	45.63	48.11	0.00	0.00
(-) TIF Tax Capacity	1,650	1,657	7	0.4	City/Town	33.51	35.35	1.44	1.48
(-) FD Contrib Tax Cap	13,809	13,658	-151	-1.1	School District	24.66	26.88	17.22	18.17
(=) Taxable Tax Capacity	82,657	79,283	-3,374	-4.1	Special District	10.72	11.30	0.00	0.00
FD Distrib Tax Cap	4,696	4,155	-541	-11.5	Total	114.51	121.64	18.67	19.65

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates	
	Baseline	Alternative	Change		Baseline	Alternative	Change	Pctg Chng	Base
Res Hmstd: Lo Val	208,800	202,300	-3.1	2,596	2,627	30	1.2	1.24	1.3
Res Hmstd:Avg Val	313,000	303,200	-3.1	4,078	4,163	85	2.1	1.30	1.37
Res Hmstd: Hi Val	417,300	404,300	-3.1	5,558	5,702	144	2.6	1.33	1.41
Res Hmstd: Ex-Hi Val	626,100	606,500	-3.1	8,699	8,893	194	2.2	1.39	1.47
Apartment	300,000	307,500	2.5	4,854	5,280	426	8.8	1.62	1.72
Comm/Ind: Lo Val	150,000	149,400	-0.4	4,086	4,342	256	6.3	2.72	2.91
Comm/Ind: Med Val	300,000	298,800	-0.4	9,441	10,027	586	6.2	3.15	3.36
Comm/Ind: Hi Val	1,000,000	996,000	-0.4	34,429	36,585	2,155	6.3	3.44	3.67

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	16,553	-136	-0.8	1.34	1.40
Res Non-Hm: exis	196,237	196,617	381	0.2	2,750	2,906	156	5.7	1.40	1.48
Apartments: exis	1,616	1,605	-11	-0.7	25	26	1	4.4	1.55	1.63
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	183	0	0.0	1.35	1.44
Com/Ind: Lo: exi	5,164	4,851	-313	-6.1	139	138	-1	-0.6	2.69	2.85
Com/Ind Hi: exis	40,412	40,155	-257	-0.6	1,422	1,497	74	5.2	3.52	3.73
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	28	14.9	3.49	3.70
Ag HGA: Exist	226	123	-103	-45.7	3	2	-1	-39.5	1.21	1.35
Ag Hmstd Land	35	9	-26	-74.8	0	0	0	-71.6	0.23	0.26
Ag Non-Hmstd	50	50	0	0.0	1	1	0	6.0	1.06	1.12
Misc props	913	1,122	209	22.9	14	21	7	48.6	1.57	1.89
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	21,616	201	0.9	1.42	1.49

Tax Base

Tax Rates

	Tax Base				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	16,721	15,863	-859	-5.1	County	45.63	48.11	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	28.45	29.98	0.00	0.00
(-) FD Contrib Tax Cap	419	390	-29	-6.9	School District	20.70	22.69	22.08	22.13
(=) Taxable Tax Capacity	16,302	15,473	-829	-5.1	Special District	10.70	11.28	0.00	0.00
FD Distrib Tax Cap	479	435	-43	-9.1	Total	105.48	112.07	22.08	22.13

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	344,400	326,400		-5.2	4,331	4,292	-39	-0.9	1.26	1.32
Res Hmstd:Avg Val	516,300	489,300		-5.2	6,629	6,567	-63	-0.9	1.28	1.34
Res Hmstd: Hi Val	688,200	652,200		-5.2	9,275	9,179	-96	-1.0	1.35	1.41
Res Hmstd: Ex-Hi Val	1,032,600	978,700		-5.2	14,577	14,476	-101	-0.7	1.41	1.48
Apartment	300,000	298,000		-0.7	4,618	4,834	216	4.7	1.54	1.62
Comm/Ind: Lo Val	150,000	149,000		-0.7	4,030	4,239	209	5.2	2.69	2.85
Comm/Ind: Med Val	300,000	298,100		-0.6	9,292	9,776	484	5.2	3.1	3.28
Comm/Ind: Hi Val	1,000,000	993,600		-0.6	33,851	35,646	1,795	5.3	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	5,510	-274	-4.7	1.23	1.29
Res Non-Hm: exis	49,441	54,439	4,997	10.1	641	741	99	15.5	1.30	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	4,271	4,295	24	0.6	58	61	3	5.3	1.37	1.43
Com/Ind: Lo: exi	5,436	5,628	192	3.5	142	156	14	9.6	2.62	2.78
Com/Ind Hi: exis	12,563	12,088	-475	-3.8	432	440	8	1.9	3.44	3.64
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	275	55	25.2	3.44	3.66
Ag HGA: Exist	31,879	29,712	-2,167	-6.8	379	369	-10	-2.5	1.19	1.24
Ag Hmstd Land	35,041	33,506	-1,534	-4.4	162	164	2	0.9	0.46	0.49
Ag Non-Hmstd	28,378	29,566	1,188	4.2	313	342	29	9.4	1.10	1.16
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	1.29
All other NewCon	0	593	593	0.0	0	8	8	0.0	0.00	1.42
Total	644,115	608,046	-36,068	-5.6	8,132	8,092	-39	-0.5	1.26	1.33

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	6,691	6,219	-472	-7.1	County	45.63	48.11	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	33.90	35.83	0.00	0.00
(-) FD Contrib Tax Cap	206	187	-19	-9.3	School District	21.56	22.48	11.82	12.91
(=) Taxable Tax Capacity	6,485	6,032	-453	-7.0	Special District	7.89	8.19	0.00	0.00
FD Distrib Tax Cap	297	245	-52	-17.6	Total	108.98	114.61	11.82	12.91

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	293,400	267,200		-8.9	3,436	3,256	-180	-5.2	1.17	1.22
Res Hmstd:Avg Val	439,900	400,700		-8.9	5,314	5,096	-218	-4.1	1.21	1.27
Res Hmstd: Hi Val	586,400	534,100		-8.9	7,319	6,909	-411	-5.6	1.25	1.29
Res Hmstd: Ex-Hi Val	879,800	801,400		-8.9	11,663	11,083	-580	-5.0	1.33	1.38
Comm/Ind: Lo Val	150,000	144,300		-3.8	3,933	4,005	72	1.8	2.62	2.78
Comm/Ind: Med Val	300,000	288,700		-3.8	9,118	9,236	118	1.3	3.04	3.2
Comm/Ind: Hi Val	1,000,000	962,200		-3.8	33,313	33,869	556	1.7	3.33	3.52

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	3,681	-206	-5.3	1.30	1.37
Res Non-Hm: exis	39,918	41,479	1,562	3.9	571	626	54	9.5	1.43	1.51
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	6.2	1.16	1.23
Com/Ind: Lo: exi	5,776	6,103	327	5.7	156	176	20	13.0	2.70	2.89
Com/Ind Hi: exis	23,053	22,576	-476	-2.1	822	861	39	4.7	3.57	3.81
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	266	63	31.0	3.56	3.80
Ag HGA: Exist	11,764	10,721	-1,043	-8.9	149	142	-7	-4.8	1.26	1.32
Ag Hmstd Land	25,172	23,674	-1,498	-6.0	147	147	0	-0.2	0.59	0.62
Ag Non-Hmstd	16,094	15,344	-750	-4.7	192	197	5	2.5	1.19	1.28
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	1.37
All other NewCon	0	1,527	1,527	0.0	0	24	24	0.0	0.00	1.59
Total	427,676	398,311	-29,365	-6.9	6,128	6,132	4	0.1	1.43	1.54

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	4,576	4,180	-395	-8.6	County	45.63	48.11	0.00	0.00
(-) TIF Tax Capacity	79	91	11	14.1	City/Town	29.74	32.92	0.00	0.00
(-) FD Contrib Tax Cap	299	260	-39	-13.1	School District	36.09	38.99	10.96	11.55
(=) Taxable Tax Capacity	4,197	3,829	-367	-8.8	Special District	7.60	7.89	0.00	0.00
FD Distrib Tax Cap	258	233	-26	-9.9	Total	119.07	127.91	10.96	11.55

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base
Res Hmstd: Lo Val	240,300	215,300	-10.4	2,968	2,774	-194	-6.5	1.24	1.29
Res Hmstd:Avg Val	360,300	322,800	-10.4	4,637	4,397	-240	-5.2	1.29	1.36
Res Hmstd: Hi Val	480,300	430,300	-10.4	6,245	6,001	-244	-3.9	1.30	1.39
Res Hmstd: Ex-Hi Val	720,600	645,600	-10.4	10,026	9,469	-557	-5.6	1.39	1.47
Comm/Ind: Lo Val	150,000	146,900	-2.1	4,047	4,232	185	4.6	2.7	2.88
Comm/Ind: Med Val	300,000	293,800	-2.1	9,387	9,789	402	4.3	3.13	3.33
Comm/Ind: Hi Val	1,000,000	979,300	-2.1	34,311	35,855	1,544	4.5	3.43	3.66

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	6,790	71	1.1	1.35	1.41
Res Non-Hm: exis	43,089	42,752	-338	-0.8	631	660	29	4.6	1.46	1.54
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	2,386	2,392	6	0.3	40	43	3	6.6	1.68	1.79
Com/Ind: Lo: exi	10,070	9,474	-596	-5.9	277	277	1	0.3	2.75	2.93
Com/Ind Hi: exis	29,639	26,177	-3,462	-11.7	1,073	1,009	-64	-6.0	3.62	3.86
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	583	244	71.8	3.61	3.86
Ag HGA: Exist	27,726	26,958	-768	-2.8	366	372	6	1.7	1.32	1.38
Ag Hmstd Land	47,328	47,505	177	0.4	269	286	17	6.4	0.57	0.60
Ag Non-Hmstd	36,535	35,165	-1,369	-3.7	447	459	11	2.5	1.22	1.30
Misc props	5,785	5,785	0	0.0	98	105	6	6.6	1.70	1.81
ResHmstd: NewCon	0	1,113	1,113	0.0	0	16	16	0.0	0.00	1.41
All other NewCon	0	840	840	0.0	0	12	12	0.0	0.00	1.48
Total	711,466	693,725	-17,741	-2.5	10,259	10,612	352	3.4	1.44	1.53

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	7,473	7,114	-358	-4.8	County	45.63	48.11	0.00	0.00
(-) TIF Tax Capacity	243	217	-25	-10.5	City/Town	37.11	39.73	0.00	0.00
(-) FD Contrib Tax Cap	425	380	-45	-10.7	School District	32.13	34.72	13.30	13.49
(=) Taxable Tax Capacity	6,804	6,517	-287	-4.2	Special District	7.60	7.89	0.00	0.00
FD Distrib Tax Cap	629	517	-112	-17.7	Total	122.48	130.45	13.30	13.49

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	219,200	210,800		-3.8	2,801	2,796	-5	-0.2	1.28	1.33
Res Hmstd:Avg Val	328,600	316,100		-3.8	4,385	4,435	50	1.1	1.33	1.40
Res Hmstd: Hi Val	438,000	421,300		-3.8	5,947	6,064	117	2.0	1.36	1.44
Res Hmstd: Ex-Hi Val	657,200	632,200		-3.8	9,405	9,531	126	1.3	1.43	1.51
Comm/Ind: Lo Val	150,000	132,500		-11.7	4,124	3,877	-248	-6.0	2.75	2.93
Comm/Ind: Med Val	300,000	265,000		-11.7	9,557	8,823	-734	-7.7	3.19	3.33
Comm/Ind: Hi Val	1,000,000	883,200		-11.7	34,910	32,662	-2,248	-6.4	3.49	3.7

Hennepin County

Minnetrissa city

Tax Burdens by Property 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	12,087	-8	-0.1	1.17	1.26
Res Non-Hm: exis	214,946	219,125	4,179	1.9	2,704	2,976	272	10.0	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	24,573	21,448	-3,125	-12.7	293	281	-13	-4.3	1.19	1.31
Com/Ind: Lo: exi	2,321	2,333	12	0.5	60	65	5	7.6	2.59	2.77
Com/Ind Hi: exis	6,498	6,541	44	0.7	220	238	18	8.0	3.39	3.64
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	290	24	8.9	3.37	3.62
Ag HGA: Exist	15,398	14,357	-1,041	-6.8	187	187	0	-0.2	1.22	1.30
Ag Hmstd Land	20,467	20,617	150	0.7	116	122	6	5.4	0.57	0.59
Ag Non-Hmstd	57,967	47,652	-10,315	-17.8	582	523	-59	-10.1	1.00	1.10
Misc props	751	726	-25	-3.3	10	10	1	6.7	1.29	1.43
ResHmstd: NewCon	0	7,436	7,436	0.0	0	94	94	0.0	0.00	1.26
All other NewCon	0	3,592	3,592	0.0	0	49	49	0.0	0.00	1.38
Total	1,385,685	1,307,774	-77,910	-5.6	16,534	16,922	388	2.3	1.19	1.29

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	14,926	13,889	-1,037	-6.9	County	45.63	48.11	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	27.24	27.43	0.00	0.00
(-) FD Contrib Tax Cap	114	120	6	5.3	School District	16.89	22.74	13.18	14.24
(=) Taxable Tax Capacity	14,812	13,769	-1,043	-7.0	Special District	9.04	9.41	0.00	0.00
FD Distrib Tax Cap	362	372	9	2.5	Total	98.81	107.69	13.18	14.24

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Change		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	344,600	318,300	-26,300	-7.6	3,797	3,788	-8	-0.2	1.10	1.19
Res Hmstd:Avg Val	516,700	477,300	-39,400	-7.6	5,828	5,820	-8	-0.1	1.13	1.22
Res Hmstd: Hi Val	688,700	636,200	-52,500	-7.6	8,179	8,124	-55	-0.7	1.19	1.28
Res Hmstd: Ex-Hi Val	1,033,300	954,500	-78,800	-7.6	12,889	12,862	-27	-0.2	1.25	1.35
Comm/Ind: Lo Val	150,000	151,000	1,000	0.7	3,763	4,106	343	9.1	2.51	2.72
Comm/Ind: Med Val	300,000	302,000	2,000	0.7	8,714	9,497	783	9.0	2.90	3.14
Comm/Ind: Hi Val	1,000,000	1,006,700	6,700	0.7	31,818	34,657	2,839	8.9	3.18	3.44

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	78,782	-423	-0.5	1.32	1.37
Res Non-Hm: exis	570,147	545,084	-25,063	-4.4	8,026	7,947	-79	-1.0	1.41	1.46
Apartments: exis	417,472	424,414	6,942	1.7	6,763	7,176	413	6.1	1.62	1.69
Low-inc Apts: ex	33,781	33,756	-25	-0.1	338	351	13	3.9	1.00	1.04
Seasnl Rec: exis	928	916	-12	-1.3	12	13	1	4.4	1.31	1.39
Com/Ind: Lo: exi	72,618	71,618	-1,001	-1.4	1,982	2,064	82	4.2	2.73	2.88
Com/Ind Hi: exis	1,850,858	1,778,584	-72,274	-3.9	66,226	67,315	1,089	1.6	3.58	3.78
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	2,200	139	6.7	3.58	3.78
Ag HGA: Exist	1,891	1,799	-93	-4.9	25	24	0	-1.9	1.30	1.34
Ag Hmstd Land	2,167	1,858	-309	-14.2	15	14	-1	-5.9	0.69	0.75
Ag Non-Hmstd	3,931	3,926	-5	-0.1	45	48	2	5.2	1.15	1.21
Misc props	9,853	11,419	1,566	15.9	188	228	39	21.0	1.91	1.99
ResHmstd: NewCon	0	17,914	17,914	0.0	0	245	245	0.0	0.00	1.37
All other NewCon	0	27,338	27,338	0.0	0	926	926	0.0	0.00	3.39
Total	8,999,145	8,736,239	-262,906	-2.9	164,886	167,332	2,447	1.5	1.83	1.92

Tax Base

Tax Rates

	Tax Base				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	112,177	106,736	-5,442	-4.9	County	45.63	48.11	0.00	0.00
(-) TIF Tax Capacity	2,864	2,916	52	1.8	City/Town	30.83	32.93	1.86	1.55
(-) FD Contrib Tax Cap	16,433	15,040	-1,392	-8.5	School District	28.00	29.04	16.28	15.89
(=) Taxable Tax Capacity	92,881	88,780	-4,101	-4.4	Special District	10.63	11.21	0.00	0.00
FD Distrib Tax Cap	5,976	5,391	-584	-9.8	Total	115.10	121.30	18.14	17.43

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates	
	Baseline	Alternative	Change		Baseline	Alternative	Change	Pctg Chng	Base
Res Hmstd: Lo Val	222,400	214,300	-3.6	2,791	2,755	-36	-1.3	1.25	1.29
Res Hmstd:Avg Val	333,400	321,200	-3.7	4,370	4,355	-15	-0.3	1.31	1.36
Res Hmstd: Hi Val	444,500	428,300	-3.6	5,922	5,942	20	0.3	1.33	1.39
Res Hmstd: Ex-Hi Val	666,900	642,500	-3.7	9,366	9,346	-20	-0.2	1.40	1.45
Apartment	300,000	305,000	1.7	4,860	5,156	296	6.1	1.62	1.69
Comm/Ind: Lo Val	150,000	144,100	-3.9	4,095	4,153	58	1.4	2.73	2.88
Comm/Ind: Med Val	300,000	288,300	-3.9	9,463	9,557	94	1.0	3.15	3.31
Comm/Ind: Hi Val	1,000,000	961,000	-3.9	34,517	35,016	499	1.4	3.45	3.64

Hennepin County

Chanhasen 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	1.9	0.88	0.90
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	1.1	2.69	2.83
Com/Ind Hi: exis	66,666	66,731	65	0.1	2,352	2,482	130	5.5	3.53	3.72
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	19.1	3.53	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	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	3.69
Total	68,504	70,608	2,104	3.1	2,402	2,611	209	8.7	3.51	3.70

Tax Base

Tax Rates

	Tax Base				Tax Rates		Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	County	City/Town	School District	Special District	Base	Alter
Total Tax Capacity	1,362	1,404	42	3.1	45.63	48.11	28.23	29.18	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	26.55	28.36	16.19	15.72	1.49	1.09
(-) FD Contrib Tax Cap	579	544	-35	-6.0	10.48	11.05	0.00	0.00		
(=) Taxable Tax Capacity	783	859	77	9.8						
FD Distrib Tax Cap	0	0	0	0.0	Total	110.90	116.70		17.67	16.81

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	16,700	16,700	16,700	0.0	148	145	-3	-2.0	0.89	0.87
Res Hmstd:Avg Val	25,000	25,000	25,000	0.0	221	217	-4	-2.0	0.89	0.87
Res Hmstd: Hi Val	33,300	33,300	33,300	0.0	295	289	-6	-2.0	0.89	0.87
Res Hmstd: Ex-Hi Val	50,000	50,000	50,000	0.0	443	434	-9	-2.0	0.89	0.87
Comm/Ind: Lo Val	150,000	150,100	150,100	0.1	4,035	4,252	216	5.4	2.69	2.83
Comm/Ind: Med Val	300,000	300,300	300,300	0.1	9,328	9,839	512	5.5	3.11	3.28
Comm/Ind: Hi Val	1,000,000	1,001,000	1,001,000	0.1	34,024	35,905	1,880	5.5	3.40	3.59

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	5,345	2	0.0	1.50	1.60
Res Non-Hm: exis	31,632	27,743	-3,888	-12.3	516	485	-31	-5.9	1.63	1.75
Apartments: exis	258	252	-6	-2.3	5	5	0	6.2	1.99	2.17
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	75	4	5.8	1.85	2.01
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	1,737	-156	-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	23	8.6	3.78	4.09
Ag HGA: Exist	12,075	11,472	-602	-5.0	177	179	2	1.0	1.47	1.56
Ag Hmstd Land	20,960	19,880	-1,080	-5.2	117	123	5	4.5	0.56	0.62
Ag Non-Hmstd	30,683	30,696	13	0.0	400	435	35	8.9	1.30	1.42
Misc props	6,917	6,916	-1	0.0	126	137	11	8.7	1.83	1.99
ResHmstd: NewCon	0	3,845	3,845	0.0	0	61	61	0.0	0.00	1.60
All other NewCon	0	831	831	0.0	0	14	14	0.0	0.00	1.73
Total	531,531	499,961	-31,570	-5.9	9,231	9,218	-13	-0.1	1.74	1.84

Tax Base

Tax Rates

	Tax Base				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	5,915	5,322	-593	-10.0	County	45.63	48.11	0.00	0.00
(-) TIF Tax Capacity	79	69	-10	-13.1	City/Town	48.61	57.76	0.00	0.00
(-) FD Contrib Tax Cap	591	512	-79	-13.4	School District	27.41	27.58	23.68	24.87
(=) Taxable Tax Capacity	5,244	4,741	-503	-9.6	Special District	7.77	8.10	0.00	0.00
FD Distrib Tax Cap	626	513	-113	-18.0	Total	129.43	141.54	23.68	24.87

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	187,000	175,200		-6.3	2,659	2,612	-47	-1.8	1.42	1.49
Res Hmstd: Avg Val	280,300	262,600		-6.3	4,171	4,177	6	0.1	1.49	1.59
Res Hmstd: Hi Val	373,700	350,100		-6.3	5,685	5,745	60	1.0	1.52	1.64
Res Hmstd: Ex-Hi Val	560,700	525,300		-6.3	8,781	8,831	50	0.6	1.57	1.68
Apartment	300,000	293,100		-2.3	5,564	5,915	351	6.3	1.85	2.02
Comm/Ind: Lo Val	150,000	127,000		-15.3	4,365	3,989	-376	-8.6	2.91	3.14
Comm/Ind: Med Val	300,000	254,100		-15.3	10,067	8,985	-1,082	-10.7	3.36	3.54
Comm/Ind: Hi Val	1,000,000	846,900		-15.3	36,674	33,320	-3,354	-9.1	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	801	37	4.8	1.41	1.49
Res Non-Hm: exis	10,783	9,403	-1,380	-12.8	167	155	-12	-7.4	1.55	1.65
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	-2.7	2.82	3.01
Com/Ind Hi: exis	60	60	0	0.0	2	2	0	7.0	3.71	3.97
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	8.6	3.71	3.97
Ag HGA: Exist	1,164	1,085	-79	-6.8	16	16	0	-2.3	1.40	1.47
Ag Hmstd Land	1,181	1,067	-114	-9.7	7	6	0	-6.8	0.56	0.58
Ag Non-Hmstd	5,165	4,235	-931	-18.0	67	59	-8	-11.6	1.30	1.40
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	1.52
Total	73,653	70,826	-2,827	-3.8	1,054	1,073	19	1.8	1.43	1.52

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	750	700	-50	-6.6	County	45.63	48.11	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	44.44	48.59	0.00	0.00
(-) FD Contrib Tax Cap	6	7	0	2.2	School District	31.91	35.09	13.79	13.14
(=) Taxable Tax Capacity	743	694	-50	-6.7	Special District	7.85	8.19	0.00	0.00
FD Distrib Tax Cap	77	81	4	5.0	Total	129.83	139.99	13.79	13.14

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Pctg Chng	Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change		Base	Alter
Res Hmstd: Lo Val	204,700	203,100		-0.8	2,752	2,845	93	3.4	1.34	1.40
Res Hmstd: Avg Val	307,000	304,600		-0.8	4,313	4,527	213	4.9	1.40	1.49
Res Hmstd: Hi Val	409,200	406,000		-0.8	5,873	6,207	334	5.7	1.44	1.53
Res Hmstd: Ex-Hi Val	613,900	609,200		-0.8	9,187	9,710	524	5.7	1.5	1.59
Comm/Ind: Lo Val	150,000	150,000		0.0	4,223	4,514	291	6.9	2.82	3.01
Comm/Ind: Med Val	300,000	300,000		0.0	9,784	10,466	682	7.0	3.26	3.49
Comm/Ind: Hi Val	1,000,000	1,000,000		0.0	35,737	38,245	2,507	7.0	3.57	3.82

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	148	-2	-1.3	1.37	1.41
Res Non-Hm: exis	1,092	1,267	175	16.0	17	21	4	23.6	1.55	1.65
Apartments: exis	3,034	3,034	0	0.0	56	60	4	7.1	1.84	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	1,124	1,132	8	0.7	32	35	3	8.9	2.86	3.09
Com/Ind Hi: exis	3,444	3,422	-22	-0.6	130	140	10	7.4	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	328	5,859	5,531	#####	12	239	227	#####	3.78	4.08
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	20.6	0.69	0.75
Ag Non-Hmstd	518	518	0	0.0	7	8	1	7.0	1.39	1.49
Misc props	1,612	1,612	0	0.0	30	32	2	7.1	1.84	1.97
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	683	248	57.1	1.96	2.49

Tax Base

Tax Rates

	Estimated Market Value				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	277	371	94	34.0	County	45.40	47.95	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	50.34	54.33	0.00	0.00
(-) FD Contrib Tax Cap	39	33	-6	-14.8	School District	36.82	39.86	10.49	11.30
(=) Taxable Tax Capacity	238	338	100	41.9	Special District	6.20	6.41	0.00	0.00
FD Distrib Tax Cap	75	90	15	20.4	Total	138.77	148.55	10.49	11.30

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base
Res Hmstd: Lo Val	116,200	111,600	-4.0	1,467	1,380	-87	-5.9	1.26	1.24
Res Hmstd:Avg Val	174,300	167,400	-4.0	2,386	2,346	-40	-1.7	1.37	1.40
Res Hmstd: Hi Val	232,300	223,100	-4.0	3,304	3,311	7	0.2	1.42	1.48
Res Hmstd: Ex-Hi Val	348,500	334,700	-4.0	5,143	5,244	101	2.0	1.48	1.57
Apartment	300,000	300,000	0.0	5,519	5,909	391	7.1	1.84	1.97
Comm/Ind: Lo Val	150,000	149,000	-0.7	4,289	4,606	317	7.4	2.86	3.09
Comm/Ind: Med Val	300,000	298,100	-0.6	9,956	10,686	730	7.3	3.32	3.58
Comm/Ind: Hi Val	1,000,000	993,600	-0.6	36,401	39,094	2,693	7.4	3.64	3.93

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	288,924	-5,077	-1.7	1.61	1.65
Res Non-Hm: exis	5,148,331	4,940,519	-207,813	-4.0	91,785	92,373	588	0.6	1.78	1.87
Apartments: exis	2,930,518	2,836,484	-94,034	-3.2	59,259	60,396	1,137	1.9	2.02	2.13
Low-inc Apts: ex	357,183	361,306	4,123	1.2	4,448	4,738	290	6.5	1.25	1.31
Seasnl Rec: exis	14,798	14,011	-787	-5.3	298	297	-1	-0.3	2.01	2.12
Com/Ind: Lo: exi	654,032	636,060	-17,973	-2.7	19,833	20,496	663	3.3	3.03	3.22
Com/Ind Hi: exis	7,112,826	6,692,999	-419,827	-5.9	282,527	282,550	23	0.0	3.97	4.22
Publ U: Elec Gen	120,360	27,339	-93,021	-77.3	3,605	875	-2,731	-75.7	3.00	3.20
Publ U: Other	283,933	284,211	278	0.1	11,277	11,997	720	6.4	3.97	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	1,496	1,473	-24	-1.6	22	22	1	3.6	1.45	1.52
Misc props	54,165	49,450	-4,715	-8.7	1,101	1,047	-55	-5.0	2.03	2.12
ResHmstd: NewCon	0	48,820	48,820	0.0	0	804	804	0.0	0.00	1.65
All other NewCon	0	96,005	96,005	0.0	0	2,427	2,427	0.0	0.00	2.53
Total	34,991,486	33,540,879	-1,450,607	-4.1	768,155	766,944	-1,211	-0.2	2.20	2.29

Tax Base

Tax Rates

					County	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	442,296	407,493	-34,804	-7.9	County	44.89	47.33	0.00	0.00
(-) TIF Tax Capacity	44,078	36,216	-7,862	-17.8	City/Town	69.01	72.43	2.67	2.78
(-) FD Contrib Tax Cap	58,331	52,180	-6,152	-10.5	School District	22.92	24.20	18.65	19.66
(=) Taxable Tax Capacity	339,887	319,097	-20,789	-6.1	Special District	7.90	8.43	0.00	0.00
FD Distrib Tax Cap	57,452	52,856	-4,596	-8.0	Total	144.72	152.39	21.32	22.44

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	155,000	148,600	-4.1	2,341	2,234	-106	-4.5	1.51	1.50	
Res Hmstd:Avg Val	232,400	222,700	-4.2	3,695	3,631	-64	-1.7	1.59	1.63	
Res Hmstd: Hi Val	309,800	296,900	-4.2	5,050	5,030	-20	-0.4	1.63	1.69	
Res Hmstd: Ex-Hi Val	464,800	445,500	-4.2	7,717	7,789	71	0.9	1.66	1.75	
Apartment	300,000	290,400	-3.2	6,066	6,183	117	1.9	2.02	2.13	
Comm/Ind: Lo Val	150,000	141,100	-5.9	4,549	4,547	-2	0.0	3.03	3.22	
Comm/Ind: Med Val	300,000	282,300	-5.9	10,507	10,419	-88	-0.8	3.50	3.69	
Comm/Ind: Hi Val	1,000,000	941,000	-5.9	38,311	38,226	-85	-0.2	3.83	4.06	

Hennepin County

MSP Intl Airport

<i>Tax Burdens by Property Class</i>	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	4,258	199	4.9	1.10	1.16
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	75	6	8.0	1.10	1.16
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	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	4,333	205	5.0	1.10	1.16

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	7,502	7,444	-58	-0.8	County	45.63	48.11	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	0.00	0.00		
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	0.00	0.00		
(=) Taxable Tax Capacity	7,502	7,444	-58	-0.8	Special District	9.40	10.10	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	55.04	58.21		

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
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	6,987	119	1.7	1.68	1.75
Res Non-Hm: exis	18,847	21,101	2,255	12.0	339	407	68	20.1	1.80	1.93
Apartments: exis	15,511	15,511	0	0.0	333	357	24	7.3	2.14	2.30
Low-inc Apts: ex	2,830	2,830	0	0.0	37	40	3	7.0	1.32	1.41
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	16	7.3	3.13	3.36
Com/Ind Hi: exis	42,618	42,022	-596	-1.4	1,746	1,852	106	6.0	4.10	4.41
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	9	9.6	4.10	4.41
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	7.3	2.14	2.30
ResHmstd: NewCon	0	1,013	1,013	0.0	0	18	18	0.0	0.00	1.75
All other NewCon	0	15	15	0.0	0	0	0	0.0	0.00	1.93
Total	501,078	494,517	-6,561	-1.3	9,719	10,088	369	3.8	1.94	2.04

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	5,540	5,155	-385	-7.0	County	45.63	48.11	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	58.61	67.19	0.00	0.00
(-) FD Contrib Tax Cap	362	335	-27	-7.4	School District	36.51	38.21	22.66	21.35
(=) Taxable Tax Capacity	5,178	4,820	-358	-6.9	Special District	12.61	13.50	0.00	0.00
FD Distrib Tax Cap	775	678	-97	-12.5	Total	153.37	167.01	22.66	21.35

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Pctg Chng	Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change		Base	Alter
Res Hmstd: Lo Val	147,100	143,800		-2.2	2,349	2,303	-46	-2.0	1.6	1.60
Res Hmstd:Avg Val	220,600	215,600		-2.3	3,709	3,763	54	1.5	1.68	1.75
Res Hmstd: Hi Val	294,000	287,300		-2.3	5,067	5,222	154	3.0	1.72	1.82
Res Hmstd: Ex-Hi Val	441,100	431,100		-2.3	7,765	8,120	356	4.6	1.76	1.88
Apartment	300,000	300,000		0.0	6,431	6,904	472	7.3	2.14	2.30
Comm/Ind: Lo Val	150,000	147,900		-1.4	4,695	4,968	273	5.8	3.13	3.36
Comm/Ind: Med Val	300,000	295,800		-1.4	10,842	11,464	622	5.7	3.61	3.88
Comm/Ind: Hi Val	1,000,000	986,000		-1.4	39,528	41,883	2,356	6.0	3.95	4.25

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	308	5	1.6	1.30	1.32
Res Non-Hm: exis	4,040	4,352	312	7.7	67	76	9	13.9	1.66	1.75
Apartments: exis	362	253	-108	-29.9	7	5	-2	-25.9	1.82	1.92
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	70	4	6.7	1.46	1.55
Com/Ind: Lo: exi	544	544	0	0.0	16	17	1	5.5	2.88	3.04
Com/Ind Hi: exis	40	180	139	345.4	2	7	6	370.2	3.78	3.99
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	-1	-7.6	3.78	3.99
Ag HGA: Exist	296	296	0	0.0	3	3	0	7.3	1.06	1.13
Ag Hmstd Land	673	763	90	13.3	4	4	1	20.8	0.54	0.58
Ag Non-Hmstd	344	274	-69	-20.1	5	3	-1	-23.2	1.32	1.26
Misc props	61	61	0	0.0	1	1	0	5.7	1.82	1.92
ResHmstd: NewCon	0	21	21	0.0	0	0	0	0.0	0.00	1.32
All other NewCon	0	141	141	0.0	0	2	2	0.0	0.00	1.75
Total	34,297	34,920	624	1.8	479	504	26	5.3	1.40	1.44

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	350	315	-36	-10.2	County	60.60	64.76	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	32.47	36.67	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	38.20	38.15	17.41	17.33
(=) Taxable Tax Capacity	350	315	-36	-10.2	Special District	0.00	0.00	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	131.28	139.58	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	965	-36	-3.6	1.15	1.10
Res Hmstd:Avg Val	130,600	131,300	0.5	1,687	1,705	18	1.1	1.29	1.3
Res Hmstd: Hi Val	174,100	175,000	0.5	2,373	2,446	73	3.1	1.36	1.4
Res Hmstd: Ex-Hi Val	261,200	262,600	0.5	3,746	3,931	184	4.9	1.43	1.5
Apartment	300,000	210,300	-29.9	5,445	4,034	-1,411	-25.9	1.82	1.92
Seas Rec: Lo Val	50,000	50,000	0.0	694	739	45	6.5	1.39	1.48
Seas Rec: Hi Val	150,000	150,000	0.0	2,167	2,310	143	6.6	1.44	1.54
Comm/Ind: Lo Val	150,000	668,100	345.4	4,314	25,207	20,893	484.4	2.88	3.77
Comm/Ind: Med Val	300,000	1,336,200	345.4	9,978	51,844	41,866	419.6	3.33	3.88
Comm/Ind: Hi Val	1,000,000	4,454,100	345.4	36,412	176,153	139,741	383.8	3.64	3.95

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	1,259	-8	-0.6	1.32	1.31
Res Non-Hm: exis	9,179	9,331	152	1.7	152	165	13	8.6	1.65	1.77
Apartments: exis	1,557	1,549	-8	-0.5	30	32	2	6.8	1.90	2.04
Low-inc Apts: ex	2,726	2,724	-2	-0.1	32	34	2	7.1	1.17	1.25
Seasnl Rec: exis	336	336	0	0.0	5	6	0	8.3	1.52	1.65
Com/Ind: Lo: exi	15,185	15,056	-129	-0.9	453	480	27	5.9	2.98	3.19
Com/Ind Hi: exis	14,111	14,301	190	1.3	553	599	46	8.3	3.92	4.19
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	53	6	12.2	3.92	4.19
Ag HGA: Exist	833	839	6	0.7	12	12	1	6.5	1.39	1.47
Ag Hmstd Land	2,299	2,577	278	12.1	14	17	4	25.4	0.61	0.68
Ag Non-Hmstd	229	250	21	9.1	3	4	1	18.0	1.38	1.50
Misc props	579	579	0	-0.1	12	13	1	7.4	2.09	2.24
ResHmstd: NewCon	0	481	481	0.0	0	6	6	0.0	0.00	1.31
All other NewCon	0	256	256	0.0	0	9	9	0.0	0.00	3.70
Total	144,538	145,504	966	0.7	2,580	2,690	110	4.3	1.78	1.85

Tax Base

Tax Rates

	Tax Base				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	1,666	1,449	-218	-13.1	County	58.93	62.91	0.00	0.00
(-) TIF Tax Capacity	23	18	-5	-22.4	City/Town	40.56	47.98	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	37.93	37.79	17.44	17.35
(=) Taxable Tax Capacity	1,643	1,431	-213	-12.9	Special District	1.00	1.00	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	138.42	149.69	17.44	17.35

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base
Res Hmstd: Lo Val	71,500	71,200	-0.4	828	763	-65	-7.9	1.16	1.07
Res Hmstd:Avg Val	107,200	106,800	-0.4	1,395	1,370	-24	-1.7	1.30	1.28
Res Hmstd: Hi Val	142,900	142,400	-0.3	1,983	2,013	30	1.5	1.39	1.41
Res Hmstd: Ex-Hi Val	214,500	213,700	-0.4	3,164	3,300	136	4.3	1.47	1.54
Apartment	300,000	298,400	-0.5	5,714	6,101	387	6.8	1.90	2.04
Comm/Ind: Lo Val	150,000	152,000	1.3	4,475	4,862	387	8.7	2.98	3.2
Comm/Ind: Med Val	300,000	304,000	1.3	10,354	11,229	876	8.5	3.45	3.69
Comm/Ind: Hi Val	1,000,000	1,013,500	1.4	37,789	40,952	3,163	8.4	3.78	4.04

Houston County

Eitzen city

<i>Tax Burdens by Property Class</i>	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	136	-4	-2.8	1.55	1.50
Res Non-Hm: exis	777	869	92	11.9	15	19	3	22.4	1.97	2.16
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	1,122	1,122	0	0.0	39	43	4	10.1	3.44	3.79
Com/Ind Hi: exis	482	482	0	0.0	22	24	2	10.2	4.53	5.00
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	-0.3	4.44	4.88
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	1	27.5	0.82	0.93
Ag Non-Hmstd	83	92	9	10.8	1	2	0	24.5	1.69	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	8	8	0.0	0	0	0	0.0	0.00	2.16
Total	12,138	12,341	203	1.7	225	232	7	3.3	1.85	1.88

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	130	104	-25	-19.5	County	58.04	61.52	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	75.15	93.35	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	35.95	35.25	17.44	17.35
(=) Taxable Tax Capacity	130	104	-25	-19.5	Special District	0.00	0.00	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	169.14	190.13	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	736	-82	-10.0	1.47	1.31
Res Hmstd:Avg Val	83,600	83,900	0.4	1,263	1,176	-86	-6.8	1.51	1.40
Res Hmstd: Hi Val	111,500	111,900	0.4	1,808	1,805	-3	-0.2	1.62	1.61
Res Hmstd: Ex-Hi Val	167,200	167,700	0.3	2,898	3,058	161	5.5	1.73	1.82
Comm/Ind: Lo Val	150,000	150,000	0.0	5,166	5,688	522	10.1	3.44	3.79
Comm/Ind: Med Val	300,000	300,000	0.0	11,967	13,185	1,218	10.2	3.99	4.39
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	43,703	48,171	4,468	10.2	4.37	4.82

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	361	1	0.4	1.70	1.72
Res Non-Hm: exis	2,158	2,193	34	1.6	44	50	6	14.4	2.02	2.27
Apartments: exis	602	575	-27	-4.5	14	16	1	7.8	2.39	2.69
Low-inc Apts: ex	303	330	27	8.8	4	5	1	22.7	1.45	1.64
Seasnl Rec: exis	127	127	0	0.0	3	3	0	12.9	2.39	2.69
Com/Ind: Lo: exi	1,758	1,758	0	0.0	63	70	7	11.2	3.57	3.97
Com/Ind Hi: exis	301	301	0	0.0	14	16	2	11.3	4.71	5.24
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	9	1	13.1	4.71	5.24
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	16.4	0.73	0.87
Ag Non-Hmstd	193	206	13	6.8	3	4	1	21.1	1.79	2.03
Misc props	76	76	0	0.0	2	2	0	12.9	2.39	2.69
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	537	21	4.1	1.92	2.00

Tax Base

Tax Rates

	Tax Base				Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	284	235	-48	-17.1	County	57.23	60.81	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	#####	124.46	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	18.85	18.10	14.66	15.22
(=) Taxable Tax Capacity	284	235	-48	-17.1	Special District	0.00	0.00	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	179.28	203.38	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	1,033	-130	-11.2	1.54	1.37
Res Hmstd:Avg Val	113,300	112,800	-0.4	1,927	1,915	-12	-0.6	1.70	1.7
Res Hmstd: Hi Val	151,100	150,400	-0.5	2,694	2,806	112	4.1	1.78	1.87
Res Hmstd: Ex-Hi Val	226,600	225,600	-0.4	4,226	4,587	361	8.5	1.86	2.03
Apartment	300,000	286,600	-4.5	7,163	7,722	560	7.8	2.39	2.69
Comm/Ind: Lo Val	150,000	150,000	0.0	5,352	5,954	602	11.2	3.57	3.97
Comm/Ind: Med Val	300,000	300,000	0.0	12,416	13,817	1,401	11.3	4.14	4.61
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	45,377	50,509	5,132	11.3	4.54	5.05

Houston County

Houston city

<i>Tax Burdens by Property Class</i>	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	444	-21	-4.6	1.69	1.78
Res Non-Hm: exis	4,865	5,430	564	11.6	102	136	34	33.2	2.10	2.50
Apartments: exis	415	436	22	5.2	10	12	3	25.7	2.40	2.86
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	10.5	2.40	2.86
Com/Ind: Lo: exi	3,642	3,586	-56	-1.5	129	147	19	14.6	3.53	4.11
Com/Ind Hi: exis	2,417	2,417	0	0.0	110	128	18	16.3	4.57	5.31
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	54	5	10.5	4.57	5.31
Ag HGA: Exist	170	160	-10	-5.7	3	3	0	6.8	1.87	2.12
Ag Hmstd Land	272	296	24	8.9	2	3	1	31.1	0.70	0.85
Ag Non-Hmstd	84	88	4	5.2	1	2	0	25.7	1.59	1.90
Misc props	131	131	0	0.0	4	4	1	18.8	2.86	3.40
ResHmstd: NewCon	0	34	34	0.0	0	1	1	0.0	0.00	1.78
All other NewCon	0	322	322	0.0	0	9	9	0.0	0.00	2.86
Total	40,638	38,918	-1,720	-4.2	876	944	69	7.8	2.15	2.43

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	461	365	-96	-20.7	County	58.82	62.67	0.00	0.00
(-) TIF Tax Capacity	3	7	4	114.4	City/Town	92.74	118.54	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	7.91	9.25	40.38	48.30
(=) Taxable Tax Capacity	458	358	-100	-21.8	Special District	0.00	0.00	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	159.48	190.46	40.38	48.30

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	58,900	53,400		-9.3	942	868	-73	-7.8	1.6	1.63
Res Hmstd:Avg Val	88,300	80,100		-9.3	1,472	1,340	-131	-8.9	1.67	1.67
Res Hmstd: Hi Val	117,700	106,700		-9.3	2,086	2,021	-65	-3.1	1.77	1.89
Res Hmstd: Ex-Hi Val	176,500	160,000		-9.3	3,314	3,385	71	2.2	1.88	2.12
Apartment	300,000	315,600		5.2	7,192	9,038	1,846	25.7	2.4	2.86
Comm/Ind: Lo Val	150,000	150,000		0.0	5,293	6,160	867	16.4	3.53	4.11
Comm/Ind: Med Val	300,000	300,000		0.0	12,148	14,131	1,983	16.3	4.05	4.71
Comm/Ind: Hi Val	1,000,000	1,000,000		0.0	44,137	51,330	7,193	16.3	4.41	5.13

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	607	21	3.6	1.51	1.59
Res Non-Hm: exis	4,225	4,891	666	15.8	79	105	27	33.8	1.86	2.15
Apartments: exis	1,299	1,299	0	0.0	28	33	5	16.3	2.18	2.53
Low-inc Apts: ex	1,493	1,493	0	0.0	20	24	3	15.6	1.37	1.58
Seasnl Rec: exis	84	84	0	0.0	1	1	0	19.3	1.49	1.78
Com/Ind: Lo: exi	4,035	4,035	0	0.0	132	150	19	14.1	3.26	3.72
Com/Ind Hi: exis	2,948	2,948	0	0.0	124	142	18	14.5	4.22	4.83
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	69	11	19.4	4.22	4.83
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	5	1	37.5	0.97	1.20
Ag Non-Hmstd	159	163	4	2.8	2	3	1	23.1	1.42	1.70
Misc props	135	135	0	0.0	3	4	1	16.5	2.27	2.65
ResHmstd: NewCon	0	82	82	0.0	0	1	1	0.0	0.00	1.59
All other NewCon	0	1	1	0.0	0	0	0	0.0	0.00	2.15
Total	54,891	55,170	278	0.5	1,036	1,144	107	10.3	1.89	2.07

Tax Base

Tax Rates

					County	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	610	500	-111	-18.1	County	57.33	60.86	0.00	0.00
(-) TIF Tax Capacity	17	16	-2	-10.0	City/Town	78.47	103.07	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	5.98	5.89	40.28	40.72
(=) Taxable Tax Capacity	593	484	-109	-18.4	Special District	0.00	0.00	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	141.78	169.82	40.28	40.72

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	57,000	56,200	-1.4	810	802	-8	-1.0	1.42	1.43	
Res Hmstd:Avg Val	85,400	84,100	-1.5	1,259	1,267	8	0.6	1.47	1.51	
Res Hmstd: Hi Val	113,900	112,200	-1.5	1,804	1,901	98	5.4	1.58	1.69	
Res Hmstd: Ex-Hi Val	170,900	168,400	-1.5	2,893	3,171	278	9.6	1.69	1.88	
Apartment	300,000	300,000	0.0	6,525	7,590	1,065	16.3	2.18	2.53	
Comm/Ind: Lo Val	150,000	150,000	0.0	4,893	5,582	689	14.1	3.26	3.72	
Comm/Ind: Med Val	300,000	300,000	0.0	11,216	12,820	1,605	14.3	3.74	4.27	
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	40,721	46,601	5,879	14.4	4.07	4.66	

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	4,109	399	10.8	1.36	1.45
Res Non-Hm: exis	19,467	21,201	1,734	8.9	308	366	58	18.9	1.58	1.73
Apartments: exis	11,115	10,886	-229	-2.1	202	216	14	7.1	1.82	1.99
Low-inc Apts: ex	1,205	1,205	0	0.0	13	15	1	9.2	1.11	1.21
Seasnl Rec: exis	7,377	7,620	243	3.3	112	127	15	13.6	1.52	1.67
Com/Ind: Lo: exi	10,340	10,108	-231	-2.2	298	315	17	5.8	2.88	3.12
Com/Ind Hi: exis	14,675	14,041	-634	-4.3	557	577	20	3.6	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	4,832	4,946	114	2.3	182	202	20	10.8	3.76	4.07
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	422	410	-12	-2.9	6	6	0	6.7	1.34	1.47
Misc props	1,621	1,653	32	2.0	33	36	4	11.3	2.02	2.21
ResHmstd: NewCon	0	1,036	1,036	0.0	0	15	15	0.0	0.00	1.45
All other NewCon	0	474	474	0.0	0	8	8	0.0	0.00	1.76
Total	344,391	357,416	13,025	3.8	5,420	5,992	573	10.6	1.57	1.68

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	3,737	3,527	-210	-5.6	County	59.33	63.42	0.00	0.00
(-) TIF Tax Capacity	96	95	-2	-1.8	City/Town	53.05	62.27	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	21.20	21.01	14.66	15.22
(=) Taxable Tax Capacity	3,641	3,433	-208	-5.7	Special District	0.00	0.00	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	133.58	146.71	14.66	15.22

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	115,200	119,600		3.8	1,439	1,548	109	7.6	1.25	1.29
Res Hmstd:Avg Val	172,800	179,400		3.8	2,345	2,596	251	10.7	1.36	1.45
Res Hmstd: Hi Val	230,300	239,100		3.8	3,249	3,641	392	12.1	1.41	1.52
Res Hmstd: Ex-Hi Val	345,600	358,900		3.8	5,062	5,739	678	13.4	1.46	1.6
Apartment	300,000	293,800		-2.1	5,449	5,835	386	7.1	1.82	1.99
Comm/Ind: Lo Val	150,000	143,500		-4.3	4,324	4,476	152	3.5	2.88	3.12
Comm/Ind: Med Val	300,000	287,000		-4.3	10,016	10,308	291	2.9	3.34	3.59
Comm/Ind: Hi Val	1,000,000	956,800		-4.3	36,580	37,826	1,245	3.4	3.66	3.95

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	106	20	22.6	0.95	1.12
Res Non-Hm: exis	3,619	3,013	-606	-16.7	48	50	3	5.5	1.32	1.67
Apartments: exis	281	263	-18	-6.2	4	5	1	17.2	1.57	1.96
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	112	28	33.5	1.38	1.71
Com/Ind: Lo: exi	1,613	1,576	-36	-2.3	42	49	7	16.6	2.61	3.11
Com/Ind Hi: exis	173	147	-26	-14.8	6	6	0	1.7	3.47	4.14
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	4	17.9	3.47	4.14
Ag HGA: Exist	236	235	-1	-0.4	2	3	0	13.4	0.94	1.07
Ag Hmstd Land	214	173	-41	-19.0	1	1	0	44.8	0.27	0.48
Ag Non-Hmstd	452	441	-12	-2.5	6	7	1	22.4	1.24	1.55
Misc props	114	144	30	26.0	2	3	1	47.6	1.81	2.12
ResHmstd: NewCon	0	125	125	0.0	0	1	1	0.0	0.00	1.12
All other NewCon	0	5	5	0.0	0	0	0	0.0	0.00	1.68
Total	22,613	22,812	199	0.9	304	370	66	21.9	1.34	1.62

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	244	218	-27	-10.9	County	31.72	34.43	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	82.91	111.01	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	8.27	8.93	1.89	1.47
(=) Taxable Tax Capacity	244	218	-27	-10.9	Special District	0.84	1.01	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	123.75	155.38	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	432	55	14.6	0.86	0.95
Res Hmstd:Avg Val	66,000	68,500	3.8	565	649	84	14.8	0.86	0.95
Res Hmstd: Hi Val	87,900	91,200	3.8	811	979	168	20.8	0.92	1.07
Res Hmstd: Ex-Hi Val	131,900	136,800	3.7	1,403	1,758	355	25.3	1.06	1.29
Apartment	300,000	281,300	-6.2	4,697	5,505	808	17.2	1.57	1.96
Seas Rec: Lo Val	50,000	53,600	7.2	657	877	221	33.6	1.31	1.64
Seas Rec: Hi Val	150,000	160,900	7.3	2,054	2,739	685	33.4	1.37	1.70
Comm/Ind: Lo Val	150,000	127,800	-14.8	3,911	3,977	66	1.7	2.61	3.11
Comm/Ind: Med Val	300,000	255,600	-14.8	9,117	9,044	-73	-0.8	3.04	3.54
Comm/Ind: Hi Val	1,000,000	852,000	-14.8	33,411	33,761	350	1.0	3.34	3.96

Hubbard County

Laporte city

Tax Burdens by Property 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	4.4	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

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	90	76	-13	-14.9	County	31.71	34.42	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	49.48	58.65	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	35.05	36.93	4.56	4.55
(=) Taxable Tax Capacity	90	76	-13	-14.9	Special District	0.84	1.01	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	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	2,044	89	4.6	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	385	4.4	2.95	3.21
Comm/Ind: Hi Val	1,000,000	958,000	-4.2	32,396	33,963	1,567	4.8	3.24	3.55

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	9.5	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	3.93
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

Tax Rates

	Tax Base				Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	275	218	-57	-20.7	County	31.70	34.41	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	77.28	97.36	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	6.88	8.79	5.47	8.16
(=) Taxable Tax Capacity	275	218	-57	-20.7	Special District	0.84	1.01	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	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	2,132	184	9.4	1.3	1.55
Comm/Ind: Lo Val	150,000	119,200	-20.5	3,807	3,542	-265	-7.0	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	29,813	-2,601	-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	1,056	55	5.5	0.97	1.03
Res Non-Hm: exis	30,611	25,383	-5,228	-17.1	390	349	-41	-10.5	1.27	1.38
Apartments: exis	7,717	7,575	-142	-1.8	112	120	7	6.5	1.45	1.58
Low-inc Apts: ex	9,331	9,273	-58	-0.6	83	89	6	7.5	0.89	0.96
Seasnl Rec: exis	16,221	14,936	-1,284	-7.9	192	194	2	0.8	1.18	1.30
Com/Ind: Lo: exi	38,569	36,501	-2,069	-5.4	946	963	17	1.7	2.45	2.64
Com/Ind Hi: exis	66,570	61,069	-5,501	-8.3	2,150	2,124	-26	-1.2	3.23	3.48
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	176	32	22.3	3.21	3.48
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	-4.0	0.53	0.63
Ag Non-Hmstd	3,323	3,277	-47	-1.4	33	37	3	9.9	1.01	1.12
Misc props	711	320	-390	-54.9	13	5	-7	-57.3	1.80	1.71
ResHmstd: NewCon	0	707	707	0.0	0	7	7	0.0	0.00	1.03
All other NewCon	0	650	650	0.0	0	17	17	0.0	0.00	2.57
Total	280,671	266,975	-13,696	-4.9	5,066	5,138	72	1.4	1.80	1.92

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	3,724	3,309	-414	-11.1	County	31.14	33.80	0.00	0.00
(-) TIF Tax Capacity	159	93	-67	-41.8	City/Town	59.29	64.77	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	15.22	17.57	12.34	11.39
(=) Taxable Tax Capacity	3,564	3,216	-348	-9.8	Special District	0.84	1.01	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	106.49	117.14	12.34	11.39

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Pctg Chng	Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change		Base	Alter
Res Hmstd: Lo Val	78,400	77,700	-0.9	630	644	15	2.3	0.80	0.83	
Res Hmstd:Avg Val	117,500	116,500	-0.9	1,130	1,184	54	4.8	0.96	1.02	
Res Hmstd: Hi Val	156,600	155,300	-0.8	1,629	1,724	94	5.8	1.04	1.11	
Res Hmstd: Ex-Hi Val	235,000	233,000	-0.9	2,631	2,804	173	6.6	1.12	1.20	
Apartment	300,000	294,500	-1.8	4,363	4,648	284	6.5	1.45	1.58	
Seas Rec: Lo Val	50,000	46,000	-8.0	570	577	7	1.2	1.14	1.25	
Seas Rec: Hi Val	150,000	138,100	-7.9	1,795	1,810	14	0.8	1.2	1.31	
Comm/Ind: Lo Val	150,000	137,600	-8.3	3,680	3,629	-51	-1.4	2.45	2.64	
Comm/Ind: Med Val	300,000	275,200	-8.3	8,525	8,312	-213	-2.5	2.84	3.02	
Comm/Ind: Hi Val	1,000,000	917,400	-8.3	31,133	30,652	-481	-1.5	3.11	3.34	

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	3,604	-12	-0.3	1.36	1.44
Res Non-Hm: exis	78,897	78,152	-745	-0.9	1,339	1,510	171	12.8	1.70	1.93
Apartments: exis	15,935	16,135	200	1.3	309	360	51	16.5	1.94	2.23
Low-inc Apts: ex	3,401	3,124	-276	-8.1	40	42	2	5.6	1.17	1.34
Seasnl Rec: exis	2	2	0	0.0	0	0	0	15.0	1.61	1.85
Com/Ind: Lo: exi	32,042	31,594	-448	-1.4	979	1,087	108	11.0	3.06	3.44
Com/Ind Hi: exis	108,376	103,573	-4,804	-4.4	4,407	4,742	336	7.6	4.07	4.58
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	378	75	24.8	4.06	4.57
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	66.0	0.74	0.86
Ag Non-Hmstd	3,535	2,111	-1,424	-40.3	54	37	-17	-31.2	1.53	1.77
Misc props	2,700	2,687	-13	-0.5	58	66	8	14.3	2.15	2.47
ResHmstd: NewCon	0	511	511	0.0	0	7	7	0.0	0.00	1.44
All other NewCon	0	3,841	3,841	0.0	0	122	122	0.0	0.00	3.16
Total	518,081	501,489	-16,592	-3.2	11,108	11,961	853	7.7	2.14	2.39

Tax Base

Tax Rates

	Tax Base				Tax Rates		Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	County	City/Town	School District	Special District	Base	Alter
Total Tax Capacity	6,611	5,913	-698	-10.6	48.13	57.29	0.00	0.00	0.00	0.00
(-) TIF Tax Capacity	63	64	1	0.9	71.48	80.01	0.00	0.00	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	33.66	39.36	2.09	1.98	2.09	1.98
(=) Taxable Tax Capacity	6,548	5,849	-698	-10.7	0.18	0.22	0.00	0.00	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	153.45	176.88	2.09	1.98	

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	88,100	83,300	-5.4	1,077	964	-113	-10.5	1.22	1.16	
Res Hmstd:Avg Val	132,100	124,900	-5.5	1,801	1,774	-27	-1.5	1.36	1.42	
Res Hmstd: Hi Val	176,100	166,500	-5.5	2,525	2,584	59	2.3	1.43	1.55	
Res Hmstd: Ex-Hi Val	264,300	249,900	-5.4	3,976	4,209	232	5.8	1.50	1.68	
Apartment	300,000	303,800	1.3	5,817	6,777	960	16.5	1.94	2.23	
Comm/Ind: Lo Val	150,000	143,400	-4.4	4,583	4,932	349	7.6	3.06	3.44	
Comm/Ind: Med Val	300,000	286,700	-4.4	10,683	11,419	736	6.9	3.56	3.98	
Comm/Ind: Hi Val	1,000,000	955,700	-4.4	39,149	42,055	2,906	7.4	3.91	4.40	

Isanti County

Isanti city

Tax Burdens by Property 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	2,208	-240	-9.8	1.21	1.28
Res Non-Hm: exis	43,375	38,122	-5,253	-12.1	666	676	10	1.5	1.53	1.77
Apartments: exis	14,062	13,697	-365	-2.6	245	280	34	14.0	1.75	2.04
Low-inc Apts: ex	1,817	1,678	-139	-7.7	19	21	2	8.0	1.05	1.23
Seasnl Rec: exis	592	496	-96	-16.2	10	10	0	-1.9	1.75	2.04
Com/Ind: Lo: exi	15,162	15,611	449	3.0	428	502	74	17.2	2.82	3.21
Com/Ind Hi: exis	26,250	24,142	-2,107	-8.0	986	1,033	47	4.7	3.76	4.28
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	175	29	19.6	3.76	4.28
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	40.6	0.69	0.81
Ag Non-Hmstd	6,883	3,503	-3,380	-49.1	95	57	-38	-40.3	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	2.63
Total	314,301	276,018	-38,283	-12.2	5,048	4,984	-63	-1.3	1.61	1.81

Tax Base

Tax Rates

	Estimated Market Value				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	3,591	2,795	-796	-22.2	County	48.20	57.31	0.00	0.00
(-) TIF Tax Capacity	123	126	3	2.4	City/Town	56.23	65.30	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	33.38	38.99	2.09	1.98
(=) Taxable Tax Capacity	3,468	2,669	-799	-23.0	Special District	0.18	0.22	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	137.98	161.81	2.09	1.98

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	90,300	77,300	-14.4	974	776	-198	-20.3	1.08	1.00	
Res Hmstd:Avg Val	135,400	115,900	-14.4	1,646	1,465	-182	-11.0	1.22	1.26	
Res Hmstd: Hi Val	180,500	154,600	-14.3	2,318	2,155	-164	-7.1	1.28	1.39	
Res Hmstd: Ex-Hi Val	270,900	232,000	-14.4	3,666	3,535	-131	-3.6	1.35	1.52	
Apartment	300,000	292,200	-2.6	5,237	5,968	731	14.0	1.75	2.04	
Comm/Ind: Lo Val	150,000	138,000	-8.0	4,235	4,435	200	4.7	2.82	3.21	
Comm/Ind: Med Val	300,000	275,900	-8.0	9,871	10,206	335	3.4	3.29	3.7	
Comm/Ind: Hi Val	1,000,000	919,700	-8.0	36,172	37,748	1,576	4.4	3.62	4.10	

Isanti County

St. Francis city (part)

<i>Tax Burdens by Property Class</i>	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	-1	-4.3	1.25	1.44
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	-1	-4.3	1.25	1.44

Tax Base

Tax Rates

	Baseline	Alternative	Change	Pctg Chng		Net Tax Cap (Pctg)		Ref Mkt Val	
						Base	Alter	Base	Alter
Total Tax Capacity	10	8	-2	-17.1	County	48.49	57.68	#####	#####
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	47.12	53.33	#####	#####
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	28.80	32.54	#####	#####
(=) Taxable Tax Capacity	10	8	-2	-17.1	Special District	0.18	0.22	#####	#####
FD Distrib Tax Cap	0	0	0	0.0	Total	124.59	143.77	#####	#####

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	583	-41	-6.6	1.32	1.42
Res Non-Hm: exis	8,833	8,411	-422	-4.8	145	171	26	17.6	1.64	2.03
Apartments: exis	3,318	3,279	-39	-1.2	64	79	15	23.2	1.94	2.42
Low-inc Apts: ex	875	871	-4	-0.4	10	13	2	23.6	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	13.7	3.04	3.65
Com/Ind Hi: exis	2,918	2,708	-210	-7.2	116	130	14	11.8	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	128	8	6.9	3.98	4.73
Ag HGA: Exist	200	172	-28	-13.8	3	2	0	-11.4	1.30	1.33
Ag Hmstd Land	131	117	-14	-10.8	1	1	0	16.6	0.51	0.67
Ag Non-Hmstd	65	44	-21	-32.5	1	1	0	-14.2	1.44	1.84
Misc props	207	207	0	0.0	4	5	1	24.7	1.94	2.42
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	3.97
Total	71,527	63,913	-7,614	-10.6	1,228	1,272	44	3.6	1.72	1.99

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	806	602	-204	-25.3	County	48.30	57.43	0.00	0.00
(-) TIF Tax Capacity	46	40	-6	-13.1	City/Town	69.82	94.40	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	26.16	31.53	13.57	12.58
(=) Taxable Tax Capacity	759	562	-198	-26.0	Special District	0.18	0.22	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	144.46	183.58	13.57	12.58

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	71,800	62,200		-13.4	847	763	-84	-9.9	1.18	1.23
Res Hmstd:Avg Val	107,700	93,300		-13.4	1,427	1,301	-126	-8.8	1.32	1.39
Res Hmstd: Hi Val	143,500	124,300		-13.4	2,025	1,960	-65	-3.2	1.41	1.58
Res Hmstd: Ex-Hi Val	215,400	186,600		-13.4	3,226	3,285	59	1.8	1.5	1.76
Apartment	300,000	296,500		-1.2	5,824	7,177	1,352	23.2	1.94	2.42
Comm/Ind: Lo Val	150,000	139,200		-7.2	4,553	5,075	522	11.5	3.04	3.65
Comm/Ind: Med Val	300,000	278,500		-7.2	10,555	11,662	1,107	10.5	3.52	4.19
Comm/Ind: Hi Val	1,000,000	928,200		-7.2	38,567	42,973	4,406	11.4	3.86	4.63

Itasca County

Bigfork city

<i>Tax Burdens by Property Class</i>	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	3.81
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	6.4	1.59	1.80

Tax Base

Tax Rates

	Estimated Market Value				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	202	177	-25	-12.5	County	43.78	46.14	0.00	0.00
(-) TIF Tax Capacity	10	10	0	-4.4	City/Town	67.15	82.48	0.00	0.00
(-) FD Contrib Tax Cap	19	20	1	5.3	School District	15.70	16.15	1.90	1.88
(=) Taxable Tax Capacity	172	146	-26	-15.0	Special District	7.18	7.54	0.00	0.00
FD Distrib Tax Cap	36	35	-1	-2.9	Total	133.81	152.31	1.90	1.88

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		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	5,094	933	22.4	2.77	3.12	
Comm/Ind: Med Val	300,000	327,000	9.0	9,699	11,695	1,996	20.6	3.23	3.58	
Comm/Ind: Hi Val	1,000,000	1,090,000	9.0	35,546	42,501	6,955	19.6	3.55	3.9	

Itasca County

Bovey city

<i>Tax Burdens by Property Class</i>	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	129	-20	-13.2	0.84	0.82
Res Non-Hm: exis	4,539	5,329	789	17.4	70	98	27	39.1	1.55	1.83
Apartments: exis	72	270	198	274.3	1	6	5	344.4	1.91	2.26
Low-inc Apts: ex	330	287	-43	-13.1	4	4	0	3.2	1.15	1.36
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	48	7	16.0	2.98	3.38
Com/Ind Hi: exis	379	687	308	81.4	15	31	16	105.7	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	298	345	46	15.6	12	15	4	31.0	3.97	4.50
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	18	4	30.8	1.50	1.78
Misc props	8	8	0	0.0	0	0	0	15.2	4.01	4.62
ResHmstd: NewCon	0	409	409	0.0	0	3	3	0.0	0.00	0.82
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	1.83
Total	25,610	25,527	-83	-0.3	306	353	46	15.2	1.20	1.38

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	268	222	-47	-17.4	County	40.76	42.47	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	83.18	98.41	0.00	0.00
(-) FD Contrib Tax Cap	6	7	1	12.0	School District	26.04	37.01	2.74	3.51
(=) Taxable Tax Capacity	262	215	-47	-18.1	Special District	0.40	0.42	0.00	0.00
FD Distrib Tax Cap	59	64	6	9.4	Total	150.38	178.30	2.74	3.51

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	52,900	47,200		-10.8	283	206	-77	-27.1	0.54	0.44
Res Hmstd:Avg Val	79,300	70,700		-10.8	598	466	-132	-22.1	0.75	0.66
Res Hmstd: Hi Val	105,700	94,200		-10.9	1,026	885	-141	-13.8	0.97	0.94
Res Hmstd: Ex-Hi Val	158,500	141,300		-10.9	1,882	1,817	-65	-3.5	1.19	1.29
Apartment	300,000	1,123,000		274.3	5,722	25,424	19,702	344.4	1.91	2.26
Comm/Ind: Lo Val	150,000	272,000		81.3	4,472	10,560	6,088	136.1	2.98	3.88
Comm/Ind: Med Val	300,000	544,100		81.4	10,422	22,799	12,377	118.8	3.47	4.19
Comm/Ind: Hi Val	1,000,000	1,813,600		81.4	38,185	79,897	41,712	109.2	3.82	4.41

Itasca County

Calumet city

<i>Tax Burdens by Property Class</i>	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	51	-15	-22.6	0.92	0.75
Res Non-Hm: exis	1,902	1,803	-100	-5.2	34	38	3	9.5	1.81	2.09
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	888	895	6	0.7	29	33	3	11.8	3.30	3.66
Com/Ind Hi: exis	430	542	112	26.0	19	26	8	39.7	4.39	4.87
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	14	2	15.7	4.39	4.87
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	15.2	1.76	2.04
Misc props	138	138	0	0.0	4	4	1	15.7	2.67	3.09
ResHmstd: NewCon	0	100	100	0.0	0	1	1	0.0	0.00	0.75
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	180	4	2.4	1.54	1.61

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	126	101	-25	-20.1	County	39.46	40.52	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	#####	127.04	0.00	0.00
(-) FD Contrib Tax Cap	5	6	1	26.2	School District	25.18	35.72	2.74	3.51
(=) Taxable Tax Capacity	121	94	-27	-22.0	Special District	0.40	0.42	0.00	0.00
FD Distrib Tax Cap	32	31	-1	-2.6	Total	176.33	203.70	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	159	-69	-30.3	0.58	0.43
Res Hmstd:Avg Val	58,600	55,900	-4.6	500	388	-112	-22.4	0.85	0.69
Res Hmstd: Hi Val	78,100	74,500	-4.6	781	622	-160	-20.4	1.00	0.83
Res Hmstd: Ex-Hi Val	117,100	111,700	-4.6	1,515	1,446	-69	-4.6	1.29	1.29
Comm/Ind: Lo Val	150,000	189,000	26.0	4,953	7,396	2,443	49.3	3.30	3.91
Comm/Ind: Med Val	300,000	377,900	26.0	11,542	16,601	5,058	43.8	3.85	4.39
Comm/Ind: Hi Val	1,000,000	1,259,800	26.0	42,295	59,575	17,280	40.9	4.23	4.73

Itasca County

Cohasset city

<i>Tax Burdens by Property Class</i>	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	506	-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	2,296	759	49.3	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	1,942	23.6	1.34	1.48

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	9,096	10,498	1,402	15.4	County	46.14	48.92	0.00	0.00
(-) TIF Tax Capacity	43	43	-1	-2.1	City/Town	21.22	19.36	0.00	0.00
(-) FD Contrib Tax Cap	0	237	237	0.0	School District	17.55	18.31	1.90	1.88
(=) Taxable Tax Capacity	9,053	10,219	1,166	12.9	Special District	0.40	0.42	0.00	0.00
FD Distrib Tax Cap	34	33	-1	-2.1	Total	85.31	87.01	1.90	1.88

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Pctg Chng	Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change		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	1,424	-54	-3.6	0.99	1.01
Comm/Ind: Lo Val	150,000	155,200		3.5	3,047	3,321	274	9.0	2.03	2.14
Comm/Ind: Med Val	300,000	310,400		3.5	7,100	7,691	591	8.3	2.37	2.48
Comm/Ind: Hi Val	1,000,000	1,034,600		3.5	26,014	28,083	2,069	8.0	2.60	2.71

Itasca County

Coleraine city

<i>Tax Burdens by Property Class</i>	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	752	-41	-5.1	0.91	0.89
Res Non-Hm: exis	16,881	15,430	-1,450	-8.6	235	220	-15	-6.2	1.39	1.43
Apartments: exis	1,564	1,503	-62	-3.9	26	25	0	-0.7	1.63	1.69
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	-51.5	1.41	1.44
Com/Ind: Lo: exi	6,168	5,999	-169	-2.7	168	168	1	0.5	2.72	2.81
Com/Ind Hi: exis	2,536	2,530	-6	-0.2	92	94	3	3.0	3.61	3.73
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	899	520	137.5	3.60	3.72
Ag HGA: Exist	1,393	1,296	-97	-6.9	11	12	1	9.1	0.77	0.90
Ag Hmstd Land	2,443	2,281	-162	-6.6	11	11	0	2.7	0.44	0.49
Ag Non-Hmstd	8,758	8,991	233	2.7	111	117	6	5.7	1.27	1.31
Misc props	137	137	0	0.1	3	3	0	3.5	2.08	2.16
ResHmstd: NewCon	0	1,061	1,061	0.0	0	9	9	0.0	0.00	0.89
All other NewCon	0	828	828	0.0	0	14	14	0.0	0.00	1.66
Total	138,022	149,297	11,275	8.2	1,837	2,331	494	26.9	1.33	1.56

Tax Base

Tax Rates

	Tax Base				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	1,541	1,634	94	6.1	County	43.35	46.19	0.00	0.00
(-) TIF Tax Capacity	196	195	-1	-0.3	City/Town	56.91	46.07	0.00	0.00
(-) FD Contrib Tax Cap	74	98	24	32.3	School District	27.74	39.46	2.74	3.51
(=) Taxable Tax Capacity	1,271	1,341	70	5.5	Special District	0.40	0.42	0.00	0.00
FD Distrib Tax Cap	59	80	21	36.3	Total	128.41	132.15	2.74	3.51

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base
Res Hmstd: Lo Val	92,600	90,300	-2.5	610	525	-85	-13.9	0.66	0.58
Res Hmstd: Avg Val	138,800	135,400	-2.4	1,258	1,191	-67	-5.3	0.91	0.88
Res Hmstd: Hi Val	185,100	180,500	-2.5	1,907	1,856	-51	-2.7	1.03	1.03
Res Hmstd: Ex-Hi Val	277,700	270,800	-2.5	3,205	3,189	-16	-0.5	1.15	1.18
Apartment	300,000	288,200	-3.9	4,898	4,862	-36	-0.7	1.63	1.69
Comm/Ind: Lo Val	150,000	149,700	-0.2	4,075	4,201	126	3.1	2.72	2.81
Comm/Ind: Med Val	300,000	299,300	-0.2	9,495	9,778	283	3.0	3.17	3.27
Comm/Ind: Hi Val	1,000,000	997,700	-0.2	34,788	35,827	1,039	3.0	3.48	3.59

Itasca County

Deer River city

<i>Tax Burdens by Property Class</i>	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	5.23
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	14.2	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

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	394	340	-54	-13.7	County	44.36	46.85	0.00	0.00
(-) TIF Tax Capacity	6	6	0	0.0	City/Town	#####	150.74	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	9.73	10.79	3.51	3.68
(=) Taxable Tax Capacity	387	333	-54	-13.9	Special District	0.40	0.42	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	182.17	208.80	3.51	3.68

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	50,200	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	14,279	2,046	16.7	4.08	4.61
Comm/Ind: Hi Val	1,000,000	1,033,400		3.3	44,819	52,148	7,329	16.4	4.48	5.05

Itasca County

Effie city

<i>Tax Burdens by Property Class</i>	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	4.2	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

Tax Rates

	Tax Base				Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	52	44	-8	-15.7	County	46.14	48.92	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	55.79	59.99	0.00	0.00
(-) FD Contrib Tax Cap	1	1	0	-0.9	School District	17.51	18.27	1.90	1.88
(=) Taxable Tax Capacity	50	42	-8	-16.1	Special District	7.18	7.54	0.00	0.00
FD Distrib Tax Cap	4	8	4	87.3	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	16	2.3	1.34	1.43
Seas Rec: Hi Val	150,000	144,000	-4.0	2,097	2,144	47	2.2	1.4	1.49

Itasca County

Grand Rapids city

<i>Tax Burdens by Property Class</i>	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	3,538	-182	-4.9	0.89	0.87
Res Non-Hm: exis	66,637	61,030	-5,607	-8.4	862	808	-54	-6.3	1.29	1.32
Apartments: exis	20,823	22,322	1,500	7.2	324	355	31	9.5	1.56	1.59
Low-inc Apts: ex	14,871	16,332	1,462	9.8	139	156	17	12.2	0.94	0.96
Seasnl Rec: exis	4,421	3,608	-813	-18.4	63	53	-10	-16.2	1.43	1.47
Com/Ind: Lo: exi	52,335	52,311	-24	0.0	1,388	1,427	39	2.8	2.65	2.73
Com/Ind Hi: exis	174,710	173,405	-1,305	-0.7	6,166	6,294	128	2.1	3.53	3.63
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	739	212	40.1	3.49	3.61
Ag HGA: Exist	24	167	143	590.5	0	2	2	#####	0.28	0.97
Ag Hmstd Land	133	297	165	124.3	0	1	1	308.3	0.19	0.34
Ag Non-Hmstd	10,693	11,088	394	3.7	130	139	9	7.2	1.21	1.25
Misc props	4,450	2,816	-1,634	-36.7	71	51	-20	-28.5	1.60	1.81
ResHmstd: NewCon	0	2,631	2,631	0.0	0	23	23	0.0	0.00	0.87
All other NewCon	0	4,333	4,333	0.0	0	94	94	0.0	0.00	2.18
Total	783,493	778,693	-4,800	-0.6	13,391	13,680	289	2.2	1.71	1.76

Tax Base

Tax Rates

	Estimated Market Value				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	10,036	9,377	-658	-6.6	County	44.95	47.65	0.00	0.00
(-) TIF Tax Capacity	116	133	16	14.1	City/Town	59.93	59.14	0.00	0.00
(-) FD Contrib Tax Cap	1,125	1,088	-37	-3.3	School District	17.53	18.67	1.93	1.94
(=) Taxable Tax Capacity	8,795	8,157	-638	-7.3	Special District	0.22	0.23	0.00	0.00
FD Distrib Tax Cap	405	445	40	10.0	Total	122.62	125.69	1.93	1.94

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Change		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	99,100	96,400	-2,700	-2.7	661	582	-79	-12.1	0.67	0.60
Res Hmstd:Avg Val	148,600	144,600	-4,000	-2.7	1,322	1,251	-71	-5.4	0.89	0.87
Res Hmstd: Hi Val	198,100	192,700	-5,400	-2.7	1,983	1,920	-63	-3.2	1.00	1
Res Hmstd: Ex-Hi Val	297,300	289,200	-8,100	-2.7	3,308	3,260	-48	-1.4	1.11	1.13
Apartment	300,000	321,600	21,600	7.2	4,656	5,115	459	9.9	1.55	1.59
Comm/Ind: Lo Val	150,000	148,900	-1,100	-0.7	3,973	4,060	87	2.2	2.65	2.73
Comm/Ind: Med Val	300,000	297,800	-2,200	-0.7	9,260	9,454	194	2.1	3.09	3.17
Comm/Ind: Hi Val	1,000,000	992,500	-7,500	-0.8	33,933	34,665	732	2.2	3.39	3.49

Itasca County

Keewatin city

<i>Tax Burdens by Property Class</i>	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	156	-7	-4.4	0.72	0.71
Res Non-Hm: exis	3,369	3,104	-265	-7.9	54	59	5	9.9	1.59	1.90
Apartments: exis	219	205	-14	-6.2	4	5	1	12.3	1.94	2.32
Low-inc Apts: ex	915	915	0	0.0	11	13	2	19.2	1.19	1.42
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	53	-1	-2.5	3.01	3.40
Com/Ind Hi: exis	126	220	94	74.8	5	10	5	97.6	3.96	4.48
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	25	6	28.8	3.96	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	62	62	0	0.2	1	1	0	22.2	1.41	1.72
Misc props	166	166	0	-0.3	4	4	1	18.8	2.14	2.56
ResHmstd: NewCon	0	16	16	0.0	0	0	0	0.0	0.00	0.71
All other NewCon	0	94	94	0.0	0	3	3	0.0	0.00	3.68
Total	29,782	28,871	-911	-3.1	315	329	14	4.5	1.06	1.14

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	307	221	-85	-27.8	County	39.11	39.28	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	89.66	124.20	0.00	0.00
(-) FD Contrib Tax Cap	10	11	1	6.8	School District	12.01	8.39	17.58	17.00
(=) Taxable Tax Capacity	297	211	-86	-28.9	Special District	0.40	0.42	0.00	0.00
FD Distrib Tax Cap	116	110	-6	-5.3	Total	141.19	172.28	17.58	17.00

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	40,700	39,500		-2.9	168	162	-7	-3.9	0.41	0.41
Res Hmstd:Avg Val	61,000	59,200		-3.0	409	397	-12	-2.9	0.67	0.67
Res Hmstd: Hi Val	81,400	79,000		-2.9	678	661	-17	-2.5	0.83	0.84
Res Hmstd: Ex-Hi Val	122,100	118,500		-2.9	1,361	1,470	109	8.0	1.11	1.24
Apartment	300,000	281,300		-6.2	5,822	6,536	714	12.3	1.94	2.32
Comm/Ind: Lo Val	150,000	262,300		74.9	4,522	10,125	5,603	123.9	3.01	3.86
Comm/Ind: Med Val	300,000	524,500		74.8	10,463	21,860	11,397	108.9	3.49	4.17
Comm/Ind: Hi Val	1,000,000	1,748,500		74.9	38,189	76,640	38,451	100.7	3.82	4.38

Itasca County

La Prairie city

<i>Tax Burdens by Property Class</i>	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	244	6	2.3	0.80	0.84
Res Non-Hm: exis	5,461	5,234	-228	-4.2	72	74	2	3.4	1.32	1.42
Apartments: exis	84	84	0	0.0	1	1	0	9.7	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	3,819	4,055	235	6.2	98	108	11	10.8	2.56	2.67
Com/Ind Hi: exis	8,316	8,260	-56	-0.7	278	286	7	2.6	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	39.4	3.40	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	335	335	0	0.0	4	4	0	9.4	1.16	1.27
Misc props	506	505	-1	-0.3	8	8	0	4.1	1.51	1.58
ResHmstd: NewCon	0	5	5	0.0	0	0	0	0.0	0.00	0.84
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	868	70	8.8	1.56	1.69

Tax Base

Tax Rates

	Baseline	Alternative	Change	Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val		
					Base	Alter	Base	Alter	
Total Tax Capacity	652	613	-40	-6.1	County	46.10	48.88	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	39.88	35.95	0.00	0.00
(-) FD Contrib Tax Cap	83	80	-3	-3.3	School District	27.24	36.35	2.59	3.21
(=) Taxable Tax Capacity	569	532	-37	-6.5	Special District	0.40	0.42	0.00	0.00
FD Distrib Tax Cap	7	25	19	274.0	Total	113.63	121.59	2.59	3.21

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	92,000	89,400		-2.8	490	471	-19	-3.8	0.53	0.53
Res Hmstd:Avg Val	137,900	134,000		-2.8	1,065	1,076	12	1.1	0.77	0.80
Res Hmstd: Hi Val	183,900	178,700		-2.8	1,640	1,683	43	2.6	0.89	0.94
Res Hmstd: Ex-Hi Val	275,900	268,100		-2.8	2,792	2,897	104	3.7	1.01	1.08
Apartment	300,000	300,000		0.0	4,339	4,656	317	7.3	1.45	1.55
Comm/Ind: Lo Val	150,000	149,000		-0.7	3,857	4,025	169	4.4	2.57	2.70
Comm/Ind: Med Val	300,000	298,000		-0.7	8,986	9,368	382	4.2	3	3.14
Comm/Ind: Hi Val	1,000,000	993,200		-0.7	32,924	34,336	1,413	4.3	3.29	3.46

Itasca County

Marble city

<i>Tax Burdens by Property Class</i>	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	65	-28	-30.2	0.65	0.50
Res Non-Hm: exis	2,393	2,620	227	9.5	35	41	6	17.6	1.47	1.57
Apartments: exis	154	149	-5	-3.2	3	3	0	3.7	1.82	1.95
Low-inc Apts: ex	467	466	0	-0.1	5	5	0	7.1	1.10	1.17
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	35	1	3.5	2.89	3.06
Com/Ind Hi: exis	346	407	61	17.7	13	17	3	24.3	3.85	4.06
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	19	2	10.0	3.85	4.06
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	8	1	6.8	1.43	1.53
Misc props	150	148	-2	-1.1	4	4	0	5.9	2.52	2.70
ResHmstd: NewCon	0	24	24	0.0	0	0	0	0.0	0.00	0.50
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	198	-14	-6.8	1.07	1.04

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	209	156	-52	-25.1	County	38.56	38.83	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	79.74	79.21	0.00	0.00
(-) FD Contrib Tax Cap	7	8	1	13.1	School District	24.59	34.61	2.74	3.51
(=) Taxable Tax Capacity	201	148	-53	-26.5	Special District	0.40	0.42	0.00	0.00
FD Distrib Tax Cap	62	64	2	2.5	Total	143.29	153.07	2.74	3.51

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	46,600	42,600		-8.6	179	138	-41	-22.8	0.38	0.32
Res Hmstd:Avg Val	69,900	64,000		-8.4	426	295	-131	-30.7	0.61	0.46
Res Hmstd: Hi Val	93,200	85,300		-8.5	757	568	-189	-25.0	0.81	0.67
Res Hmstd: Ex-Hi Val	139,800	127,900		-8.5	1,480	1,294	-186	-12.6	1.06	1.01
Apartment	300,000	290,300		-3.2	5,456	5,657	201	3.7	1.82	1.95
Comm/Ind: Lo Val	150,000	176,500		17.7	4,339	5,662	1,323	30.5	2.89	3.21
Comm/Ind: Med Val	300,000	353,000		17.7	10,110	12,835	2,725	27.0	3.37	3.64
Comm/Ind: Hi Val	1,000,000	1,176,800		17.7	37,042	46,314	9,272	25.0	3.70	3.94

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	213	-25	-10.5	0.81	0.76
Res Non-Hm: exis	4,109	4,362	252	6.1	59	65	7	11.5	1.43	1.50
Apartments: exis	2,510	2,510	0	0.0	43	46	2	5.3	1.73	1.82
Low-inc Apts: ex	1,069	1,069	0	0.0	11	12	1	5.1	1.06	1.12
Seasnl Rec: exis	79	79	0	0.1	1	1	0	6.6	1.32	1.40
Com/Ind: Lo: exi	7,014	6,848	-165	-2.4	199	204	5	2.3	2.84	2.97
Com/Ind Hi: exis	1,050	1,198	148	14.1	39	47	8	20.4	3.73	3.93
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	72	9	13.9	3.73	3.90
Ag HGA: Exist	75	76	1	1.7	0	0	0	17.3	0.54	0.62
Ag Hmstd Land	39	38	-1	-3.0	0	0	0	26.6	0.17	0.22
Ag Non-Hmstd	5,171	5,158	-13	-0.2	70	78	8	11.2	1.36	1.52
Misc props	141	141	0	0.0	4	4	0	6.8	2.83	3.02
ResHmstd: NewCon	0	108	108	0.0	0	1	1	0.0	0.00	0.76
All other NewCon	0	247	247	0.0	0	7	7	0.0	0.00	2.92
Total	52,321	51,860	-461	-0.9	729	751	22	3.1	1.39	1.45

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	588	514	-73	-12.5	County	42.07	44.15	0.00	0.00
(-) TIF Tax Capacity	1	1	0	-2.9	City/Town	68.20	76.26	0.00	0.00
(-) FD Contrib Tax Cap	51	55	4	8.2	School District	14.72	13.79	17.57	16.93
(=) Taxable Tax Capacity	535	458	-77	-14.5	Special District	0.40	0.42	0.00	0.00
FD Distrib Tax Cap	55	48	-8	-13.9	Total	125.39	134.62	17.57	16.93

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	57,300	55,000		-4.0	275	222	-53	-19.2	0.48	0.40
Res Hmstd:Avg Val	85,900	82,400		-4.1	618	532	-86	-13.9	0.72	0.65
Res Hmstd: Hi Val	114,400	109,800		-4.0	1,051	981	-70	-6.7	0.92	0.89
Res Hmstd: Ex-Hi Val	171,700	164,700		-4.1	1,922	1,879	-43	-2.2	1.12	1.14
Apartment	300,000	300,000		0.0	5,229	5,556	327	6.2	1.74	1.85
Comm/Ind: Lo Val	150,000	171,200		14.1	4,275	5,318	1,043	24.4	2.85	3.11
Comm/Ind: Med Val	300,000	342,400		14.1	9,888	12,046	2,158	21.8	3.3	3.52
Comm/Ind: Hi Val	1,000,000	1,141,400		14.1	36,080	43,446	7,366	20.4	3.61	3.81

Itasca County

Squaw Lake city

<i>Tax Burdens by Property Class</i>	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	-17.7	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

Tax Rates

	Baseline	Alternative	Change	Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val		
					Base	Alter	Base	Alter	
Total Tax Capacity	61	56	-5	-8.4	County	46.14	48.92	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	37.00	39.14	0.00	0.00
(-) FD Contrib Tax Cap	3	3	0	0.0	School District	17.51	18.27	1.91	1.88
(=) Taxable Tax Capacity	58	53	-5	-8.8	Special District	0.40	0.42	0.00	0.00
FD Distrib Tax Cap	5	6	1	25.5	Total	101.05	106.75	1.91	1.88

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		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	-16.5	1.09	1.15
Seas Rec: Hi Val	150,000	118,300		-21.1	1,714	1,414	-300	-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	8,805	389	4.6	2.81	2.94
Comm/Ind: Hi Val	1,000,000	1,000,000		0.0	30,842	32,267	1,425	4.6	3.08	3.23

Itasca County

Taconite city

<i>Tax Burdens by Property Class</i>	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	51	-19	-26.9	0.81	0.59
Res Non-Hm: exis	1,071	605	-466	-43.5	17	9	-8	-45.4	1.56	1.51
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	10	-1	-6.2	1.63	1.58
Com/Ind: Lo: exi	2,716	2,729	13	0.5	82	81	0	-0.3	3.00	2.98
Com/Ind Hi: exis	393	479	86	21.8	16	19	3	20.7	3.99	3.96
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	5.7	3.99	3.96
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	120	-5	-4.0	1.49	1.43
Misc props	41	41	0	0.0	2	2	0	-1.8	4.05	3.97
ResHmstd: NewCon	0	11	11	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	22,061	21,757	-304	-1.4	331	303	-28	-8.5	1.50	1.39

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	239	210	-29	-12.3	County	41.75	43.86	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	83.72	64.15	0.00	0.00
(-) FD Contrib Tax Cap	10	11	1	5.6	School District	26.24	37.45	2.74	3.51
(=) Taxable Tax Capacity	229	199	-30	-13.1	Special District	0.40	0.42	0.00	0.00
FD Distrib Tax Cap	13	17	3	26.0	Total	152.11	145.88	2.74	3.51

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	50,200	50,400		0.4	261	156	-105	-40.3	0.52	0.31
Res Hmstd:Avg Val	75,300	75,700		0.5	550	374	-176	-31.9	0.73	0.49
Res Hmstd: Hi Val	100,400	100,900		0.5	958	782	-176	-18.4	0.95	0.77
Res Hmstd: Ex-Hi Val	150,600	151,300		0.5	1,780	1,601	-179	-10.1	1.18	1.06
Comm/Ind: Lo Val	150,000	182,600		21.7	4,503	5,757	1,254	27.8	3.00	3.15
Comm/Ind: Med Val	300,000	365,300		21.8	10,493	12,989	2,496	23.8	3.5	3.56
Comm/Ind: Hi Val	1,000,000	1,217,600		21.8	38,447	46,727	8,280	21.5	3.84	3.84

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	-0.3	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

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	100	121	21	21.1	County	46.14	48.92	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	40.21	33.58	0.00	0.00
(-) FD Contrib Tax Cap	1	4	2	214.4	School District	17.51	18.27	1.90	1.88
(=) Taxable Tax Capacity	98	117	19	18.8	Special District	0.40	0.42	0.00	0.00
FD Distrib Tax Cap	10	10	1	7.4	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	1,728	-33	-1.9	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	10,884	2,709	33.1	2.73	2.81
Comm/Ind: Hi Val	1,000,000	1,289,300	28.9	29,959	38,989	9,030	30.1	3	3.02

Itasca County

Zemple city

<i>Tax Burdens by Property Class</i>	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	2.09
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	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

Tax Rates

	Estimated Market Value				County	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	46	49	2	5.2	County	46.14	48.92	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	25.89	24.60	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	10.92	12.18	3.51	3.68
(=) Taxable Tax Capacity	46	49	2	5.2	Special District	0.40	0.42	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	83.35	86.11	3.51	3.68

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		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	0.8	1.98	1.88
Res Non-Hm: exis	265	207	-58	-21.7	6	6	0	-5.5	2.45	2.95
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	316	316	0	0.0	13	16	3	18.7	4.25	5.04
Com/Ind Hi: exis	102	169	67	65.8	6	11	6	97.5	5.57	6.64
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	45.4	1.93	2.41
Ag Non-Hmstd	10	11	1	10.1	0	0	0	36.6	2.16	2.68
Misc props	8	5	-3	-40.0	0	0	0	-27.6	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	16.4	2.52	2.78

Tax Base

Tax Rates

	Tax Base				Tax Rates		Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	County	City/Town	Base	Alter	Base	Alter
Total Tax Capacity	25	21	-4	-15.1	County	41.66	41.47	0.00	0.00	
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	#####	210.88	0.00	0.00	
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	15.15	15.44	27.42	25.64	
(=) Taxable Tax Capacity	25	21	-4	-15.1	Special District	0.33	0.19	0.00	0.00	
FD Distrib Tax Cap	0	0	0	0.0	Total	216.05	267.96	27.42	25.64	

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	19,600	20,900	6.6	399	390	-9	-2.3	2.03	1.86	
Res Hmstd:Avg Val	29,400	31,300	6.5	598	583	-15	-2.5	2.03	1.86	
Res Hmstd: Hi Val	39,200	41,800	6.6	798	779	-18	-2.3	2.03	1.86	
Res Hmstd: Ex-Hi Val	58,700	62,600	6.6	1,194	1,167	-27	-2.3	2.03	1.86	
Comm/Ind: Lo Val	150,000	248,700	65.8	6,371	14,115	7,744	121.5	4.25	5.68	
Comm/Ind: Med Val	300,000	497,500	65.8	14,729	30,629	15,901	108.0	4.91	6.16	
Comm/Ind: Hi Val	1,000,000	1,658,200	65.8	53,731	107,673	53,942	100.4	5.37	6.49	

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	235	-15	-5.9	1.81	1.76
Res Non-Hm: exis	1,509	1,842	333	22.0	32	43	10	31.8	2.15	2.32
Apartments: exis	1,009	1,000	-9	-0.9	25	27	2	7.3	2.52	2.73
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	0	34.9	1.58	1.73
Com/Ind: Lo: exi	1,305	1,308	3	0.3	47	51	4	7.9	3.63	3.91
Com/Ind Hi: exis	2,947	3,049	102	3.5	137	152	16	11.5	4.63	4.99
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	20	3	15.9	4.63	4.99
Ag HGA: Exist	237	224	-13	-5.7	5	4	0	-5.8	1.92	1.92
Ag Hmstd Land	614	680	65	10.6	5	6	1	22.3	0.84	0.93
Ag Non-Hmstd	404	439	35	8.6	6	7	1	18.6	1.51	1.65
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	1.76
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	549	23	4.4	2.36	2.45

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	263	219	-43	-16.5	County	45.52	45.31	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	84.38	101.10	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	18.70	16.43	63.80	67.10
(=) Taxable Tax Capacity	263	219	-43	-16.5	Special District	2.30	2.04	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	150.90	164.88	63.80	67.10

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	40,300	38,900		-3.5	704	646	-58	-8.3	1.75	1.66
Res Hmstd:Avg Val	60,500	58,400		-3.5	1,057	970	-87	-8.3	1.75	1.66
Res Hmstd: Hi Val	80,600	77,800		-3.5	1,431	1,306	-124	-8.7	1.77	1.68
Res Hmstd: Ex-Hi Val	121,000	116,800		-3.5	2,334	2,269	-65	-2.8	1.93	1.94
Apartment	300,000	297,300		-0.9	7,572	8,122	550	7.3	2.52	2.73
Comm/Ind: Lo Val	150,000	155,200		3.5	5,451	6,126	675	12.4	3.63	3.95
Comm/Ind: Med Val	300,000	310,400		3.5	12,400	13,871	1,471	11.9	4.13	4.47
Comm/Ind: Hi Val	1,000,000	1,034,500		3.5	44,828	50,009	5,181	11.6	4.48	4.83

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	1,051	-1	-0.1	1.21	1.20
Res Non-Hm: exis	8,598	8,887	289	3.4	133	145	12	8.7	1.55	1.63
Apartments: exis	3,877	4,672	794	20.5	71	89	19	26.9	1.82	1.92
Low-inc Apts: ex	1,346	735	-611	-45.4	15	9	-7	-42.7	1.13	1.19
Seasnl Rec: exis	197	343	146	74.5	3	6	3	89.4	1.70	1.84
Com/Ind: Lo: exi	12,409	12,268	-142	-1.1	355	370	15	4.2	2.86	3.01
Com/Ind Hi: exis	21,228	20,916	-312	-1.5	790	822	32	4.1	3.72	3.93
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	104	11	12.0	3.72	3.93
Ag HGA: Exist	935	699	-236	-25.2	13	9	-4	-27.0	1.39	1.36
Ag Hmstd Land	682	697	14	2.1	5	6	1	15.3	0.80	0.90
Ag Non-Hmstd	2,288	2,491	203	8.9	28	33	5	17.0	1.24	1.33
Misc props	54	54	0	-0.1	1	1	0	5.9	2.26	2.40
ResHmstd: NewCon	0	492	492	0.0	0	6	6	0.0	0.00	1.20
All other NewCon	0	2,616	2,616	0.0	0	59	59	0.0	0.00	2.25
Total	140,729	144,815	4,087	2.9	2,560	2,712	151	5.9	1.82	1.87

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	1,712	1,514	-198	-11.6	County	40.18	40.07	0.00	0.00
(-) TIF Tax Capacity	69	64	-4	-6.3	City/Town	66.90	75.95	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	16.12	16.54	27.42	25.64
(=) Taxable Tax Capacity	1,643	1,450	-194	-11.8	Special District	0.33	0.19	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	123.53	132.75	27.42	25.64

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Pctg Chng	Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change		Base	Alter
Res Hmstd: Lo Val	53,600	54,000		0.7	595	569	-26	-4.4	1.11	1.05
Res Hmstd:Avg Val	80,400	81,000		0.7	914	885	-28	-3.1	1.14	1.09
Res Hmstd: Hi Val	107,200	108,000		0.7	1,342	1,345	3	0.2	1.25	1.25
Res Hmstd: Ex-Hi Val	160,800	162,100		0.8	2,200	2,267	67	3.1	1.37	1.4
Apartment	300,000	361,400		20.5	5,455	6,924	1,469	26.9	1.82	1.92
Comm/Ind: Lo Val	150,000	147,800		-1.5	4,289	4,455	166	3.9	2.86	3.01
Comm/Ind: Med Val	300,000	295,600		-1.5	9,872	10,248	377	3.8	3.29	3.47
Comm/Ind: Hi Val	1,000,000	985,300		-1.5	35,922	37,378	1,456	4.1	3.59	3.79

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	559	-15	-2.6	1.21	1.24
Res Non-Hm: exis	5,829	5,389	-439	-7.5	89	91	2	2.3	1.53	1.70
Apartments: exis	4,036	4,024	-12	-0.3	74	81	8	10.8	1.82	2.02
Low-inc Apts: ex	164	164	0	0.0	2	2	0	10.5	1.13	1.25
Seasnl Rec: exis	174	174	0	0.0	3	4	0	11.1	1.82	2.02
Com/Ind: Lo: exi	4,953	4,865	-88	-1.8	142	153	11	7.8	2.86	3.14
Com/Ind Hi: exis	2,497	2,491	-6	-0.3	93	102	9	9.9	3.73	4.11
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	17.1	3.73	4.11
Ag HGA: Exist	119	109	-10	-8.6	1	1	0	-9.2	1.17	1.16
Ag Hmstd Land	191	199	8	4.2	1	1	0	48.0	0.29	0.42
Ag Non-Hmstd	422	506	84	19.8	5	7	2	36.9	1.24	1.41
Misc props	48	47	0	-0.2	1	1	0	11.1	2.42	2.69
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	2.31
Total	66,071	63,625	-2,446	-3.7	998	1,021	23	2.3	1.51	1.60

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	724	561	-163	-22.5	County	39.56	38.80	0.00	0.00
(-) TIF Tax Capacity	31	1	-30	-95.8	City/Town	69.16	88.19	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	12.81	12.42	27.42	25.64
(=) Taxable Tax Capacity	693	560	-133	-19.2	Special District	2.30	2.04	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	123.83	141.45	27.42	25.64

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	50,600	48,300		-4.5	563	534	-29	-5.2	1.11	1.11
Res Hmstd:Avg Val	75,900	72,500		-4.5	844	801	-43	-5.1	1.11	1.11
Res Hmstd: Hi Val	101,200	96,600		-4.5	1,249	1,210	-39	-3.1	1.23	1.25
Res Hmstd: Ex-Hi Val	151,800	144,900		-4.5	2,060	2,079	19	0.9	1.36	1.43
Apartment	300,000	299,100		-0.3	5,466	6,055	589	10.8	1.82	2.02
Comm/Ind: Lo Val	150,000	149,600		-0.3	4,296	4,704	408	9.5	2.86	3.14
Comm/Ind: Med Val	300,000	299,200		-0.3	9,888	10,845	958	9.7	3.3	3.62
Comm/Ind: Hi Val	1,000,000	997,400		-0.3	35,980	39,522	3,542	9.8	3.6	3.96

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	-1.7	2.54	2.41
Res Non-Hm: exis	394	435	41	10.5	12	15	3	30.3	2.92	3.44
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	357	349	-8	-2.2	17	20	2	14.1	4.79	5.59
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	24.8	6.17	7.23
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	26.8	1.16	1.56
Ag Non-Hmstd	129	203	74	57.4	3	6	3	91.2	2.28	2.77
Misc props	12	13	0	3.2	1	1	0	22.1	4.34	5.14
ResHmstd: NewCon	0	12	12	0.0	0	0	0	0.0	0.00	2.41
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	9	6.7	2.73	2.82

Tax Base

Tax Rates

	Tax Base				Tax Rates		Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	County	City/Town	Base	Alter	Base	Alter
Total Tax Capacity	52	40	-12	-22.5	County	37.22	35.60	0.00	0.00	
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	#####	239.31	0.00	0.00	
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	3.06	0.00	63.80	67.10	
(=) Taxable Tax Capacity	52	40	-12	-22.5	Special District	2.30	2.04	0.00	0.00	
FD Distrib Tax Cap	0	0	0	0.0	Total	228.00	276.95	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	758	-30	-3.8	2.52	2.33
Res Hmstd:Avg Val	46,900	48,700	3.8	1,181	1,136	-45	-3.8	2.52	2.33
Res Hmstd: Hi Val	62,500	64,800	3.7	1,574	1,512	-62	-3.9	2.52	2.33
Res Hmstd: Ex-Hi Val	93,800	97,300	3.7	2,449	2,559	110	4.5	2.61	2.63

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	-9.8	1.58	1.41
Res Non-Hm: exis	140	137	-3	-2.0	3	3	0	3.5	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	5.7	3.52	3.72
Com/Ind Hi: exis	426	456	30	7.0	19	22	3	13.0	4.57	4.83
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	3.2	4.57	4.83
Ag HGA: Exist	187	192	5	2.8	3	3	0	-7.2	1.60	1.45
Ag Hmstd Land	718	795	77	10.8	5	6	1	19.4	0.71	0.76
Ag Non-Hmstd	129	143	14	10.6	2	2	0	17.3	1.61	1.71
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	53	3	6.4	2.03	2.04

Tax Base

Tax Rates

	Tax Base				Tax Rates		Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	County	City/Town	School District	Special District	Base	Alter
Total Tax Capacity	27	24	-2	-8.5	42.87	42.92	0.00	0.00	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	94.01	102.69	36.53	38.26	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	22.31	23.69	2.30	2.04	0.00	0.00
(=) Taxable Tax Capacity	27	24	-2	-8.5	2.30	2.04	0.00	0.00	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	161.49	171.34	36.53	38.26	

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	22,000	22,200	22,000	0.9	348	313	-34	-9.9	1.58	1.41
Res Hmstd:Avg Val	33,100	33,400	33,100	0.9	523	471	-52	-9.9	1.58	1.41
Res Hmstd: Hi Val	44,100	44,500	44,100	0.9	697	628	-69	-9.9	1.58	1.41
Res Hmstd: Ex-Hi Val	66,100	66,700	66,100	0.9	1,045	941	-104	-9.9	1.58	1.41
Comm/Ind: Lo Val	150,000	160,500	150,000	7.0	5,280	6,086	806	15.3	3.52	3.79
Comm/Ind: Med Val	300,000	320,900	300,000	7.0	12,138	13,835	1,698	14.0	4.05	4.31
Comm/Ind: Hi Val	1,000,000	1,069,700	1,000,000	7.0	44,140	50,013	5,872	13.3	4.41	4.68

Kanabec County

Grasston city

<i>Tax Burdens by Property Class</i>	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	-14.7	1.09	1.16
Res Non-Hm: exis	1,213	1,244	31	2.6	17	21	4	22.9	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	225	198	-27	-11.9	6	6	0	3.0	2.70	3.16
Com/Ind Hi: exis	223	274	51	23.0	8	11	4	44.2	3.55	4.17
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	15.5	3.55	4.17
Ag HGA: Exist	236	201	-36	-15.1	3	3	0	-5.6	1.14	1.27
Ag Hmstd Land	695	662	-33	-4.7	4	4	1	22.4	0.52	0.67
Ag Non-Hmstd	176	140	-35	-20.1	2	2	0	-1.1	1.21	1.50
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	0.5	1.26	1.46

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	86	61	-25	-29.1	County	79.86	97.21	2.05	2.22
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	15.02	21.19	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	25.97	31.24	13.57	12.59
(=) Taxable Tax Capacity	86	61	-25	-29.1	Special District	0.17	0.21	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	121.02	149.84	15.62	14.81

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	68,800	55,100		-19.9	665	577	-88	-13.2	0.97	1.05
Res Hmstd:Avg Val	103,100	82,600		-19.9	1,129	913	-216	-19.1	1.1	1.11
Res Hmstd: Hi Val	137,500	110,200		-19.9	1,630	1,405	-225	-13.8	1.19	1.27
Res Hmstd: Ex-Hi Val	206,300	165,300		-19.9	2,632	2,387	-246	-9.3	1.28	1.44
Comm/Ind: Lo Val	150,000	184,500		23.0	4,056	6,181	2,125	52.4	2.70	3.35
Comm/Ind: Med Val	300,000	369,000		23.0	9,386	13,869	4,483	47.8	3.13	3.76
Comm/Ind: Hi Val	1,000,000	1,230,000		23.0	34,258	49,745	15,487	45.2	3.43	4.04

Kanabec County

Mora city

<i>Tax Burdens by Property Class</i>	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	1,002	-55	-5.2	1.13	1.20
Res Non-Hm: exis	18,754	17,807	-947	-5.0	268	300	31	11.7	1.43	1.68
Apartments: exis	14,186	11,769	-2,417	-17.0	237	231	-6	-2.4	1.67	1.96
Low-inc Apts: ex	4,978	4,894	-83	-1.7	50	58	8	15.4	1.01	1.19
Seasnl Rec: exis	309	278	-31	-10.1	5	5	0	4.8	1.58	1.84
Com/Ind: Lo: exi	18,053	19,108	1,054	5.8	491	594	103	20.9	2.72	3.11
Com/Ind Hi: exis	21,310	20,002	-1,308	-6.1	767	823	56	7.3	3.60	4.12
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	20	4	21.0	3.60	4.12
Ag HGA: Exist	1,303	1,138	-165	-12.7	16	15	-1	-4.8	1.19	1.30
Ag Hmstd Land	1,221	1,478	257	21.1	5	8	3	58.4	0.44	0.57
Ag Non-Hmstd	1,216	1,360	144	11.8	15	20	5	32.4	1.27	1.51
Misc props	2,144	2,076	-68	-3.2	37	43	5	13.9	1.75	2.05
ResHmstd: NewCon	0	91	91	0.0	0	1	1	0.0	0.00	1.20
All other NewCon	0	153	153	0.0	0	3	3	0.0	0.00	1.85
Total	177,772	163,883	-13,889	-7.8	2,967	3,124	157	5.3	1.67	1.91

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	2,118	1,752	-366	-17.3	County	80.26	97.77	2.05	2.22
(-) TIF Tax Capacity	143	99	-43	-30.4	City/Town	29.45	36.13	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	17.33	16.50	6.01	6.00
(=) Taxable Tax Capacity	1,976	1,653	-323	-16.3	Special District	0.17	0.21	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	127.21	150.60	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	683	-71	-9.4	0.97	0.99
Res Hmstd:Avg Val	117,100	103,900	-11.3	1,317	1,230	-87	-6.6	1.12	1.18
Res Hmstd: Hi Val	156,200	138,600	-11.3	1,881	1,828	-53	-2.8	1.20	1.32
Res Hmstd: Ex-Hi Val	234,300	207,800	-11.3	3,008	3,021	13	0.4	1.28	1.45
Apartment	300,000	248,900	-17.0	5,012	4,890	-122	-2.4	1.67	1.96
Comm/Ind: Lo Val	150,000	140,800	-6.1	4,082	4,376	294	7.2	2.72	3.11
Comm/Ind: Med Val	300,000	281,600	-6.1	9,484	10,079	594	6.3	3.16	3.58
Comm/Ind: Hi Val	1,000,000	938,600	-6.1	34,695	37,122	2,428	7.0	3.47	3.96

Kanabec County

Ogilvie city

<i>Tax Burdens by Property Class</i>	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	-11.9	1.17	1.16
Res Non-Hm: exis	1,265	1,475	210	16.6	20	27	7	35.0	1.59	1.83
Apartments: exis	420	409	-12	-2.8	8	9	1	13.0	1.87	2.18
Low-inc Apts: ex	990	969	-21	-2.2	11	13	2	13.5	1.13	1.32
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	8	10.8	2.97	3.37
Com/Ind Hi: exis	882	795	-87	-9.9	35	36	1	2.2	3.94	4.47
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	5	11.2	3.94	4.47
Ag HGA: Exist	165	147	-18	-10.8	2	2	0	-14.8	1.15	1.10
Ag Hmstd Land	388	371	-18	-4.5	2	2	0	15.8	0.54	0.65
Ag Non-Hmstd	150	166	16	10.7	2	3	1	29.2	1.45	1.69
Misc props	184	183	-1	-0.6	3	4	1	15.4	1.87	2.18
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	12	3.9	1.78	1.97

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	196	158	-38	-19.5	County	78.44	95.51	2.05	2.22
(-) TIF Tax Capacity	3	3	0	-1.7	City/Town	29.51	36.80	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	36.89	36.73	4.10	3.94
(=) Taxable Tax Capacity	193	155	-38	-19.8	Special District	0.17	0.21	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	145.02	169.24	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	543	-90	-14.2	1.11	1.08
Res Hmstd:Avg Val	85,300	75,600	-11.4	994	814	-180	-18.1	1.17	1.08
Res Hmstd: Hi Val	113,700	100,800	-11.3	1,449	1,291	-157	-10.9	1.27	1.28
Res Hmstd: Ex-Hi Val	170,600	151,200	-11.4	2,360	2,252	-108	-4.6	1.38	1.49
Apartment	300,000	291,700	-2.8	5,623	6,351	728	12.9	1.87	2.18
Comm/Ind: Lo Val	150,000	135,200	-9.9	4,454	4,552	98	2.2	2.97	3.37
Comm/Ind: Med Val	300,000	270,300	-9.9	10,362	10,426	64	0.6	3.45	3.86
Comm/Ind: Hi Val	1,000,000	901,200	-9.9	37,933	38,617	684	1.8	3.79	4.29

Kanabec County

Quamba city

<i>Tax Burdens by Property Class</i>	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	39	-2	-5.3	1.30	1.38
Res Non-Hm: exis	734	792	58	7.9	12	15	4	31.6	1.59	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	115	109	-6	-5.3	3	4	0	11.8	3.04	3.59
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	14.6	4.03	4.76
Ag HGA: Exist	332	298	-34	-10.2	4	4	0	-7.2	1.24	1.28
Ag Hmstd Land	309	303	-6	-1.8	2	2	1	33.5	0.51	0.69
Ag Non-Hmstd	273	266	-7	-2.5	4	5	1	20.1	1.48	1.83
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	4,993	4,646	-347	-7.0	68	71	3	4.6	1.35	1.52

Tax Base

Tax Rates

	Estimated Market Value				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	49	37	-13	-25.9	County	80.26	97.77	2.05	2.22
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	50.67	68.40	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	17.33	16.50	6.01	5.99
(=) Taxable Tax Capacity	49	37	-13	-25.9	Special District	0.17	0.21	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	148.43	182.88	8.06	8.22

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	64,800	57,700	-11.0	755	681	-74	-9.8	1.16	1.18	
Res Hmstd:Avg Val	97,200	86,500	-11.0	1,236	1,114	-122	-9.9	1.27	1.29	
Res Hmstd: Hi Val	129,500	115,300	-11.0	1,771	1,712	-59	-3.3	1.37	1.48	
Res Hmstd: Ex-Hi Val	194,300	173,000	-11.0	2,843	2,910	67	2.3	1.46	1.68	

Kanabec County

Braham city (part)

<i>Tax Burdens by Property Class</i>	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	20.9	3.54	4.28
Com/Ind Hi: exis	18	12	-7	-36.4	1	1	0	-22.9	4.67	5.66
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	16.5	4.67	5.66
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	26.1	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	15.4	3.20	3.86

Tax Base

Tax Rates

	Baseline	Alternative	Change	Pctg Chng		Net Tax Cap (Pctg)		Ref Mkt Val	
						Base	Alter	Base	Alter
Total Tax Capacity	3	3	0	-5.1	County	80.59	98.18	2.02	2.18
(-) TIF Tax Capacity	3	2	0	-5.3	City/Town	69.92	94.52	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	26.36	31.78	13.60	12.61
(=) Taxable Tax Capacity	0	0	0	-3.5	Special District	0.17	0.21	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	177.04	224.69	15.62	14.80

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Comm/Ind: Lo Val	150,000	95,400	-36.4	5,316	4,088	-1,229	-23.1	3.54	4.28	
Comm/Ind: Med Val	300,000	190,800	-36.4	12,327	8,738	-3,589	-29.1	4.11	4.58	
Comm/Ind: Hi Val	1,000,000	635,900	-36.4	45,043	33,948	-11,095	-24.6	4.50	5.34	

Kandiyohi County

Atwater city

<i>Tax Burdens by Property Class</i>	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

Tax Rates

	Estimated Market Value				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	567	433	-134	-23.6	County	55.61	59.54	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	64.88	88.35	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	13.57	13.37	26.92	27.87
(=) Taxable Tax Capacity	567	433	-134	-23.6	Special District	3.17	3.32	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	137.24	164.58	26.92	27.87

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base
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	11,962	1,385	13.1	3.53	4.05
Comm/Ind: Hi Val	1,000,000	985,600	-1.4	38,511	43,644	5,133	13.3	3.85	4.43

Kandiyohi County

Blomkest city

<i>Tax Burdens by Property Class</i>	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

Tax Rates

	Estimated Market Value				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	90	78	-13	-13.9	County	56.94	61.28	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	41.10	51.29	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	19.91	22.22	17.34	17.47
(=) Taxable Tax Capacity	90	78	-13	-13.9	Special District	1.51	1.57	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	119.45	136.36	17.34	17.47

**Tax Burdens on
Hypothetical Properties**

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change		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

<i>Tax Burdens by Property Class</i>	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

Tax Rates

	Baseline	Alternative	Change	Pctg Chng		Net Tax Cap (Pctg)		Ref Mkt Val	
						Base	Alter	Base	Alter
Total Tax Capacity	228	178	-50	-22.1	County	56.97	61.31	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	51.85	74.70	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	19.91	22.22	17.34	17.47
(=) Taxable Tax Capacity	228	178	-50	-22.1	Special District	1.51	1.57	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	130.23	159.81	17.34	17.47

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		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	5,073	784	18.3	2.86	3.35
Comm/Ind: Med Val	300,000	303,100		1.0	9,921	11,733	1,812	18.3	3.31	3.87
Comm/Ind: Hi Val	1,000,000	1,010,300		1.0	36,205	42,799	6,594	18.2	3.62	4.24

Kandiyohi County

Lake Lillian city

<i>Tax Burdens by Property Class</i>	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

Tax Rates

	Baseline	Alternative	Change	Pctg Chng		Net Tax Cap (Pctg)		Ref Mkt Val	
						Base	Alter	Base	Alter
Total Tax Capacity	112	85	-27	-24.1	County	56.60	60.83	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	83.54	112.34	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	10.32	9.60	16.04	17.17
(=) Taxable Tax Capacity	112	85	-27	-24.1	Special District	1.51	1.57	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	151.96	184.34	16.04	17.17

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		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	37,229	-3,028	-7.5	4.03	4.66

Kandiyohi County

New London city

<i>Tax Burdens by Property Class</i>	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	635	78	14.0	1.20	1.29
Res Non-Hm: exis	6,666	6,681	14	0.2	100	114	13	13.4	1.51	1.70
Apartments: exis	3,692	3,835	143	3.9	63	73	10	15.3	1.72	1.91
Low-inc Apts: ex	598	584	-15	-2.4	6	7	1	8.1	1.05	1.16
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	197	6	3.1	2.77	3.03
Com/Ind Hi: exis	5,265	5,149	-115	-2.2	192	206	14	7.1	3.65	4.00
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	32	4	14.3	3.63	3.98
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	28.0	0.64	0.76
Ag Non-Hmstd	284	530	246	86.7	4	8	4	108.9	1.27	1.42
Misc props	57	57	0	0.0	1	1	0	10.8	1.40	1.55
ResHmstd: NewCon	0	653	653	0.0	0	8	8	0.0	0.00	1.29
All other NewCon	0	242	242	0.0	0	9	9	0.0	0.00	3.74
Total	70,971	74,394	3,423	4.8	1,147	1,291	143	12.5	1.62	1.73

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	817	761	-57	-6.9	County	56.86	61.20	0.00	0.00
(-) TIF Tax Capacity	35	35	0	1.4	City/Town	48.78	55.76	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	18.36	21.99	12.91	12.96
(=) Taxable Tax Capacity	782	725	-57	-7.3	Special District	3.17	3.32	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	127.18	142.27	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	939	84	9.9	1.04	1.07
Res Hmstd:Avg Val	123,500	131,100	6.2	1,469	1,673	204	13.9	1.19	1.28
Res Hmstd: Hi Val	164,600	174,700	6.1	2,082	2,406	324	15.6	1.26	1.38
Res Hmstd: Ex-Hi Val	246,900	262,100	6.2	3,309	3,875	566	17.1	1.34	1.48
Apartment	300,000	311,600	3.9	5,157	5,945	789	15.3	1.72	1.91
Comm/Ind: Lo Val	150,000	146,700	-2.2	4,154	4,445	291	7.0	2.77	3.03
Comm/Ind: Med Val	300,000	293,400	-2.2	9,628	10,277	649	6.7	3.21	3.50
Comm/Ind: Hi Val	1,000,000	978,100	-2.2	35,173	37,645	2,472	7.0	3.52	3.85

Kandiyohi County

Pennock city

<i>Tax Burdens by Property Class</i>	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	22.9	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

Tax Rates

	Estimated Market Value				County	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	184	151	-33	-17.9	County	56.73	61.02	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	70.25	89.69	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	19.65	21.90	17.34	17.47
(=) Taxable Tax Capacity	184	151	-33	-17.9	Special District	1.51	1.57	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	148.14	174.19	17.34	17.47

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		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	5,897	1,205	25.7	3.13	3.64
Comm/Ind: Med Val	300,000	324,100		8.0	10,861	13,480	2,618	24.1	3.62	4.16
Comm/Ind: Hi Val	1,000,000	1,080,400		8.0	39,652	48,879	9,227	23.3	3.97	4.52

Kandiyohi County

Prinsburg city

<i>Tax Burdens by Property Class</i>	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

Tax Rates

	Estimated Market Value				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	291	249	-41	-14.3	County	56.76	61.07	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	88.95	116.18	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	8.77	3.32	16.61	5.92
(=) Taxable Tax Capacity	291	249	-41	-14.3	Special District	1.51	1.57	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	155.98	182.13	16.61	5.92

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		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	5,315	458	9.4	3.24	3.56
Comm/Ind: Med Val	300,000	298,800		-0.4	11,251	12,366	1,114	9.9	3.75	4.14
Comm/Ind: Hi Val	1,000,000	996,000		-0.4	41,089	45,301	4,212	10.2	4.11	4.55

Kandiyohi County

Raymond city

<i>Tax Burdens by Property Class</i>	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

Tax Rates

					County	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	310	250	-60	-19.4	County	56.11	60.25	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	70.54	95.82	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	11.46	10.30	46.86	55.98
(=) Taxable Tax Capacity	310	249	-60	-19.5	Special District	1.51	1.57	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	139.61	167.93	46.86	55.98

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		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	7,897	2,954	59.8	3.3	4.09
Comm/Ind: Med Val	300,000	386,200		28.7	11,299	17,437	6,138	54.3	3.77	4.52
Comm/Ind: Hi Val	1,000,000	1,287,500		28.8	40,961	61,965	21,004	51.3	4.1	4.81

Kandiyohi County

Regal city

<i>Tax Burdens by Property Class</i>	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	2.6	0.85	0.88
Res Non-Hm: exis	269	277	9	3.3	3	4	0	10.9	1.19	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	222	222	0	0.0	5	6	0	6.5	2.43	2.59
Com/Ind Hi: exis	137	169	32	23.7	4	6	1	31.9	3.20	3.41
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	8.6	3.20	3.41
Ag HGA: Exist	344	343	-1	-0.3	4	4	0	5.7	1.04	1.11
Ag Hmstd Land	539	566	27	5.0	3	3	0	14.3	0.54	0.58
Ag Non-Hmstd	75	80	5	7.0	1	1	0	15.4	1.06	1.15
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	0.88
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	33	3	10.8	1.13	1.22

Tax Base

Tax Rates

	Tax Base				Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	27	24	-3	-10.4	County	56.98	61.33	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	26.25	29.30	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	17.64	19.01	11.88	11.54
(=) Taxable Tax Capacity	27	24	-3	-10.4	Special District	4.50	4.23	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	105.38	113.87	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	401	6	1.5	0.77	0.8
Res Hmstd:Avg Val	76,600	75,300	-1.7	595	601	7	1.1	0.78	0.8
Res Hmstd: Hi Val	102,100	100,300	-1.8	917	937	20	2.2	0.9	0.93
Res Hmstd: Ex-Hi Val	153,200	150,500	-1.8	1,562	1,618	56	3.6	1.02	1.07
Comm/Ind: Lo Val	150,000	185,600	23.7	3,648	5,101	1,453	39.8	2.43	2.75
Comm/Ind: Med Val	300,000	371,200	23.7	8,453	11,438	2,986	35.3	2.82	3.08
Comm/Ind: Hi Val	1,000,000	1,237,200	23.7	30,874	41,010	10,137	32.8	3.09	3.31

Kandiyohi County

Spicer city

<i>Tax Burdens by Property Class</i>	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	1,291	31	2.4	1.53	1.65
Res Non-Hm: exis	11,085	11,037	-49	-0.4	183	202	19	10.4	1.65	1.83
Apartments: exis	1,800	1,832	31	1.7	35	39	5	13.2	1.93	2.15
Low-inc Apts: ex	1,949	2,042	93	4.8	23	27	4	16.3	1.18	1.31
Seasnl Rec: exis	22,829	23,324	495	2.2	378	431	53	14.1	1.66	1.85
Com/Ind: Lo: exi	8,808	8,395	-413	-4.7	267	279	12	4.6	3.03	3.32
Com/Ind Hi: exis	9,007	8,295	-712	-7.9	360	364	4	1.2	3.99	4.39
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	72	10	15.4	3.99	4.39
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	349	368	19	5.4	5	6	1	18.0	1.44	1.62
Misc props	622	621	0	-0.1	16	18	2	11.1	2.58	2.87
ResHmstd: NewCon	0	300	300	0.0	0	5	5	0.0	0.00	1.65
All other NewCon	0	1,093	1,093	0.0	0	20	20	0.0	0.00	1.85
Total	140,562	137,302	-3,260	-2.3	2,589	2,754	165	6.4	1.84	2.01

Tax Base

Tax Rates

	Baseline	Alternative	Change	Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val		
					Base	Alter	Base	Alter	
Total Tax Capacity	1,590	1,480	-110	-6.9	County	56.46	60.77	0.00	0.00
(-) TIF Tax Capacity	205	200	-5	-2.4	City/Town	66.86	76.15	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	17.90	21.50	12.91	12.96
(=) Taxable Tax Capacity	1,385	1,280	-105	-7.6	Special District	3.17	3.32	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	144.40	161.74	12.91	12.96

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	151,700	144,000		-5.1	2,151	2,123	-28	-1.3	1.42	1.47
Res Hmstd:Avg Val	227,400	215,800		-5.1	3,410	3,482	72	2.1	1.5	1.61
Res Hmstd: Hi Val	303,200	287,800		-5.1	4,670	4,845	174	3.7	1.54	1.68
Res Hmstd: Ex-Hi Val	454,900	431,800		-5.1	7,156	7,544	388	5.4	1.57	1.75
Apartment	300,000	305,200		1.7	5,802	6,566	764	13.2	1.93	2.15
Seas Rec: Lo Val	50,000	51,100		2.2	760	869	109	14.3	1.52	1.70
Seas Rec: Hi Val	150,000	153,300		2.2	2,364	2,703	339	14.3	1.58	1.76
Comm/Ind: Lo Val	150,000	138,100		-7.9	4,541	4,588	47	1.0	3.03	3.32
Comm/Ind: Med Val	300,000	276,300		-7.9	10,532	10,524	-9	-0.1	3.51	3.81
Comm/Ind: Hi Val	1,000,000	921,000		-7.9	38,489	38,803	314	0.8	3.85	4.21

Kandiyohi County

Sunburg city

<i>Tax Burdens by Property Class</i>	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

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	36	30	-6	-17.8	County	56.87	61.19	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	#####	127.67	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	16.46	16.07	20.47	21.34
(=) Taxable Tax Capacity	36	30	-6	-17.8	Special District	1.51	1.57	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	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	14,808	2,263	18.0	4.18	4.75
Comm/Ind: Hi Val	1,000,000	1,039,900	4.0	45,796	53,863	8,067	17.6	4.58	5.18

Kandiyohi County

Willmar city

<i>Tax Burdens by Property Class</i>	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	18,788	1,507	8.7	1.65	1.77

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	13,082	12,078	-1,004	-7.7	County	55.91	60.18	0.00	0.00
(-) TIF Tax Capacity	23	19	-4	-16.9	City/Town	29.07	33.11	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	20.02	22.34	17.34	17.47
(=) Taxable Tax Capacity	13,059	12,059	-1,000	-7.7	Special District	2.46	2.62	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	107.46	118.25	17.34	17.47

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Change		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	87,600	87,200	-400	-0.5	800	836	36	4.5	0.91	0.96
Res Hmstd:Avg Val	131,400	130,800	-600	-0.5	1,386	1,474	88	6.4	1.05	1.13
Res Hmstd: Hi Val	175,100	174,300	-800	-0.5	1,971	2,111	140	7.1	1.13	1.21
Res Hmstd: Ex-Hi Val	262,800	261,600	-1,200	-0.5	3,144	3,389	245	7.8	1.2	1.3
Apartment	300,000	296,900	-3,100	-1.0	4,550	4,907	357	7.9	1.52	1.65
Comm/Ind: Lo Val	150,000	149,200	-800	-0.5	3,777	4,051	274	7.3	2.52	2.72
Comm/Ind: Med Val	300,000	298,400	-1,600	-0.5	8,726	9,358	632	7.2	2.91	3.14
Comm/Ind: Hi Val	1,000,000	994,500	-5,500	-0.6	31,822	34,152	2,330	7.3	3.18	3.43

Kittson County

Lake Bronson city

<i>Tax Burdens by Property Class</i>	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	29	0	1.3	2.00	1.77
Res Non-Hm: exis	438	396	-42	-9.5	11	11	0	2.8	2.45	2.79
Apartments: exis	102	104	2	2.1	3	4	0	15.5	2.99	3.39
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	20.2	2.31	2.57
Com/Ind: Lo: exi	253	256	4	1.4	11	12	1	13.0	4.29	4.77
Com/Ind Hi: exis	207	272	65	31.3	12	17	5	45.9	5.65	6.27
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	15.7	5.65	6.27
Ag HGA: Exist	54	85	31	58.7	1	2	1	71.7	1.63	1.77
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	12.4	3.84	4.32
ResHmstd: NewCon	0	21	21	0.0	0	0	0	0.0	0.00	1.77
All other NewCon	0	2	2	0.0	0	0	0	0.0	0.00	3.16
Total	2,800	3,086	286	10.2	77	88	10	13.4	2.76	2.84

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	33	29	-3	-9.9	County	30.37	31.41	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	#####	193.72	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	11.91	15.74	19.71	27.47
(=) Taxable Tax Capacity	33	29	-3	-9.9	Special District	7.02	8.01	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	223.76	248.88	19.71	27.47

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	12,100	13,800	14.0	246	244	-2	-0.9	2.03	1.77
Res Hmstd:Avg Val	18,200	20,800	14.3	370	368	-3	-0.7	2.03	1.77
Res Hmstd: Hi Val	24,200	27,700	14.5	492	490	-3	-0.5	2.03	1.77
Res Hmstd: Ex-Hi Val	36,300	41,500	14.3	739	734	-5	-0.7	2.03	1.77
Apartment	300,000	306,400	2.1	8,982	10,374	1,392	15.5	2.99	3.39
Comm/Ind: Lo Val	150,000	197,000	31.3	6,429	10,110	3,682	57.3	4.29	5.13
Comm/Ind: Med Val	300,000	394,000	31.3	14,902	22,471	7,569	50.8	4.97	5.70
Comm/Ind: Hi Val	1,000,000	1,313,400	31.3	54,444	80,157	25,713	47.2	5.44	6.10

Kittson County

Donaldson city

<i>Tax Burdens by Property Class</i>	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

Tax Rates

	Estimated Market Value				Pctg Chng	Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter	
Total Tax Capacity	22	23	1	4.0	County	33.97	35.39	0.00	0.00	
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	72.05	57.03	0.00	0.00	
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	8.48	8.80	24.81	20.65	
(=) Taxable Tax Capacity	22	23	1	4.0	Special District	7.02	8.01	0.00	0.00	
FD Distrib Tax Cap	0	0	0	0.0	Total	121.52	109.23	24.81	20.65	

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	9,200	9,200	9,200	0.0	98	79	-19	-18.9	1.06	0.86
Res Hmstd:Avg Val	13,800	13,900	13,850	0.7	147	120	-27	-18.4	1.06	0.86
Res Hmstd: Hi Val	18,400	18,500	18,450	0.5	196	159	-36	-18.5	1.06	0.86
Res Hmstd: Ex-Hi Val	27,600	27,700	27,650	0.4	293	239	-55	-18.6	1.06	0.86
Comm/Ind: Lo Val	150,000	172,100	161,050	14.7	4,205	4,672	467	11.1	2.80	2.71
Comm/Ind: Med Val	300,000	344,100	322,050	14.7	9,688	10,542	855	8.8	3.23	3.06
Comm/Ind: Hi Val	1,000,000	1,147,100	1,073,550	14.7	35,273	37,950	2,676	7.6	3.53	3.31

Kittson County

Hallock city

<i>Tax Burdens by Property Class</i>	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	328	-14	-4.0	1.49	1.46
Res Non-Hm: exis	1,960	2,405	446	22.7	36	49	13	35.9	1.83	2.03
Apartments: exis	1,091	1,110	19	1.7	24	27	3	13.8	2.19	2.45
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	15.0	1.66	1.91
Com/Ind: Lo: exi	3,981	3,960	-21	-0.5	132	145	13	10.1	3.31	3.66
Com/Ind Hi: exis	1,078	1,147	69	6.4	47	55	9	18.4	4.33	4.81
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	17.1	4.33	4.81
Ag HGA: Exist	160	150	-10	-6.3	2	2	0	-7.2	1.53	1.51
Ag Hmstd Land	303	384	81	26.9	2	3	1	63.2	0.63	0.81
Ag Non-Hmstd	498	426	-71	-14.3	8	8	0	-1.0	1.55	1.79
Misc props	85	84	-1	-1.3	2	3	0	10.8	2.65	2.98
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	1.59
Total	33,095	33,452	357	1.1	636	672	36	5.6	1.92	2.01

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	373	309	-64	-17.2	County	33.62	34.99	0.00	0.00
(-) TIF Tax Capacity	10	0	-10	-100.0	City/Town	#####	127.90	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	8.05	8.29	24.80	20.64
(=) Taxable Tax Capacity	363	309	-54	-14.9	Special District	7.02	8.01	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	155.07	179.20	24.80	20.64

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	43,200	42,400		-1.9	604	543	-61	-10.1	1.4	1.28
Res Hmstd:Avg Val	64,800	63,600		-1.9	906	815	-91	-10.1	1.4	1.28
Res Hmstd: Hi Val	86,400	84,900		-1.7	1,259	1,166	-93	-7.4	1.46	1.37
Res Hmstd: Ex-Hi Val	129,600	127,300		-1.8	2,075	2,082	7	0.3	1.60	1.64
Apartment	300,000	305,100		1.7	6,559	7,464	905	13.8	2.19	2.45
Comm/Ind: Lo Val	150,000	159,600		6.4	4,960	5,953	993	20.0	3.31	3.73
Comm/Ind: Med Val	300,000	319,200		6.4	11,449	13,634	2,185	19.1	3.82	4.27
Comm/Ind: Hi Val	1,000,000	1,064,100		6.4	41,732	49,481	7,750	18.6	4.17	4.65

Kittson County

Halma city

<i>Tax Burdens by Property Class</i>	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	13.7	1.24	1.39
Res Non-Hm: exis	84	76	-8	-9.5	1	2	0	17.2	1.68	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	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	23.1	3.11	3.83
Com/Ind Hi: exis	77	128	51	65.6	3	6	3	103.5	4.08	5.01
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	33.2	4.08	5.01
Ag HGA: Exist	50	56	5	10.7	1	1	0	23.2	1.25	1.39
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	100.0	2.01	2.60
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	24	6	35.0	1.63	2.08

Tax Base

Tax Rates

	Estimated Market Value				Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	12	10	-2	-12.9	County	33.41	34.76	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	88.31	122.18	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	16.62	20.94	19.70	27.47
(=) Taxable Tax Capacity	12	10	-2	-12.9	Special District	7.02	8.01	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	145.36	185.89	19.70	27.47

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	18,000	18,300	1.7	225	254	29	13.0	1.25	1.39
Res Hmstd:Avg Val	26,900	27,300	1.5	336	379	43	12.8	1.25	1.39
Res Hmstd: Hi Val	35,900	36,500	1.7	449	507	58	13.0	1.25	1.39
Res Hmstd: Ex-Hi Val	53,900	54,800	1.7	674	762	88	13.0	1.25	1.39
Comm/Ind: Lo Val	150,000	248,400	65.6	4,665	10,678	6,014	128.9	3.11	4.3
Comm/Ind: Med Val	300,000	496,900	65.6	10,786	23,139	12,353	114.5	3.6	4.66
Comm/Ind: Hi Val	1,000,000	1,656,300	65.6	39,352	81,276	41,925	106.5	3.94	4.91

Kittson County

Humboldt city

<i>Tax Burdens by Property Class</i>	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

Tax Rates

	Tax Base				Tax Rates		Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	County	City/Town	Base	Alter	Base	Alter
Total Tax Capacity	11	10	-1	-9.2	County	34.00	35.43	0.00	0.00	
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	16.80	21.19	0.00	0.00	
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	8.48	8.80	24.80	20.64	
(=) Taxable Tax Capacity	11	10	-1	-9.2	Special District	4.02	4.76	0.00	0.00	
FD Distrib Tax Cap	0	0	0	0.0	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	3,309	414	14.3	1.93	2.06
Comm/Ind: Med Val	300,000	320,600	6.9	6,631	7,528	897	13.5	2.21	2.35
Comm/Ind: Hi Val	1,000,000	1,068,600	6.9	24,066	27,215	3,149	13.1	2.41	2.55

Kittson County

Karlstad city

<i>Tax Burdens by Property Class</i>	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	137	23	20.2	1.09	1.24
Res Non-Hm: exis	2,374	2,279	-95	-4.0	35	41	5	15.3	1.48	1.78
Apartments: exis	1,952	1,918	-34	-1.7	35	41	6	17.4	1.78	2.13
Low-inc Apts: ex	628	673	45	7.2	7	9	2	28.7	1.10	1.32
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	62	10	19.4	2.83	3.27
Com/Ind Hi: exis	641	758	117	18.3	24	32	9	36.0	3.71	4.27
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	54	9	19.5	3.71	4.27
Ag HGA: Exist	51	52	2	3.2	1	1	0	12.9	1.07	1.17
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	20.3	2.20	2.58
ResHmstd: NewCon	0	25	25	0.0	0	0	0	0.0	0.00	1.24
All other NewCon	0	50	50	0.0	0	2	2	0.0	0.00	3.30
Total	19,305	20,156	851	4.4	315	382	66	21.1	1.63	1.89

Tax Base

Tax Rates

	Tax Base				Tax Rates		Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	County	City/Town	School District	Special District	Base	Alter
Total Tax Capacity	224	196	-28	-12.4	33.51	34.88	16.65	7.18	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	69.66	84.65	20.98	8.13	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	16.65	20.98	19.71	0.00	19.71	27.47
(=) Taxable Tax Capacity	224	196	-28	-12.4	7.18	8.13	0.00	0.00	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	127.00	148.65		19.71	27.47

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	32,600	34,600	34,600	6.1	348	404	56	16.0	1.07	1.17
Res Hmstd:Avg Val	48,900	51,900	51,900	6.1	522	605	84	16.0	1.07	1.17
Res Hmstd: Hi Val	65,300	69,300	69,300	6.1	697	808	112	16.0	1.07	1.17
Res Hmstd: Ex-Hi Val	97,900	103,900	103,900	6.1	1,152	1,415	263	22.9	1.18	1.36
Apartment	300,000	294,800	294,800	-1.7	5,354	6,288	934	17.4	1.78	2.13
Comm/Ind: Lo Val	150,000	177,400	177,400	18.3	4,252	6,076	1,825	42.9	2.83	3.43
Comm/Ind: Med Val	300,000	354,900	354,900	18.3	9,822	13,655	3,833	39.0	3.27	3.85
Comm/Ind: Hi Val	1,000,000	1,182,900	1,182,900	18.3	35,818	49,008	13,190	36.8	3.58	4.14

Kittson County

Kennedy city

<i>Tax Burdens by Property Class</i>	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	22.9	3.76	4.62
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

Tax Rates

	Tax Base				County	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	48	39	-10	-19.7	County	31.76	32.65	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	#####	226.82	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	6.02	5.74	24.80	20.64
(=) Taxable Tax Capacity	48	39	-10	-19.7	Special District	7.02	8.01	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	214.97	273.22	24.80	20.64

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	19,600	19,600	19,600	0.0	392	362	-30	-7.6	2	1.85
Res Hmstd:Avg Val	29,400	29,400	29,400	0.0	587	543	-45	-7.6	2	1.85
Res Hmstd: Hi Val	39,200	39,100	39,100	-0.3	783	722	-61	-7.8	2	1.85
Res Hmstd: Ex-Hi Val	58,800	58,700	58,700	-0.2	1,175	1,083	-91	-7.8	2	1.85
Apartment	300,000	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	173,600	15.7	6,308	9,186	2,879	45.6	4.21	5.29
Comm/Ind: Med Val	300,000	347,200	347,200	15.7	14,594	20,805	6,211	42.6	4.86	5.99
Comm/Ind: Hi Val	1,000,000	1,157,300	1,157,300	15.7	53,263	75,024	21,761	40.9	5.33	6.48

Kittson County

Lancaster city

<i>Tax Burdens by Property Class</i>	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	93	-5	-4.8	1.70	1.60
Res Non-Hm: exis	775	691	-84	-10.8	16	15	-1	-8.6	2.07	2.12
Apartments: exis	137	146	8	6.1	3	4	0	11.4	2.35	2.47
Low-inc Apts: ex	299	314	16	5.3	5	5	0	7.8	1.55	1.58
Seasnl Rec: exis	84	82	-2	-2.2	1	1	0	20.3	1.25	1.54
Com/Ind: Lo: exi	417	421	4	1.0	14	15	1	7.7	3.38	3.60
Com/Ind Hi: exis	118	169	50	42.3	5	8	3	54.9	4.21	4.59
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	14	2	14.5	4.21	4.59
Ag HGA: Exist	196	209	13	6.4	3	3	0	-2.2	1.66	1.53
Ag Hmstd Land	339	358	19	5.5	1	2	1	58.1	0.31	0.46
Ag Non-Hmstd	99	79	-20	-20.2	1	1	0	-1.2	1.17	1.45
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	1.60
All other NewCon	0	3	3	0.0	0	0	0	0.0	0.00	3.60
Total	8,507	8,647	141	1.7	160	161	2	1.0	1.88	1.86

Tax Base

Tax Rates

	Tax Base				Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	89	70	-19	-21.6	County	33.83	35.22	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	69.74	97.52	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	6.83	4.63	88.71	65.62
(=) Taxable Tax Capacity	89	70	-19	-21.6	Special District	7.02	8.01	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	117.42	145.39	88.71	65.62

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	34,300	34,800	1.5	570	532	-38	-6.7	1.66	1.53
Res Hmstd:Avg Val	51,400	52,200	1.6	854	798	-56	-6.6	1.66	1.53
Res Hmstd: Hi Val	68,500	69,600	1.6	1,138	1,064	-74	-6.5	1.66	1.53
Res Hmstd: Ex-Hi Val	102,700	104,300	1.6	1,837	1,796	-41	-2.2	1.79	1.72
Apartment	300,000	318,200	6.1	7,065	7,871	806	11.4	2.35	2.47
Comm/Ind: Lo Val	150,000	213,400	42.3	5,071	8,313	3,241	63.9	3.38	3.9
Comm/Ind: Med Val	300,000	426,900	42.3	11,390	18,104	6,714	58.9	3.8	4.24
Comm/Ind: Hi Val	1,000,000	1,423,000	42.3	40,875	63,784	22,909	56.0	4.09	4.48

Kittson County

St. Vincent city

<i>Tax Burdens by Property Class</i>	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

Tax Rates

	Estimated Market Value				County	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	20	16	-4	-20.6	County	34.30	35.74	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	47.20	59.42	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	8.48	8.80	24.81	20.65
(=) Taxable Tax Capacity	20	16	-4	-20.6	Special District	4.02	4.76	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	94.01	108.72	24.81	20.65

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		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

<i>Tax Burdens by Property Class</i>	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

Tax Rates

	Tax Base				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	63	50	-14	-21.5	County	37.19	40.54	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	84.41	90.90	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	39.63	36.47	5.70	3.35
(=) Taxable Tax Capacity	63	50	-14	-21.5	Special District	6.99	7.36	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	168.22	175.27	5.70	3.35

**Tax Burdens on
Hypothetical Properties**

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		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	1,043	164	18.6	1.76	1.84	
Seas Rec: Hi Val	150,000	170,400	13.6	2,721	3,246	524	19.3	1.81	1.90	

Koochiching County

International Falls city

<i>Tax Burdens by Property Class</i>	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	0.5	0.88	1.01
Com/Ind: Lo: exi	19,377	18,560	-817	-4.2	496	518	21	4.3	2.56	2.79
Com/Ind Hi: exis	48,824	46,463	-2,361	-4.8	1,642	1,704	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	7.3	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

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	3,085	2,669	-416	-13.5	County	31.02	33.91	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	66.39	79.04	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	14.00	11.63	15.47	15.15
(=) Taxable Tax Capacity	<u>3,085</u>	<u>2,669</u>	<u>-416</u>	<u>-13.5</u>	Special District	<u>0.15</u>	<u>0.16</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	0	0	0	0.0	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	9,154	269	3.0	2.96	3.21
Comm/Ind: Hi Val	1,000,000	951,600	-4.8	32,424	33,589	1,165	3.6	3.24	3.53

Koochiching County

Littlefork city

<i>Tax Burdens by Property Class</i>	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	153	-11	-6.7	1.09	1.05
Res Non-Hm: exis	2,691	2,872	180	6.7	39	45	6	14.3	1.45	1.55
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	7.1	1.04	1.12
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	1	7.2	2.79	2.99
Com/Ind Hi: exis	10	10	0	0.0	0	0	0	7.2	3.71	3.97
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	5.0	3.54	3.79
Ag HGA: Exist	539	616	76	14.2	6	7	1	17.2	1.17	1.20
Ag Hmstd Land	204	209	5	2.6	1	1	0	18.9	0.37	0.43
Ag Non-Hmstd	15	15	0	0.0	0	0	0	9.2	1.34	1.46
Misc props	88	88	0	0.0	2	2	0	7.9	2.20	2.37
ResHmstd: NewCon	0	93	93	0.0	0	1	1	0.0	0.00	1.05
All other NewCon	0	112	112	0.0	0	2	2	0.0	0.00	1.55
Total	20,471	20,421	-49	-0.2	268	270	2	0.7	1.31	1.32

Tax Base

Tax Rates

	Baseline	Alternative	Change	Pctg Chng		Net Tax Cap (Pctg)		Ref Mkt Val	
						Base	Alter	Base	Alter
Total Tax Capacity	216	171	-45	-20.9	County	37.77	41.30	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	55.55	67.25	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	40.12	37.11	5.70	3.35
(=) Taxable Tax Capacity	216	171	-45	-20.9	Special District	0.15	0.16	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	133.58	145.82	5.70	3.35

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	51,400	49,700		-3.3	510	451	-59	-11.5	0.99	0.91
Res Hmstd:Avg Val	77,100	74,600		-3.2	771	678	-93	-12.1	1	0.91
Res Hmstd: Hi Val	102,800	99,400		-3.3	1,152	1,070	-82	-7.1	1.12	1.08
Res Hmstd: Ex-Hi Val	154,300	149,200		-3.3	1,916	1,878	-37	-1.9	1.24	1.26
Comm/Ind: Lo Val	150,000	150,000		0.0	4,190	4,481	291	6.9	2.79	2.99
Comm/Ind: Med Val	300,000	300,000		0.0	9,748	10,439	691	7.1	3.25	3.48
Comm/Ind: Hi Val	1,000,000	1,000,000		0.0	35,685	38,242	2,558	7.2	3.57	3.82

Koochiching County

Mizpah city

<i>Tax Burdens by Property Class</i>	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	9.9	0.57	0.62
Res Non-Hm: exis	107	102	-5	-4.6	1	1	0	-0.5	0.96	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	141	141	0	0.0	1	1	0	4.8	0.95	0.99
Com/Ind: Lo: exi	105	105	0	0.0	2	2	0	4.4	2.12	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	6	6	0	-3.3	0	0	0	0.9	2.80	2.92
Ag HGA: Exist	264	269	5	1.9	1	2	0	22.7	0.52	0.63
Ag Hmstd Land	613	607	-5	-0.8	1	1	0	6.8	0.20	0.21
Ag Non-Hmstd	563	563	0	0.0	5	5	0	4.3	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	0.62
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	7.2	0.65	0.70

Tax Base

Tax Rates

	Estimated Market Value				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	21	18	-3	-15.2	County	35.68	39.29	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	11.72	13.83	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	36.59	34.55	7.88	8.05
(=) Taxable Tax Capacity	21	18	-3	-15.2	Special District	3.32	3.44	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	87.31	91.10	7.88	8.05

**Tax Burdens on
Hypothetical Properties**

	Estimated Market Value			Pctg Chng	Net Tax			Pctg Chng	Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change		Base	Alter
Res Hmstd: Lo Val	23,900	23,900	23,900	0.0	132	150	18	13.6	0.55	0.63
Res Hmstd:Avg Val	35,800	35,800	35,800	0.0	198	225	27	13.6	0.55	0.63
Res Hmstd: Hi Val	47,700	47,700	47,700	0.0	263	299	36	13.6	0.55	0.63
Res Hmstd: Ex-Hi Val	71,600	71,600	71,600	0.0	395	449	54	13.6	0.55	0.63
Seas Rec: Lo Val	50,000	50,000	50,000	0.0	474	497	23	4.8	0.95	0.99
Seas Rec: Hi Val	150,000	150,000	150,000	0.0	1,507	1,583	76	5.0	1.00	1.06

Koochiching County

Northome city

<i>Tax Burdens by Property Class</i>	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	-2.4	1.22	1.18
Res Non-Hm: exis	671	642	-29	-4.3	11	11	1	5.6	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	10.4	1.18	1.30
Seasnl Rec: exis	5	5	0	0.0	0	0	0	10.7	1.57	1.74
Com/Ind: Lo: exi	920	974	54	5.9	28	32	4	15.5	3.05	3.33
Com/Ind Hi: exis	58	58	0	0.0	2	3	0	9.1	4.04	4.41
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	5.5	4.04	4.41
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	274.6	1.49	1.65
Misc props	2	2	0	0.0	0	0	0	10.4	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	98	6	6.7	1.64	1.70

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	62	51	-10	-16.7	County	30.24	32.76	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	78.09	93.77	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	32.21	29.29	7.88	8.05
(=) Taxable Tax Capacity	62	51	-10	-16.7	Special District	8.76	9.59	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	149.30	165.41	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	401	-32	-7.4	1.17	1.07
Res Hmstd:Avg Val	55,500	56,100	1.1	650	602	-48	-7.4	1.17	1.07
Res Hmstd: Hi Val	74,000	74,800	1.1	867	803	-65	-7.4	1.17	1.07
Res Hmstd: Ex-Hi Val	111,000	112,200	1.1	1,472	1,497	25	1.7	1.33	1.33
Comm/Ind: Lo Val	150,000	150,000	0.0	4,576	4,992	416	9.1	3.05	3.33
Comm/Ind: Med Val	300,000	300,000	0.0	10,639	11,609	970	9.1	3.55	3.87
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	38,929	42,484	3,555	9.1	3.89	4.25

Koochiching County

Ranier city

<i>Tax Burdens by Property Class</i>	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	264	215	438.5	0.77	0.87
Res Non-Hm: exis	1,177	3,294	2,116	179.7	12	35	23	192.8	1.01	1.06
Apartments: exis	161	161	0	0.0	2	2	0	5.5	1.20	1.26
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	30	22	276.0	0.96	1.04
Com/Ind: Lo: exi	350	874	525	150.1	7	20	12	163.5	2.14	2.25
Com/Ind Hi: exis	704	5,233	4,529	643.5	20	155	135	684.3	2.80	2.95
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	10.2	2.80	2.95
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	0.89
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	0.87
All other NewCon	0	116	116	0.0	0	1	1	0.0	0.00	1.05
Total	9,976	43,273	33,297	333.8	108	519	411	378.8	1.09	1.20

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	112	437	325	288.8	County	35.67	39.28	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	28.51	32.03	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	19.12	17.55	15.47	15.15
(=) Taxable Tax Capacity	112	437	325	288.8	Special District	0.15	0.16	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	83.46	89.03	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	3,429	3,011	719.6	0.59	1.02
Res Hmstd:Avg Val	106,400	502,300	372.1	776	5,238	4,462	575.1	0.73	1.04
Res Hmstd: Hi Val	141,900	670,000	372.2	1,159	7,359	6,199	534.9	0.82	1.1
Res Hmstd: Ex-Hi Val	212,900	1,005,200	372.1	1,925	11,597	9,671	502.3	0.90	1.15
Apartment	300,000	300,000	0.0	3,594	3,793	199	5.5	1.2	1.26
Seas Rec: Lo Val	50,000	174,400	248.8	455	1,820	1,365	299.8	0.91	1.04
Seas Rec: Hi Val	150,000	523,300	248.9	1,450	5,714	4,264	294.1	0.97	1.09
Comm/Ind: Lo Val	150,000	1,115,200	643.5	3,209	31,893	28,685	894.0	2.14	2.86
Comm/Ind: Med Val	300,000	2,230,500	643.5	7,409	64,841	57,431	775.1	2.47	2.91
Comm/Ind: Hi Val	1,000,000	7,434,900	643.5	27,013	218,584	191,571	709.2	2.70	2.94

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

Tax Rates

	Tax Base				Tax Rates		Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	County	City/Town	Base	Alter	Base	Alter
Total Tax Capacity	80	72	-9	-10.9	33.75	38.37	0.00	0.00		
(-) TIF Tax Capacity	0	0	0	0.0	32.47	40.08	0.00	0.00		
(-) FD Contrib Tax Cap	0	0	0	0.0	19.08	15.97	28.44	29.51		
(=) Taxable Tax Capacity	80	72	-9	-10.9	2.92	3.00	0.00	0.00		
FD Distrib Tax Cap	0	0	0	0.0	Total	88.23	97.41	28.44	29.51	

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		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	3,836	326	9.3	2.34	2.53
Comm/Ind: Med Val	300,000	303,300		1.1	8,049	8,790	741	9.2	2.68	2.9
Comm/Ind: Hi Val	1,000,000	1,010,900		1.1	29,228	31,896	2,668	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	7.83
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	7.83
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

Tax Rates

	Baseline	Alternative	Change	Pctg Chng		Net Tax Cap (Pctg)		Ref Mkt Val	
						Base	Alter	Base	Alter
Total Tax Capacity	39	33	-6	-15.9	County	24.52	27.51	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	#####	296.62	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	0.81	0.00	20.03	27.04
(=) Taxable Tax Capacity	39	33	-6	-15.9	Special District	2.92	3.00	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	272.46	327.12	20.03	27.04

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		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	24,593	7,124	40.8	5.82	7.02
Comm/Ind: Hi Val	1,000,000	1,167,100		16.7	63,852	88,603	24,751	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	561	6	1.1	1.86	1.86
Res Non-Hm: exis	4,205	3,780	-425	-10.1	95	99	4	4.6	2.25	2.62
Apartments: exis	1,322	1,322	0	0.0	36	41	6	16.2	2.69	3.13
Low-inc Apts: ex	702	702	0	0.0	12	14	2	16.2	1.67	1.94
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	193	18	10.6	3.89	4.43
Com/Ind Hi: exis	5,133	5,310	177	3.5	260	306	46	17.8	5.06	5.76
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	30.9	5.05	5.75
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	16.4	1.24	1.45
Ag Non-Hmstd	446	446	0	0.0	8	10	1	15.9	1.85	2.15
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	5.31
Total	49,273	50,228	955	1.9	1,280	1,435	155	12.1	2.60	2.86

Tax Base

Tax Rates

	Tax Base				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	590	510	-81	-13.7	County	28.64	32.59	0.00	0.00
(-) TIF Tax Capacity	7	5	-2	-26.8	City/Town	#####	169.13	17.76	17.36
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	7.54	5.02	20.03	27.04
(=) Taxable Tax Capacity	583	505	-79	-13.5	Special District	7.03	8.04	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	185.24	214.78	37.79	44.40

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	40,700	41,100		1.0	745	712	-33	-4.4	1.83	1.73
Res Hmstd:Avg Val	61,000	61,700		1.1	1,116	1,069	-47	-4.2	1.83	1.73
Res Hmstd: Hi Val	81,400	82,300		1.1	1,516	1,492	-24	-1.6	1.86	1.81
Res Hmstd: Ex-Hi Val	122,100	123,400		1.1	2,461	2,637	176	7.2	2.02	2.14
Apartment	300,000	300,000		0.0	8,080	9,386	1,306	16.2	2.69	3.13
Comm/Ind: Lo Val	150,000	155,200		3.5	5,833	6,948	1,114	19.1	3.89	4.48
Comm/Ind: Med Val	300,000	310,400		3.5	13,422	15,890	2,467	18.4	4.47	5.12
Comm/Ind: Hi Val	1,000,000	1,034,600		3.5	48,837	57,614	8,777	18.0	4.88	5.57

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

Tax Rates

	Tax Base				Tax Rates		Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	County	City/Town	School District	Special District	Base	Alter
Total Tax Capacity	17	21	3	18.9	33.75	38.48	19.09	2.92	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	77.57	74.93	16.13	3.00	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	19.09	16.13	28.44	0.00	28.44	29.51
(=) Taxable Tax Capacity	17	21	3	18.9	2.92	3.00	0.00	0.00	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	133.33	132.54		28.44	29.51

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	17,900	18,800	17,900	5.0	218	205	-13	-6.0	1.22	1.09
Res Hmstd:Avg Val	26,800	28,200	26,800	5.2	326	307	-19	-5.8	1.22	1.09
Res Hmstd: Hi Val	35,700	37,600	35,700	5.3	435	410	-25	-5.7	1.22	1.09
Res Hmstd: Ex-Hi Val	53,600	56,400	53,600	5.2	653	615	-38	-5.8	1.22	1.09
Comm/Ind: Lo Val	150,000	247,700	150,000	65.1	4,525	8,451	3,926	86.8	3.02	3.41
Comm/Ind: Med Val	300,000	495,300	300,000	65.1	10,417	18,276	7,859	75.4	3.47	3.69
Comm/Ind: Hi Val	1,000,000	1,651,000	1,000,000	65.1	37,911	64,133	26,222	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	469	-15	-3.2	1.45	1.41
Res Non-Hm: exis	3,287	3,111	-176	-5.3	60	63	3	4.8	1.82	2.02
Apartments: exis	445	445	0	0.0	10	11	1	11.5	2.16	2.41
Low-inc Apts: ex	665	665	0	0.0	9	10	1	10.6	1.35	1.49
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	146	13	10.0	3.26	3.60
Com/Ind Hi: exis	1,251	1,227	-24	-1.9	53	58	5	8.9	4.24	4.70
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	27	3	14.8	4.24	4.70
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	1	0	15.6	0.74	0.85
Ag Non-Hmstd	106	105	-1	-0.9	2	2	0	14.6	1.46	1.69
Misc props	95	92	-2	-2.2	3	3	0	9.3	2.78	3.11
ResHmstd: NewCon	0	348	348	0.0	0	5	5	0.0	0.00	1.41
All other NewCon	0	99	99	0.0	0	4	4	0.0	0.00	3.67
Total	44,031	44,112	81	0.2	777	798	20	2.6	1.77	1.81

Tax Base

Tax Rates

	Tax Base				Tax Rates		Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	County	City/Town	Base	Alter	Base	Alter
Total Tax Capacity	478	364	-114	-23.8	County	28.84	32.16	0.00	0.00	
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	#####	133.47	0.00	0.00	
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	-0.01	0.00	34.06	30.48	
(=) Taxable Tax Capacity	478	364	-114	-23.8	Special District	2.92	3.00	0.00	0.00	
FD Distrib Tax Cap	0	0	0	0.0	Total	145.90	168.63	34.06	30.48	

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	37,900	37,700		-0.5	530	496	-34	-6.4	1.4	1.32
Res Hmstd:Avg Val	56,800	56,500		-0.5	795	744	-51	-6.4	1.4	1.32
Res Hmstd: Hi Val	75,700	75,300		-0.5	1,060	991	-68	-6.4	1.4	1.32
Res Hmstd: Ex-Hi Val	113,600	113,000		-0.5	1,774	1,793	19	1.1	1.56	1.59
Apartment	300,000	300,000		0.0	6,493	7,238	745	11.5	2.16	2.41
Comm/Ind: Lo Val	150,000	147,200		-1.9	4,892	5,300	408	8.3	3.26	3.60
Comm/Ind: Med Val	300,000	294,300		-1.9	11,246	12,182	937	8.3	3.75	4.14
Comm/Ind: Hi Val	1,000,000	981,100		-1.9	40,893	44,458	3,565	8.7	4.09	4.53

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	45.7	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

Tax Rates

	Tax Base				Tax Rates		Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	County	City/Town	Base	Alter	Base	Alter
Total Tax Capacity	32	25	-7	-22.4	County	29.46	32.96	0.00	0.00	
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	61.11	102.99	0.00	0.00	
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	-0.01	0.00	34.06	30.48	
(=) Taxable Tax Capacity	32	25	-7	-22.4	Special District	2.92	3.00	0.00	0.00	
FD Distrib Tax Cap	0	0	0	0.0	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	17.2	0.79	0.89
Res Non-Hm: exis	219	177	-42	-19.1	3	2	0	-14.0	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	18.0	2.33	2.50
Com/Ind Hi: exis	946	959	14	1.4	28	31	3	9.3	2.99	3.23
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	11.4	2.99	3.23
Ag HGA: Exist	76	76	0	0.0	1	1	0	12.3	0.78	0.87
Ag Hmstd Land	18	18	0	0.0	0	0	0	14.2	0.72	0.82
Ag Non-Hmstd	20	20	0	0.0	0	0	0	13.3	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	3.23
Total	2,468	2,542	75	3.0	46	51	5	11.6	1.85	2.00

Tax Base

Tax Rates

	Tax Base				Tax Rates		Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	County	City/Town	School District	Special District	Base	Alter
Total Tax Capacity	36	33	-3	-8.7	33.74	38.48	5.14	2.92	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	41.96	47.50	5.94	3.00	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	5.14	5.94	34.07	30.49	34.07	30.49
(=) Taxable Tax Capacity	36	33	-3	-8.7	2.92	3.00	0.00	0.00	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	83.76	94.91	34.07	30.49	

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	20,500	21,500		4.9	160	188	28	17.8	0.78	0.87
Res Hmstd:Avg Val	30,700	32,200		4.9	239	282	43	17.8	0.78	0.87
Res Hmstd: Hi Val	40,900	42,800		4.6	318	374	56	17.6	0.78	0.87
Res Hmstd: Ex-Hi Val	61,400	64,300		4.7	478	562	84	17.6	0.78	0.87
Comm/Ind: Lo Val	150,000	152,200		1.5	3,494	3,814	319	9.1	2.33	2.51
Comm/Ind: Med Val	300,000	304,300		1.4	7,983	8,719	736	9.2	2.66	2.87
Comm/Ind: Hi Val	1,000,000	1,014,500		1.5	28,932	31,624	2,692	9.3	2.89	3.12

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	101	8	8.1	1.07	1.19
Res Non-Hm: exis	2,069	2,243	175	8.5	28	35	7	24.8	1.34	1.54
Apartments: exis	200	200	0	0.0	3	4	0	14.9	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	23,253	23,225	-27	-0.1	342	390	49	14.3	1.47	1.68
Com/Ind: Lo: exi	1,393	1,428	35	2.5	38	43	4	11.6	2.74	2.99
Com/Ind Hi: exis	3,002	3,007	5	0.2	110	120	10	9.0	3.65	3.98
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	5.5	3.65	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	4,144	4,131	-13	-0.3	54	62	8	14.7	1.30	1.50
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	1.19
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	758	86	12.9	1.56	1.77

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	470	460	-9	-1.9	County	39.69	43.13	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	71.71	85.50	0.00	0.00
(-) FD Contrib Tax Cap	29	30	0	1.3	School District	16.66	18.85	1.73	1.79
(=) Taxable Tax Capacity	440	431	-10	-2.2	Special District	2.01	2.18	0.00	0.00
FD Distrib Tax Cap	2	2	1	29.1	Total	130.08	149.65	1.73	1.79

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Pctg Chng	Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change		Base	Alter
Res Hmstd: Lo Val	124,100	120,500		-2.9	1,085	1,140	55	5.1	0.87	0.95
Res Hmstd:Avg Val	186,000	180,600		-2.9	1,957	2,131	174	8.9	1.05	1.18
Res Hmstd: Hi Val	248,000	240,900		-2.9	2,830	3,126	296	10.4	1.14	1.3
Res Hmstd: Ex-Hi Val	372,000	361,300		-2.9	4,576	5,111	535	11.7	1.23	1.41
Apartment	300,000	300,000		0.0	4,930	5,666	736	14.9	1.64	1.89
Seas Rec: Lo Val	50,000	49,900		-0.2	688	788	100	14.5	1.38	1.58
Seas Rec: Hi Val	150,000	149,800		-0.1	2,149	2,458	309	14.4	1.43	1.64
Comm/Ind: Lo Val	150,000	150,300		0.2	4,116	4,492	376	9.1	2.74	2.99
Comm/Ind: Med Val	300,000	300,500		0.2	9,595	10,464	869	9.1	3.2	3.48
Comm/Ind: Hi Val	1,000,000	1,001,800		0.2	35,163	38,347	3,184	9.1	3.52	3.83

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	946	-12	-1.2	0.72	0.78
Res Non-Hm: exis	24,815	22,602	-2,212	-8.9	306	322	17	5.4	1.23	1.43
Apartments: exis	5,281	5,241	-40	-0.8	78	89	12	14.9	1.47	1.71
Low-inc Apts: ex	2,992	2,719	-273	-9.1	27	28	1	5.2	0.89	1.03
Seasnl Rec: exis	19,724	19,010	-714	-3.6	255	283	28	10.9	1.29	1.49
Com/Ind: Lo: exi	15,023	14,717	-306	-2.0	391	418	28	7.1	2.60	2.84
Com/Ind Hi: exis	23,049	22,269	-780	-3.4	798	843	45	5.6	3.46	3.78
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	36	5	15.9	1.16	1.35
Misc props	849	816	-34	-4.0	17	19	2	10.4	2.01	2.31
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	1.92
Total	227,171	212,626	-14,545	-6.4	2,860	2,994	134	4.7	1.26	1.41

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	2,591	2,153	-438	-16.9	County	35.91	38.26	0.00	0.00
(-) TIF Tax Capacity	176	166	-10	-5.6	City/Town	63.59	77.89	0.00	0.00
(-) FD Contrib Tax Cap	221	226	5	2.0	School District	15.43	17.20	1.73	1.79
(=) Taxable Tax Capacity	2,193	1,761	-432	-19.7	Special District	1.50	1.63	0.00	0.00
FD Distrib Tax Cap	155	185	29	18.9	Total	116.43	134.98	1.73	1.79

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	80,800	74,200		-8.2	365	324	-41	-11.2	0.45	0.44
Res Hmstd:Avg Val	121,100	111,200		-8.2	878	863	-14	-1.6	0.72	0.78
Res Hmstd: Hi Val	161,500	148,300		-8.2	1,391	1,416	24	1.8	0.86	0.95
Res Hmstd: Ex-Hi Val	242,200	222,300		-8.2	2,418	2,518	100	4.1	1	1.13
Apartment	300,000	297,700		-0.8	4,418	5,076	658	14.9	1.47	1.71
Seas Rec: Lo Val	50,000	48,200		-3.6	620	691	71	11.4	1.24	1.43
Seas Rec: Hi Val	150,000	144,600		-3.6	1,944	2,157	213	10.9	1.3	1.49
Comm/Ind: Lo Val	150,000	144,900		-3.4	3,902	4,119	217	5.6	2.60	2.84
Comm/Ind: Med Val	300,000	289,800		-3.4	9,096	9,555	458	5.0	3.03	3.3
Comm/Ind: Hi Val	1,000,000	966,200		-3.4	33,336	35,153	1,817	5.4	3.33	3.64

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	560	25	4.6	0.72	0.84
Res Non-Hm: exis	11,844	10,834	-1,011	-8.5	157	184	27	17.4	1.32	1.70
Apartments: exis	394	326	-69	-17.4	6	7	0	5.9	1.63	2.09
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	55	10	21.4	1.40	1.79
Com/Ind: Lo: exi	3,595	3,409	-186	-5.2	98	107	9	9.5	2.73	3.15
Com/Ind Hi: exis	4,913	4,593	-320	-6.5	178	193	14	8.0	3.63	4.19
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	573	82	16.7	3.62	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	1,970	1,816	-154	-7.8	25	30	5	18.5	1.29	1.66
Misc props	62	56	-6	-9.4	1	1	0	16.3	1.95	2.51
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	1.79
Total	113,790	105,065	-8,725	-7.7	1,538	1,719	180	11.7	1.35	1.64

Tax Base

Tax Rates

	Tax Base				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	1,339	1,056	-283	-21.2	County	35.59	37.52	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	76.12	109.32	0.00	0.00
(-) FD Contrib Tax Cap	132	141	9	6.9	School District	15.30	16.89	1.73	1.79
(=) Taxable Tax Capacity	1,207	915	-292	-24.2	Special District	2.01	2.18	0.00	0.00
FD Distrib Tax Cap	95	96	1	0.8	Total	129.01	165.90	1.73	1.79

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	67,000	60,300	-10.0	293	296	3	1.0	0.44	0.49	
Res Hmstd:Avg Val	100,400	90,300	-10.1	716	716	1	0.1	0.71	0.79	
Res Hmstd: Hi Val	133,900	120,400	-10.1	1,184	1,266	82	6.9	0.88	1.05	
Res Hmstd: Ex-Hi Val	200,800	180,600	-10.1	2,119	2,365	247	11.6	1.06	1.31	
Apartment	300,000	247,700	-17.4	4,890	5,181	291	6.0	1.63	2.09	
Comm/Ind: Lo Val	150,000	140,200	-6.5	4,092	4,416	324	7.9	2.73	3.15	
Comm/Ind: Med Val	300,000	280,400	-6.5	9,539	10,193	654	6.9	3.18	3.64	
Comm/Ind: Hi Val	1,000,000	934,800	-6.5	34,958	37,637	2,679	7.7	3.5	4.03	

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	17.7	2.18	2.49
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

Tax Rates

	Tax Base				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	708	629	-79	-11.2	County	45.11	49.94	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	35.63	41.53	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	41.68	50.32	17.49	16.96
(=) Taxable Tax Capacity	708	629	-79	-11.2	Special District	0.30	0.32	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	122.72	142.12	17.49	16.96

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		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	4,448	326	7.9	2.75	3.07
Comm/Ind: Med Val	300,000	289,900		-3.4	9,531	10,245	714	7.5	3.18	3.53
Comm/Ind: Hi Val	1,000,000	966,400		-3.4	34,773	37,535	2,762	7.9	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	14.5	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	10.9	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

Tax Rates

	Tax Base				Tax Rates		Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	County	City/Town	School District	Special District	Base	Alter
Total Tax Capacity	65	56	-9	-13.4	45.11	49.92	0.00	0.00	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	99.42	120.01	17.49	16.96	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	41.71	50.32	0.30	0.32	0.00	0.00
(=) Taxable Tax Capacity	65	56	-9	-13.4	<u>0.30</u>	<u>0.32</u>	<u>0.00</u>	<u>0.00</u>		
FD Distrib Tax Cap	0	0	0	0.0	Total	186.54	220.57	17.49	16.96	

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		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	7,347	1,789	32.2	3.71	4.39
Comm/Ind: Med Val	300,000	335,000		11.7	12,882	16,732	3,850	29.9	4.29	4.99
Comm/Ind: Hi Val	1,000,000	1,116,800		11.7	47,059	60,536	13,477	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

Tax Rates

	Baseline	Alternative	Change	Pctg Chng		Net Tax Cap (Pctg)		Ref Mkt Val	
						Base	Alter	Base	Alter
Total Tax Capacity	3	3	0	-4.2	County	46.20	51.17	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	25.96	3.45	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	47.04	49.88	14.92	14.98
(=) Taxable Tax Capacity	3	3	0	-4.2	Special District	0.30	0.32	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	119.49	104.82	14.92	14.98

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	19,100	19,100	19,100	0.0	180	149	-32	-17.5	0.94	0.78
Res Hmstd:Avg Val	28,700	28,700	28,700	0.0	271	223	-47	-17.5	0.94	0.78
Res Hmstd: Hi Val	38,300	38,300	38,300	0.0	362	298	-63	-17.5	0.94	0.78
Res Hmstd: Ex-Hi Val	57,400	57,400	57,400	0.0	542	447	-95	-17.5	0.94	0.78
Comm/Ind: Lo Val	150,000	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	300,000	0.0	9,285	8,635	-649	-7.0	3.09	2.88
Comm/Ind: Hi Val	1,000,000	1,000,000	1,000,000	0.0	33,895	31,513	-2,382	-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	12	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

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	400	354	-45	-11.4	County	37.85	42.97	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	53.27	65.75	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	8.13	5.26	13.01	17.37
(=) Taxable Tax Capacity	400	354	-45	-11.4	Special District	0.19	0.21	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	99.45	114.19	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	1,482	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	3,056	-475	-13.5	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	25,476	-4,369	-14.6	2.98	3.32

Le Sueur County

Heidelberg city

<i>Tax Burdens by Property Class</i>	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	51.8	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

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	121	102	-19	-15.8	County	39.57	44.91	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	24.87	29.55	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	38.19	42.63	10.40	10.73
(=) Taxable Tax Capacity	121	102	-19	-15.8	Special District	0.19	0.21	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	102.81	117.29	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	-10	-0.6	0.97	1.07
Res Hmstd:Avg Val	225,500	204,700	-9.2	2,384	2,400	16	0.7	1.06	1.17
Res Hmstd: Hi Val	300,500	272,800	-9.2	3,300	3,344	43	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	4,377	809	22.7	2.38	2.7
Comm/Ind: Med Val	300,000	324,700	8.2	8,274	10,021	1,747	21.1	2.76	3.09
Comm/Ind: Hi Val	1,000,000	1,082,200	8.2	30,232	36,345	6,113	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	187	-8	-4.1	0.70	0.68
Res Non-Hm: exis	1,552	1,864	312	20.1	14	16	1	9.3	0.93	0.85
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	5	0	-6.4	0.69	0.63
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	21	-3	-11.1	2.04	1.97
Com/Ind Hi: exis	1,272	1,489	218	17.1	34	39	5	14.0	2.66	2.59
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	5	0	-1.2	2.66	2.59
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	5	2	50.1	0.76	0.73
Misc props	112	112	0	0.0	1	1	0	-8.2	1.11	1.02
ResHmstd: NewCon	0	80	80	0.0	0	1	1	0.0	0.00	0.68
All other NewCon	0	320	320	0.0	0	7	7	0.0	0.00	2.16
Total	33,477	34,247	770	2.3	282	287	4	1.5	0.84	0.84

Tax Base

Tax Rates

	Estimated Market Value				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	352	305	-48	-13.5	County	39.57	44.91	0.00	0.00
(-) TIF Tax Capacity	4	4	0	0.0	City/Town	20.99	24.33	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	15.66	3.79	15.81	10.65
(=) Taxable Tax Capacity	348	301	-48	-13.7	Special District	0.19	0.21	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	76.42	73.24	15.81	10.65

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	78,600	77,700	-1.1	423	430	7	1.7	0.54	0.55	
Res Hmstd:Avg Val	117,900	116,600	-1.1	821	782	-39	-4.7	0.7	0.67	
Res Hmstd: Hi Val	157,100	155,400	-1.1	1,218	1,133	-85	-6.9	0.78	0.73	
Res Hmstd: Ex-Hi Val	235,700	233,100	-1.1	2,014	1,836	-177	-8.8	0.85	0.79	
Comm/Ind: Lo Val	150,000	175,700	17.1	3,055	3,624	568	18.6	2.04	2.06	
Comm/Ind: Med Val	300,000	351,300	17.1	7,050	8,178	1,128	16.0	2.35	2.33	
Comm/Ind: Hi Val	1,000,000	1,171,100	17.1	25,692	29,437	3,745	14.6	2.57	2.51	

Le Sueur County

Kilkenny city

<i>Tax Burdens by Property Class</i>	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

Tax Rates

	Estimated Market Value				Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	77	58	-19	-25.1	County	38.55	43.54	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	52.22	69.64	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	28.43	30.77	15.34	15.30
(=) Taxable Tax Capacity	77	58	-19	-25.1	Special District	0.19	0.21	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	119.38	144.15	15.34	15.30

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	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

<i>Tax Burdens by Property Class</i>	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

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	1,372	1,161	-211	-15.4	County	39.08	44.32	0.00	0.00
(-) TIF Tax Capacity	27	27	0	-0.9	City/Town	54.40	80.66	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	24.48	23.71	15.34	15.29
(=) Taxable Tax Capacity	1,345	1,134	-211	-15.7	Special District	0.19	0.21	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	118.14	148.91	15.34	15.29

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Pctg Chng	Effective Tax Rates	
	Baseline	Alternative	Change		Baseline	Alternative	Change		Base	Alter
Res Hmstd: Lo Val	83,600	80,400	-3,200	-3.8	819	873	55	6.7	0.98	1.09
Res Hmstd:Avg Val	125,400	120,600	-4,800	-3.8	1,414	1,587	173	12.2	1.13	1.32
Res Hmstd: Hi Val	167,100	160,700	-6,400	-3.8	2,008	2,299	291	14.5	1.20	1.43
Res Hmstd: Ex-Hi Val	250,800	241,200	-9,600	-3.8	3,201	3,729	528	16.5	1.28	1.55
Apartment	300,000	337,800	37,800	12.6	4,891	6,804	1,913	39.1	1.63	2.01
Comm/Ind: Lo Val	150,000	143,300	-6,700	-4.5	3,987	4,518	531	13.3	2.66	3.15
Comm/Ind: Med Val	300,000	286,600	-13,400	-4.5	9,227	10,402	1,176	12.7	3.08	3.63
Comm/Ind: Hi Val	1,000,000	955,300	-44,700	-4.5	33,677	38,174	4,496	13.4	3.37	4

Le Sueur County

Le Sueur city

Tax Burdens by Property 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	2,122	253	13.5	1.17	1.34
Res Non-Hm: exis	24,023	24,847	824	3.4	331	400	69	21.0	1.38	1.61
Apartments: exis	8,193	8,193	0	0.0	134	155	21	15.9	1.63	1.90
Low-inc Apts: ex	2,727	2,754	28	1.0	27	32	5	18.3	1.00	1.17
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	455	57	14.2	2.67	2.99
Com/Ind Hi: exis	28,823	29,113	291	1.0	1,011	1,138	127	12.6	3.51	3.91
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	40	5	12.6	3.51	3.91
Ag HGA: Exist	705	697	-8	-1.1	9	10	1	14.1	1.22	1.40
Ag Hmstd Land	680	657	-23	-3.4	4	5	0	8.8	0.61	0.69
Ag Non-Hmstd	2,642	2,256	-386	-14.6	32	29	-2	-6.7	1.19	1.30
Misc props	664	838	174	26.2	11	17	6	50.7	1.67	2.00
ResHmstd: NewCon	0	207	207	0.0	0	3	3	0.0	0.00	1.34
All other NewCon	0	195	195	0.0	0	7	7	0.0	0.00	3.45
Total	244,773	244,474	-298	-0.1	3,862	4,413	551	14.3	1.58	1.81

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	2,841	2,574	-267	-9.4	County	39.25	44.55	0.00	0.00
(-) TIF Tax Capacity	92	93	1	1.2	City/Town	58.53	64.94	4.93	4.77
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	21.41	22.43	9.33	19.59
(=) Taxable Tax Capacity	2,749	2,481	-268	-9.7	Special District	0.19	0.21	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	119.38	132.13	14.25	24.36

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base
Res Hmstd: Lo Val	94,300	93,200	-1.2	973	1,077	105	10.8	1.03	1.16
Res Hmstd:Avg Val	141,400	139,700	-1.2	1,644	1,860	216	13.1	1.16	1.33
Res Hmstd: Hi Val	188,500	186,300	-1.2	2,316	2,645	329	14.2	1.23	1.42
Res Hmstd: Ex-Hi Val	282,800	279,500	-1.2	3,661	4,214	553	15.1	1.29	1.51
Apartment	300,000	300,000	0.0	4,904	5,686	782	15.9	1.63	1.9
Comm/Ind: Lo Val	150,000	151,500	1.0	3,999	4,547	548	13.7	2.67	3.00
Comm/Ind: Med Val	300,000	303,000	1.0	9,259	10,468	1,209	13.1	3.09	3.45
Comm/Ind: Hi Val	1,000,000	1,010,100	1.0	33,806	38,103	4,297	12.7	3.38	3.77

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	1,753	60	3.5	1.43	1.53
Res Non-Hm: exis	32,973	32,474	-498	-1.5	586	667	80	13.7	1.78	2.05
Apartments: exis	4,397	4,394	-3	-0.1	89	103	14	16.2	2.02	2.35
Low-inc Apts: ex	492	492	0	0.0	6	7	1	16.1	1.23	1.42
Seasnl Rec: exis	821	821	0	0.0	17	19	3	16.3	2.02	2.35
Com/Ind: Lo: exi	10,053	10,006	-47	-0.5	315	356	41	13.1	3.13	3.56
Com/Ind Hi: exis	13,870	14,016	146	1.0	575	661	86	14.9	4.14	4.71
Publ U: Elec Gen	1,127	1,115	-12	-1.0	36	41	5	15.3	3.17	3.69
Publ U: Other	2,745	2,890	145	5.3	114	135	22	19.2	4.14	4.69
Ag HGA: Exist	281	280	-1	-0.3	4	4	1	15.5	1.37	1.58
Ag Hmstd Land	888	857	-31	-3.4	8	8	1	9.5	0.85	0.97
Ag Non-Hmstd	775	587	-188	-24.2	12	11	-1	-11.3	1.53	1.79
Misc props	614	614	0	0.0	14	16	2	16.0	2.30	2.67
ResHmstd: NewCon	0	202	202	0.0	0	3	3	0.0	0.00	1.53
All other NewCon	0	49	49	0.0	0	1	1	0.0	0.00	2.05
Total	187,283	183,378	-3,905	-2.1	3,467	3,786	319	9.2	1.85	2.06

Tax Base

Tax Rates

	Tax Base				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	2,140	1,865	-275	-12.9	County	38.35	43.52	0.00	0.00
(-) TIF Tax Capacity	49	29	-20	-40.4	City/Town	77.62	94.17	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	36.99	41.26	10.40	10.73
(=) Taxable Tax Capacity	2,092	1,836	-255	-12.2	Special District	0.19	0.21	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	153.16	179.16	10.40	10.73

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	84,600	82,000		-3.1	1,087	1,022	-65	-6.0	1.29	1.25
Res Hmstd:Avg Val	126,900	123,000		-3.1	1,817	1,867	49	2.7	1.43	1.52
Res Hmstd: Hi Val	169,100	163,900		-3.1	2,546	2,709	164	6.4	1.51	1.65
Res Hmstd: Ex-Hi Val	253,700	245,800		-3.1	4,005	4,397	391	9.8	1.58	1.79
Apartment	300,000	299,800		-0.1	6,055	7,036	980	16.2	2.02	2.35
Comm/Ind: Lo Val	150,000	151,600		1.1	4,701	5,417	716	15.2	3.13	3.57
Comm/Ind: Med Val	300,000	303,100		1.0	10,916	12,557	1,640	15.0	3.64	4.14
Comm/Ind: Hi Val	1,000,000	1,010,500		1.1	39,923	45,893	5,970	15.0	3.99	4.54

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	15.3	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	9.0	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

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	1,373	1,241	-132	-9.6	County	38.59	43.83	0.00	0.00
(-) TIF Tax Capacity	28	28	0	0.0	City/Town	57.45	63.69	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	3.96	3.69	28.66	27.34
(=) Taxable Tax Capacity	1,345	1,213	-132	-9.8	Special District	0.19	0.21	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	100.19	111.42	28.66	27.34

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Pctg Chng	Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change		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	1,970	269	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	9,469	785	9.0	2.89	3.12
Comm/Ind: Hi Val	1,000,000	1,011,100		1.1	31,554	34,410	2,856	9.0	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	523	31	6.3	1.10	1.17
Res Non-Hm: exis	9,667	8,391	-1,276	-13.2	130	119	-10	-8.0	1.34	1.42
Apartments: exis	275	459	184	66.7	4	7	3	77.8	1.44	1.54
Low-inc Apts: ex	168	168	1	0.3	2	2	0	6.5	0.91	0.97
Seasnl Rec: exis	24,573	24,434	-139	-0.6	269	293	24	8.9	1.09	1.20
Com/Ind: Lo: exi	3,416	3,412	-3	-0.1	82	87	5	6.2	2.41	2.56
Com/Ind Hi: exis	725	725	0	0.0	23	24	2	6.7	3.12	3.32
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	16	1	7.8	3.12	3.32
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	113.9	0.46	0.62
Ag Non-Hmstd	489	155	-334	-68.2	5	2	-3	-65.2	0.93	1.01
Misc props	221	221	0	0.0	4	4	0	7.1	1.74	1.86
ResHmstd: NewCon	0	225	225	0.0	0	3	3	0.0	0.00	1.17
All other NewCon	0	472	472	0.0	0	6	6	0.0	0.00	1.20
Total	85,105	84,283	-822	-1.0	1,026	1,089	63	6.1	1.21	1.29

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	896	834	-62	-6.9	County	38.80	44.08	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	49.46	53.14	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	4.17	3.95	28.67	27.34
(=) Taxable Tax Capacity	896	834	-62	-6.9	Special District	0.19	0.21	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	92.62	101.38	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	1,270	80	6.7	0.99	1.06
Res Hmstd:Avg Val	179,700	179,100	-0.3	1,969	2,091	122	6.2	1.1	1.17
Res Hmstd: Hi Val	239,600	238,800	-0.3	2,749	2,914	165	6.0	1.15	1.22
Res Hmstd: Ex-Hi Val	359,400	358,200	-0.3	4,310	4,560	250	5.8	1.2	1.27
Apartment	300,000	500,100	66.7	4,333	7,705	3,372	77.8	1.44	1.54
Seas Rec: Lo Val	50,000	49,700	-0.6	501	545	44	8.8	1.00	1.1
Seas Rec: Hi Val	150,000	149,200	-0.5	1,587	1,728	140	8.8	1.06	1.16
Comm/Ind: Lo Val	150,000	150,000	0.0	3,613	3,841	228	6.3	2.41	2.56
Comm/Ind: Med Val	300,000	300,000	0.0	8,286	8,826	539	6.5	2.76	2.94
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	30,097	32,087	1,990	6.6	3.01	3.21

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	2,510	107	4.4	1.43	1.50
Res Non-Hm: exis	30,951	30,266	-686	-2.2	506	534	28	5.5	1.64	1.76
Apartments: exis	961	953	-8	-0.8	18	19	1	7.7	1.88	2.04
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	10,266	10,090	-176	-1.7	303	321	18	5.9	2.95	3.18
Com/Ind Hi: exis	18,401	17,876	-525	-2.9	711	746	35	4.9	3.86	4.17
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	6.3	3.86	4.16
Ag HGA: Exist	117	117	0	0.0	2	2	0	1.4	1.32	1.34
Ag Hmstd Land	489	400	-89	-18.2	3	3	0	-11.6	0.62	0.67
Ag Non-Hmstd	1,056	1,056	0	0.0	14	16	1	10.3	1.34	1.47
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	1.50
All other NewCon	0	875	875	0.0	0	31	31	0.0	0.00	3.49
Total	231,724	230,415	-1,308	-0.6	4,012	4,244	232	5.8	1.73	1.84

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	2,585	2,378	-207	-8.0	County	39.79	45.18	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	64.01	70.03	1.05	1.06
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	29.74	32.03	20.03	18.95
(=) Taxable Tax Capacity	2,585	2,378	-207	-8.0	Special District	0.19	0.21	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	133.72	147.45	21.07	20.01

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	120,100	119,200		-0.7	1,595	1,605	10	0.7	1.33	1.35
Res Hmstd:Avg Val	180,000	178,700		-0.7	2,576	2,681	105	4.1	1.43	1.50
Res Hmstd: Hi Val	240,000	238,200		-0.8	3,559	3,756	197	5.5	1.48	1.58
Res Hmstd: Ex-Hi Val	360,000	357,300		-0.8	5,524	5,909	384	7.0	1.53	1.65
Apartment	300,000	297,500		-0.8	5,647	6,079	432	7.6	1.88	2.04
Comm/Ind: Lo Val	150,000	145,700		-2.9	4,424	4,631	207	4.7	2.95	3.18
Comm/Ind: Med Val	300,000	291,400		-2.9	10,216	10,666	449	4.4	3.41	3.66
Comm/Ind: Hi Val	1,000,000	971,500		-2.9	37,250	39,034	1,784	4.8	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	17	-1	-7.3	2.29	2.12
Res Non-Hm: exis	118	124	6	4.8	3	4	1	28.8	2.73	3.36
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	134	122	-12	-9.2	6	7	1	9.6	4.65	5.61
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	22.9	5.50	6.67
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	44.1	2.24	2.83
Ag Non-Hmstd	407	464	57	14.0	10	14	4	43.9	2.38	3.00
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	2.12
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	53	7	16.2	2.59	2.87

Tax Base

Tax Rates

	Tax Base				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	19	16	-3	-13.4	County	33.14	29.87	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	#####	247.69	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	30.67	20.66	33.09	32.77
(=) Taxable Tax Capacity	19	16	-3	-13.4	Special District	1.95	1.81	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	237.26	300.03	33.09	32.77

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	16,200	16,200	16,200	0.0	373	345	-28	-7.6	2.30	2.13
Res Hmstd:Avg Val	24,300	24,300	24,300	0.0	560	517	-43	-7.6	2.30	2.13
Res Hmstd: Hi Val	32,400	32,400	32,400	0.0	746	689	-57	-7.6	2.30	2.13
Res Hmstd: Ex-Hi Val	48,600	48,600	48,600	0.0	1,119	1,034	-85	-7.6	2.30	2.13

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	230	6	2.5	1.94	1.76
Res Non-Hm: exis	2,213	2,542	330	14.9	54	66	12	22.4	2.43	2.59
Apartments: exis	259	315	56	21.7	7	9	2	30.7	2.79	2.99
Low-inc Apts: ex	198	180	-18	-9.0	3	3	0	-2.7	1.74	1.86
Seasnl Rec: exis	205	213	9	4.3	4	5	1	14.8	1.99	2.19
Com/Ind: Lo: exi	1,480	1,490	10	0.7	59	64	5	7.9	3.99	4.28
Com/Ind Hi: exis	768	747	-21	-2.7	40	42	2	4.7	5.18	5.58
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	24	3	15.2	5.10	5.49
Ag HGA: Exist	146	169	23	15.9	3	4	1	18.8	2.15	2.20
Ag Hmstd Land	503	573	69	13.7	5	6	1	25.2	0.94	1.04
Ag Non-Hmstd	60	69	9	14.6	1	1	0	26.1	1.89	2.08
Misc props	8	8	0	-5.2	0	0	0	2.2	3.26	3.51
ResHmstd: NewCon	0	36	36	0.0	0	1	1	0.0	0.00	1.76
All other NewCon	0	76	76	0.0	0	3	3	0.0	0.00	4.31
Total	17,800	19,903	2,103	11.8	422	459	36	8.6	2.37	2.30

Tax Base

Tax Rates

	Estimated Market Value				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	195	173	-22	-11.4	County	43.78	42.25	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	#####	150.95	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	4.97	12.41	42.38	39.44
(=) Taxable Tax Capacity	195	173	-22	-11.4	Special District	2.49	2.32	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	189.06	207.94	42.38	39.44

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base
Res Hmstd: Lo Val	32,000	36,100	12.8	613	593	-20	-3.2	1.91	1.64
Res Hmstd:Avg Val	47,900	54,100	12.9	917	888	-29	-3.1	1.91	1.64
Res Hmstd: Hi Val	63,900	72,200	13.0	1,223	1,186	-38	-3.1	1.91	1.64
Res Hmstd: Ex-Hi Val	95,800	108,200	12.9	1,931	2,105	174	9.0	2.02	1.95
Apartment	300,000	365,000	21.7	8,361	10,927	2,565	30.7	2.79	2.99
Comm/Ind: Lo Val	150,000	145,900	-2.7	5,988	6,244	256	4.3	3.99	4.28
Comm/Ind: Med Val	300,000	291,900	-2.7	13,761	14,331	570	4.1	4.59	4.91
Comm/Ind: Hi Val	1,000,000	972,900	-2.7	50,032	52,297	2,265	4.5	5.00	5.38

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	227	-27	-10.6	2.23	2.00
Res Non-Hm: exis	915	948	33	3.6	24	28	4	18.0	2.61	2.97
Apartments: exis	294	275	-20	-6.6	9	10	1	6.7	3.17	3.62
Low-inc Apts: ex	504	480	-24	-4.8	10	11	1	8.4	1.95	2.23
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	79	13	19.3	4.47	5.05
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	558	576	18	3.2	32	37	5	16.9	5.72	6.47
Ag HGA: Exist	135	135	0	0.0	3	3	0	-8.8	2.26	2.06
Ag Hmstd Land	428	497	69	16.1	5	6	2	36.2	1.07	1.25
Ag Non-Hmstd	229	256	27	11.8	5	7	2	29.8	2.27	2.63
Misc props	34	33	-1	-1.8	1	2	0	12.2	4.02	4.59
ResHmstd: NewCon	0	173	173	0.0	0	3	3	0.0	0.00	2.00
All other NewCon	0	60	60	0.0	0	3	3	0.0	0.00	4.50
Total	15,950	16,349	399	2.5	409	415	6	1.5	2.56	2.54

Tax Base

Tax Rates

	Tax Base				Tax Rates		Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	County	City/Town	Base	Alter	Base	Alter
Total Tax Capacity	170	131	-39	-22.7	County	41.37	39.02	0.00	0.00	
(-) TIF Tax Capacity	4	5	0	6.7	City/Town	#####	192.40	0.00	0.00	
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	39.57	29.69	34.09	33.78	
(=) Taxable Tax Capacity	165	127	-39	-23.5	Special District	1.95	1.81	0.00	0.00	
FD Distrib Tax Cap	0	0	0	0.0	Total	226.53	262.92	34.09	33.78	

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	34,600	34,500		-0.3	763	661	-103	-13.4	2.21	1.92
Res Hmstd:Avg Val	51,900	51,800		-0.2	1,145	992	-153	-13.4	2.21	1.92
Res Hmstd: Hi Val	69,200	69,100		-0.1	1,527	1,323	-203	-13.3	2.21	1.92
Res Hmstd: Ex-Hi Val	103,900	103,700		-0.2	2,429	2,343	-86	-3.5	2.34	2.26
Apartment	300,000	280,100		-6.6	9,518	10,152	634	6.7	3.17	3.62

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	214	-2	-1.1	1.50	1.51
Res Non-Hm: exis	2,771	2,557	-214	-7.7	51	53	2	3.4	1.84	2.07
Apartments: exis	230	230	0	0.0	5	6	1	12.5	2.18	2.45
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	12.8	0.92	1.02
Com/Ind: Lo: exi	1,668	1,652	-16	-0.9	54	60	5	10.0	3.26	3.62
Com/Ind Hi: exis	486	589	103	21.2	20	28	7	35.1	4.21	4.69
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	28	4	19.0	4.14	4.62
Ag HGA: Exist	681	681	0	0.0	11	11	0	3.2	1.56	1.61
Ag Hmstd Land	1,683	1,895	212	12.6	16	21	5	31.6	0.94	1.10
Ag Non-Hmstd	759	832	73	9.7	11	13	3	26.6	1.40	1.62
Misc props	115	114	0	-0.3	3	4	0	12.2	2.82	3.17
ResHmstd: NewCon	0	81	81	0.0	0	1	1	0.0	0.00	1.51
All other NewCon	0	90	90	0.0	0	1	1	0.0	0.00	1.51
Total	23,599	23,632	32	0.1	413	441	28	6.9	1.75	1.87

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	250	203	-48	-19.1	County	39.52	36.88	0.00	0.00
(-) TIF Tax Capacity	20	17	-2	-10.5	City/Town	91.45	117.26	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	8.14	6.77	42.92	43.25
(=) Taxable Tax Capacity	231	185	-46	-19.8	Special District	1.00	0.82	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	140.12	161.73	42.92	43.25

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	40,100	39,200		-2.2	574	550	-24	-4.1	1.43	1.40
Res Hmstd:Avg Val	60,200	58,800		-2.3	861	825	-36	-4.2	1.43	1.40
Res Hmstd: Hi Val	80,200	78,300		-2.4	1,168	1,117	-51	-4.4	1.46	1.43
Res Hmstd: Ex-Hi Val	120,300	117,500		-2.3	1,938	1,977	39	2.0	1.61	1.68
Apartment	300,000	300,000		0.0	6,542	7,362	820	12.5	2.18	2.45
Comm/Ind: Lo Val	150,000	181,800		21.2	4,895	6,928	2,033	41.5	3.26	3.81
Comm/Ind: Med Val	300,000	363,700		21.2	11,208	15,458	4,250	37.9	3.74	4.25
Comm/Ind: Hi Val	1,000,000	1,212,200		21.2	40,665	55,245	14,579	35.9	4.07	4.56

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	283	23	8.7	0.93	1.01
Res Non-Hm: exis	3,210	3,143	-67	-2.1	41	45	4	9.5	1.29	1.45
Apartments: exis	422	422	0	0.0	6	7	1	12.1	1.52	1.70
Low-inc Apts: ex	303	303	0	0.0	3	3	0	11.7	0.94	1.05
Seasnl Rec: exis	249	281	32	12.9	4	5	1	26.6	1.52	1.70
Com/Ind: Lo: exi	3,878	3,441	-437	-11.3	98	95	-2	-2.3	2.52	2.77
Com/Ind Hi: exis	154	637	483	312.6	5	23	18	355.1	3.30	3.64
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	8	1	10.2	2.77	3.05
Ag HGA: Exist	279	280	1	0.4	3	3	0	9.0	0.96	1.04
Ag Hmstd Land	704	794	91	12.9	5	6	1	29.8	0.65	0.75
Ag Non-Hmstd	846	951	105	12.4	9	12	3	28.0	1.07	1.22
Misc props	17	14	-3	-17.3	0	0	0	-7.4	2.07	2.32
ResHmstd: NewCon	0	105	105	0.0	0	1	1	0.0	0.00	1.01
All other NewCon	0	781	781	0.0	0	22	22	0.0	0.00	2.87
Total	38,307	39,337	1,030	2.7	442	515	73	16.5	1.15	1.31

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	405	335	-70	-17.3	County	41.24	39.02	0.00	0.00
(-) TIF Tax Capacity	13	22	9	64.6	City/Town	59.29	74.21	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	5.95	8.32	17.41	17.11
(=) Taxable Tax Capacity	392	313	-79	-20.1	Special District	1.00	0.82	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	107.49	122.37	17.41	17.11

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	46,500	46,400		-0.2	395	420	25	6.4	0.85	0.91
Res Hmstd:Avg Val	69,700	69,500		-0.3	592	629	37	6.3	0.85	0.91
Res Hmstd: Hi Val	93,000	92,800		-0.2	873	941	68	7.8	0.94	1.01
Res Hmstd: Ex-Hi Val	139,500	139,200		-0.2	1,495	1,639	144	9.6	1.07	1.18
Apartment	300,000	300,000		0.0	4,553	5,102	549	12.1	1.52	1.70
Comm/Ind: Lo Val	150,000	619,000		312.7	3,778	21,234	17,455	462.0	2.52	3.43
Comm/Ind: Med Val	300,000	1,237,900		312.6	8,729	43,765	35,036	401.4	2.91	3.54
Comm/Ind: Hi Val	1,000,000	4,126,500		312.7	31,833	148,924	117,091	367.8	3.18	3.61

Lyon County

Balaton city

<i>Tax Burdens by Property Class</i>	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	-0.1	1.49	1.50
Res Non-Hm: exis	2,605	2,659	54	2.1	48	56	8	16.3	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	13.9	1.35	1.54
Seasnl Rec: exis	255	255	0	0.0	4	5	1	15.3	1.70	1.96
Com/Ind: Lo: exi	1,385	1,552	167	12.1	46	58	12	25.8	3.32	3.73
Com/Ind Hi: exis	58	190	132	227.4	3	9	7	268.3	4.35	4.89
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	15.4	4.35	4.89
Ag HGA: Exist	158	158	0	0.0	2	2	0	1.0	1.51	1.53
Ag Hmstd Land	1,270	1,440	170	13.4	14	18	4	31.7	1.09	1.27
Ag Non-Hmstd	70	45	-25	-35.4	1	1	0	-25.2	1.57	1.82
Misc props	3	3	0	0.0	0	0	0	14.2	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	34	9.5	1.67	1.79

Tax Base

Tax Rates

	Tax Base				County	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	222	182	-40	-18.0	County	42.07	41.28	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	#####	137.19	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	4.23	3.01	23.46	23.79
(=) Taxable Tax Capacity	222	182	-40	-18.0	Special District	0.32	0.18	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	156.89	181.65	23.46	23.79

**Tax Burdens on
Hypothetical Properties**

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	46,300	46,200	-0.2	650	613	-36	-5.6	1.40	1.33	
Res Hmstd:Avg Val	69,400	69,200	-0.3	974	919	-55	-5.7	1.40	1.33	
Res Hmstd: Hi Val	92,500	92,200	-0.3	1,379	1,368	-11	-0.8	1.49	1.48	
Res Hmstd: Ex-Hi Val	138,800	138,400	-0.3	2,256	2,393	137	6.1	1.63	1.73	
Comm/Ind: Lo Val	150,000	491,000	227.3	4,981	22,279	17,298	347.3	3.32	4.54	
Comm/Ind: Med Val	300,000	982,100	227.4	11,505	46,308	34,803	302.5	3.83	4.72	
Comm/Ind: Hi Val	1,000,000	3,273,700	227.4	41,949	158,434	116,485	277.7	4.19	4.84	

Lyon County

Cottonwood city

<i>Tax Burdens by Property Class</i>	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	686	33	5.1	1.30	1.36
Res Non-Hm: exis	5,131	4,578	-553	-10.8	80	76	-3	-3.9	1.55	1.67
Apartments: exis	1,001	1,001	0	0.0	18	19	1	7.9	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	7.0	2.82	3.02
Com/Ind Hi: exis	7,654	7,724	69	0.9	283	306	23	8.2	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	9.3	3.69	3.95
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	18.7	1.25	1.36
Ag Non-Hmstd	29	41	12	41.1	0	1	0	53.4	1.25	1.36
Misc props	109	109	0	0.0	2	2	0	7.9	1.77	1.92
ResHmstd: NewCon	0	519	519	0.0	0	7	7	0.0	0.00	1.36
All other NewCon	0	251	251	0.0	0	8	8	0.0	0.00	3.18
Total	68,135	68,787	652	1.0	1,159	1,240	81	7.0	1.70	1.80

Tax Base

Tax Rates

	Tax Base				County	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	789	719	-70	-8.9	County	42.65	42.01	0.00	0.00
(-) TIF Tax Capacity	13	12	0	-1.7	City/Town	58.94	71.05	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	22.56	22.06	20.76	21.18
(=) Taxable Tax Capacity	<u>777</u>	<u>707</u>	<u>-70</u>	<u>-9.0</u>	Special District	<u>1.23</u>	<u>1.14</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	0	0	0	0.0	Total	125.38	136.27	20.76	21.18

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	96,000	96,500		0.5	1,117	1,130	13	1.2	1.16	1.17
Res Hmstd:Avg Val	143,900	144,700		0.6	1,860	1,948	88	4.7	1.29	1.35
Res Hmstd: Hi Val	191,800	192,800		0.5	2,603	2,764	161	6.2	1.36	1.43
Res Hmstd: Ex-Hi Val	287,800	289,300		0.5	4,093	4,402	310	7.6	1.42	1.52
Apartment	300,000	300,000		0.0	5,325	5,745	421	7.9	1.77	1.92
Comm/Ind: Lo Val	150,000	151,400		0.9	4,231	4,589	358	8.4	2.82	3.03
Comm/Ind: Med Val	300,000	302,700		0.9	9,769	10,579	810	8.3	3.26	3.49
Comm/Ind: Hi Val	1,000,000	1,009,100		0.9	35,613	38,546	2,933	8.2	3.56	3.82

Lyon County

Florence city

<i>Tax Burdens by Property Class</i>	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	-1.7	1.45	1.45
Res Non-Hm: exis	147	113	-33	-22.8	3	3	0	-5.9	1.96	2.38
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	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	18.0	3.50	4.13
Com/Ind Hi: exis	78	85	6	7.9	4	5	1	27.6	4.61	5.45
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	20.5	4.61	5.45
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	39.0	1.73	2.13
Ag Non-Hmstd	156	176	20	12.9	3	4	1	39.0	1.73	2.13
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	1.45
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	16.8	2.08	2.41

Tax Base

Tax Rates

	Tax Base				Tax Rates		Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	County	City/Town	Base	Alter	Base	Alter
Total Tax Capacity	11	9	-1	-11.9	County	42.56	41.89	0.00	0.00	
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	#####	159.52	0.00	0.00	
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	8.34	11.38	17.41	17.11	
(=) Taxable Tax Capacity	11	9	-1	-11.9	Special District	0.32	0.18	0.00	0.00	
FD Distrib Tax Cap	0	0	0	0.0	Total	172.98	212.97	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	283	-17	-5.6	1.50	1.45
Res Hmstd:Avg Val	29,800	29,200	-2.0	448	423	-25	-5.6	1.50	1.45
Res Hmstd: Hi Val	39,700	38,900	-2.0	597	564	-33	-5.6	1.50	1.45
Res Hmstd: Ex-Hi Val	59,500	58,300	-2.0	895	845	-50	-5.6	1.50	1.45
Comm/Ind: Lo Val	150,000	161,900	7.9	5,252	6,847	1,595	30.4	3.50	4.23
Comm/Ind: Med Val	300,000	323,800	7.9	12,168	15,675	3,507	28.8	4.06	4.84
Comm/Ind: Hi Val	1,000,000	1,079,200	7.9	44,440	56,864	12,424	28.0	4.44	5.27

Lyon County

Garvin city

<i>Tax Burdens by Property Class</i>	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	30	-4	-12.8	2.06	1.93
Res Non-Hm: exis	492	450	-42	-8.5	13	14	1	11.2	2.57	3.12
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	208	228	20	9.5	9	12	3	31.0	4.30	5.15
Com/Ind Hi: exis	57	98	41	71.0	3	7	3	105.0	5.66	6.78
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	10	2	22.0	5.66	6.78
Ag HGA: Exist	54	51	-3	-5.0	1	1	0	-12.5	2.06	1.90
Ag Hmstd Land	138	145	8	5.5	2	3	1	54.0	1.24	1.82
Ag Non-Hmstd	56	64	8	13.7	1	2	1	41.3	2.22	2.76
Misc props	6	6	0	0.0	0	0	0	22.7	3.57	4.38
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	3.12
Total	2,837	2,764	-73	-2.6	72	78	6	8.9	2.53	2.83

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	31	25	-6	-20.8	County	37.54	35.55	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	#####	240.45	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	-0.14	0.00	23.46	23.79
(=) Taxable Tax Capacity	31	25	-6	-20.8	Special District	0.32	0.18	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	222.33	276.18	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	443	-71	-13.8	2.06	1.89
Res Hmstd:Avg Val	37,500	35,000	-6.7	772	663	-109	-14.1	2.06	1.89
Res Hmstd: Hi Val	50,000	46,700	-6.6	1,029	885	-144	-14.0	2.06	1.89
Res Hmstd: Ex-Hi Val	75,000	70,100	-6.5	1,543	1,328	-215	-13.9	2.06	1.89
Comm/Ind: Lo Val	150,000	256,500	71.0	6,453	14,945	8,492	131.6	4.30	5.83
Comm/Ind: Med Val	300,000	512,900	71.0	14,940	32,337	17,397	116.4	4.98	6.30
Comm/Ind: Hi Val	1,000,000	1,709,800	71.0	54,545	113,528	58,982	108.1	5.45	6.64

Lyon County

Ghent city

<i>Tax Burdens by Property Class</i>	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	196	1	0.3	1.49	1.56
Res Non-Hm: exis	914	976	61	6.7	17	20	3	18.4	1.85	2.06
Apartments: exis	58	58	0	0.0	1	1	0	17.0	2.15	2.51
Low-inc Apts: ex	163	163	0	0.0	2	2	0	16.6	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	7.8	3.22	3.65
Com/Ind Hi: exis	195	195	0	0.0	8	9	1	13.5	4.24	4.81
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	18.1	4.25	4.83
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	25.6	0.76	0.88
Ag Non-Hmstd	143	148	5	3.1	2	3	1	22.2	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	4.0	1.68	1.80

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	168	131	-37	-22.2	County	42.65	41.98	0.00	0.00
(-) TIF Tax Capacity	57	45	-12	-20.6	City/Town	86.96	116.30	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	26.21	25.03	16.86	16.80
(=) Taxable Tax Capacity	111	86	-26	-23.0	Special District	0.32	0.18	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	156.14	183.49	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	774	-73	-8.6	1.33	1.27
Res Hmstd:Avg Val	95,400	91,300	-4.3	1,364	1,296	-68	-5.0	1.43	1.42
Res Hmstd: Hi Val	127,200	121,700	-4.3	1,943	1,955	12	0.6	1.53	1.61
Res Hmstd: Ex-Hi Val	190,900	182,700	-4.3	3,102	3,278	175	5.7	1.62	1.79
Apartment	300,000	300,000	0.0	6,361	7,385	1,023	16.1	2.12	2.46
Comm/Ind: Lo Val	150,000	150,000	0.0	4,865	5,530	665	13.7	3.24	3.69
Comm/Ind: Med Val	300,000	300,000	0.0	11,267	12,820	1,553	13.8	3.76	4.27
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	41,144	46,838	5,693	13.8	4.11	4.68

Lyon County

Lynd city

<i>Tax Burdens by Property Class</i>	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	4.8	1.22	1.32
Res Non-Hm: exis	3,139	3,027	-111	-3.5	47	49	2	5.3	1.49	1.63
Apartments: exis	47	47	0	0.0	1	1	0	7.4	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	793	795	2	0.3	13	13	1	7.6	1.58	1.69
Com/Ind: Lo: exi	399	399	0	0.0	10	11	1	6.4	2.55	2.71
Com/Ind Hi: exis	148	156	8	5.2	5	5	1	11.6	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	5.2	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	21.3	0.95	1.00
Misc props	66	65	-1	-1.6	1	1	0	5.7	1.48	1.59
ResHmstd: NewCon	0	45	45	0.0	0	1	1	0.0	0.00	1.32
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	5.6	1.32	1.42

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	266	238	-28	-10.6	County	42.29	41.61	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	48.82	52.57	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	3.74	5.76	38.76	44.19
(=) Taxable Tax Capacity	266	238	-28	-10.6	Special District	0.32	0.18	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	95.17	100.12	38.76	44.19

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Pctg Chng	Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change		Base	Alter
Res Hmstd: Lo Val	110,000	106,500		-3.2	1,200	1,260	60	5.0	1.09	1.18
Res Hmstd:Avg Val	164,900	159,700		-3.2	1,985	2,076	91	4.6	1.20	1.3
Res Hmstd: Hi Val	219,800	212,900		-3.1	2,769	2,892	122	4.4	1.26	1.36
Res Hmstd: Ex-Hi Val	329,800	319,500		-3.1	4,341	4,526	185	4.3	1.32	1.42
Apartment	300,000	300,000		0.0	4,732	5,080	349	7.4	1.58	1.69
Comm/Ind: Lo Val	150,000	157,800		5.2	3,821	4,336	514	13.5	2.55	2.75
Comm/Ind: Med Val	300,000	315,600		5.2	8,723	9,806	1,083	12.4	2.91	3.11
Comm/Ind: Hi Val	1,000,000	1,052,000		5.2	31,597	35,333	3,736	11.8	3.16	3.36

Lyon County

Marshall city

<i>Tax Burdens by Property Class</i>	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	5,094	-186	-3.5	1.22	1.19
Res Non-Hm: exis	57,896	63,551	5,655	9.8	854	939	85	10.0	1.47	1.48
Apartments: exis	47,151	47,199	48	0.1	790	793	3	0.3	1.68	1.68
Low-inc Apts: ex	12,296	12,287	-9	-0.1	127	127	0	0.1	1.03	1.03
Seasnl Rec: exis	50	50	0	0.0	1	1	0	0.2	1.68	1.68
Com/Ind: Lo: exi	54,159	52,168	-1,991	-3.7	1,468	1,434	-34	-2.3	2.71	2.75
Com/Ind Hi: exis	200,921	204,419	3,497	1.7	7,151	7,383	232	3.2	3.56	3.61
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	84	7	9.5	3.50	3.56
Ag HGA: Exist	219	219	0	0.0	3	3	0	-1.1	1.29	1.28
Ag Hmstd Land	2,888	1,428	-1,460	-50.6	30	13	-17	-55.8	1.05	0.94
Ag Non-Hmstd	5,104	6,406	1,302	25.5	62	78	16	26.0	1.21	1.21
Misc props	1,102	1,657	555	50.3	19	27	8	41.8	1.76	1.66
ResHmstd: NewCon	0	1,301	1,301	0.0	0	15	15	0.0	0.00	1.19
All other NewCon	0	10,671	10,671	0.0	0	343	343	0.0	0.00	3.22
Total	817,732	832,072	14,341	1.8	15,861	16,335	473	3.0	1.94	1.96

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	10,611	10,210	-402	-3.8	County	41.66	41.06	0.00	0.00
(-) TIF Tax Capacity	937	594	-342	-36.5	City/Town	49.69	49.99	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	29.12	30.04	16.65	16.43
(=) Taxable Tax Capacity	9,675	9,615	-59	-0.6	Special District	0.32	0.18	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	120.79	121.26	16.65	16.43

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	98,900	97,700		-1.2	1,076	1,000	-76	-7.0	1.09	1.02
Res Hmstd:Avg Val	148,300	146,500		-1.2	1,799	1,725	-74	-4.1	1.21	1.18
Res Hmstd: Hi Val	197,700	195,200		-1.3	2,523	2,449	-73	-2.9	1.28	1.25
Res Hmstd: Ex-Hi Val	296,600	292,900		-1.2	3,971	3,901	-70	-1.8	1.34	1.33
Apartment	300,000	300,300		0.1	5,029	5,045	16	0.3	1.68	1.68
Comm/Ind: Lo Val	150,000	152,600		1.7	4,066	4,218	152	3.7	2.71	2.76
Comm/Ind: Med Val	300,000	305,200		1.7	9,404	9,729	325	3.5	3.13	3.19
Comm/Ind: Hi Val	1,000,000	1,017,400		1.7	34,317	35,450	1,134	3.3	3.43	3.48

Lyon County

Minneota city

<i>Tax Burdens by Property Class</i>	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	539	-30	-5.3	1.37	1.39
Res Non-Hm: exis	3,238	2,666	-573	-17.7	53	49	-4	-8.4	1.65	1.84
Apartments: exis	3,502	3,483	-19	-0.5	69	78	8	12.0	1.98	2.23
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	9	2	22.1	1.98	2.23
Com/Ind: Lo: exi	3,394	3,429	35	1.0	104	117	13	12.0	3.07	3.40
Com/Ind Hi: exis	1,191	1,184	-7	-0.6	48	53	5	10.3	4.03	4.48
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	30	4	15.2	4.03	4.48
Ag HGA: Exist	138	118	-20	-14.5	2	2	0	-13.8	1.44	1.45
Ag Hmstd Land	961	1,081	120	12.5	11	15	3	30.4	1.17	1.36
Ag Non-Hmstd	221	213	-7	-3.3	3	3	0	10.0	1.44	1.64
Misc props	46	46	0	0.0	1	1	0	12.6	1.97	2.22
ResHmstd: NewCon	0	209	209	0.0	0	3	3	0.0	0.00	1.39
All other NewCon	0	25	25	0.0	0	1	1	0.0	0.00	3.68
Total	55,280	52,346	-2,934	-5.3	894	898	4	0.5	1.62	1.72

Tax Base

Tax Rates

	Baseline	Alternative	Change	Pctg Chng		Net Tax Cap (Pctg)		Ref Mkt Val	
						Base	Alter	Base	Alter
Total Tax Capacity	596	464	-132	-22.1	County	41.18	40.46	0.00	0.00
(-) TIF Tax Capacity	27	21	-6	-22.5	City/Town	79.55	104.13	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	21.89	17.79	18.04	18.46
(=) Taxable Tax Capacity	569	444	-126	-22.1	Special District	1.23	1.14	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	143.86	163.51	18.04	18.46

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	63,200	59,000		-6.6	770	688	-83	-10.7	1.22	1.17
Res Hmstd:Avg Val	94,700	88,400		-6.7	1,246	1,130	-116	-9.3	1.32	1.28
Res Hmstd: Hi Val	126,200	117,800		-6.7	1,784	1,708	-76	-4.3	1.41	1.45
Res Hmstd: Ex-Hi Val	189,400	176,900		-6.6	2,864	2,871	6	0.2	1.51	1.62
Apartment	300,000	298,400		-0.5	5,936	6,650	714	12.0	1.98	2.23
Comm/Ind: Lo Val	150,000	149,100		-0.6	4,606	5,075	469	10.2	3.07	3.40
Comm/Ind: Med Val	300,000	298,300		-0.6	10,658	11,745	1,088	10.2	3.55	3.94
Comm/Ind: Hi Val	1,000,000	994,300		-0.6	38,897	42,904	4,007	10.3	3.89	4.32

Lyon County

Russell city

<i>Tax Burdens by Property Class</i>	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	109	13	13.2	0.93	1.05
Res Non-Hm: exis	1,633	1,364	-269	-16.5	21	20	-1	-2.6	1.26	1.47
Apartments: exis	126	126	0	0.0	2	2	0	16.8	1.52	1.77
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	60.7	1.15	1.36
Com/Ind: Lo: exi	602	579	-23	-3.9	15	17	1	9.1	2.52	2.86
Com/Ind Hi: exis	266	278	13	4.9	9	10	2	19.3	3.30	3.75
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	23.9	3.30	3.75
Ag HGA: Exist	109	109	0	-0.1	1	1	0	13.2	1.00	1.13
Ag Hmstd Land	219	262	43	19.4	1	2	1	59.4	0.52	0.69
Ag Non-Hmstd	256	283	27	10.7	3	4	1	31.9	1.07	1.28
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	1.05
All other NewCon	0	8	8	0.0	0	0	0	0.0	0.00	1.45
Total	13,662	13,567	-95	-0.7	151	171	19	12.9	1.11	1.26

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	142	109	-33	-23.1	County	41.07	39.92	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	62.13	82.59	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	3.83	5.29	17.41	17.11
(=) Taxable Tax Capacity	142	109	-33	-23.1	Special District	0.32	0.18	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	107.34	127.98	17.41	17.11

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	51,000	50,900		-0.2	432	478	46	10.6	0.85	0.94
Res Hmstd:Avg Val	76,500	76,400		-0.1	651	720	69	10.6	0.85	0.94
Res Hmstd: Hi Val	102,000	101,800		-0.2	992	1,118	126	12.7	0.97	1.1
Res Hmstd: Ex-Hi Val	153,000	152,800		-0.1	1,674	1,916	242	14.5	1.09	1.25
Apartment	300,000	300,000		0.0	4,548	5,313	765	16.8	1.52	1.77
Comm/Ind: Lo Val	150,000	157,300		4.9	3,775	4,560	785	20.8	2.52	2.9
Comm/Ind: Med Val	300,000	314,600		4.9	8,722	10,463	1,741	20.0	2.91	3.33
Comm/Ind: Hi Val	1,000,000	1,048,600		4.9	31,805	38,007	6,202	19.5	3.18	3.62

Lyon County

Taunton city

<i>Tax Burdens by Property Class</i>	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	-8.6	1.08	1.03
Res Non-Hm: exis	423	514	90	21.4	6	8	2	25.3	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	12	-2	-11.9	2.79	2.90
Com/Ind Hi: exis	209	289	79	37.8	8	11	3	43.2	3.66	3.81
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	-22.5	3.66	3.81
Ag HGA: Exist	76	76	0	0.0	1	1	0	-6.5	1.03	0.97
Ag Hmstd Land	1,731	1,874	143	8.2	12	14	2	15.9	0.67	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	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	3.12
Total	6,055	6,236	181	3.0	78	82	4	5.5	1.29	1.32

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	59	51	-8	-13.7	County	42.82	42.20	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	58.93	68.30	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	22.41	18.45	18.04	18.46
(=) Taxable Tax Capacity	59	51	-8	-13.7	Special District	1.23	1.14	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	125.38	130.09	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	319	-37	-10.5	1.03	0.97
Res Hmstd:Avg Val	51,700	49,500	-4.3	535	478	-57	-10.7	1.03	0.97
Res Hmstd: Hi Val	68,900	66,000	-4.2	713	637	-76	-10.6	1.03	0.97
Res Hmstd: Ex-Hi Val	103,400	99,100	-4.2	1,204	1,104	-100	-8.3	1.16	1.11
Comm/Ind: Lo Val	150,000	206,700	37.8	4,191	6,513	2,323	55.4	2.79	3.15
Comm/Ind: Med Val	300,000	413,500	37.8	9,688	14,389	4,701	48.5	3.23	3.48
Comm/Ind: Hi Val	1,000,000	1,378,300	37.8	35,341	51,132	15,791	44.7	3.53	3.71

Lyon County

Tracy city

<i>Tax Burdens by Property Class</i>	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	641	-85	-11.7	1.83	1.61
Res Non-Hm: exis	4,789	4,537	-252	-5.3	105	106	1	0.6	2.20	2.34
Apartments: exis	1,254	1,234	-21	-1.6	33	35	2	4.6	2.67	2.84
Low-inc Apts: ex	484	484	0	0.0	8	8	0	6.2	1.64	1.74
Seasnl Rec: exis	35	35	0	0.0	1	1	0	6.3	2.67	2.84
Com/Ind: Lo: exi	5,492	5,336	-156	-2.8	213	220	6	3.0	3.89	4.12
Com/Ind Hi: exis	2,416	3,781	1,365	56.5	123	205	82	66.1	5.10	5.42
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	94	7	7.5	5.10	5.41
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	1	107.5	0.85	0.99
Ag Non-Hmstd	1,386	1,479	93	6.7	27	31	4	14.0	1.95	2.08
Misc props	112	110	-2	-1.7	3	3	0	4.4	2.87	3.04
ResHmstd: NewCon	0	37	37	0.0	0	1	1	0.0	0.00	1.61
All other NewCon	0	329	329	0.0	0	14	14	0.0	0.00	4.38
Total	57,389	59,145	1,756	3.1	1,329	1,361	33	2.5	2.32	2.30

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	643	542	-101	-15.8	County	39.71	38.76	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	#####	167.76	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	2.63	1.14	23.46	23.79
(=) Taxable Tax Capacity	643	542	-101	-15.8	Special District	0.32	0.18	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	194.61	207.83	23.46	23.79

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	40,700	40,900		0.5	725	607	-117	-16.2	1.78	1.48
Res Hmstd:Avg Val	61,100	61,500		0.7	1,088	913	-175	-16.1	1.78	1.48
Res Hmstd: Hi Val	81,400	81,900		0.6	1,476	1,276	-200	-13.5	1.81	1.56
Res Hmstd: Ex-Hi Val	122,100	122,800		0.6	2,400	2,300	-100	-4.2	1.97	1.87
Apartment	300,000	295,100		-1.6	8,002	8,368	367	4.6	2.67	2.84
Comm/Ind: Lo Val	150,000	234,700		56.5	5,829	10,771	4,941	84.8	3.89	4.59
Comm/Ind: Med Val	300,000	469,500		56.5	13,485	23,489	10,004	74.2	4.49	5.00
Comm/Ind: Hi Val	1,000,000	1,564,900		56.5	49,210	82,821	33,612	68.3	4.92	5.29

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	9.6	0.89	1.05
Res Non-Hm: exis	277	498	221	80.0	3	7	4	116.4	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	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	64.3	2.38	2.76
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	48	8	18.7	0.91	1.10

Tax Base

Tax Rates

	Estimated Market Value				County	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	45	33	-12	-26.8	County	54.71	60.84	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	37.05	52.10	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	5.85	6.19	18.26	20.25
(=) Taxable Tax Capacity	45	33	-12	-26.8	Special District	0.22	0.24	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	97.82	119.36	18.26	20.25

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	64,800	59,700	-7.9	493	548	55	11.2	0.76	0.92	
Res Hmstd:Avg Val	97,200	89,500	-7.9	843	901	58	6.9	0.87	1.01	
Res Hmstd: Hi Val	129,500	119,300	-7.9	1,247	1,349	102	8.2	0.96	1.13	
Res Hmstd: Ex-Hi Val	194,300	179,000	-7.9	2,058	2,247	189	9.2	1.06	1.26	

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	406	-18	-4.3	1.80	2.17
Res Non-Hm: exis	2,754	2,018	-736	-26.7	58	66	7	12.8	2.12	3.26
Apartments: exis	202	190	-12	-5.8	5	8	2	45.4	2.56	3.96
Low-inc Apts: ex	471	452	-19	-4.0	7	11	3	47.4	1.57	2.40
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	63	20	45.0	3.77	5.47
Com/Ind Hi: exis	214	214	0	0.0	11	15	5	45.5	4.97	7.23
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	57.7	1.91	3.00
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	8	8	0.0	0	0	0	0.0	0.00	3.26
Total	28,561	22,943	-5,618	-19.7	552	574	21	3.9	1.93	2.50

Tax Base

Tax Rates

	Tax Base				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	293	172	-121	-41.3	County	52.77	57.56	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	#####	225.48	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	16.71	16.35	18.26	20.25
(=) Taxable Tax Capacity	293	172	-121	-41.3	Special District	0.91	1.00	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	190.53	300.39	18.26	20.25

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	61,800	49,100		-20.6	1,043	984	-59	-5.6	1.69	2.00
Res Hmstd:Avg Val	92,600	73,600		-20.5	1,644	1,476	-169	-10.3	1.78	2.00
Res Hmstd: Hi Val	123,500	98,100		-20.6	2,317	2,292	-25	-1.1	1.88	2.34
Res Hmstd: Ex-Hi Val	185,300	147,200		-20.6	3,663	3,999	336	9.2	1.98	2.72
Apartment	300,000	282,700		-5.8	7,693	11,188	3,495	45.4	2.56	3.96
Comm/Ind: Lo Val	150,000	150,000		0.0	5,660	8,212	2,553	45.1	3.77	5.47
Comm/Ind: Med Val	300,000	300,000		0.0	13,114	19,061	5,946	45.3	4.37	6.35
Comm/Ind: Hi Val	1,000,000	1,000,000		0.0	47,903	69,687	21,784	45.5	4.79	6.97

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	2,771	223	8.8	1.28	1.43
Res Non-Hm: exis	20,872	24,571	3,699	17.7	324	442	119	36.8	1.55	1.80
Apartments: exis	11,687	12,607	920	7.9	211	267	55	26.3	1.81	2.12
Low-inc Apts: ex	4,409	3,752	-657	-14.9	49	49	0	-0.5	1.11	1.30
Seasnl Rec: exis	462	462	0	0.0	8	10	1	17.0	1.81	2.12
Com/Ind: Lo: exi	18,860	18,897	37	0.2	540	617	77	14.2	2.86	3.26
Com/Ind Hi: exis	22,583	23,005	422	1.9	849	986	137	16.1	3.76	4.28
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	97	15	17.7	3.70	4.22
Ag HGA: Exist	179	174	-5	-2.9	2	3	0	9.8	1.36	1.54
Ag Hmstd Land	5	5	0	0.0	0	0	0	35.9	0.34	0.47
Ag Non-Hmstd	456	432	-23	-5.1	6	7	1	11.7	1.30	1.53
Misc props	676	925	249	36.9	12	21	9	71.4	1.81	2.26
ResHmstd: NewCon	0	597	597	0.0	0	9	9	0.0	0.00	1.43
All other NewCon	0	910	910	0.0	0	34	34	0.0	0.00	3.77
Total	280,988	282,354	1,367	0.5	4,632	5,311	680	14.7	1.65	1.88

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	3,182	2,831	-351	-11.0	County	53.50	59.49	0.00	0.00
(-) TIF Tax Capacity	181	206	25	13.7	City/Town	70.27	86.97	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	5.31	5.57	18.26	20.25
(=) Taxable Tax Capacity	3,001	2,625	-376	-12.5	Special District	0.91	1.00	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	129.98	153.03	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	85,400	83,300	-2.5	970	988	18	1.8	1.14	1.19
Res Hmstd:Avg Val	128,100	125,000	-2.4	1,642	1,768	126	7.7	1.28	1.41
Res Hmstd: Hi Val	170,800	166,600	-2.5	2,313	2,546	233	10.1	1.35	1.53
Res Hmstd: Ex-Hi Val	256,200	249,900	-2.5	3,656	4,104	448	12.3	1.43	1.64
Apartment	300,000	323,600	7.9	5,422	6,845	1,423	26.2	1.81	2.12
Comm/Ind: Lo Val	150,000	152,800	1.9	4,297	5,017	719	16.7	2.86	3.28
Comm/Ind: Med Val	300,000	305,600	1.9	9,935	11,564	1,629	16.4	3.31	3.78
Comm/Ind: Hi Val	1,000,000	1,018,700	1.9	36,247	42,120	5,873	16.2	3.62	4.13

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	7,863	15	0.2	1.38	1.45
Res Non-Hm: exis	62,339	64,579	2,240	3.6	1,015	1,158	143	14.1	1.63	1.79
Apartments: exis	47,043	44,640	-2,403	-5.1	886	931	45	5.1	1.88	2.09
Low-inc Apts: ex	8,682	7,685	-997	-11.5	101	99	-2	-2.3	1.16	1.28
Seasnl Rec: exis	872	872	0	0.0	16	18	2	10.7	1.88	2.09
Com/Ind: Lo: exi	41,899	43,027	1,127	2.7	1,237	1,389	153	12.3	2.95	3.23
Com/Ind Hi: exis	142,420	137,025	-5,395	-3.8	5,506	5,807	301	5.5	3.87	4.24
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	5.4	3.87	4.24
Ag HGA: Exist	257	240	-17	-6.5	3	3	0	-4.6	1.35	1.38
Ag Hmstd Land	929	934	6	0.6	7	9	2	27.6	0.75	0.95
Ag Non-Hmstd	2,502	2,482	-20	-0.8	34	37	4	11.5	1.34	1.51
Misc props	2,560	2,491	-69	-2.7	54	58	4	8.0	2.10	2.33
ResHmstd: NewCon	0	1,616	1,616	0.0	0	23	23	0.0	0.00	1.45
All other NewCon	0	2,249	2,249	0.0	0	86	86	0.0	0.00	3.81
Total	876,813	850,288	-26,525	-3.0	16,716	17,493	776	4.6	1.91	2.06

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	10,543	9,308	-1,235	-11.7	County	53.63	59.64	0.00	0.00
(-) TIF Tax Capacity	215	211	-4	-1.8	City/Town	61.59	70.95	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	15.72	16.51	20.99	20.41
(=) Taxable Tax Capacity	10,328	9,096	-1,231	-11.9	Special District	3.02	3.47	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	133.96	150.57	20.99	20.41

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	96,800	92,600		-4.3	1,215	1,148	-67	-5.5	1.25	1.24
Res Hmstd:Avg Val	145,100	138,700		-4.4	2,006	1,999	-8	-0.4	1.38	1.44
Res Hmstd: Hi Val	193,500	185,000		-4.4	2,800	2,853	53	1.9	1.45	1.54
Res Hmstd: Ex-Hi Val	290,300	277,600		-4.4	4,387	4,562	175	4.0	1.51	1.64
Apartment	300,000	284,700		-5.1	5,653	5,940	286	5.1	1.88	2.09
Comm/Ind: Lo Val	150,000	144,300		-3.8	4,428	4,660	232	5.2	2.95	3.23
Comm/Ind: Med Val	300,000	288,600		-3.8	10,226	10,717	491	4.8	3.41	3.71
Comm/Ind: Hi Val	1,000,000	962,100		-3.8	37,287	39,257	1,970	5.3	3.73	4.08

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	854	-102	-10.7	1.43	1.43
Res Non-Hm: exis	5,677	6,690	1,013	17.8	98	125	27	27.1	1.73	1.86
Apartments: exis	1,574	1,888	314	19.9	31	41	10	31.4	1.99	2.18
Low-inc Apts: ex	156	169	13	8.4	2	2	0	18.3	1.24	1.35
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	119	21	20.8	3.07	3.33
Com/Ind Hi: exis	4,116	4,496	381	9.2	165	196	31	19.0	4.00	4.36
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	38	5	13.7	4.00	4.36
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	12.1	0.69	0.77
Ag Non-Hmstd	78	24	-54	-69.0	1	0	-1	-65.4	1.38	1.54
Misc props	144	151	7	4.8	3	3	0	14.8	1.99	2.18
ResHmstd: NewCon	0	13	13	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	82,582	77,676	-4,906	-5.9	1,389	1,380	-9	-0.6	1.68	1.78

Tax Base

Tax Rates

	Estimated Market Value				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	898	713	-185	-20.6	County	54.38	60.43	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	71.52	85.42	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	11.93	8.02	26.73	25.67
(=) Taxable Tax Capacity	898	713	-185	-20.6	Special District	0.22	0.24	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	138.04	154.12	26.73	25.67

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base
Res Hmstd: Lo Val	80,600	72,200	-10.4	1,028	853	-175	-17.0	1.28	1.18
Res Hmstd:Avg Val	120,900	108,200	-10.5	1,729	1,521	-207	-12.0	1.43	1.41
Res Hmstd: Hi Val	161,100	144,200	-10.5	2,427	2,219	-209	-8.6	1.51	1.54
Res Hmstd: Ex-Hi Val	241,800	216,500	-10.5	3,829	3,619	-211	-5.5	1.58	1.67
Apartment	300,000	359,800	19.9	5,979	7,855	1,876	31.4	1.99	2.18
Comm/Ind: Lo Val	150,000	163,900	9.3	4,606	5,609	1,003	21.8	3.07	3.42
Comm/Ind: Med Val	300,000	327,700	9.2	10,613	12,752	2,139	20.2	3.54	3.89
Comm/Ind: Hi Val	1,000,000	1,092,500	9.3	38,647	46,105	7,458	19.3	3.86	4.22

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	207	-14	-6.5	1.28	1.47
Res Non-Hm: exis	446	787	340	76.3	7	15	8	120.1	1.49	1.86
Apartments: exis	92	109	17	18.3	2	2	1	49.4	1.79	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	1,471	1,457	-15	-1.0	42	50	8	19.7	2.84	3.43
Com/Ind Hi: exis	1,721	1,787	66	3.8	64	81	16	25.7	3.72	4.51
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	12	2	23.1	3.72	4.51
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	44.6	0.43	0.61
Ag Non-Hmstd	192	192	0	0.0	2	3	1	28.1	1.28	1.64
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	1.47
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	371	23	6.5	1.62	1.97

Tax Base

Tax Rates

	Tax Base				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	242	183	-59	-24.2	County	53.03	58.64	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	70.67	101.33	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	3.66	3.31	18.26	20.25
(=) Taxable Tax Capacity	242	183	-59	-24.2	Special District	0.91	1.00	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	128.28	164.27	18.26	20.25

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	90,400	73,900	-18.3	1,034	878	-156	-15.1	1.14	1.19	
Res Hmstd:Avg Val	135,500	110,700	-18.3	1,735	1,595	-141	-8.1	1.28	1.44	
Res Hmstd: Hi Val	180,600	147,500	-18.3	2,437	2,328	-109	-4.5	1.35	1.58	
Res Hmstd: Ex-Hi Val	271,000	221,400	-18.3	3,843	3,801	-42	-1.1	1.42	1.72	
Apartment	300,000	354,900	18.3	5,358	8,006	2,648	49.4	1.79	2.26	
Comm/Ind: Lo Val	150,000	155,700	3.8	4,259	5,407	1,148	26.9	2.84	3.47	
Comm/Ind: Med Val	300,000	311,400	3.8	9,846	12,428	2,582	26.2	3.28	3.99	
Comm/Ind: Hi Val	1,000,000	1,038,100	3.8	35,919	45,201	9,282	25.8	3.59	4.35	

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	536	-1	-0.1	1.64	1.76
Res Non-Hm: exis	2,786	3,779	994	35.7	54	87	34	63.1	1.92	2.31
Apartments: exis	800	2,146	1,346	168.4	18	60	41	225.2	2.30	2.79
Low-inc Apts: ex	234	240	6	2.4	3	4	1	23.8	1.41	1.70
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	91	12	14.8	3.46	4.07
Com/Ind Hi: exis	970	87	-883	-91.1	44	5	-40	-89.5	4.55	5.37
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	4	20.0	4.55	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	32	32	0	0.0	1	1	0	22.0	1.70	2.07
Misc props	117	117	0	0.0	4	4	1	20.2	3.01	3.62
ResHmstd: NewCon	0	5	5	0.0	0	0	0	0.0	0.00	1.76
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	811	53	6.9	1.88	2.06

Tax Base

Tax Rates

	Tax Base				Tax Rates		Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	County	City/Town	Base	Alter	Base	Alter
Total Tax Capacity	431	342	-89	-20.6	County	53.44	59.25	0.00	0.00	
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	#####	143.17	0.00	0.00	
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	4.43	4.41	18.26	20.25	
(=) Taxable Tax Capacity	431	342	-89	-20.6	Special District	0.22	0.24	0.00	0.00	
FD Distrib Tax Cap	0	0	0	0.0	Total	169.66	207.06	18.26	20.25	

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	75,000	69,800	-6.9	1,109	1,008	-101	-9.1	1.48	1.44	
Res Hmstd:Avg Val	112,500	104,700	-6.9	1,843	1,804	-39	-2.1	1.64	1.72	
Res Hmstd: Hi Val	150,000	139,600	-6.9	2,581	2,662	81	3.1	1.72	1.91	
Res Hmstd: Ex-Hi Val	225,000	209,400	-6.9	4,058	4,379	321	7.9	1.80	2.09	
Apartment	300,000	805,200	168.4	6,910	22,471	15,561	225.2	2.30	2.79	
Comm/Ind: Lo Val	150,000	13,400	-91.1	5,190	546	-4,644	-89.5	3.46	4.07	
Comm/Ind: Med Val	300,000	26,800	-91.1	12,019	1,092	-10,927	-90.9	4.01	4.07	
Comm/Ind: Hi Val	1,000,000	89,400	-91.1	43,887	3,643	-40,244	-91.7	4.39	4.07	

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	269	-23	-8.0	2.09	2.02
Res Non-Hm: exis	2,080	2,489	409	19.7	51	73	22	43.1	2.47	2.95
Apartments: exis	364	348	-16	-4.3	11	13	2	15.3	2.99	3.60
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	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	56	7	15.4	4.27	5.03
Com/Ind Hi: exis	1,354	1,360	6	0.5	76	90	14	18.3	5.63	6.62
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	41	6	16.8	5.53	6.52
Ag HGA: Exist	146	141	-5	-3.6	3	3	0	4.7	2.27	2.46
Ag Hmstd Land	306	477	171	55.8	4	7	3	74.5	1.23	1.37
Ag Non-Hmstd	776	637	-139	-17.9	17	17	0	-1.1	2.22	2.67
Misc props	28	30	2	7.8	1	1	0	29.9	2.99	3.60
ResHmstd: NewCon	0	21	21	0.0	0	0	0	0.0	0.00	2.02
All other NewCon	0	20	20	0.0	0	1	1	0.0	0.00	5.00
Total	20,851	20,569	-282	-1.4	540	572	32	5.9	2.59	2.78

Tax Base

Tax Rates

	Estimated Market Value				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	233	185	-49	-20.8	County	50.30	55.26	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	#####	200.20	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	11.73	10.28	21.09	25.25
(=) Taxable Tax Capacity	233	185	-49	-20.8	Special District	1.33	1.73	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	221.94	267.47	21.09	25.25

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates	
	Baseline	Alternative	Change		Baseline	Alternative	Change	Pctg Chng	Base
Res Hmstd: Lo Val	50,900	48,300	-5.1	1,033	897	-136	-13.2	2.03	1.86
Res Hmstd:Avg Val	76,200	72,300	-5.1	1,548	1,343	-205	-13.3	2.03	1.86
Res Hmstd: Hi Val	101,600	96,400	-5.1	2,188	2,058	-130	-6.0	2.15	2.13
Res Hmstd: Ex-Hi Val	152,500	144,600	-5.2	3,471	3,585	114	3.3	2.28	2.48
Apartment	300,000	287,200	-4.3	8,955	10,327	1,372	15.3	2.99	3.6
Comm/Ind: Lo Val	150,000	150,700	0.5	6,409	7,593	1,184	18.5	4.27	5.04
Comm/Ind: Med Val	300,000	301,400	0.5	14,848	17,575	2,727	18.4	4.95	5.83
Comm/Ind: Hi Val	1,000,000	1,004,600	0.5	54,232	64,154	9,922	18.3	5.42	6.39

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	1,382	-202	-12.8	1.58	1.65
Res Non-Hm: exis	8,083	7,643	-440	-5.4	145	161	17	11.5	1.79	2.11
Apartments: exis	3,639	4,172	533	14.6	78	107	28	36.2	2.15	2.55
Low-inc Apts: ex	1,224	1,291	67	5.5	16	20	4	24.8	1.31	1.55
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	304	48	18.7	3.28	3.80
Com/Ind Hi: exis	11,403	12,013	611	5.4	493	603	110	22.3	4.32	5.02
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	76	14	21.7	4.32	5.02
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	30.7	0.58	0.76
Ag Non-Hmstd	1,500	1,409	-92	-6.1	24	27	3	13.1	1.59	1.92
Misc props	1,244	1,224	-21	-1.7	31	36	5	17.5	2.50	2.98
ResHmstd: NewCon	0	59	59	0.0	0	1	1	0.0	0.00	1.65
All other NewCon	0	563	563	0.0	0	25	25	0.0	0.00	4.50
Total	137,021	121,536	-15,485	-11.3	2,693	2,743	50	1.8	1.97	2.26

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	1,550	1,227	-323	-20.8	County	54.85	60.97	0.00	0.00
(-) TIF Tax Capacity	23	33	10	45.3	City/Town	73.21	93.65	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	31.33	37.65	15.57	14.78
(=) Taxable Tax Capacity	1,527	1,193	-333	-21.8	Special District	0.22	0.24	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	159.60	192.50	15.57	14.78

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	94,600	78,700	-16.8	1,370	1,051	-319	-23.3	1.45	1.34	
Res Hmstd:Avg Val	141,900	118,100	-16.8	2,241	1,936	-305	-13.6	1.58	1.64	
Res Hmstd: Hi Val	189,100	157,400	-16.8	3,110	2,818	-292	-9.4	1.64	1.79	
Res Hmstd: Ex-Hi Val	283,700	236,100	-16.8	4,853	4,586	-266	-5.5	1.71	1.94	
Apartment	300,000	343,900	14.6	6,452	8,783	2,331	36.1	2.15	2.55	
Comm/Ind: Lo Val	150,000	158,000	5.3	4,923	6,104	1,181	24.0	3.28	3.86	
Comm/Ind: Med Val	300,000	316,100	5.4	11,410	14,041	2,631	23.1	3.80	4.44	
Comm/Ind: Hi Val	1,000,000	1,053,600	5.4	41,681	51,062	9,381	22.5	4.17	4.85	

Mahnomen County

Bejou city

<i>Tax Burdens by Property Class</i>	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

Tax Rates

	Tax Base				Tax Rates		Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	County	City/Town	Base	Alter	Base	Alter
Total Tax Capacity	24	31	7	27.1	County	92.79	97.32	0.00	0.00	
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	28.99	28.51	0.00	0.00	
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	18.81	20.80	4.68	4.73	
(=) Taxable Tax Capacity	24	31	7	27.1	Special District	7.14	7.33	0.00	0.00	
FD Distrib Tax Cap	0	0	0	0.0	Total	147.73	153.95	4.68	4.73	

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		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	19,793	15,300	340.5	3	3.85
Comm/Ind: Med Val	300,000	1,028,500		242.8	10,460	41,128	30,668	293.2	3.49	4
Comm/Ind: Hi Val	1,000,000	3,428,200		242.8	38,307	140,676	102,369	267.2	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	10.9	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

Tax Rates

	Estimated Market Value				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	509	411	-99	-19.4	County	88.31	91.67	0.00	0.00
(-) TIF Tax Capacity	36	31	-5	-13.6	City/Town	40.03	49.90	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	15.77	16.81	4.67	4.73
(=) Taxable Tax Capacity	474	380	-94	-19.8	Special District	7.14	7.33	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	151.25	165.71	4.67	4.73

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base
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	5,111	539	11.8	3.05	3.33
Comm/Ind: Med Val	300,000	307,300	2.4	10,644	11,844	1,200	11.3	3.55	3.85
Comm/Ind: Hi Val	1,000,000	1,024,400	2.4	38,983	43,279	4,296	11.0	3.9	4.22

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

Tax Rates

	Tax Base				Tax Rates				Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	County	City/Town	School District	Special District	Base	Alter
Total Tax Capacity	116	91	-25	-21.6	90.45	94.26	19.95	7.14	0.00	0.00
(-) TIF Tax Capacity	5	0	-5	-100.0	95.05	121.41	16.74	7.33	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	19.95	16.74	7.14	7.33	4.56	4.77
(=) Taxable Tax Capacity	110	91	-20	-17.8	7.14	7.33	0.00	0.00	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	212.60	239.73		4.56	4.77

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		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	8,392	2,442	41.0	3.97	4.65
Comm/Ind: Med Val	300,000	360,500		20.2	13,862	18,960	5,098	36.8	4.62	5.26
Comm/Ind: Hi Val	1,000,000	1,201,700		20.2	50,781	68,290	17,509	34.5	5.08	5.68

Marshall County

Alvarado city

<i>Tax Burdens by Property Class</i>	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	10.1	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

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	115	89	-26	-22.8	County	36.60	35.90	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	30.40	42.74	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	5.77	7.05	38.03	35.08
(=) Taxable Tax Capacity	115	89	-26	-22.8	Special District	6.46	7.17	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	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	8,971	1,107	14.1	2.62	2.88
Comm/Ind: Hi Val	1,000,000	1,037,200	3.7	28,455	32,420	3,965	13.9	2.85	3.13

Marshall County

Argyle city

<i>Tax Burdens by Property Class</i>	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	47.2	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

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	217	187	-29	-13.4	County	36.32	35.58	0.00	0.00
(-) TIF Tax Capacity	6	5	-1	-14.7	City/Town	51.05	58.95	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	5.13	6.89	20.09	20.46
(=) Taxable Tax Capacity	211	183	-28	-13.4	Special District	6.46	7.17	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	98.96	108.58	20.09	20.46

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		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	5,775	2,149	59.2	2.42	2.81
Comm/Ind: Med Val	300,000	410,400		36.8	8,362	12,748	4,386	52.5	2.79	3.11
Comm/Ind: Hi Val	1,000,000	1,367,900		36.8	30,460	45,285	14,825	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	19.5	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

Tax Rates

	Estimated Market Value				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	70	57	-13	-18.5	County	35.99	35.16	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	71.87	93.02	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	13.31	13.78	6.09	28.40
(=) Taxable Tax Capacity	70	57	-13	-18.5	Special District	5.59	6.30	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	126.76	148.26	6.09	28.40

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		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	869	21.5	2.69	3.27
Comm/Ind: Med Val	300,000	300,000		0.0	9,401	11,318	1,917	20.4	3.13	3.77
Comm/Ind: Hi Val	1,000,000	1,000,000		0.0	34,411	41,216	6,806	19.8	3.44	4.12

Marshall County

Holt city

<i>Tax Burdens by Property Class</i>	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

Tax Rates

	Tax Base				Tax Rates		Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	County	City/Town	Base	Alter	Base	Alter
Total Tax Capacity	22	18	-5	-21.5	County	36.70	36.00	0.00	0.00	
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	24.63	28.52	0.00	0.00	
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	6.48	7.68	15.05	41.37	
(=) Taxable Tax Capacity	22	18	-5	-21.5	Special District	6.24	6.94	0.00	0.00	
FD Distrib Tax Cap	0	0	0	0.0	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	7,152	4,161	139.1	1.99	2.66
Comm/Ind: Med Val	300,000	538,600	79.5	6,903	15,281	8,378	121.4	2.30	2.84
Comm/Ind: Hi Val	1,000,000	1,795,300	79.5	25,161	53,215	28,055	111.5	2.52	2.96

Marshall County

Middle River city

<i>Tax Burdens by Property Class</i>	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	77	13	20.4	1.06	1.24
Res Non-Hm: exis	741	601	-140	-18.9	11	11	0	-1.7	1.49	1.81
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	29	4	18.0	2.79	3.27
Com/Ind Hi: exis	231	238	7	2.8	8	10	2	19.9	3.67	4.28
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	-39.1	3.67	4.28
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	14.5	1.98	2.44
ResHmstd: NewCon	0	87	87	0.0	0	1	1	0.0	0.00	1.24
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	137	17	14.6	1.44	1.64

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	92	71	-21	-23.3	County	36.62	35.92	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	72.59	97.49	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	11.24	10.03	15.55	24.55
(=) Taxable Tax Capacity	92	71	-21	-23.3	Special District	6.46	7.17	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	126.91	150.60	15.55	24.55

**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	38,600	39,900	3.4	395	459	63	15.9	1.02	1.15
Res Hmstd:Avg Val	57,900	59,800	3.3	593	687	94	15.8	1.02	1.15
Res Hmstd: Hi Val	77,200	79,700	3.2	797	943	146	18.4	1.03	1.18
Res Hmstd: Ex-Hi Val	115,800	119,600	3.3	1,382	1,696	315	22.8	1.19	1.42
Comm/Ind: Lo Val	150,000	154,200	2.8	4,187	5,086	899	21.5	2.79	3.3
Comm/Ind: Med Val	300,000	308,400	2.8	9,693	11,685	1,992	20.6	3.23	3.79
Comm/Ind: Hi Val	1,000,000	1,028,100	2.8	35,385	42,486	7,100	20.1	3.54	4.13

Marshall County

Newfolden city

<i>Tax Burdens by Property Class</i>	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

Tax Rates

	Baseline	Alternative	Change	Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val		
					Base	Alter	Base	Alter	
Total Tax Capacity	114	94	-20	-17.9	County	36.24	35.46	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	52.54	63.99	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	5.88	6.95	15.05	41.37
(=) Taxable Tax Capacity	114	94	-20	-17.9	Special District	6.46	7.17	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	101.13	113.57	15.05	41.37

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base
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	1,226	34.1	2.4	2.95
Comm/Ind: Med Val	300,000	327,000	9.0	8,324	10,887	2,563	30.8	2.77	3.33
Comm/Ind: Hi Val	1,000,000	1,090,100	9.0	30,372	39,176	8,804	29.0	3.04	3.59

Marshall County

Oslo city

<i>Tax Burdens by Property Class</i>	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

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	122	103	-19	-15.6	County	34.22	33.08	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	#####	184.24	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	2.21	2.83	38.03	35.08
(=) Taxable Tax Capacity	122	103	-19	-15.6	Special District	6.46	7.17	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	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	6,790	1,144	20.3	3.76	4.53
Comm/Ind: Med Val	300,000	300,000	0.0	12,984	15,669	2,685	20.7	4.33	5.22
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	47,228	57,102	9,874	20.9	4.72	5.71

Marshall County

Stephen city

<i>Tax Burdens by Property Class</i>	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	3.19
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

Tax Rates

	Baseline	Alternative	Change	Pctg Chng		Net Tax Cap (Pctg)		Ref Mkt Val	
						Base	Alter	Base	Alter
Total Tax Capacity	178	139	-39	-22.1	County	36.60	35.90	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	76.23	97.87	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	5.50	7.32	20.09	20.46
(=) Taxable Tax Capacity	178	139	-39	-22.1	Special District	6.46	7.17	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	124.80	148.25	20.09	20.46

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		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	11,637	1,919	19.7	3.24	3.71
Comm/Ind: Hi Val	1,000,000	1,044,300		4.4	35,434	42,278	6,844	19.3	3.54	4.05

Marshall County

Strandquist city

<i>Tax Burdens by Property Class</i>	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	5	0	4.5	0.82	0.95
Res Non-Hm: exis	104	176	71	68.3	1	3	1	90.1	1.26	1.43
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	11.4	2.47	2.73
Com/Ind Hi: exis	112	146	34	30.8	4	5	2	44.2	3.22	3.55
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	13.9	3.22	3.55
Ag HGA: Exist	49	49	1	1.0	0	0	0	17.1	0.82	0.95
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	24.3	1.35	1.61

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	13	12	-2	-12.5	County	36.83	36.12	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	41.80	47.80	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	17.37	21.80	19.71	27.47
(=) Taxable Tax Capacity	13	12	-2	-12.5	Special District	6.46	7.17	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	102.46	112.88	19.71	27.47

**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	14,500	13,100	-9.7	119	125	6	4.7	0.82	0.95
Res Hmstd:Avg Val	21,800	19,700	-9.6	179	188	8	4.7	0.82	0.95
Res Hmstd: Hi Val	29,100	26,200	-10.0	239	249	10	4.3	0.82	0.95
Res Hmstd: Ex-Hi Val	43,600	39,300	-9.9	358	374	16	4.4	0.82	0.95
Comm/Ind: Lo Val	150,000	196,200	30.8	3,700	5,744	2,044	55.3	2.47	2.93
Comm/Ind: Med Val	300,000	392,400	30.8	8,534	12,718	4,183	49.0	2.84	3.24
Comm/Ind: Hi Val	1,000,000	1,308,000	30.8	31,095	45,262	14,167	45.6	3.11	3.46

Marshall County

Viking city

<i>Tax Burdens by Property Class</i>	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

Tax Rates

	Tax Base				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	25	20	-5	-19.3	County	36.42	35.65	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	60.18	84.52	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	6.07	7.17	15.05	41.38
(=) Taxable Tax Capacity	25	20	-5	-19.3	Special District	6.46	7.17	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	109.12	134.51	15.05	41.38

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		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	4,388	116.1	2.52	3.53
Comm/Ind: Med Val	300,000	463,400		54.5	8,744	17,727	8,983	102.7	2.91	3.83
Comm/Ind: Hi Val	1,000,000	1,544,800		54.5	31,911	62,345	30,434	95.4	3.19	4.04

Marshall County

Warren city

<i>Tax Burdens by Property Class</i>	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

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	520	430	-90	-17.4	County	36.60	35.90	0.00	0.00
(-) TIF Tax Capacity	26	22	-4	-14.9	City/Town	68.37	86.75	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	5.77	7.05	38.03	35.08
(=) Taxable Tax Capacity	494	407	-86	-17.5	Special District	6.46	7.17	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	117.20	136.87	38.03	35.08

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Pctg Chng	Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change		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	11,323	1,466	14.9	3.29	3.66
Comm/Ind: Hi Val	1,000,000	1,032,600		3.3	35,765	41,031	5,266	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

Tax Rates

	Estimated Market Value				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	60	47	-14	-22.6	County	28.91	27.89	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	#####	296.10	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	16.20	13.70	13.62	13.43
(=) Taxable Tax Capacity	60	47	-14	-22.6	Special District	0.45	0.28	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	275.70	337.97	13.62	13.43

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates	
	Baseline	Alternative	Change		Baseline	Alternative	Change	Pctg Chng	Base
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

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	44	35	-9	-20.7	County	33.94	34.49	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	#####	309.55	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	2.30	0.77	36.68	37.72
(=) Taxable Tax Capacity	44	35	-9	-20.7	Special District	0.45	0.28	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	270.49	345.10	36.68	37.72

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	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	20,097	2,232	12.5	5.96	7.23
Comm/Ind: Hi Val	1,000,000	926,500	-7.4	65,138	73,938	8,800	13.5	6.51	7.98

Martin County

Fairmont city

<i>Tax Burdens by Property Class</i>	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	3,775	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	10,271	572	5.9	1.62	1.72

Tax Base

Tax Rates

	Tax Base				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	7,342	6,565	-776	-10.6	County	36.86	38.17	0.00	0.00
(-) TIF Tax Capacity	308	284	-24	-7.9	City/Town	42.54	49.68	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	32.79	34.94	13.62	13.43
(=) Taxable Tax Capacity	7,034	6,282	-752	-10.7	Special District	0.45	0.28	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	112.64	123.07	13.62	13.43

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates	
	Baseline	Alternative	Change		Baseline	Alternative	Change	Pctg Chng	Base
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	3,925	88	2.3	2.56	2.75
Comm/Ind: Med Val	300,000	285,700	-4.8	8,886	9,029	143	1.6	2.96	3.16
Comm/Ind: Hi Val	1,000,000	952,500	-4.8	32,446	33,152	706	2.2	3.24	3.48

Martin County

Granada city

<i>Tax Burdens by Property Class</i>	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

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	84	68	-16	-19.4	County	36.95	38.05	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	42.25	52.40	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	8.03	6.24	62.30	89.82
(=) Taxable Tax Capacity	84	68	-16	-19.4	Special District	0.45	0.28	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	87.67	96.98	62.30	89.82

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		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	27,035	23,029	574.9	2.67	3.71
Comm/Ind: Med Val	300,000	1,458,400		386.1	9,036	55,180	46,144	510.7	3.01	3.78
Comm/Ind: Hi Val	1,000,000	4,861,200		386.1	32,508	186,520	154,012	473.8	3.25	3.84

Martin County

Northrop city

<i>Tax Burdens by Property Class</i>	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	3.65
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

Tax Rates

	Baseline	Alternative	Change	Pctg Chng		Net Tax Cap (Pctg)		Ref Mkt Val	
						Base	Alter	Base	Alter
Total Tax Capacity	58	45	-13	-22.7	County	36.15	37.25	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	85.60	114.06	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	30.37	32.01	13.62	13.43
(=) Taxable Tax Capacity	58	45	-13	-22.7	Special District	0.45	0.28	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	152.58	183.61	13.62	13.43

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		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	3.65	
Comm/Ind: Med Val	300,000	274,900	-8.4	10,983	11,513	530	4.8	3.66	4.19	
Comm/Ind: Hi Val	1,000,000	916,300	-8.4	40,134	42,483	2,349	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	503	-1	-0.2	1.86	1.90
Res Non-Hm: exis	3,292	3,649	357	10.8	72	94	22	30.8	2.19	2.58
Apartments: exis	405	384	-21	-5.1	11	12	1	12.8	2.61	3.11
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	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	73	6	9.5	3.80	4.42
Com/Ind Hi: exis	380	609	229	60.3	19	35	16	87.2	4.94	5.77
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	80	18	28.9	4.94	5.77
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	45.4	0.97	1.17
Ag Non-Hmstd	208	235	27	12.7	4	5	1	37.0	1.80	2.18
Misc props	20	20	0	0.0	1	1	0	18.9	2.61	3.11
ResHmstd: NewCon	0	90	90	0.0	0	2	2	0.0	0.00	1.90
All other NewCon	0	5	5	0.0	0	0	0	0.0	0.00	2.58
Total	34,678	34,680	2	0.0	740	807	67	9.1	2.13	2.33

Tax Base

Tax Rates

	Tax Base				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	372	295	-76	-20.6	County	34.66	35.40	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	#####	180.60	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	3.41	2.18	36.68	37.72
(=) Taxable Tax Capacity	372	295	-76	-20.6	Special District	0.45	0.28	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	179.79	218.46	36.68	37.72

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	49,500	48,100		-2.8	874	812	-62	-7.1	1.76	1.69
Res Hmstd:Avg Val	74,300	72,300		-2.7	1,311	1,220	-91	-6.9	1.76	1.69
Res Hmstd: Hi Val	99,000	96,300		-2.7	1,860	1,843	-17	-0.9	1.88	1.91
Res Hmstd: Ex-Hi Val	148,600	144,500		-2.8	2,978	3,172	194	6.5	2.00	2.2
Apartment	300,000	284,700		-5.1	7,842	8,848	1,006	12.8	2.61	3.11
Comm/Ind: Lo Val	150,000	240,400		60.3	5,694	11,845	6,151	108.0	3.8	4.93
Comm/Ind: Med Val	300,000	480,800		60.3	13,103	25,713	12,610	96.2	4.37	5.35
Comm/Ind: Hi Val	1,000,000	1,602,800		60.3	47,678	90,434	42,756	89.7	4.77	5.64

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	24.9	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	51	7.6	1.77	1.86

Tax Base

Tax Rates

	Tax Base				Tax Rates		Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	County	City/Town	School District	Special District	Base	Alter
Total Tax Capacity	453	382	-71	-15.7	35.31	36.33	0.00	0.00	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	72.92	91.74	0.00	0.00	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	3.12	3.81	46.55	38.20	46.55	38.20
(=) Taxable Tax Capacity	453	382	-71	-15.7	0.45	0.28	0.00	0.00	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	111.80	132.16	46.55	38.20	

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		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	4,624	312	7.2	2.87	3.13
Comm/Ind: Med Val	300,000	295,300		-1.6	9,830	10,577	747	7.6	3.28	3.58
Comm/Ind: Hi Val	1,000,000	984,500		-1.6	35,577	38,470	2,894	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

Tax Rates

	Tax Base				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	473	423	-50	-10.5	County	37.66	38.99	0.00	0.00
(-) TIF Tax Capacity	15	14	-1	-6.2	City/Town	#####	122.80	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	8.14	7.75	36.68	37.72
(=) Taxable Tax Capacity	458	409	-49	-10.6	Special District	0.45	0.28	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	152.86	169.82	36.68	37.72

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		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	587	11.5	3.39	3.71	
Comm/Ind: Med Val	300,000	305,800	1.9	11,689	13,008	1,319	11.3	3.9	4.25	
Comm/Ind: Hi Val	1,000,000	1,019,400	1.9	42,493	47,229	4,736	11.1	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	203	73	55.8	0.99	1.56
Res Non-Hm: exis	1,684	1,832	148	8.8	23	40	18	77.9	1.35	2.20
Apartments: exis	195	186	-10	-4.9	3	5	2	58.8	1.59	2.65
Low-inc Apts: ex	84	80	-4	-4.9	1	1	0	55.4	1.01	1.65
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	64	20	43.9	2.56	3.87
Com/Ind Hi: exis	1,765	1,864	99	5.6	58	94	36	61.4	3.29	5.03
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	33	14	76.5	3.29	5.03
Ag HGA: Exist	274	274	0	0.0	3	4	1	56.2	0.96	1.50
Ag Hmstd Land	767	810	43	5.6	4	8	4	118.6	0.49	1.02
Ag Non-Hmstd	185	197	12	6.3	2	4	2	97.9	0.98	1.82
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	1.56
All other NewCon	0	131	131	0.0	0	5	5	0.0	0.00	3.58
Total	32,975	20,742	-12,233	-37.1	577	461	-116	-20.0	1.75	2.22

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	484	192	-292	-60.4	County	36.70	37.64	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	53.67	137.90	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	6.71	5.84	36.68	37.72
(=) Taxable Tax Capacity	484	192	-292	-60.4	Special District	0.45	0.28	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	97.53	181.67	36.68	37.72

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	36,000	35,600		-1.1	339	522	183	54.0	0.94	1.47
Res Hmstd:Avg Val	54,000	53,400		-1.1	509	783	275	54.0	0.94	1.47
Res Hmstd: Hi Val	72,000	71,200		-1.1	678	1,045	366	54.0	0.94	1.47
Res Hmstd: Ex-Hi Val	108,100	106,900		-1.1	1,176	1,844	668	56.8	1.09	1.72
Apartment	300,000	285,300		-4.9	4,758	7,555	2,797	58.8	1.59	2.65
Comm/Ind: Lo Val	150,000	158,400		5.6	3,843	6,226	2,383	62.0	2.56	3.93
Comm/Ind: Med Val	300,000	316,800		5.6	8,784	14,197	5,413	61.6	2.93	4.48
Comm/Ind: Hi Val	1,000,000	1,056,100		5.6	31,842	51,403	19,561	61.4	3.18	4.87

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

Tax Rates

	Tax Base				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	26	20	-5	-20.9	County	36.93	38.26	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	45.21	58.85	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	14.18	15.03	22.86	22.69
(=) Taxable Tax Capacity	26	20	-5	-20.9	Special District	0.45	0.28	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	96.77	112.41	22.86	22.69

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	46,800	46,800	46,800	0.0	373	422	49	13.2	0.8	0.90
Res Hmstd:Avg Val	70,100	70,100	70,100	0.0	558	632	74	13.2	0.8	0.90
Res Hmstd: Hi Val	93,400	93,400	93,400	0.0	829	938	109	13.1	0.89	1.00
Res Hmstd: Ex-Hi Val	140,200	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	134,700	-10.2	3,619	3,609	-9	-0.3	2.41	2.68
Comm/Ind: Med Val	300,000	269,400	269,400	-10.2	8,330	8,195	-135	-1.6	2.78	3.04
Comm/Ind: Hi Val	1,000,000	898,000	898,000	-10.2	30,314	30,178	-135	-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	-0.9	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	14.4	2.86	3.25
Com/Ind Hi: exis	66	60	-5	-7.8	2	3	0	4.9	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	11.8	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	32.4	0.65	0.80
Ag Non-Hmstd	2	2	0	11.8	0	0	0	32.6	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	7.0	1.41	1.54

Tax Base

Tax Rates

	Tax Base				Tax Rates		Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	County	City/Town	School District	Special District	Base	Alter
Total Tax Capacity	30	23	-7	-23.0	46.53	50.08	20.98	20.41	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	65.33	84.81	20.98	20.41	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	15.87	16.69	20.98	20.41	0.00	0.00
(=) Taxable Tax Capacity	30	23	-7	-23.0	0.19	0.21	0.00	0.00	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	127.93	151.79	20.98	20.41	

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	51,000	48,700		-4.5	555	543	-13	-2.3	1.09	1.11
Res Hmstd:Avg Val	76,400	72,900		-4.6	834	813	-21	-2.6	1.09	1.11
Res Hmstd: Hi Val	101,900	97,300		-4.5	1,237	1,243	6	0.5	1.21	1.28
Res Hmstd: Ex-Hi Val	152,900	146,000		-4.5	2,042	2,148	106	5.2	1.34	1.47
Comm/Ind: Lo Val	150,000	138,300		-7.8	4,292	4,491	199	4.6	2.86	3.25
Comm/Ind: Med Val	300,000	276,600		-7.8	9,909	10,267	357	3.6	3.30	3.71
Comm/Ind: Hi Val	1,000,000	922,100		-7.8	36,125	37,777	1,652	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	22.6	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

Tax Rates

	Estimated Market Value				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	182	142	-40	-22.1	County	43.61	46.33	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	#####	173.94	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	10.43	9.37	26.92	27.87
(=) Taxable Tax Capacity	182	142	-40	-22.1	Special District	0.19	0.21	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	183.30	229.85	26.92	27.87

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	40,200	40,400	40,400	0.5	684	670	-15	-2.1	1.70	1.66
Res Hmstd:Avg Val	60,300	60,500	60,500	0.3	1,026	1,003	-23	-2.3	1.70	1.66
Res Hmstd: Hi Val	80,400	80,700	80,700	0.4	1,390	1,391	1	0.0	1.73	1.72
Res Hmstd: Ex-Hi Val	120,700	121,200	121,200	0.4	2,274	2,518	245	10.8	1.88	2.08
Apartment	300,000	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	148,700	-0.9	5,627	6,681	1,054	18.7	3.75	4.49
Comm/Ind: Med Val	300,000	297,300	297,300	-0.9	12,995	15,427	2,432	18.7	4.33	5.19
Comm/Ind: Hi Val	1,000,000	991,200	991,200	-0.9	47,378	56,351	8,973	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	0.5	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

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	225	203	-22	-9.8	County	46.51	50.05	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	22.64	30.15	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	21.56	21.28	14.75	15.10
(=) Taxable Tax Capacity	225	203	-22	-9.8	Special District	0.19	0.21	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	90.89	101.69	14.75	15.10

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Pctg Chng	Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change		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	11,335	3,557	45.7	2.59	2.91
Comm/Ind: Hi Val	1,000,000	1,297,500		29.8	28,372	40,462	12,091	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	1.51
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

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	950	776	-175	-18.4	County	46.30	49.79	0.00	0.00
(-) TIF Tax Capacity	25	25	0	-1.6	City/Town	55.35	72.19	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	17.83	20.05	13.08	13.75
(=) Taxable Tax Capacity	925	751	-174	-18.8	Special District	0.19	0.21	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	119.68	142.24	13.08	13.75

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Pctg Chng	Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change		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	3,982	-5	-0.1	2.66	3.04	
Comm/Ind: Med Val	300,000	262,200	-12.6	9,239	9,049	-190	-2.1	3.08	3.45	
Comm/Ind: Hi Val	1,000,000	874,100	-12.6	33,746	33,552	-194	-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	204	7	3.7	1.31	1.44
Res Non-Hm: exis	2,943	3,337	394	13.4	51	69	19	37.2	1.72	2.08
Apartments: exis	289	286	-3	-1.0	6	7	1	20.4	1.94	2.36
Low-inc Apts: ex	390	388	-2	-0.4	5	6	1	20.4	1.21	1.46
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	64	8	15.2	3.01	3.54
Com/Ind Hi: exis	662	664	2	0.3	26	31	5	18.5	3.92	4.63
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	19.5	3.91	4.62
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	38.4	1.34	1.67
Ag Non-Hmstd	60	66	6	10.1	1	1	0	37.0	1.34	1.67
Misc props	30	27	-3	-9.6	1	1	0	9.9	1.94	2.36
ResHmstd: NewCon	0	40	40	0.0	0	1	1	0.0	0.00	1.44
All other NewCon	0	25	25	0.0	0	1	1	0.0	0.00	3.74
Total	21,432	20,993	-439	-2.0	346	390	44	12.8	1.61	1.86

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	233	186	-47	-20.1	County	45.28	48.51	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	75.01	104.63	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	13.36	13.19	26.92	27.87
(=) Taxable Tax Capacity	233	186	-47	-20.1	Special District	0.19	0.21	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	133.83	166.55	26.92	27.87

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	58,400	55,100		-5.7	705	704	-1	-0.1	1.21	1.28
Res Hmstd:Avg Val	87,600	82,600		-5.7	1,115	1,109	-5	-0.5	1.27	1.34
Res Hmstd: Hi Val	116,700	110,000		-5.7	1,609	1,683	75	4.6	1.38	1.53
Res Hmstd: Ex-Hi Val	175,200	165,200		-5.7	2,602	2,839	238	9.1	1.48	1.72
Apartment	300,000	297,100		-1.0	5,826	7,013	1,187	20.4	1.94	2.36
Comm/Ind: Lo Val	150,000	150,500		0.3	4,514	5,338	825	18.3	3.01	3.55
Comm/Ind: Med Val	300,000	301,000		0.3	10,397	12,309	1,911	18.4	3.47	4.09
Comm/Ind: Hi Val	1,000,000	1,003,300		0.3	37,855	44,837	6,982	18.4	3.79	4.47

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	59.0	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

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	4,189	3,714	-475	-11.3	County	45.88	49.38	0.00	0.00
(-) TIF Tax Capacity	196	36	-160	-81.8	City/Town	56.03	60.82	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	22.16	21.87	14.75	15.10
(=) Taxable Tax Capacity	3,994	3,679	-315	-7.9	Special District	0.19	0.21	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	124.26	132.28	14.75	15.10

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		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	4,300	184	4.5	2.74	2.90
Comm/Ind: Med Val	300,000	296,400		-1.2	9,530	9,943	413	4.3	3.18	3.35
Comm/Ind: Hi Val	1,000,000	987,900		-1.2	34,795	36,348	1,553	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	15.7	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

Tax Rates

	Tax Base				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	471	397	-73	-15.6	County	46.16	49.65	0.00	0.00
(-) TIF Tax Capacity	20	11	-9	-46.1	City/Town	#####	158.56	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	18.85	34.19	19.56	18.46
(=) Taxable Tax Capacity	451	387	-64	-14.2	Special District	2.36	2.16	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	200.44	244.56	19.56	18.46

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base
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	15.4	3.93	4.62
Comm/Ind: Med Val	300,000	295,100	-1.6	13,674	15,777	2,103	15.4	4.56	5.35
Comm/Ind: Hi Val	1,000,000	983,500	-1.7	49,942	57,754	7,812	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

Tax Rates

	Tax Base				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	89	68	-21	-23.4	County	46.50	50.05	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	23.71	30.94	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	21.56	21.28	14.75	15.10
(=) Taxable Tax Capacity	89	68	-21	-23.4	Special District	0.19	0.21	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	91.97	102.48	14.75	15.10

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		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	11.5	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

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	340	295	-45	-13.1	County	46.37	49.90	0.00	0.00
(-) TIF Tax Capacity	9	10	1	8.5	City/Town	79.97	95.63	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	19.14	34.53	19.56	18.46
(=) Taxable Tax Capacity	331	285	-45	-13.7	Special District	0.97	1.05	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	146.45	181.11	19.56	18.46

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		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	1,012	16.7	2.03	2.45
Comm/Ind: Lo Val	150,000	166,500		11.0	4,687	6,298	1,611	34.4	3.12	3.78
Comm/Ind: Med Val	300,000	333,000		11.0	10,839	14,338	3,499	32.3	3.61	4.31
Comm/Ind: Hi Val	1,000,000	1,109,900		11.0	39,547	51,853	12,306	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	-4.5	1.07	1.11
Res Non-Hm: exis	1,307	1,420	114	8.7	19	24	5	26.8	1.45	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	875	890	15	1.7	25	28	4	15.7	2.80	3.19
Com/Ind Hi: exis	114	131	17	14.7	4	6	1	30.5	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	33	33	0	0.0	1	1	0	13.8	3.72	4.23
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	-18.5	0.58	0.72
Ag Non-Hmstd	34	26	-7	-21.7	0	0	0	-8.2	1.35	1.59
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	86	9	11.7	1.55	1.76

Tax Base

Tax Rates

	Tax Base				Tax Rates		Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	County	City/Town	Base	Alter	Base	Alter
Total Tax Capacity	56	48	-8	-14.1	County	69.97	80.14	0.00	0.00	
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	35.05	43.70	0.00	0.00	
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	30.10	34.70	3.93	3.81	
(=) Taxable Tax Capacity	56	48	-8	-14.1	Special District	0.18	0.21	0.00	0.00	
FD Distrib Tax Cap	0	0	0	0.0	Total	135.30	158.74	3.93	3.81	

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	56,600	52,000	-8.1	562	515	-47	-8.3	0.99	0.99	
Res Hmstd:Avg Val	84,800	77,800	-8.3	885	785	-100	-11.3	1.04	1.01	
Res Hmstd: Hi Val	113,100	103,800	-8.2	1,304	1,244	-60	-4.6	1.15	1.2	
Res Hmstd: Ex-Hi Val	169,700	155,800	-8.2	2,143	2,164	21	1.0	1.26	1.39	
Comm/Ind: Lo Val	150,000	172,100	14.7	4,202	5,715	1,513	36.0	2.80	3.32	
Comm/Ind: Med Val	300,000	344,200	14.7	9,785	13,003	3,218	32.9	3.26	3.78	
Comm/Ind: Hi Val	1,000,000	1,147,200	14.7	35,838	47,010	11,172	31.2	3.58	4.1	

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	196	-22	-10.1	1.21	1.29
Res Non-Hm: exis	4,684	4,392	-292	-6.2	70	78	8	11.4	1.49	1.77
Apartments: exis	538	536	-3	-0.5	10	11	2	18.3	1.79	2.12
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	1,216	1,223	7	0.6	35	40	6	16.0	2.87	3.31
Com/Ind Hi: exis	1,525	1,456	-69	-4.5	58	64	6	10.1	3.81	4.40
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	19	3	15.3	3.81	4.40
Ag HGA: Exist	487	419	-67	-13.8	6	5	-1	-15.1	1.15	1.13
Ag Hmstd Land	717	672	-44	-6.2	3	4	1	18.7	0.48	0.60
Ag Non-Hmstd	290	219	-71	-24.5	4	4	0	-9.9	1.40	1.67
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	1.29
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	422	2	0.4	1.51	1.72

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	302	231	-71	-23.6	County	70.01	80.17	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	39.58	51.82	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	30.10	34.70	3.93	3.81
(=) Taxable Tax Capacity	302	231	-71	-23.6	Special District	0.18	0.21	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	139.86	166.90	3.93	3.81

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Pctg Chng	Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change		Base	Alter
Res Hmstd: Lo Val	80,800	68,100		-15.7	862	708	-154	-17.9	1.07	1.04
Res Hmstd:Avg Val	121,200	102,200		-15.7	1,479	1,277	-203	-13.7	1.22	1.25
Res Hmstd: Hi Val	161,500	136,100		-15.7	2,095	1,906	-189	-9.0	1.3	1.40
Res Hmstd: Ex-Hi Val	242,400	204,300		-15.7	3,331	3,173	-158	-4.7	1.37	1.55
Apartment	300,000	298,500		-0.5	5,363	6,341	979	18.3	1.79	2.12
Comm/Ind: Lo Val	150,000	143,200		-4.5	4,304	4,737	433	10.1	2.87	3.31
Comm/Ind: Med Val	300,000	286,500		-4.5	10,024	10,966	942	9.4	3.34	3.83
Comm/Ind: Hi Val	1,000,000	955,000		-4.5	36,716	40,368	3,651	9.9	3.67	4.23

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	537	30	5.9	1.38	1.47
Res Non-Hm: exis	7,694	7,723	29	0.4	122	136	14	11.2	1.59	1.76
Apartments: exis	867	867	0	0.0	16	18	2	11.2	1.88	2.09
Low-inc Apts: ex	1,095	1,095	0	0.0	12	14	1	11.2	1.13	1.26
Seasnl Rec: exis	25,322	25,175	-146	-0.6	397	438	41	10.3	1.57	1.74
Com/Ind: Lo: exi	5,600	5,534	-66	-1.2	167	181	14	8.3	2.98	3.27
Com/Ind Hi: exis	3,313	2,329	-984	-29.7	131	101	-30	-23.0	3.97	4.35
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	9.6	3.97	4.35
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	-55.6	0.66	0.66
Ag Non-Hmstd	568	484	-83	-14.7	8	8	0	-5.1	1.48	1.64
Misc props	63	63	0	0.0	1	1	0	11.2	1.88	2.09
ResHmstd: NewCon	0	13	13	0.0	0	0	0	0.0	0.00	1.47
All other NewCon	0	833	833	0.0	0	19	19	0.0	0.00	2.23
Total	82,495	81,737	-758	-0.9	1,401	1,494	93	6.6	1.70	1.83

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	891	828	-63	-7.0	County	70.00	80.17	0.00	0.00
(-) TIF Tax Capacity	31	31	0	0.0	City/Town	63.77	68.79	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	13.95	15.32	3.21	3.48
(=) Taxable Tax Capacity	859	797	-63	-7.3	Special District	0.18	0.21	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	147.89	164.49	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	1,319	-12	-0.9	1.25	1.25
Res Hmstd:Avg Val	159,500	158,400	-0.7	2,181	2,282	101	4.6	1.37	1.44
Res Hmstd: Hi Val	212,600	211,200	-0.7	3,031	3,248	216	7.1	1.43	1.54
Res Hmstd: Ex-Hi Val	319,000	316,900	-0.7	4,735	5,179	445	9.4	1.48	1.63
Apartment	300,000	300,000	0.0	5,642	6,273	630	11.2	1.88	2.09
Seas Rec: Lo Val	50,000	49,700	-0.6	777	859	81	10.5	1.55	1.73
Seas Rec: Hi Val	150,000	149,100	-0.6	2,416	2,667	251	10.4	1.61	1.79
Comm/Ind: Lo Val	150,000	105,500	-29.7	4,474	3,448	-1,026	-22.9	2.98	3.27
Comm/Ind: Med Val	300,000	210,900	-29.7	10,424	7,550	-2,875	-27.6	3.47	3.58
Comm/Ind: Hi Val	1,000,000	703,100	-29.7	38,191	28,943	-9,247	-24.2	3.82	4.12

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	828	-135	-14.0	1.37	1.38
Res Non-Hm: exis	18,229	15,361	-2,868	-15.7	310	306	-5	-1.5	1.70	1.99
Apartments: exis	8,000	8,270	269	3.4	162	198	36	21.9	2.03	2.39
Low-inc Apts: ex	5,108	4,811	-296	-5.8	62	69	7	11.0	1.22	1.44
Seasnl Rec: exis	41	29	-12	-29.6	1	1	0	-17.0	2.03	2.39
Com/Ind: Lo: exi	13,081	12,798	-284	-2.2	413	465	51	12.4	3.16	3.63
Com/Ind Hi: exis	9,796	10,723	926	9.5	411	518	106	25.9	4.20	4.83
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	200	29	17.3	4.15	4.77
Ag HGA: Exist	278	235	-43	-15.3	4	4	-1	-12.8	1.45	1.49
Ag Hmstd Land	557	554	-4	-0.7	4	4	1	21.1	0.67	0.81
Ag Non-Hmstd	523	504	-19	-3.7	8	9	1	14.0	1.59	1.88
Misc props	928	922	-6	-0.6	21	25	4	17.0	2.30	2.71
ResHmstd: NewCon	0	89	89	0.0	0	1	1	0.0	0.00	1.38
All other NewCon	0	173	173	0.0	0	4	4	0.0	0.00	2.21
Total	130,743	118,589	-12,154	-9.3	2,530	2,630	100	4.0	1.94	2.22

Tax Base

Tax Rates

	Tax Base				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	1,526	1,240	-286	-18.7	County	70.00	80.17	0.00	0.00
(-) TIF Tax Capacity	63	63	0	-0.1	City/Town	58.82	73.27	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	30.10	34.70	3.93	3.81
(=) Taxable Tax Capacity	1,463	1,177	-286	-19.5	Special District	0.18	0.21	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	159.09	188.35	3.93	3.81

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base
Res Hmstd: Lo Val	70,900	60,600	-14.5	872	708	-164	-18.8	1.23	1.17
Res Hmstd:Avg Val	106,400	91,000	-14.5	1,458	1,201	-256	-17.6	1.37	1.32
Res Hmstd: Hi Val	141,800	121,200	-14.5	2,067	1,833	-234	-11.3	1.46	1.51
Res Hmstd: Ex-Hi Val	212,700	181,900	-14.5	3,286	3,102	-184	-5.6	1.55	1.71
Apartment	300,000	310,100	3.4	6,084	7,419	1,335	21.9	2.03	2.39
Comm/Ind: Lo Val	150,000	164,200	9.5	4,737	6,130	1,393	29.4	3.16	3.73
Comm/Ind: Med Val	300,000	328,400	9.5	11,034	14,056	3,022	27.4	3.68	4.28
Comm/Ind: Hi Val	1,000,000	1,094,600	9.5	40,418	51,041	10,623	26.3	4.04	4.66

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	154	4	2.7	1.20	1.25
Res Non-Hm: exis	4,343	4,548	205	4.7	70	85	16	22.2	1.61	1.88
Apartments: exis	1,419	1,419	0	0.0	27	31	5	17.0	1.89	2.21
Low-inc Apts: ex	2,172	2,172	0	0.0	25	29	4	16.6	1.16	1.35
Seasnl Rec: exis	172	169	-3	-1.5	3	3	0	16.7	1.46	1.73
Com/Ind: Lo: exi	4,189	4,298	109	2.6	124	145	21	17.2	2.96	3.38
Com/Ind Hi: exis	6,617	6,901	285	4.3	257	307	50	19.4	3.89	4.45
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	14.4	3.89	4.45
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	1.5	1.37	1.63
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	1.25
All other NewCon	0	22	22	0.0	0	0	0	0.0	0.00	1.88
Total	33,295	33,842	546	1.6	726	838	112	15.5	2.18	2.48

Tax Base

Tax Rates

	Tax Base				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	437	405	-32	-7.3	County	69.58	79.71	0.00	0.00
(-) TIF Tax Capacity	38	38	0	0.0	City/Town	54.61	65.35	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	12.56	17.85	17.46	16.84
(=) Taxable Tax Capacity	398	367	-32	-8.0	Special District	0.18	0.21	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	136.92	163.12	17.46	16.84

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	50,200	49,300	-1.8	574	566	-9	-1.5	1.14	1.15	
Res Hmstd:Avg Val	75,300	74,000	-1.7	861	849	-12	-1.4	1.14	1.15	
Res Hmstd: Hi Val	100,400	98,700	-1.7	1,268	1,314	46	3.6	1.26	1.33	
Res Hmstd: Ex-Hi Val	150,700	148,100	-1.7	2,090	2,275	185	8.9	1.39	1.54	
Apartment	300,000	300,000	0.0	5,658	6,622	964	17.0	1.89	2.21	
Comm/Ind: Lo Val	150,000	156,500	4.3	4,441	5,362	921	20.7	2.96	3.43	
Comm/Ind: Med Val	300,000	312,900	4.3	10,276	12,326	2,050	20.0	3.43	3.94	
Comm/Ind: Hi Val	1,000,000	1,043,000	4.3	37,503	44,836	7,332	19.6	3.75	4.3	

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	-7.0	1.12	1.17
Res Non-Hm: exis	2,347	2,087	-260	-11.1	33	35	2	5.0	1.41	1.67
Apartments: exis	134	134	0	0.0	2	3	0	18.0	1.74	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	1,303	1,253	-50	-3.8	37	40	4	10.2	2.81	3.22
Com/Ind Hi: exis	273	236	-37	-13.7	10	10	0	-1.0	3.73	4.28
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	14.7	3.73	4.28
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	16.7	0.62	0.74
Ag Non-Hmstd	177	146	-30	-17.2	2	2	0	-1.8	1.36	1.61
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	157	2	1.5	1.50	1.69

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	112	87	-25	-22.6	County	70.00	80.16	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	35.59	45.97	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	30.10	34.70	3.93	3.81
(=) Taxable Tax Capacity	112	87	-25	-22.6	Special District	0.18	0.21	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	135.86	161.04	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	610	-70	-10.3	1	1.00
Res Hmstd:Avg Val	102,100	91,000	-10.9	1,147	1,032	-114	-10.0	1.12	1.13
Res Hmstd: Hi Val	136,000	121,300	-10.8	1,651	1,576	-75	-4.6	1.21	1.3
Res Hmstd: Ex-Hi Val	204,100	182,000	-10.8	2,664	2,664	0	0.0	1.31	1.46
Apartment	300,000	300,000	0.0	5,213	6,153	941	18.0	1.74	2.05
Comm/Ind: Lo Val	150,000	129,500	-13.7	4,215	4,170	-44	-1.1	2.81	3.22
Comm/Ind: Med Val	300,000	258,900	-13.7	9,814	9,492	-322	-3.3	3.27	3.67
Comm/Ind: Hi Val	1,000,000	863,200	-13.7	35,947	35,362	-585	-1.6	3.59	4.1

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	212	14	7.1	1.21	1.30
Res Non-Hm: exis	1,889	2,792	903	47.8	25	42	17	65.0	1.35	1.50
Apartments: exis	357	357	0	0.0	6	6	1	10.1	1.62	1.79
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	339	16	5.0	1.41	1.56
Com/Ind: Lo: exi	2,105	2,045	-61	-2.9	56	59	3	5.5	2.68	2.91
Com/Ind Hi: exis	428	537	109	25.4	15	21	6	36.3	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	258	258	0	0.0	9	10	1	8.6	3.56	3.86
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	91	86	-5	-5.5	1	1	0	9.7	0.59	0.69
Ag Non-Hmstd	262	249	-13	-4.8	3	3	0	4.9	1.27	1.40
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	1.30
All other NewCon	0	205	205	0.0	0	3	3	0.0	0.00	1.51
Total	44,557	44,611	53	0.1	637	697	61	9.5	1.43	1.56

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	463	449	-14	-3.0	County	70.00	80.16	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	43.26	44.61	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	13.95	15.32	3.21	3.48
(=) Taxable Tax Capacity	463	449	-14	-3.0	Special District	0.18	0.21	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	127.38	140.31	3.21	3.48

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Pctg Chng	Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change		Base	Alter
Res Hmstd: Lo Val	122,300	121,800		-0.4	1,335	1,383	48	3.6	1.09	1.14
Res Hmstd:Avg Val	183,300	182,500		-0.4	2,186	2,332	146	6.7	1.19	1.28
Res Hmstd: Hi Val	244,400	243,400		-0.4	3,039	3,285	245	8.1	1.24	1.35
Res Hmstd: Ex-Hi Val	366,600	365,100		-0.4	4,745	5,188	443	9.3	1.29	1.42
Apartment	300,000	300,000		0.0	4,873	5,366	493	10.1	1.62	1.79
Seas Rec: Lo Val	50,000	47,700		-4.6	675	709	34	5.0	1.35	1.49
Seas Rec: Hi Val	150,000	143,000		-4.7	2,109	2,208	100	4.7	1.41	1.54
Comm/Ind: Lo Val	150,000	188,200		25.5	4,013	5,834	1,822	45.4	2.68	3.10
Comm/Ind: Med Val	300,000	376,300		25.4	9,347	13,101	3,753	40.2	3.12	3.48
Comm/Ind: Hi Val	1,000,000	1,254,400		25.4	34,242	47,021	12,779	37.3	3.42	3.75

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	1,521	-198	-11.5	1.46	1.45
Res Non-Hm: exis	28,355	26,536	-1,819	-6.4	512	553	41	8.0	1.81	2.09
Apartments: exis	7,952	8,435	483	6.1	170	208	38	22.6	2.14	2.47
Low-inc Apts: ex	5,443	5,144	-299	-5.5	71	77	6	9.0	1.30	1.50
Seasnl Rec: exis	200	202	2	1.0	4	5	1	16.7	2.14	2.47
Com/Ind: Lo: exi	17,194	17,102	-92	-0.5	564	635	71	12.6	3.28	3.71
Com/Ind Hi: exis	13,556	13,026	-530	-3.9	588	640	52	8.9	4.34	4.91
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	55	6	13.3	4.34	4.91
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	1.4	1.63	0.95
Ag Non-Hmstd	1,417	1,242	-175	-12.3	23	24	0	2.0	1.63	1.90
Misc props	808	823	16	1.9	18	22	3	18.1	2.29	2.65
ResHmstd: NewCon	0	243	243	0.0	0	4	4	0.0	0.00	1.45
All other NewCon	0	76	76	0.0	0	2	2	0.0	0.00	2.09
Total	193,707	179,258	-14,449	-7.5	3,721	3,748	27	0.7	1.92	2.09

Tax Base

Tax Rates

	Estimated Market Value				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	2,189	1,737	-452	-20.6	County	68.91	78.78	0.00	0.00
(-) TIF Tax Capacity	95	95	0	0.0	City/Town	72.88	85.54	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	20.94	25.00	10.22	10.19
(=) Taxable Tax Capacity	2,095	1,643	-452	-21.6	Special District	0.18	0.21	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	162.91	189.53	10.22	10.19

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates	
	Baseline	Alternative	Change		Baseline	Alternative	Change	Pctg Chng	Base
Res Hmstd: Lo Val	70,600	63,100	-10.6	940	782	-158	-16.8	1.33	1.24
Res Hmstd:Avg Val	105,900	94,700	-10.6	1,556	1,347	-209	-13.5	1.47	1.42
Res Hmstd: Hi Val	141,100	126,100	-10.6	2,198	2,028	-170	-7.7	1.56	1.61
Res Hmstd: Ex-Hi Val	211,700	189,200	-10.6	3,483	3,396	-88	-2.5	1.65	1.79
Apartment	300,000	318,200	6.1	6,416	7,863	1,447	22.5	2.14	2.47
Comm/Ind: Lo Val	150,000	144,100	-3.9	4,918	5,348	430	8.8	3.28	3.71
Comm/Ind: Med Val	300,000	288,300	-3.9	11,423	12,364	940	8.2	3.81	4.29
Comm/Ind: Hi Val	1,000,000	960,900	-3.9	41,784	45,418	3,635	8.7	4.18	4.73

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	21.3	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	7.1	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

Tax Rates

	Estimated Market Value				Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	137	105	-32	-23.4	County	51.38	58.59	0.00	0.00
(-) TIF Tax Capacity	5	5	0	6.9	City/Town	23.04	31.16	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	29.27	32.22	4.28	4.60
(=) Taxable Tax Capacity	133	100	-32	-24.4	Special District	0.68	0.78	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	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	83	15	22.1	0.76	0.92
Res Non-Hm: exis	1,885	1,651	-235	-12.4	20	21	0	1.0	1.08	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	1,087	1,044	-42	-3.9	23	25	2	8.0	2.15	2.41
Com/Ind Hi: exis	623	537	-85	-13.7	17	17	0	-2.8	2.81	3.16
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	17	3	22.8	2.81	3.16
Ag HGA: Exist	317	317	0	0.0	3	3	1	18.6	0.86	1.02
Ag Hmstd Land	615	642	27	4.4	2	3	1	29.6	0.34	0.42
Ag Non-Hmstd	147	156	9	6.0	1	2	0	25.5	0.82	0.98
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	0.92
All other NewCon	0	206	206	0.0	0	3	3	0.0	0.00	1.25
Total	14,122	14,102	-20	-0.1	149	173	24	16.0	1.06	1.23

Tax Base

Tax Rates

	Tax Base				Tax Rates		Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	County	City/Town	School District	Special District	Base	Alter
Total Tax Capacity	157	133	-23	-15.0	51.37	58.58	17.98	18.43	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	15.01	19.90	0.00	0.00	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	15.36	18.35	17.98	18.43	17.98	18.43
(=) Taxable Tax Capacity	157	133	-23	-15.0	0.68	0.78	0.00	0.00	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	82.43	97.61	17.98	18.43	

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	71,900	72,300		0.6	434	557	122	28.2	0.60	0.77
Res Hmstd:Avg Val	107,800	108,500		0.6	807	991	184	22.8	0.75	0.91
Res Hmstd: Hi Val	143,700	144,600		0.6	1,200	1,441	242	20.1	0.83	1
Res Hmstd: Ex-Hi Val	215,600	216,900		0.6	1,986	2,344	358	18.0	0.92	1.08
Comm/Ind: Lo Val	150,000	129,400		-13.7	3,223	3,125	-98	-3.0	2.15	2.41
Comm/Ind: Med Val	300,000	258,900		-13.7	7,431	7,062	-369	-5.0	2.48	2.73
Comm/Ind: Hi Val	1,000,000	862,900		-13.7	27,066	26,139	-927	-3.4	2.71	3.03

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

Tax Rates

	Baseline	Alternative	Change	Pctg Chng		Net Tax Cap (Pctg)		Ref Mkt Val	
						Base	Alter	Base	Alter
Total Tax Capacity	76	63	-13	-17.7	County	51.39	58.59	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	21.99	26.71	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	34.41	45.32	12.46	26.17
(=) Taxable Tax Capacity	76	63	-13	-17.7	Special District	0.68	0.78	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	108.47	131.41	12.46	26.17

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		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	7,233	-1,399	-16.2	2.88	3.29
Comm/Ind: Hi Val	1,000,000	733,000		-26.7	31,527	27,305	-4,222	-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	2.70
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	15.5	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

Tax Rates

	Tax Base				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	127	104	-23	-18.1	County	51.38	58.59	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	25.97	36.53	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	12.70	18.85	22.84	22.57
(=) Taxable Tax Capacity	127	104	-23	-18.1	Special District	0.68	0.78	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	90.74	114.74	22.84	22.57

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		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	3,204	-279	-8.0	2.32	2.71
Comm/Ind: Med Val	300,000	236,300		-21.2	8,013	7,127	-886	-11.1	2.67	3.02
Comm/Ind: Hi Val	1,000,000	787,500		-21.3	29,152	26,654	-2,499	-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	20	2	10.7	0.79	0.92
Res Non-Hm: exis	422	490	68	16.1	5	6	1	30.0	1.07	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	2,195	2,122	-73	-3.3	47	50	3	6.7	2.14	2.36
Com/Ind Hi: exis	1,105	918	-187	-16.9	31	28	-3	-8.2	2.79	3.09
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	15.1	2.79	3.09
Ag HGA: Exist	111	111	0	0.0	1	1	0	18.8	0.75	0.89
Ag Hmstd Land	77	82	4	5.4	0	0	0	27.0	0.32	0.38
Ag Non-Hmstd	118	117	-1	-0.5	1	1	0	14.3	0.82	0.94
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	113	5	4.7	1.64	1.81

Tax Base

Tax Rates

	Baseline	Alternative	Change	Pctg Chng		Net Tax Cap (Pctg)		Ref Mkt Val	
						Base	Alter	Base	Alter
Total Tax Capacity	89	79	-10	-11.6	County	51.37	58.58	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	14.44	16.33	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	15.36	18.35	17.98	18.43
(=) Taxable Tax Capacity	89	79	-10	-11.6	Special District	0.68	0.78	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	81.86	94.03	17.98	18.43

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	78,400	73,800	-5.9	481	552	72	14.9	0.61	0.75	
Res Hmstd:Avg Val	117,500	110,700	-5.8	906	988	82	9.1	0.77	0.89	
Res Hmstd: Hi Val	156,700	147,600	-5.8	1,333	1,435	102	7.6	0.85	0.97	
Res Hmstd: Ex-Hi Val	235,100	221,400	-5.8	2,186	2,327	141	6.4	0.93	1.05	
Comm/Ind: Lo Val	150,000	124,700	-16.9	3,210	2,944	-266	-8.3	2.14	2.36	
Comm/Ind: Med Val	300,000	249,300	-16.9	7,401	6,607	-793	-10.7	2.47	2.65	
Comm/Ind: Hi Val	1,000,000	831,100	-16.9	26,956	24,567	-2,389	-8.9	2.7	2.96	

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	28	5	23.1	0.74	0.90
Res Non-Hm: exis	355	275	-79	-22.3	4	3	0	-11.1	1.00	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	723	674	-48	-6.7	15	16	1	4.2	2.11	2.36
Com/Ind Hi: exis	219	186	-32	-14.8	6	6	0	-4.6	2.76	3.09
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	8.2	2.76	3.09
Ag HGA: Exist	800	749	-51	-6.3	5	6	1	17.7	0.65	0.82
Ag Hmstd Land	2,401	2,422	22	0.9	8	9	1	18.7	0.32	0.37
Ag Non-Hmstd	119	258	139	117.0	1	2	1	154.7	0.80	0.94
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	0.90
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	72	10	16.5	0.80	0.92

Tax Base

Tax Rates

	Tax Base				Tax Rates		Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	County	City/Town	School District	Special District	Base	Alter
Total Tax Capacity	71	61	-10	-13.7	51.38	58.58	17.98	18.43	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	12.66	16.29	0.00	0.00	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	15.36	18.35	17.98	18.43	17.98	18.43
(=) Taxable Tax Capacity	71	61	-10	-13.7	0.68	0.78	0.00	0.00	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	80.08	94.00	17.98	18.43	

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	70,300	71,100	70,300	1.1	408	532	124	30.4	0.58	0.75
Res Hmstd:Avg Val	105,500	106,700	105,500	1.1	757	940	183	24.1	0.72	0.88
Res Hmstd: Hi Val	140,600	142,200	140,600	1.1	1,133	1,369	236	20.8	0.81	0.96
Res Hmstd: Ex-Hi Val	210,900	213,300	210,900	1.1	1,885	2,229	343	18.2	0.89	1.04
Comm/Ind: Lo Val	150,000	127,800	150,000	-14.8	3,170	3,017	-153	-4.8	2.11	2.36
Comm/Ind: Med Val	300,000	255,700	300,000	-14.8	7,307	6,804	-504	-6.9	2.44	2.66
Comm/Ind: Hi Val	1,000,000	852,200	1,000,000	-14.8	26,614	25,214	-1,400	-5.3	2.66	2.96

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	-18.3	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

Tax Rates

	Estimated Market Value				Net Tax		Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Base	Alter	Base	Alter
Total Tax Capacity	16	13	-4	-22.7	County	51.40	58.61	0.00	0.00	
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	27.49	35.55	0.00	0.00	
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	12.94	18.27	17.46	16.83	
(=) Taxable Tax Capacity	16	13	-4	-22.7	Special District	0.68	0.78	0.00	0.00	
FD Distrib Tax Cap	0	0	0	0.0	Total	92.52	113.22	17.46	16.83	

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	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	30	4	17.1	0.76	0.91
Res Non-Hm: exis	247	234	-13	-5.4	3	3	0	10.8	1.12	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	371	358	-13	-3.4	8	9	1	10.2	2.28	2.61
Com/Ind Hi: exis	22	11	-11	-50.7	1	0	0	-43.6	2.99	3.42
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	39	5	16.5	2.99	3.42
Ag HGA: Exist	490	490	0	0.0	4	5	1	19.6	0.88	1.06
Ag Hmstd Land	311	269	-42	-13.6	1	1	0	23.3	0.24	0.34
Ag Non-Hmstd	0	51	51	0.0	0	1	1	0.0	0.00	1.11
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	5,926	5,827	-98	-1.7	76	88	12	16.3	1.28	1.51

Tax Base

Tax Rates

	Baseline	Alternative	Change	Pctg Chng		Net Tax Cap (Pctg)		Ref Mkt Val	
						Base	Alter	Base	Alter
Total Tax Capacity	71	58	-13	-18.0	County	51.40	58.60	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	24.05	32.79	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	15.36	18.35	17.98	18.43
(=) Taxable Tax Capacity	71	58	-13	-18.0	Special District	0.68	0.78	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	91.50	110.52	17.98	18.43

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	56,200	54,700		-2.7	390	464	73	18.7	0.69	0.85
Res Hmstd:Avg Val	84,300	82,000		-2.7	626	727	101	16.1	0.74	0.89
Res Hmstd: Hi Val	112,400	109,400		-2.7	959	1,108	149	15.5	0.85	1.01
Res Hmstd: Ex-Hi Val	168,600	164,100		-2.7	1,625	1,868	243	14.9	0.96	1.14
Comm/Ind: Lo Val	150,000	74,000		-50.7	3,427	1,930	-1,497	-43.7	2.28	2.61
Comm/Ind: Med Val	300,000	147,900		-50.7	7,907	3,858	-4,049	-51.2	2.64	2.61
Comm/Ind: Hi Val	1,000,000	493,200		-50.7	28,811	15,639	-13,172	-45.7	2.88	3.17

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	3,225	259	8.7	1.25	1.41
Res Non-Hm: exis	35,383	35,305	-78	-0.2	564	679	116	20.5	1.59	1.92
Apartments: exis	17,665	19,166	1,501	8.5	322	424	102	31.8	1.82	2.21
Low-inc Apts: ex	10,829	10,605	-224	-2.1	122	144	22	18.2	1.13	1.36
Seasnl Rec: exis	143	122	-21	-14.5	2	2	0	4.5	1.37	1.68
Com/Ind: Lo: exi	31,174	30,102	-1,072	-3.4	895	1,015	121	13.5	2.87	3.37
Com/Ind Hi: exis	68,851	58,923	-9,928	-14.4	2,580	2,603	23	0.9	3.75	4.42
Publ U: Elec Gen	1,854	1,969	115	6.2	51	67	15	30.2	2.77	3.40
Publ U: Other	8,326	8,880	554	6.7	311	391	80	25.8	3.73	4.40
Ag HGA: Exist	90	90	0	0.0	1	1	0	10.5	1.18	1.30
Ag Hmstd Land	186	179	-7	-3.7	1	1	0	32.4	0.45	0.61
Ag Non-Hmstd	323	301	-22	-6.8	4	5	1	16.3	1.27	1.58
Misc props	1,066	1,429	364	34.1	21	36	15	72.6	1.96	2.53
ResHmstd: NewCon	0	469	469	0.0	0	7	7	0.0	0.00	1.41
All other NewCon	0	1,452	1,452	0.0	0	35	35	0.0	0.00	2.38
Total	413,783	398,385	-15,398	-3.7	7,839	8,635	796	10.2	1.89	2.17

Tax Base

Tax Rates

	Tax Base				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	5,113	4,291	-822	-16.1	County	50.88	57.98	0.00	0.00
(-) TIF Tax Capacity	279	284	5	1.9	City/Town	62.39	80.51	0.73	0.76
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	11.53	17.58	22.90	22.70
(=) Taxable Tax Capacity	4,835	4,007	-828	-17.1	Special District	1.92	2.00	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	126.72	158.07	23.63	23.46

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	71,600	69,000	-3.6	790	816	26	3.3	1.10	1.18	
Res Hmstd:Avg Val	107,400	103,600	-3.5	1,339	1,439	100	7.5	1.25	1.39	
Res Hmstd: Hi Val	143,100	138,000	-3.6	1,908	2,113	205	10.7	1.33	1.53	
Res Hmstd: Ex-Hi Val	214,700	207,000	-3.6	3,049	3,464	415	13.6	1.42	1.67	
Apartment	300,000	325,500	8.5	5,461	7,195	1,734	31.8	1.82	2.21	
Comm/Ind: Lo Val	150,000	128,400	-14.4	4,305	4,330	25	0.6	2.87	3.37	
Comm/Ind: Med Val	300,000	256,700	-14.4	9,926	9,772	-153	-1.5	3.31	3.81	
Comm/Ind: Hi Val	1,000,000	855,800	-14.4	36,158	36,241	83	0.2	3.62	4.23	

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	480	38	8.5	1.03	1.15
Res Non-Hm: exis	5,498	5,404	-94	-1.7	74	82	9	12.0	1.34	1.53
Apartments: exis	3,329	3,617	288	8.6	50	63	12	24.6	1.51	1.74
Low-inc Apts: ex	1,409	1,340	-68	-4.9	13	14	1	8.8	0.94	1.07
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	167	15	9.6	2.51	2.81
Com/Ind Hi: exis	6,589	5,971	-618	-9.4	217	220	3	1.6	3.29	3.69
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	47	5	13.0	3.22	3.62
Ag HGA: Exist	226	222	-5	-2.0	2	2	0	8.9	1.01	1.12
Ag Hmstd Land	347	354	7	2.0	1	2	0	20.4	0.39	0.45
Ag Non-Hmstd	378	344	-34	-9.0	4	4	0	5.9	1.07	1.24
Misc props	228	238	9	4.1	3	4	1	19.4	1.51	1.74
ResHmstd: NewCon	0	193	193	0.0	0	2	2	0.0	0.00	1.15
All other NewCon	0	473	473	0.0	0	7	7	0.0	0.00	1.56
Total	68,198	66,996	-1,202	-1.8	1,001	1,095	95	9.4	1.47	1.63

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	798	688	-109	-13.7	County	51.39	58.59	0.00	0.00
(-) TIF Tax Capacity	84	85	1	0.9	City/Town	39.32	46.49	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	15.36	18.35	17.98	18.43
(=) Taxable Tax Capacity	713	603	-110	-15.4	Special District	0.68	0.78	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	106.75	124.21	17.98	18.43

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	79,600	77,300		-2.9	692	726	34	5.0	0.87	0.94
Res Hmstd:Avg Val	119,400	116,000		-2.8	1,224	1,322	97	8.0	1.03	1.14
Res Hmstd: Hi Val	159,100	154,500		-2.9	1,755	1,914	159	9.0	1.10	1.24
Res Hmstd: Ex-Hi Val	238,700	231,800		-2.9	2,820	3,103	283	10.0	1.18	1.34
Apartment	300,000	325,900		8.6	4,542	5,661	1,118	24.6	1.51	1.74
Comm/Ind: Lo Val	150,000	135,900		-9.4	3,770	3,824	54	1.4	2.51	2.81
Comm/Ind: Med Val	300,000	271,900		-9.4	8,708	8,720	12	0.1	2.90	3.21
Comm/Ind: Hi Val	1,000,000	906,200		-9.4	31,748	32,128	380	1.2	3.17	3.55

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	18.7	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

Tax Rates

	Tax Base				Tax Rates		Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	County	City/Town	School District	Special District	Base	Alter
Total Tax Capacity	296	232	-63	-21.5	49.99	56.84	0.00	0.00	0.00	0.00
(-) TIF Tax Capacity	60	44	-16	-26.2	52.98	71.75	0.00	0.00	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	10.51	16.26	22.90	22.70	22.90	22.70
(=) Taxable Tax Capacity	236	188	-48	-20.3	0.68	0.78	0.00	0.00	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	114.16	145.63	22.90	22.70	22.70

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		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	4,277	267	6.6	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	35,879	2,213	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

Tax Rates

	Estimated Market Value				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	695	526	-168	-24.2	County	51.34	58.54	0.00	0.00
(-) TIF Tax Capacity	33	30	-3	-8.7	City/Town	33.63	44.09	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	29.23	32.17	4.28	4.60
(=) Taxable Tax Capacity	662	496	-166	-25.0	Special District	0.68	0.78	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	114.89	135.58	4.28	4.60

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base
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	7,542	-1,181	-13.5	2.91	3.19
Comm/Ind: Hi Val	1,000,000	788,700	-21.1	31,944	28,409	-3,535	-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

Tax Rates

	Tax Base				Tax Rates		Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	County	City/Town	School District	Special District	Base	Alter
Total Tax Capacity	113	91	-22	-19.2	51.39	58.60	12.06	0.68	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	36.88	47.48	22.90	0.00	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	12.06	18.20	0.00	0.00	22.90	22.70
(=) Taxable Tax Capacity	113	91	-22	-19.2	0.68	0.78	0.00	0.00	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	101.01	125.06	22.90	22.70	

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		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	1,400	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	1.0	1.09	1.14
Res Non-Hm: exis	1,118	976	-142	-12.7	17	17	0	0.1	1.48	1.70
Apartments: exis	114	140	25	21.9	2	3	1	40.3	1.69	1.94
Low-inc Apts: ex	255	237	-17	-6.8	3	3	0	6.2	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	76	4	5.9	2.72	3.07
Com/Ind Hi: exis	1,597	1,367	-231	-14.4	57	55	-2	-2.9	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	26.5	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	260	7	2.7	1.72	1.87

Tax Base

Tax Rates

	Tax Base				Tax Rates		Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	County	City/Town	School District	Special District	Base	Alter
Total Tax Capacity	179	143	-36	-20.3	51.48	58.70	24.95	29.51	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	42.25	54.60	19.36	14.51	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	24.95	29.51	19.36	14.51	0.00	0.00
(=) Taxable Tax Capacity	179	143	-36	-20.3	0.68	0.78	0.00	0.00	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	119.37	143.59	19.36	14.51	

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	53,700	51,800		-3.5	530	521	-9	-1.6	0.99	1.01
Res Hmstd:Avg Val	80,500	77,600		-3.6	817	792	-24	-3.0	1.01	1.02
Res Hmstd: Hi Val	107,300	103,500		-3.5	1,213	1,235	23	1.9	1.13	1.19
Res Hmstd: Ex-Hi Val	161,000	155,300		-3.5	2,006	2,121	115	5.7	1.25	1.37
Apartment	300,000	365,800		21.9	5,057	7,096	2,039	40.3	1.69	1.94
Comm/Ind: Lo Val	150,000	128,300		-14.5	4,075	3,933	-142	-3.5	2.72	3.07
Comm/Ind: Med Val	300,000	256,700		-14.4	9,411	8,908	-504	-5.4	3.14	3.47
Comm/Ind: Hi Val	1,000,000	855,500		-14.5	34,315	33,093	-1,222	-3.6	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	204	23	12.9	1.34	1.60
Res Non-Hm: exis	2,247	1,873	-374	-16.6	37	40	3	7.6	1.65	2.13
Apartments: exis	605	586	-19	-3.1	12	15	3	23.5	1.95	2.49
Low-inc Apts: ex	267	309	41	15.5	3	5	2	48.7	1.19	1.53
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	69	8	12.3	3.05	3.70
Com/Ind Hi: exis	436	350	-85	-19.6	18	17	-1	-3.2	4.03	4.85
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	25	6	33.6	4.03	4.85
Ag HGA: Exist	1,955	1,851	-105	-5.3	27	31	4	13.4	1.40	1.67
Ag Hmstd Land	2,392	2,421	29	1.2	13	18	4	30.4	0.56	0.72
Ag Non-Hmstd	748	753	5	0.7	11	13	2	22.7	1.46	1.78
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	99	99	0.0	0	3	3	0.0	0.00	2.90
Total	24,600	23,447	-1,153	-4.7	383	441	58	15.2	1.56	1.88

Tax Base

Tax Rates

	Tax Base				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	254	207	-48	-18.7	County	51.38	58.58	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	59.74	73.47	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	34.41	45.32	12.46	26.17
(=) Taxable Tax Capacity	254	207	-48	-18.7	Special District	0.68	0.78	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	146.21	178.16	12.46	26.17

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base
Res Hmstd: Lo Val	70,700	66,900	-5.4	839	890	51	6.1	1.19	1.33
Res Hmstd:Avg Val	105,900	100,200	-5.4	1,403	1,545	141	10.1	1.33	1.54
Res Hmstd: Hi Val	141,200	133,600	-5.4	1,995	2,281	285	14.3	1.41	1.71
Res Hmstd: Ex-Hi Val	211,900	200,400	-5.4	3,181	3,753	572	18.0	1.50	1.87
Apartment	300,000	290,700	-3.1	5,857	7,235	1,378	23.5	1.95	2.49
Comm/Ind: Lo Val	150,000	120,600	-19.6	4,575	4,463	-113	-2.5	3.05	3.70
Comm/Ind: Med Val	300,000	241,200	-19.6	10,614	9,971	-642	-6.1	3.54	4.13
Comm/Ind: Hi Val	1,000,000	804,000	-19.6	38,792	37,249	-1,543	-4.0	3.88	4.63

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	166	-9	-4.9	1.17	1.29
Res Non-Hm: exis	3,762	3,565	-197	-5.2	60	70	11	17.6	1.59	1.98
Apartments: exis	428	419	-9	-2.1	8	10	2	23.4	1.81	2.28
Low-inc Apts: ex	1,411	1,470	59	4.1	16	20	5	30.9	1.10	1.39
Seasnl Rec: exis	162	162	1	0.4	2	3	1	26.6	1.45	1.83
Com/Ind: Lo: exi	5,228	4,824	-404	-7.7	150	167	17	11.5	2.87	3.47
Com/Ind Hi: exis	6,273	4,576	-1,697	-27.1	238	210	-28	-11.7	3.79	4.58
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	27	7	32.9	3.79	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	41	209	168	409.8	1	4	3	552.1	1.34	1.71
Misc props	162	143	-19	-11.5	3	3	0	11.5	1.81	2.28
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	1.83
Total	32,934	28,860	-4,074	-12.4	672	680	9	1.3	2.04	2.36

Tax Base

Tax Rates

	Tax Base				Tax Rates		Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	County	City/Town	School District	Special District	Base	Alter
Total Tax Capacity	423	323	-100	-23.7	51.35	58.54	8.89	0.68	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	73.03	95.53	16.51	0.78	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	8.89	16.51	13.07	0.00	13.07	13.38
(=) Taxable Tax Capacity	423	323	-100	-23.7	0.68	0.78	0.00	0.00	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	133.96	171.35	13.07	13.07	13.38

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	57,900	50,000		-13.6	620	581	-39	-6.3	1.07	1.16
Res Hmstd:Avg Val	86,800	75,000		-13.6	982	871	-111	-11.3	1.13	1.16
Res Hmstd: Hi Val	115,700	100,000		-13.6	1,433	1,363	-69	-4.8	1.24	1.36
Res Hmstd: Ex-Hi Val	173,600	150,000		-13.6	2,336	2,364	28	1.2	1.35	1.58
Apartment	300,000	293,600		-2.1	5,416	6,681	1,266	23.4	1.81	2.28
Comm/Ind: Lo Val	150,000	109,400		-27.1	4,309	3,797	-512	-11.9	2.87	3.47
Comm/Ind: Med Val	300,000	218,800		-27.1	9,989	8,359	-1,630	-16.3	3.33	3.82
Comm/Ind: Hi Val	1,000,000	729,500		-27.1	36,494	31,764	-4,731	-13.0	3.65	4.35

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	257	-41	-13.6	1.36	1.23
Res Non-Hm: exis	2,209	2,347	139	6.3	37	40	3	7.5	1.67	1.69
Apartments: exis	241	241	0	0.0	5	5	0	4.4	1.96	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	2,454	2,596	142	5.8	74	83	9	12.6	3.00	3.19
Com/Ind Hi: exis	624	603	-21	-3.4	24	25	1	5.4	3.85	4.20
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	14.3	3.85	4.20
Ag HGA: Exist	234	159	-75	-32.2	3	2	-1	-41.1	1.29	1.12
Ag Hmstd Land	1,310	1,309	-1	0.0	8	9	2	26.1	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	1.23
All other NewCon	0	31	31	0.0	0	1	1	0.0	0.00	3.03
Total	29,594	28,851	-743	-2.5	473	451	-22	-4.6	1.60	1.56

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	315	249	-67	-21.2	County	45.49	50.06	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	70.03	93.63	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	5.95	7.02	43.52	15.74
(=) Taxable Tax Capacity	315	249	-67	-21.2	Special District	0.47	0.43	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	121.94	151.13	43.52	15.74

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	60,300	57,500		-4.6	757	612	-145	-19.1	1.25	1.06
Res Hmstd:Avg Val	90,400	86,200		-4.6	1,205	993	-212	-17.6	1.33	1.15
Res Hmstd: Hi Val	120,400	114,900		-4.6	1,728	1,511	-217	-12.6	1.44	1.31
Res Hmstd: Ex-Hi Val	180,700	172,400		-4.6	2,780	2,549	-232	-8.3	1.54	1.48
Apartment	300,000	300,000		0.0	5,879	6,140	261	4.4	1.96	2.05
Comm/Ind: Lo Val	150,000	144,800		-3.5	4,495	4,620	125	2.8	3	3.19
Comm/Ind: Med Val	300,000	289,700		-3.4	10,272	10,657	385	3.7	3.42	3.68
Comm/Ind: Hi Val	1,000,000	965,600		-3.4	37,227	39,058	1,831	4.9	3.72	4.04

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	8,319	736	9.7	1.00	1.14
Res Non-Hm: exis	85,106	107,956	22,849	26.8	1,097	1,603	506	46.1	1.29	1.49
Apartments: exis	32,233	32,296	62	0.2	483	564	81	16.8	1.50	1.74
Low-inc Apts: ex	8,510	8,510	0	0.0	79	91	13	16.1	0.93	1.07
Seasnl Rec: exis	786	647	-139	-17.7	11	11	0	0.4	1.43	1.74
Com/Ind: Lo: exi	55,991	55,696	-295	-0.5	1,395	1,573	177	12.7	2.49	2.82
Com/Ind Hi: exis	100,436	106,601	6,165	6.1	3,276	3,948	672	20.5	3.26	3.70
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	94	9	11.1	3.26	3.70
Ag HGA: Exist	312	303	-9	-2.9	3	4	0	10.8	1.09	1.24
Ag Hmstd Land	920	1,112	192	20.8	5	8	3	63.2	0.52	0.70
Ag Non-Hmstd	2,968	2,906	-62	-2.1	31	36	5	16.4	1.05	1.25
Misc props	1,845	2,723	878	47.6	35	61	26	75.8	1.88	2.25
ResHmstd: NewCon	0	2,447	2,447	0.0	0	28	28	0.0	0.00	1.14
All other NewCon	0	3,009	3,009	0.0	0	75	75	0.0	0.00	2.50
Total	1,052,757	1,056,047	3,290	0.3	14,083	16,415	2,332	16.6	1.34	1.55

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	11,938	10,348	-1,590	-13.3	County	44.53	49.25	0.00	0.00
(-) TIF Tax Capacity	532	647	116	21.7	City/Town	36.24	40.97	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	21.58	31.60	18.40	18.36
(=) Taxable Tax Capacity	11,407	9,701	-1,706	-15.0	Special District	2.70	3.08	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	105.05	124.90	18.40	18.36

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base
Res Hmstd: Lo Val	69,600	66,700	-4.2	581	622	41	7.1	0.83	0.93
Res Hmstd:Avg Val	104,300	99,900	-4.2	1,009	1,078	69	6.9	0.97	1.08
Res Hmstd: Hi Val	139,000	133,200	-4.2	1,469	1,593	124	8.5	1.06	1.2
Res Hmstd: Ex-Hi Val	208,600	199,900	-4.2	2,391	2,623	233	9.7	1.15	1.31
Apartment	300,000	300,600	0.2	4,491	5,245	754	16.8	1.5	1.74
Comm/Ind: Lo Val	150,000	159,200	6.1	3,738	4,576	838	22.4	2.49	2.87
Comm/Ind: Med Val	300,000	318,400	6.1	8,631	10,472	1,841	21.3	2.88	3.29
Comm/Ind: Hi Val	1,000,000	1,061,400	6.1	31,463	37,991	6,528	20.7	3.15	3.58

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	251	10	4.3	1.19	1.39
Res Non-Hm: exis	1,802	2,469	666	37.0	28	48	20	72.0	1.54	1.93
Apartments: exis	138	174	37	26.5	2	4	2	60.9	1.81	2.30
Low-inc Apts: ex	185	148	-37	-19.8	2	2	0	2.6	1.11	1.41
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	61	6	11.1	2.87	3.48
Com/Ind Hi: exis	122	120	-2	-1.6	5	5	1	18.6	3.78	4.56
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	27.8	3.78	4.56
Ag HGA: Exist	99	100	2	1.5	1	1	0	21.5	1.19	1.42
Ag Hmstd Land	90	204	114	125.9	1	3	2	349.7	0.63	1.25
Ag Non-Hmstd	315	355	40	12.6	4	6	2	40.0	1.33	1.65
Misc props	131	131	0	0.0	2	3	1	27.2	1.81	2.30
ResHmstd: NewCon	0	21	21	0.0	0	0	0	0.0	0.00	1.39
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	401	47	13.4	1.39	1.68

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	269	199	-71	-26.2	County	45.47	50.30	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	70.40	97.80	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	15.33	15.40	14.78	23.51
(=) Taxable Tax Capacity	269	199	-71	-26.2	Special District	1.57	1.61	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	132.76	165.11	14.78	23.51

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Pctg Chng	Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change		Base	Alter
Res Hmstd: Lo Val	57,500	51,300		-10.8	618	629	10	1.7	1.08	1.23
Res Hmstd:Avg Val	86,300	77,000		-10.8	979	952	-27	-2.7	1.13	1.24
Res Hmstd: Hi Val	115,000	102,600		-10.8	1,428	1,473	45	3.2	1.24	1.44
Res Hmstd: Ex-Hi Val	172,500	153,900		-10.8	2,328	2,517	189	8.1	1.35	1.64
Apartment	300,000	379,500		26.5	5,422	8,725	3,303	60.9	1.81	2.3
Comm/Ind: Lo Val	150,000	147,500		-1.7	4,308	5,130	823	19.1	2.87	3.48
Comm/Ind: Med Val	300,000	295,100		-1.6	9,977	11,833	1,856	18.6	3.33	4.01
Comm/Ind: Hi Val	1,000,000	983,600		-1.6	36,435	43,224	6,788	18.6	3.64	4.39

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	113	-10	-8.4	1.26	1.12
Res Non-Hm: exis	1,448	1,964	516	35.6	24	30	6	25.9	1.62	1.51
Apartments: exis	167	167	0	0.0	3	3	0	-2.8	1.83	1.78
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	2,168	2,168	0	0.0	62	62	1	1.0	2.84	2.87
Com/Ind Hi: exis	3,880	3,880	0	0.0	141	146	5	3.6	3.64	3.77
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	5.2	3.64	3.77
Ag HGA: Exist	490	471	-19	-3.9	7	6	-1	-16.3	1.37	1.20
Ag Hmstd Land	1,470	1,627	157	10.7	10	13	3	29.6	0.69	0.81
Ag Non-Hmstd	871	782	-90	-10.3	10	10	0	4.3	1.11	1.29
Misc props	0	27	27	0.0	0	0	0	0.0	0.00	1.78
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	394	5	1.2	1.90	1.84

Tax Base

Tax Rates

	Tax Base					Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	254	236	-17	-6.9	County	43.72	49.25	0.00	0.00
(-) TIF Tax Capacity	56	48	-8	-13.6	City/Town	63.06	72.75	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	4.14	7.07	43.52	15.74
(=) Taxable Tax Capacity	198	188	-10	-5.0	Special District	0.47	0.43	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	111.38	129.50	43.52	15.74

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	59,600	61,800		3.7	685	577	-107	-15.7	1.15	0.93
Res Hmstd:Avg Val	89,300	92,600		3.7	1,091	971	-121	-11.1	1.22	1.05
Res Hmstd: Hi Val	119,100	123,400		3.6	1,580	1,454	-126	-8.0	1.33	1.18
Res Hmstd: Ex-Hi Val	178,700	185,200		3.6	2,557	2,423	-133	-5.2	1.43	1.31
Apartment	300,000	300,000		0.0	5,482	5,328	-154	-2.8	1.83	1.78
Comm/Ind: Lo Val	150,000	150,000		0.0	4,258	4,299	42	1.0	2.84	2.87
Comm/Ind: Med Val	300,000	300,000		0.0	9,717	9,953	237	2.4	3.24	3.32
Comm/Ind: Hi Val	1,000,000	1,000,000		0.0	35,194	36,339	1,145	3.3	3.52	3.63

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	36	-13	-27.2	1.13	0.91
Res Non-Hm: exis	304	709	405	133.1	5	9	5	99.5	1.49	1.28
Apartments: exis	217	255	38	17.3	4	4	0	7.0	1.64	1.50
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	449	449	0	0.0	12	11	0	-3.2	2.62	2.53
Com/Ind Hi: exis	4	4	0	0.0	0	0	0	-0.6	3.34	3.32
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	2.6	3.34	3.32
Ag HGA: Exist	101	151	50	49.7	1	2	0	41.7	1.12	1.06
Ag Hmstd Land	1,918	1,873	-45	-2.4	12	12	0	3.8	0.61	0.65
Ag Non-Hmstd	1,315	1,582	267	20.3	13	17	4	33.5	0.97	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	8,834	9,092	258	2.9	99	95	-4	-3.9	1.12	1.05

Tax Base

Tax Rates

	Tax Base				Tax Rates		Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	County	City/Town	School District	Special District	Base	Alter
Total Tax Capacity	86	76	-9	-11.0	45.45	49.81	0.00	0.00	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	43.60	48.99	0.00	0.00	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	5.95	6.81	43.52	15.74		
(=) Taxable Tax Capacity	86	76	-9	-11.0	1.57	1.61	0.00	0.00		
FD Distrib Tax Cap	0	0	0	0.0	Total	96.57	107.22	43.52	15.74	

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	62,500	56,000		-10.4	626	448	-177	-28.3	1.00	0.80
Res Hmstd:Avg Val	93,800	84,000		-10.4	1,026	715	-312	-30.4	1.09	0.85
Res Hmstd: Hi Val	125,000	112,000		-10.4	1,491	1,086	-405	-27.2	1.19	0.97
Res Hmstd: Ex-Hi Val	187,500	168,000		-10.4	2,423	1,828	-595	-24.5	1.29	1.09
Apartment	300,000	352,000		17.3	4,927	5,272	344	7.0	1.64	1.5
Comm/Ind: Lo Val	150,000	150,000		0.0	3,925	3,798	-126	-3.2	2.62	2.53
Comm/Ind: Med Val	300,000	300,000		0.0	8,940	8,784	-156	-1.7	2.98	2.93
Comm/Ind: Hi Val	1,000,000	1,000,000		0.0	32,344	32,050	-293	-0.9	3.23	3.21

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	574	11	1.9	1.55	1.63
Res Non-Hm: exis	5,233	5,745	512	9.8	99	119	20	19.9	1.90	2.07
Apartments: exis	1,571	1,567	-4	-0.2	34	38	4	12.3	2.15	2.42
Low-inc Apts: ex	216	216	0	0.0	3	3	0	12.2	1.35	1.51
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	141	15	11.9	3.24	3.60
Com/Ind Hi: exis	443	451	8	1.8	19	21	2	13.2	4.20	4.67
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	17.1	4.20	4.67
Ag HGA: Exist	151	142	-9	-5.7	2	2	0	-0.1	1.64	1.74
Ag Hmstd Land	39	39	0	0.0	0	0	0	24.5	0.41	0.52
Ag Non-Hmstd	30	65	36	121.4	0	1	1	152.9	1.43	1.63
Misc props	75	75	0	0.0	2	2	0	12.6	2.15	2.42
ResHmstd: NewCon	0	56	56	0.0	0	1	1	0.0	0.00	1.63
All other NewCon	0	190	190	0.0	0	7	7	0.0	0.00	3.71
Total	48,409	48,212	-197	-0.4	869	933	65	7.4	1.79	1.94

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	519	433	-86	-16.6	County	43.42	48.00	0.00	0.00
(-) TIF Tax Capacity	31	24	-7	-22.3	City/Town	76.85	91.70	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	22.00	22.97	36.92	38.54
(=) Taxable Tax Capacity	488	409	-79	-16.2	Special District	0.47	0.43	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	142.73	163.10	36.92	38.54

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	70,800	68,800		-2.8	989	938	-50	-5.1	1.4	1.36
Res Hmstd:Avg Val	106,100	103,000		-2.9	1,629	1,621	-8	-0.5	1.54	1.57
Res Hmstd: Hi Val	141,500	137,400		-2.9	2,297	2,365	68	3.0	1.62	1.72
Res Hmstd: Ex-Hi Val	212,200	206,100		-2.9	3,631	3,851	220	6.1	1.71	1.87
Apartment	300,000	299,300		-0.2	6,460	7,255	795	12.3	2.15	2.42
Comm/Ind: Lo Val	150,000	152,700		1.8	4,864	5,524	660	13.6	3.24	3.62
Comm/Ind: Med Val	300,000	305,400		1.8	11,165	12,654	1,489	13.3	3.72	4.14
Comm/Ind: Hi Val	1,000,000	1,018,100		1.8	40,569	45,932	5,364	13.2	4.06	4.51

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	435	1	0.3	1.93	1.85
Res Non-Hm: exis	4,153	5,188	1,035	24.9	99	135	36	36.8	2.37	2.60
Apartments: exis	312	312	0	0.0	8	9	1	11.6	2.72	3.03
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	4,885	4,904	19	0.4	191	212	21	11.3	3.90	4.32
Com/Ind Hi: exis	2,074	1,646	-427	-20.6	105	93	-12	-11.5	5.04	5.62
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	16.4	5.04	5.62
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	55	57	2	4.4	1	1	0	21.2	1.80	2.08
Misc props	135	135	0	0.0	4	4	0	11.6	2.72	3.03
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	3.85
Total	34,874	36,747	1,874	5.4	878	938	59	6.8	2.52	2.55

Tax Base

Tax Rates

	Tax Base				Tax Rates		Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	County	City/Town	Base	Alter	Base	Alter
Total Tax Capacity	405	344	-60	-14.9	County	44.02	48.60	0.00	0.00	
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	#####	145.25	0.00	0.00	
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	17.63	14.15	47.40	42.93	
(=) Taxable Tax Capacity	405	344	-60	-14.9	Special District	0.47	0.43	0.00	0.00	
FD Distrib Tax Cap	0	0	0	0.0	Total	179.53	208.43	47.40	42.93	

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	46,900	49,100		4.7	877	825	-52	-5.9	1.87	1.68
Res Hmstd:Avg Val	70,300	73,600		4.7	1,314	1,236	-78	-5.9	1.87	1.68
Res Hmstd: Hi Val	93,800	98,200		4.7	1,841	1,876	36	1.9	1.96	1.91
Res Hmstd: Ex-Hi Val	140,700	147,300		4.7	2,947	3,203	255	8.7	2.09	2.17
Apartment	300,000	300,000		0.0	8,155	9,104	949	11.6	2.72	3.03
Comm/Ind: Lo Val	150,000	119,100		-20.6	5,849	5,148	-702	-12.0	3.9	4.32
Comm/Ind: Med Val	300,000	238,200		-20.6	13,411	11,440	-1,971	-14.7	4.47	4.80
Comm/Ind: Hi Val	1,000,000	793,900		-20.6	48,701	42,670	-6,032	-12.4	4.87	5.37

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	167	15	9.6	1.11	1.24
Res Non-Hm: exis	1,822	2,334	512	28.1	26	39	12	47.0	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	886	993	107	12.1	24	31	6	26.2	2.76	3.11
Com/Ind Hi: exis	3	55	51	#####	0	2	2	#####	3.61	4.06
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	21.4	3.61	4.06
Ag HGA: Exist	67	63	-4	-5.4	1	1	0	1.3	1.03	1.10
Ag Hmstd Land	115	117	2	1.7	0	1	0	18.5	0.40	0.47
Ag Non-Hmstd	489	524	35	7.2	6	7	1	23.1	1.20	1.38
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	261	39	17.8	1.27	1.46

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	181	146	-35	-19.1	County	42.25	46.33	0.00	0.00
(-) TIF Tax Capacity	1	1	0	23.0	City/Town	46.57	56.96	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	30.76	34.21	23.16	27.60
(=) Taxable Tax Capacity	180	146	-35	-19.2	Special District	0.47	0.43	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	120.04	137.93	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	559	24	4.5	1.03	1.10
Res Hmstd:Avg Val	77,900	76,200	-2.2	813	842	29	3.6	1.04	1.11
Res Hmstd: Hi Val	103,800	101,500	-2.2	1,207	1,292	85	7.0	1.16	1.27
Res Hmstd: Ex-Hi Val	155,700	152,200	-2.2	1,997	2,195	197	9.9	1.28	1.44
Comm/Ind: Lo Val	150,000	2,554,700	#####	4,147	102,213	98,066	#####	2.76	4.00
Comm/Ind: Med Val	300,000	5,109,400	#####	9,561	205,845	196,284	#####	3.19	4.03
Comm/Ind: Hi Val	1,000,000	17,031,300	#####	34,825	689,456	654,631	#####	3.48	4.05

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	160	-22	-12.2	1.36	1.25
Res Non-Hm: exis	1,405	1,610	204	14.5	24	28	4	17.3	1.72	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	1,012	1,008	-4	-0.4	30	32	2	6.3	2.93	3.12
Com/Ind Hi: exis	37	37	0	0.0	1	2	0	9.5	3.76	4.11
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	13.2	3.76	4.11
Ag HGA: Exist	255	222	-33	-13.0	4	3	-1	-21.8	1.41	1.26
Ag Hmstd Land	344	360	15	4.4	2	3	1	36.8	0.55	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	9	9	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	16,822	16,427	-395	-2.3	255	241	-14	-5.6	1.52	1.47

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	177	139	-37	-21.1	County	45.06	49.59	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	65.08	88.91	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	5.55	6.59	43.52	15.74
(=) Taxable Tax Capacity	177	139	-37	-21.1	Special District	1.57	1.61	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	117.26	146.70	43.52	15.74

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	68,900	65,800		-4.5	832	683	-149	-18.0	1.21	1.04
Res Hmstd:Avg Val	103,400	98,800		-4.4	1,383	1,189	-194	-14.0	1.34	1.20
Res Hmstd: Hi Val	137,800	131,700		-4.4	1,967	1,767	-200	-10.2	1.43	1.34
Res Hmstd: Ex-Hi Val	206,700	197,500		-4.5	3,137	2,922	-215	-6.8	1.52	1.48
Comm/Ind: Lo Val	150,000	150,000		0.0	4,390	4,686	297	6.8	2.93	3.12
Comm/Ind: Med Val	300,000	300,000		0.0	10,026	10,856	831	8.3	3.34	3.62
Comm/Ind: Hi Val	1,000,000	1,000,000		0.0	36,325	39,649	3,324	9.2	3.63	3.96

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	23.8	0.77	1.00
Res Non-Hm: exis	133	240	107	80.7	2	4	2	122.1	1.19	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	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	3	20.0	2.35	2.79
Com/Ind Hi: exis	5	5	0	0.0	0	0	0	18.2	3.08	3.65
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	5	5	0	-3.9	0	0	0	13.6	3.08	3.65
Ag HGA: Exist	33	40	7	22.0	0	0	0	59.6	0.73	0.95
Ag Hmstd Land	1,415	1,554	140	9.9	9	12	3	33.4	0.64	0.77
Ag Non-Hmstd	476	503	27	5.7	5	6	1	28.9	0.98	1.19
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	28.3	1.03	1.26

Tax Base

Tax Rates

	Tax Base				Tax Rates		Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	County	City/Town	Base	Alter	Base	Alter
Total Tax Capacity	44	39	-4	-9.8	County	46.64	51.60	0.00	0.00	
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	34.39	50.82	0.00	0.00	
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	15.32	15.40	14.78	23.51	
(=) Taxable Tax Capacity	44	39	-4	-9.8	Special District	1.57	1.61	0.00	0.00	
FD Distrib Tax Cap	0	0	0	0.0	Total	97.93	119.42	14.78	23.51	

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	39,200	37,500		-4.3	285	357	72	25.2	0.73	0.95
Res Hmstd:Avg Val	58,700	56,200		-4.3	427	535	108	25.3	0.73	0.95
Res Hmstd: Hi Val	78,300	74,900		-4.3	581	713	132	22.8	0.74	0.95
Res Hmstd: Ex-Hi Val	117,400	112,400		-4.3	1,056	1,283	226	21.4	0.9	1.14
Comm/Ind: Lo Val	150,000	150,000		0.0	3,524	4,189	666	18.9	2.35	2.79
Comm/Ind: Med Val	300,000	300,000		0.0	8,149	9,658	1,509	18.5	2.72	3.22
Comm/Ind: Hi Val	1,000,000	1,000,000		0.0	29,730	35,177	5,447	18.3	2.97	3.52

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	18.8	0.87	0.73
Res Non-Hm: exis	130	131	1	0.8	2	1	0	-20.4	1.32	1.04
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	3	3	0	0.0	0	0	0	-9.3	2.42	2.20
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	-5.1	3.08	2.87
Ag HGA: Exist	190	779	589	310.4	2	7	6	306.0	0.97	0.96
Ag Hmstd Land	681	360	-322	-47.2	3	1	-1	-44.6	0.37	0.39
Ag Non-Hmstd	13	7	-5	-41.6	0	0	0	-40.7	0.83	0.85
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	0.73
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	35.2	0.83	0.83

Tax Base

Tax Rates

	Tax Base				Tax Rates		Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	County	City/Town	School District	Special District	Base	Alter
Total Tax Capacity	19	23	4	21.1	46.61	51.56	0.00	0.00	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	29.18	24.11	43.52	15.74	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	7.19	8.67	0.00	0.00	0.00	0.00
(=) Taxable Tax Capacity	19	23	4	21.1	0.47	0.43	0.00	0.00	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	83.45	84.76	43.52	15.74	

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	30,800	43,800	42.2	268	292	24	8.9	0.87	0.67
Res Hmstd:Avg Val	46,200	65,700	42.2	402	438	36	8.9	0.87	0.67
Res Hmstd: Hi Val	61,600	87,600	42.2	536	632	96	17.9	0.87	0.72
Res Hmstd: Ex-Hi Val	92,400	131,400	42.2	884	1,105	221	25.0	0.96	0.84

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	-7.1	0.72	0.86
Res Non-Hm: exis	527	615	88	16.8	5	8	2	39.4	1.04	1.24
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	0	12.8	2.22	2.51
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	17.8	2.91	3.26
Ag HGA: Exist	250	1,162	912	364.2	2	14	13	738.9	0.69	1.24
Ag Hmstd Land	840	215	-625	-74.4	3	1	-3	-83.7	0.38	0.24
Ag Non-Hmstd	272	327	55	20.3	2	3	1	34.9	0.89	1.00
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	22	22	0.0	0	0	0	0.0	0.00	1.24
Total	7,465	6,872	-593	-7.9	69	84	15	21.1	0.93	1.22

Tax Base

Tax Rates

	Estimated Market Value				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	78	61	-16	-20.9	County	43.78	47.33	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	31.55	40.16	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	12.53	11.23	14.78	23.51
(=) Taxable Tax Capacity	78	61	-16	-20.9	Special District	1.57	1.61	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	89.44	100.33	14.78	23.51

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	53,100	41,100	-22.6	341	344	3	0.9	0.64	0.84	
Res Hmstd:Avg Val	79,600	61,700	-22.5	529	516	-12	-2.3	0.66	0.84	
Res Hmstd: Hi Val	106,200	82,300	-22.5	830	720	-110	-13.3	0.78	0.87	
Res Hmstd: Ex-Hi Val	159,300	123,400	-22.5	1,431	1,266	-165	-11.5	0.9	1.03	

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	38	1	1.5	1.05	1.15
Res Non-Hm: exis	639	984	345	54.0	9	17	8	84.5	1.43	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	584	579	-5	-0.9	16	19	3	15.6	2.77	3.23
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	1	27.4	1.23	1.52
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	1.15
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	76	12	17.9	1.31	1.51

Tax Base

Tax Rates

	Estimated Market Value				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	52	41	-11	-21.0	County	44.17	48.47	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	57.36	72.59	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	20.17	29.10	18.40	18.36
(=) Taxable Tax Capacity	52	41	-11	-21.0	Special District	1.57	1.61	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	123.27	151.77	18.40	18.36

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates	
	Baseline	Alternative	Change		Baseline	Alternative	Change	Pctg Chng	Base
Res Hmstd: Lo Val	32,000	29,700	-7.2	325	325	0	-0.1	1.02	1.09
Res Hmstd:Avg Val	48,000	44,600	-7.1	488	488	0	0.0	1.02	1.09
Res Hmstd: Hi Val	64,000	59,500	-7.0	651	651	0	0.1	1.02	1.09
Res Hmstd: Ex-Hi Val	96,100	89,300	-7.1	1,076	1,076	1	0.0	1.12	1.20

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	293	31	11.9	1.33	1.34
Res Non-Hm: exis	1,832	2,439	607	33.1	29	40	11	36.4	1.61	1.65
Apartments: exis	104	104	0	0.0	2	2	0	4.4	1.84	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	2,277	2,306	29	1.3	66	70	4	5.9	2.90	3.03
Com/Ind Hi: exis	1,585	1,337	-248	-15.7	60	53	-7	-11.8	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	204	212	8	4.0	8	8	1	8.8	3.80	3.97
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	10.5	1.31	1.37
Ag Non-Hmstd	154	174	21	13.6	2	2	0	19.1	1.31	1.37
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	1.34
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	472	40	9.3	1.66	1.65

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	291	277	-14	-4.8	County	46.66	51.62	0.00	0.00
(-) TIF Tax Capacity	19	14	-5	-25.6	City/Town	55.49	57.03	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	27.99	27.95	20.95	21.12
(=) Taxable Tax Capacity	271	262	-9	-3.3	Special District	0.47	0.43	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	130.61	137.03	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	1,176	119	11.3	1.19	1.19
Res Hmstd:Avg Val	133,500	148,300	11.1	1,771	2,018	247	13.9	1.33	1.36
Res Hmstd: Hi Val	178,000	197,800	11.1	2,486	2,862	376	15.1	1.4	1.45
Res Hmstd: Ex-Hi Val	267,000	296,700	11.1	3,914	4,548	633	16.2	1.47	1.53
Apartment	300,000	300,000	0.0	5,526	5,772	246	4.4	1.84	1.92
Comm/Ind: Lo Val	150,000	126,500	-15.7	4,352	3,837	-515	-11.8	2.90	3.03
Comm/Ind: Med Val	300,000	253,000	-15.7	10,049	8,643	-1,407	-14.0	3.35	3.42
Comm/Ind: Hi Val	1,000,000	843,400	-15.7	36,637	32,103	-4,534	-12.4	3.66	3.81

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	10.9	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

Tax Rates

	Tax Base				Tax Rates		Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	County	City/Town	School District	Special District	Base	Alter
Total Tax Capacity	71	78	7	9.8	31.45	31.64	0.00	0.00	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	54.36	51.43	0.00	0.00	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	13.25	10.92	36.75	36.29	36.75	36.29
(=) Taxable Tax Capacity	71	78	7	9.8	0.33	0.18	0.00	0.00	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	99.38	94.17	36.75	36.29	

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		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	19	3.5	1.07	1.02	
Seas Rec: Hi Val	150,000	162,000	8.0	1,689	1,767	79	4.7	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	10,974	2,090	23.5	2.96	2.97	
Comm/Ind: Hi Val	1,000,000	1,230,400	23.0	32,205	39,124	6,919	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	56	1	0.9	1.14	1.15
Res Non-Hm: exis	559	508	-51	-9.1	8	8	0	-5.1	1.50	1.57
Apartments: exis	40	39	-1	-3.4	1	1	0	1.1	1.77	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	1,469	1,475	6	0.4	41	43	2	5.2	2.78	2.91
Com/Ind Hi: exis	2,406	2,428	22	0.9	86	91	5	5.9	3.59	3.76
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	6.8	3.59	3.76
Ag HGA: Exist	123	123	0	0.0	1	1	0	-0.4	1.12	1.12
Ag Hmstd Land	374	403	29	7.7	2	2	0	14.7	0.46	0.49
Ag Non-Hmstd	48	48	0	0.2	1	1	0	6.4	1.12	1.19
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	1.15
All other NewCon	0	2	2	0.0	0	0	0	0.0	0.00	3.47
Total	10,166	10,213	47	0.5	206	215	9	4.2	2.03	2.10

Tax Base

Tax Rates

	Tax Base				Tax Rates		Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	County	City/Town	School District	Special District	Base	Alter
Total Tax Capacity	134	118	-16	-12.0	31.43	31.62	0.00	0.00	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	67.00	76.17	0.00	0.00	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	13.30	10.96	36.75	36.29	36.75	36.29
(=) Taxable Tax Capacity	134	118	-16	-12.0	0.33	0.18	0.00	0.00	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	112.06	118.94	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	454	-3	-0.6	1.09	1.08
Res Hmstd:Avg Val	62,900	63,200	0.5	684	680	-4	-0.6	1.09	1.08
Res Hmstd: Hi Val	83,800	84,100	0.4	950	953	3	0.3	1.13	1.13
Res Hmstd: Ex-Hi Val	125,800	126,300	0.4	1,613	1,653	40	2.5	1.28	1.31
Apartment	300,000	289,900	-3.4	5,305	5,362	57	1.1	1.77	1.85
Comm/Ind: Lo Val	150,000	151,400	0.9	4,171	4,423	252	6.0	2.78	2.92
Comm/Ind: Med Val	300,000	302,800	0.9	9,549	10,121	572	6.0	3.18	3.34
Comm/Ind: Hi Val	1,000,000	1,009,300	0.9	34,646	36,711	2,065	6.0	3.46	3.64

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	25.6	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

Tax Rates

	Tax Base				Tax Rates		Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	County	City/Town	Base	Alter	Base	Alter
Total Tax Capacity	70	54	-16	-22.9	County	30.24	30.07	0.00	0.00	
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	#####	185.26	0.00	0.00	
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	3.33	1.77	24.47	24.81	
(=) Taxable Tax Capacity	70	54	-16	-22.9	Special District	0.33	0.18	0.00	0.00	
FD Distrib Tax Cap	0	0	0	0.0	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	11,173	-916	-7.6	4.03	4.76
Comm/Ind: Hi Val	1,000,000	782,800	-21.7	44,083	41,948	-2,135	-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

Tax Rates

	Tax Base				Tax Rates		Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	County	City/Town	Base	Alter	Base	Alter
Total Tax Capacity	42	44	2	4.8	County	31.46	31.66	0.00	0.00	
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	48.15	52.83	0.00	0.00	
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	4.74	4.25	18.05	18.48	
(=) Taxable Tax Capacity	42	44	2	4.8	Special District	0.33	0.18	0.00	0.00	
FD Distrib Tax Cap	0	0	0	0.0	Total	84.68	88.92	18.05	18.48	

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Pctg Chng	Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change		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	9,371	1,820	24.1	2.52	2.68	
Comm/Ind: Hi Val	1,000,000	1,163,800	16.4	27,507	33,690	6,184	22.5	2.75	2.89	

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

Tax Rates

	Tax Base				County	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	467	375	-91	-19.5	County	29.90	29.71	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	66.62	86.57	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	1.96	1.03	58.88	26.97
(=) Taxable Tax Capacity	467	375	-91	-19.5	Special District	1.23	1.04	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	99.71	118.35	58.88	26.97

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		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	9,815	250	2.6	3.19	3.24
Comm/Ind: Hi Val	1,000,000	1,009,900		1.0	34,483	35,678	1,195	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	38.3	1.26	1.26
Com/Ind: Lo: exi	273	273	0	0.0	8	8	0	0.4	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

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	38	37	-1	-1.6	County	31.43	31.63	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	71.84	73.00	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	13.24	10.92	36.75	36.29
(=) Taxable Tax Capacity	38	37	-1	-1.6	Special District	0.33	0.18	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	116.85	115.73	36.75	36.29

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		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	234	37.6	1.24	1.24
Seas Rec: Hi Val	150,000	207,000		38.0	1,951	2,731	780	40.0	1.30	1.32
Comm/Ind: Lo Val	150,000	173,500		15.7	4,279	5,167	888	20.8	2.85	2.98
Comm/Ind: Med Val	300,000	346,900		15.6	9,801	11,582	1,782	18.2	3.27	3.34
Comm/Ind: Hi Val	1,000,000	1,156,500		15.7	35,568	41,534	5,965	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

Tax Rates

	Tax Base				Tax Rates		Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	County	City/Town	Base	Alter	Base	Alter
Total Tax Capacity	44	37	-6	-14.9	County	30.07	30.02	0.00	0.00	
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	#####	123.86	0.00	0.00	
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	11.07	8.36	36.75	36.29	
(=) Taxable Tax Capacity	44	37	-6	-14.9	Special District	0.33	0.18	0.00	0.00	
FD Distrib Tax Cap	0	0	0	0.0	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	38,843	33,887	683.8	3.30	4.45
Comm/Ind: Med Val	300,000	1,745,900	482.0	11,380	79,292	67,912	596.8	3.79	4.54
Comm/Ind: Hi Val	1,000,000	5,819,500	482.0	41,359	268,037	226,678	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	63	2	3.1	0.94	0.97
Res Non-Hm: exis	643	659	15	2.4	8	8	0	1.8	1.28	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	487	392	-96	-19.7	12	10	-2	-18.8	2.45	2.48
Com/Ind Hi: exis	104	12	-91	-88.0	3	0	-3	-87.9	3.15	3.18
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	3.0	3.15	3.18
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	11.0	0.51	0.51
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	-0.4	1.72	1.71
ResHmstd: NewCon	0	4	4	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	8,082	7,921	-160	-2.0	90	87	-3	-3.1	1.11	1.10

Tax Base

Tax Rates

	Tax Base				Tax Rates		Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	County	City/Town	School District	Special District	Base	Alter
Total Tax Capacity	85	61	-24	-28.3	30.32	26.26	12.22	0.33	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	47.29	61.04	2.51	0.18	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	12.22	2.51	36.75	0.00	36.75	36.29
(=) Taxable Tax Capacity	85	61	-24	-28.3	0.33	0.18	0.00	0.00	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	90.16	90.00		36.75	36.29

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	40,200	40,100	40,100	-0.2	349	362	13	3.6	0.87	0.90
Res Hmstd:Avg Val	60,200	60,000	60,000	-0.3	523	542	19	3.6	0.87	0.90
Res Hmstd: Hi Val	80,300	80,100	80,100	-0.2	719	741	22	3.1	0.9	0.93
Res Hmstd: Ex-Hi Val	120,400	120,100	120,100	-0.2	1,264	1,279	15	1.2	1.05	1.06
Comm/Ind: Lo Val	150,000	17,900	17,900	-88.1	3,679	444	-3,235	-87.9	2.45	2.48
Comm/Ind: Med Val	300,000	35,900	35,900	-88.0	8,400	890	-7,509	-89.4	2.8	2.48
Comm/Ind: Hi Val	1,000,000	119,600	119,600	-88.0	30,431	2,965	-27,465	-90.3	3.04	2.48

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

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	914	808	-106	-11.6	County	29.90	29.92	0.00	0.00
(-) TIF Tax Capacity	35	17	-18	-51.5	City/Town	80.64	96.66	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	10.81	8.20	36.75	36.29
(=) Taxable Tax Capacity	879	791	-88	-10.0	Special District	0.33	0.18	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	121.67	134.95	36.75	36.29

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		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	11,105	1,052	10.5	3.35	3.63
Comm/Ind: Hi Val	1,000,000	1,020,400		2.0	36,496	40,277	3,781	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	365	28	8.2	1.03	1.09
Res Non-Hm: exis	2,253	2,082	-171	-7.6	29	28	-1	-3.1	1.30	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	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	64	5	7.6	2.40	2.53
Com/Ind Hi: exis	2,705	2,831	126	4.7	85	94	9	10.3	3.14	3.31
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	7.2	3.14	3.31
Ag HGA: Exist	340	323	-17	-4.9	4	4	0	-1.0	1.04	1.09
Ag Hmstd Land	1,930	2,409	479	24.8	11	16	6	52.1	0.56	0.68
Ag Non-Hmstd	1,869	2,148	279	14.9	19	23	4	22.0	0.99	1.05
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	1.09
All other NewCon	0	96	96	0.0	0	3	3	0.0	0.00	2.90
Total	44,617	47,081	2,464	5.5	552	615	63	11.5	1.24	1.31

Tax Base

Tax Rates

	Tax Base				County	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	483	461	-22	-4.6	County	53.61	54.33	0.00	0.00
(-) TIF Tax Capacity	25	22	-3	-13.6	City/Town	27.92	33.42	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	17.00	17.21	18.32	18.44
(=) Taxable Tax Capacity	458	439	-19	-4.1	Special District	0.54	0.32	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	99.08	105.28	18.32	18.44

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	102,700	104,800		2.0	926	1,004	78	8.4	0.90	0.96
Res Hmstd:Avg Val	153,900	157,100		2.1	1,573	1,700	128	8.1	1.02	1.08
Res Hmstd: Hi Val	205,200	209,400		2.0	2,221	2,397	176	7.9	1.08	1.14
Res Hmstd: Ex-Hi Val	307,900	314,200		2.0	3,519	3,793	274	7.8	1.14	1.21
Comm/Ind: Lo Val	150,000	157,000		4.7	3,603	4,027	424	11.8	2.40	2.56
Comm/Ind: Med Val	300,000	314,000		4.7	8,315	9,227	912	11.0	2.77	2.94
Comm/Ind: Hi Val	1,000,000	1,046,700		4.7	30,305	33,494	3,189	10.5	3.03	3.2

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	167	18	12.5	1.00	1.03
Res Non-Hm: exis	1,176	1,642	466	39.6	16	23	7	42.1	1.35	1.37
Apartments: exis	376	376	0	0.0	6	6	0	2.8	1.58	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	1,695	1,621	-74	-4.3	44	43	0	-1.1	2.60	2.68
Com/Ind Hi: exis	1,226	1,321	95	7.8	42	46	5	11.4	3.40	3.52
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	8	0	4.5	3.38	3.49
Ag HGA: Exist	281	311	30	10.6	3	4	0	14.4	1.13	1.17
Ag Hmstd Land	2,228	2,575	347	15.6	16	19	3	19.3	0.72	0.74
Ag Non-Hmstd	169	195	27	15.7	2	2	0	19.3	1.12	1.15
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	1.03
All other NewCon	0	247	247	0.0	0	8	8	0.0	0.00	3.17
Total	22,186	24,874	2,688	12.1	285	328	43	15.0	1.28	1.32

Tax Base

Tax Rates

	Estimated Market Value				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	238	222	-16	-6.8	County	53.38	54.08	0.00	0.00
(-) TIF Tax Capacity	4	3	-1	-19.4	City/Town	41.41	44.33	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	16.68	16.75	18.32	18.44
(=) Taxable Tax Capacity	235	219	-15	-6.6	Special District	0.54	0.32	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	112.02	115.48	18.32	18.44

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	58,100	63,800		9.8	525	560	35	6.6	0.90	0.88
Res Hmstd:Avg Val	87,000	95,500		9.8	840	948	108	12.9	0.97	0.99
Res Hmstd: Hi Val	116,000	127,300		9.7	1,244	1,407	163	13.1	1.07	1.11
Res Hmstd: Ex-Hi Val	174,100	191,100		9.8	2,053	2,328	274	13.4	1.18	1.22
Apartment	300,000	300,000		0.0	4,750	4,884	134	2.8	1.58	1.63
Comm/Ind: Lo Val	150,000	161,700		7.8	3,894	4,436	542	13.9	2.6	2.74
Comm/Ind: Med Val	300,000	323,300		7.8	8,994	10,118	1,124	12.5	3	3.13
Comm/Ind: Hi Val	1,000,000	1,077,700		7.8	32,796	36,643	3,847	11.7	3.28	3.40

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	1,213	754	164.2	1.07	2.70
Res Non-Hm: exis	3,423	3,579	156	4.6	47	114	67	141.1	1.38	3.18
Apartments: exis	2,485	2,485	0	0.0	38	85	47	122.3	1.54	3.42
Low-inc Apts: ex	62	62	0	0.0	1	1	1	137.8	0.94	2.25
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	222	99	80.0	2.55	4.61
Com/Ind Hi: exis	1,133	1,174	41	3.6	38	67	29	76.7	3.35	5.71
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	41	17	73.4	3.35	5.71
Ag HGA: Exist	0	221	221	0.0	0	6	6	0.0	0.00	2.86
Ag Hmstd Land	477	1,011	535	112.1	3	10	7	199.1	0.69	0.98
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	5	2	121.6	1.54	3.42
ResHmstd: NewCon	0	203	203	0.0	0	5	5	0.0	0.00	2.70
All other NewCon	0	313	313	0.0	0	14	14	0.0	0.00	4.63
Total	56,590	59,615	3,025	5.3	742	1,784	1,043	140.6	1.31	2.99

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	616	570	-46	-7.5	County	53.57	54.28	0.00	0.00
(-) TIF Tax Capacity	39	35	-4	-10.6	City/Town	37.15	43.68	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	20.19	71.49	14.47	#####
(=) Taxable Tax Capacity	<u>577</u>	<u>535</u>	<u>-42</u>	<u>-7.3</u>	Special District	<u>0.54</u>	<u>0.32</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	0	0	0	0.0	Total	111.45	169.76	14.47	#####

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	90,000	94,400		4.9	842	2,338	1,497	177.8	0.94	2.48
Res Hmstd:Avg Val	135,000	141,600		4.9	1,449	3,824	2,375	163.9	1.07	2.70
Res Hmstd: Hi Val	179,900	188,700		4.9	2,055	5,306	3,251	158.2	1.14	2.81
Res Hmstd: Ex-Hi Val	270,000	283,200		4.9	3,270	8,280	5,009	153.2	1.21	2.92
Apartment	300,000	300,000		0.0	4,613	10,255	5,642	122.3	1.54	3.42
Comm/Ind: Lo Val	150,000	155,400		3.6	3,823	7,223	3,399	88.9	2.55	4.65
Comm/Ind: Med Val	300,000	310,900		3.6	8,849	16,107	7,258	82.0	2.95	5.18
Comm/Ind: Hi Val	1,000,000	1,036,200		3.6	32,302	57,548	25,246	78.2	3.23	5.55

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

Tax Rates

	Estimated Market Value				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	10,686	0	-10,686	-100.0	County	52.76	#Num!	0.00	#####
(-) TIF Tax Capacity	81	0	-81	-100.0	City/Town	45.40	#Num!	0.00	#####
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	19.05	#Num!	14.98	#####
(=) Taxable Tax Capacity	10,605	0	-10,605	-100.0	Special District	0.54	#Num!	0.00	#####
FD Distrib Tax Cap	0	0	0	0.0	Total	117.74	#Num!	14.98	#####

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		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	3,326	-542	-14.0	1.13	1.00
Res Non-Hm: exis	43,382	43,220	-162	-0.4	594	539	-55	-9.3	1.37	1.25
Apartments: exis	26,467	27,639	1,172	4.4	414	396	-18	-4.3	1.56	1.43
Low-inc Apts: ex	12,982	12,298	-684	-5.3	125	108	-17	-13.7	0.96	0.88
Seasnl Rec: exis	162	161	-1	-0.8	3	2	0	-9.1	1.56	1.43
Com/Ind: Lo: exi	25,081	24,429	-651	-2.6	646	602	-44	-6.8	2.58	2.47
Com/Ind Hi: exis	30,125	31,426	1,301	4.3	1,019	1,022	3	0.3	3.38	3.25
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	60	0	-0.5	3.38	3.25
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	40.9	0.56	0.53
Ag Non-Hmstd	22	26	5	21.2	0	0	0	14.4	1.12	1.06
Misc props	2,101	2,084	-17	-0.8	34	31	-3	-9.2	1.62	1.48
ResHmstd: NewCon	0	1,344	1,344	0.0	0	13	13	0.0	0.00	1.00
All other NewCon	0	5,714	5,714	0.0	0	124	124	0.0	0.00	2.16
Total	483,602	481,529	-2,073	-0.4	6,764	6,224	-540	-8.0	1.40	1.29

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	5,349	4,860	-488	-9.1	County	52.77	53.46	0.00	0.00
(-) TIF Tax Capacity	663	669	6	0.9	City/Town	43.56	48.70	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	15.55	3.66	15.81	10.65
(=) Taxable Tax Capacity	4,685	4,191	-495	-10.6	Special District	0.54	0.32	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	112.42	106.15	15.81	10.65

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Change		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	103,800	100,700	-3,100	-3.0	1,052	877	-175	-16.6	1.01	0.87
Res Hmstd:Avg Val	155,600	151,000	-4,600	-3.0	1,763	1,513	-250	-14.2	1.13	1.00
Res Hmstd: Hi Val	207,500	201,300	-6,200	-3.0	2,475	2,148	-327	-13.2	1.19	1.07
Res Hmstd: Ex-Hi Val	311,300	302,000	-9,300	-3.0	3,900	3,421	-479	-12.3	1.25	1.13
Apartment	300,000	313,300	13,300	4.4	4,690	4,491	-199	-4.3	1.56	1.43
Comm/Ind: Lo Val	150,000	156,500	6,500	4.3	3,865	3,909	44	1.1	2.58	2.5
Comm/Ind: Med Val	300,000	313,000	13,000	4.3	8,940	8,998	57	0.6	2.98	2.87
Comm/Ind: Hi Val	1,000,000	1,043,200	43,200	4.3	32,623	32,740	117	0.4	3.26	3.14

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	6.5	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	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	1	5.7	2.55	2.68
Com/Ind Hi: exis	1,963	1,956	-7	-0.4	66	69	3	5.0	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	3	3	0	3.8	0	0	0	9.4	3.35	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	21	21	0	0.0	0	0	0	6.2	1.11	1.18
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	95	5	5.2	2.98	3.13

Tax Base

Tax Rates

	Baseline	Alternative	Change	Pctg Chng		Net Tax Cap (Pctg)		Ref Mkt Val	
						Base	Alter	Base	Alter
Total Tax Capacity	54	54	0	-0.1	County	52.37	53.07	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	39.56	44.01	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	18.50	20.41	14.98	14.76
(=) Taxable Tax Capacity	54	54	0	-0.1	Special District	0.54	0.32	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	110.97	117.81	14.98	14.76

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Comm/Ind: Lo Val	150,000	149,400		-0.4	3,820	4,006	185	4.9	2.55	2.68
Comm/Ind: Med Val	300,000	298,900		-0.4	8,839	9,272	433	4.9	2.95	3.10
Comm/Ind: Hi Val	1,000,000	996,300		-0.4	32,261	33,861	1,600	5.0	3.23	3.4

Nicollet County

North 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	671,243	671,243	0.0	0	8,404	8,404	0.0	0.00	1.25
Res Non-Hm: exis	0	61,693	61,693	0.0	0	937	937	0.0	0.00	1.52
Apartments: exis	0	48,570	48,570	0.0	0	829	829	0.0	0.00	1.71
Low-inc Apts: ex	0	5,955	5,955	0.0	0	62	62	0.0	0.00	1.05
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	0	24,484	24,484	0.0	0	682	682	0.0	0.00	2.78
Com/Ind Hi: exis	0	112,101	112,101	0.0	0	4,107	4,107	0.0	0.00	3.66
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	0	10,443	10,443	0.0	0	380	380	0.0	0.00	3.64
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	0	1	1	0.0	0	0	0	0.0	0.00	0.67
Ag Non-Hmstd	0	4,544	4,544	0.0	0	57	57	0.0	0.00	1.25
Misc props	0	3,840	3,840	0.0	0	66	66	0.0	0.00	1.71
ResHmstd: NewCon	0	5,215	5,215	0.0	0	65	65	0.0	0.00	1.25
All other NewCon	0	3,052	3,052	0.0	0	77	77	0.0	0.00	2.53
Total	0	951,143	951,143	#####	0	15,665	15,665	#####	#####	1.65

Tax Base

Tax Rates

	Baseline	Alternative	Change	Pctg Chng		Net Tax Cap (Pctg)		Ref Mkt Val	
						Base	Alter	Base	Alter
Total Tax Capacity	0	10,279	10,279	#####	County	#####	53.46	#####	0.00
(-) TIF Tax Capacity	0	35	35	0.0	City/Town	#####	50.27	#####	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	#####	20.95	#####	14.76
(=) Taxable Tax Capacity	0	10,244	10,244	#####	Special District	#####	0.00	#####	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	#Num!	124.68	#####	14.76

Nobles County

Adrian city

<i>Tax Burdens by Property Class</i>	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	565	7	1.2	1.77	1.67
Res Non-Hm: exis	2,259	2,826	567	25.1	47	62	15	31.2	2.10	2.20
Apartments: exis	277	394	117	42.4	7	10	3	49.9	2.50	2.63
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	23.2	2.50	2.63
Com/Ind: Lo: exi	3,351	3,446	95	2.8	123	133	10	8.2	3.66	3.85
Com/Ind Hi: exis	1,196	1,218	21	1.8	57	61	4	7.3	4.76	5.01
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	0.3	4.76	5.01
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	187.9	0.86	0.91
Ag Non-Hmstd	191	54	-137	-71.7	3	1	-2	-70.0	1.71	1.82
Misc props	14	14	0	0.0	0	0	0	5.3	2.50	2.63
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	2.41
Total	39,390	42,961	3,570	9.1	808	856	48	6.0	2.05	1.99

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	424	366	-58	-13.7	County	40.96	39.46	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	#####	128.81	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	17.25	12.11	36.01	35.83
(=) Taxable Tax Capacity	424	366	-58	-13.7	Special District	1.63	1.28	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	171.02	181.67	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	782	-60	-7.1	1.67	1.45
Res Hmstd:Avg Val	75,600	81,100	7.3	1,263	1,220	-43	-3.4	1.67	1.50
Res Hmstd: Hi Val	100,800	108,100	7.2	1,805	1,851	46	2.6	1.79	1.71
Res Hmstd: Ex-Hi Val	151,200	162,100	7.2	2,894	3,114	220	7.6	1.91	1.92
Apartment	300,000	427,200	42.4	7,494	11,232	3,738	49.9	2.5	2.63
Comm/Ind: Lo Val	150,000	152,700	1.8	5,487	5,910	423	7.7	3.66	3.87
Comm/Ind: Med Val	300,000	305,300	1.8	12,623	13,561	938	7.4	4.21	4.44
Comm/Ind: Hi Val	1,000,000	1,017,800	1.8	45,923	49,283	3,360	7.3	4.59	4.84

Nobles County

Bigelow city

<i>Tax Burdens by Property Class</i>	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	57	1	2.5	1.29	1.31
Res Non-Hm: exis	433	471	38	8.9	7	9	2	23.3	1.63	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	452	347	-105	-23.3	14	12	-2	-14.2	3.04	3.40
Com/Ind Hi: exis	423	568	145	34.2	17	25	8	50.4	3.97	4.45
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	5.1	1.38	1.45
Ag Hmstd Land	407	468	61	15.0	3	4	1	34.8	0.79	0.92
Ag Non-Hmstd	14	16	2	15.6	0	0	0	34.3	1.36	1.58
Misc props	4	4	0	0.0	0	0	0	14.1	2.31	2.63
ResHmstd: NewCon	0	28	28	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	6,268	6,474	205	3.3	100	111	11	11.2	1.59	1.72

Tax Base

Tax Rates

	Estimated Market Value				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	68	55	-13	-18.5	County	42.41	41.13	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	73.06	92.31	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	18.79	23.18	27.09	26.65
(=) Taxable Tax Capacity	68	55	-13	-18.5	Special District	1.63	1.28	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	135.89	157.90	27.09	26.65

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base
Res Hmstd: Lo Val	38,400	38,700	0.8	472	470	-2	-0.5	1.23	1.21
Res Hmstd:Avg Val	57,600	58,100	0.9	708	705	-3	-0.4	1.23	1.21
Res Hmstd: Hi Val	76,700	77,400	0.9	947	950	4	0.4	1.23	1.23
Res Hmstd: Ex-Hi Val	115,100	116,100	0.9	1,607	1,720	113	7.0	1.4	1.48
Comm/Ind: Lo Val	150,000	201,200	34.1	4,563	7,379	2,816	61.7	3.04	3.67
Comm/Ind: Med Val	300,000	402,500	34.2	10,511	16,330	5,819	55.4	3.50	4.06
Comm/Ind: Hi Val	1,000,000	1,341,500	34.2	38,268	58,082	19,814	51.8	3.83	4.33

Nobles County

Brewster city

<i>Tax Burdens by Property Class</i>	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	127	7	6.0	1.12	1.20
Res Non-Hm: exis	1,188	1,197	9	0.7	18	20	2	9.7	1.50	1.63
Apartments: exis	106	104	-2	-1.5	2	2	0	7.8	1.75	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	972	952	-20	-2.1	27	28	2	6.2	2.73	2.97
Com/Ind Hi: exis	6,699	6,713	14	0.2	234	255	21	9.1	3.49	3.80
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	8.8	3.49	3.80
Ag HGA: Exist	449	366	-83	-18.4	5	4	-1	-13.0	1.14	1.22
Ag Hmstd Land	1,689	1,693	4	0.2	10	12	2	20.6	0.57	0.69
Ag Non-Hmstd	704	1,042	338	47.9	7	12	5	66.9	1.03	1.16
Misc props	40	40	0	0.0	1	1	0	8.9	1.49	1.62
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	470	39	9.0	1.89	2.05

Tax Base

Tax Rates

	Estimated Market Value				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	296	258	-38	-13.0	County	48.38	46.78	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	48.42	61.21	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	3.62	5.82	46.27	46.39
(=) Taxable Tax Capacity	296	258	-38	-13.0	Special District	2.20	1.94	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	102.62	115.75	46.27	46.39

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates	
	Baseline	Alternative	Change		Baseline	Alternative	Change	Pctg Chng	Base
Res Hmstd: Lo Val	44,600	44,000	-1.3	486	510	24	5.0	1.09	1.16
Res Hmstd:Avg Val	66,800	65,900	-1.3	727	763	36	5.0	1.09	1.16
Res Hmstd: Hi Val	89,000	87,800	-1.3	1,033	1,084	51	5.0	1.16	1.23
Res Hmstd: Ex-Hi Val	133,600	131,800	-1.3	1,737	1,843	106	6.1	1.30	1.4
Apartment	300,000	295,500	-1.5	5,236	5,646	410	7.8	1.75	1.91
Comm/Ind: Lo Val	150,000	150,300	0.2	4,102	4,461	360	8.8	2.73	2.97
Comm/Ind: Med Val	300,000	300,600	0.2	9,339	10,174	835	8.9	3.11	3.38
Comm/Ind: Hi Val	1,000,000	1,002,000	0.2	33,781	36,834	3,053	9.0	3.38	3.68

Nobles County

Dundee city

<i>Tax Burdens by Property Class</i>	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	-29.4	1.81	1.33
Res Non-Hm: exis	220	219	-1	-0.4	5	4	0	-8.8	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	32.8	3.76	3.67
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	-0.2	4.82	4.81
Ag HGA: Exist	44	44	0	0.0	1	1	0	-26.9	1.82	1.33
Ag Hmstd Land	297	344	47	15.7	2	3	1	29.1	0.73	0.81
Ag Non-Hmstd	120	139	19	15.9	2	2	0	25.3	1.63	1.76
Misc props	2	1	0	-10.6	0	0	0	-14.2	3.03	2.91
ResHmstd: NewCon	0	24	24	0.0	0	0	0	0.0	0.00	1.33
All other NewCon	0	133	133	0.0	0	3	3	0.0	0.00	2.32
Total	1,780	2,034	254	14.3	34	35	1	4.2	1.88	1.72

Tax Base

Tax Rates

	Estimated Market Value				County	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	17	16	-1	-5.4	County	43.00	41.71	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	#####	130.06	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	4.26	3.89	58.89	26.97
(=) Taxable Tax Capacity	17	16	-1	-5.4	Special District	0.32	0.18	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	162.57	175.84	58.89	26.97

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	17,300	16,600		-4.0	314	220	-94	-29.9	1.81	1.32
Res Hmstd:Avg Val	25,900	24,900		-3.9	470	330	-140	-29.8	1.81	1.32
Res Hmstd: Hi Val	34,500	33,100		-4.1	626	438	-188	-30.0	1.81	1.32
Res Hmstd: Ex-Hi Val	51,800	49,700		-4.1	940	658	-282	-30.0	1.81	1.32

Nobles County

Ellsworth city

<i>Tax Burdens by Property Class</i>	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	161	-6	-3.6	1.86	1.78
Res Non-Hm: exis	821	1,345	525	63.9	18	35	16	89.2	2.25	2.59
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	15.5	1.68	1.94
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	9.6	3.90	4.46
Com/Ind Hi: exis	544	548	4	0.8	28	32	4	15.7	5.07	5.82
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	22.6	4.99	5.73
Ag HGA: Exist	101	101	0	0.0	2	2	0	0.6	1.97	1.98
Ag Hmstd Land	300	359	59	19.6	3	4	1	44.5	0.91	1.10
Ag Non-Hmstd	357	395	38	10.5	7	9	2	31.8	1.85	2.21
Misc props	26	28	2	8.2	1	1	0	24.9	2.28	2.63
ResHmstd: NewCon	0	19	19	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	12,131	12,834	703	5.8	265	289	24	9.1	2.18	2.25

Tax Base

Tax Rates

	Estimated Market Value				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	130	104	-26	-20.0	County	41.61	40.15	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	#####	176.58	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	5.35	2.90	39.03	38.15
(=) Taxable Tax Capacity	130	104	-26	-20.0	Special District	1.63	1.28	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	185.24	220.91	39.03	38.15

**Tax Burdens on
Hypothetical Properties**

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	32,600	32,800	0.6	601	560	-41	-6.8	1.84	1.71	
Res Hmstd:Avg Val	48,800	49,200	0.8	899	840	-59	-6.6	1.84	1.71	
Res Hmstd: Hi Val	65,100	65,600	0.8	1,200	1,120	-80	-6.7	1.84	1.71	
Res Hmstd: Ex-Hi Val	97,700	98,400	0.7	1,907	1,922	16	0.8	1.95	1.95	
Comm/Ind: Lo Val	150,000	151,100	0.7	5,852	6,757	905	15.5	3.90	4.47	
Comm/Ind: Med Val	300,000	302,300	0.8	13,459	15,559	2,100	15.6	4.49	5.15	
Comm/Ind: Hi Val	1,000,000	1,007,500	0.8	48,961	56,614	7,653	15.6	4.9	5.62	

Nobles County

Kinbrae city

<i>Tax Burdens by Property Class</i>	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	-22.6	0.86	0.67
Res Non-Hm: exis	38	38	0	-0.4	0	0	0	-25.3	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	-0.3	0.74	0.75
Com/Ind: Lo: exi	128	123	-5	-4.1	3	2	0	-15.9	2.32	2.04
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	-5.3	2.90	2.63
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	25.3	0.61	0.63
Ag Non-Hmstd	368	361	-6	-1.7	2	2	0	-1.7	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	18	1	5.0	0.79	0.74

Tax Base

Tax Rates

	Tax Base				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	22	24	2	8.7	County	42.66	41.38	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	18.10	19.99	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	4.26	3.89	58.88	26.97
(=) Taxable Tax Capacity	22	24	2	8.7	Special District	1.72	1.50	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	66.74	66.76	58.88	26.97

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Change		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	41,600	41,200	-400	-1.0	356	276	-80	-22.5	0.86	0.67
Res Hmstd: Avg Val	62,400	61,800	-600	-1.0	534	414	-120	-22.5	0.86	0.67
Res Hmstd: Hi Val	83,100	82,300	-800	-1.0	746	572	-174	-23.3	0.9	0.7
Res Hmstd: Ex-Hi Val	124,800	123,600	-1,200	-1.0	1,308	984	-324	-24.7	1.05	0.8

Nobles County

Lismore city

<i>Tax Burdens by Property Class</i>	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	-10.7	1.88	1.77
Res Non-Hm: exis	640	964	324	50.7	14	23	9	63.3	2.22	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	1,008	1,006	-1	-0.1	39	42	3	8.3	3.84	4.17
Com/Ind Hi: exis	63	67	4	6.2	3	4	0	15.4	5.01	5.44
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	13.8	5.01	5.44
Ag HGA: Exist	178	149	-29	-16.2	3	2	-1	-26.4	1.79	1.58
Ag Hmstd Land	129	140	11	8.8	1	1	0	-4.0	0.87	0.77
Ag Non-Hmstd	20	32	12	57.6	0	1	0	74.4	1.83	2.03
Misc props	14	14	0	0.0	0	0	0	9.3	3.11	3.40
ResHmstd: NewCon	0	25	25	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	7,292	7,383	91	1.3	166	169	4	2.3	2.27	2.29

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	80	66	-14	-17.7	County	39.81	37.99	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	#####	153.55	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	15.68	10.09	36.02	35.83
(=) Taxable Tax Capacity	80	66	-14	-17.7	Special District	1.63	1.28	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	183.42	202.92	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	615	-123	-16.7	1.79	1.58
Res Hmstd:Avg Val	61,600	58,400	-5.2	1,105	920	-185	-16.7	1.79	1.58
Res Hmstd: Hi Val	82,100	77,800	-5.2	1,503	1,244	-259	-17.2	1.83	1.6
Res Hmstd: Ex-Hi Val	123,200	116,800	-5.2	2,442	2,246	-196	-8.0	1.98	1.92
Comm/Ind: Lo Val	150,000	159,300	6.2	5,766	6,759	993	17.2	3.84	4.24
Comm/Ind: Med Val	300,000	318,600	6.2	13,274	15,422	2,148	16.2	4.42	4.84
Comm/Ind: Hi Val	1,000,000	1,062,100	6.2	48,311	55,859	7,548	15.6	4.83	5.26

Nobles County

Round Lake city

<i>Tax Burdens by Property Class</i>	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	4.6	1.10	1.08
Res Non-Hm: exis	1,043	886	-157	-15.1	16	14	-2	-14.0	1.51	1.53
Apartments: exis	71	71	0	-0.1	1	1	0	2.2	1.76	1.80
Low-inc Apts: ex	243	243	0	0.0	3	3	0	1.1	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	1.8	2.75	2.85
Com/Ind Hi: exis	1,343	1,543	200	14.9	47	57	10	20.3	3.52	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	129	132	3	2.2	1	1	0	-1.8	1.10	1.06
Ag Hmstd Land	679	836	157	23.1	6	7	2	33.8	0.81	0.88
Ag Non-Hmstd	1,115	1,340	225	20.2	12	15	4	32.0	1.05	1.15
Misc props	20	20	0	0.0	0	0	0	3.5	2.09	2.17
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	17	9.4	1.49	1.51

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	139	122	-17	-12.4	County	41.56	40.16	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	60.91	72.06	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	1.73	2.39	45.35	36.67
(=) Taxable Tax Capacity	139	122	-17	-12.4	Special District	0.32	0.18	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	104.52	114.78	45.35	36.67

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Pctg Chng	Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change		Base	Alter
Res Hmstd: Lo Val	33,300	35,600		6.9	366	376	10	2.7	1.1	1.06
Res Hmstd:Avg Val	49,900	53,300		6.8	548	563	14	2.6	1.1	1.06
Res Hmstd: Hi Val	66,500	71,100		6.9	731	750	20	2.7	1.1	1.06
Res Hmstd: Ex-Hi Val	99,800	106,700		6.9	1,213	1,299	86	7.1	1.22	1.22
Apartment	300,000	299,700		-0.1	5,280	5,399	119	2.3	1.76	1.80
Comm/Ind: Lo Val	150,000	172,400		14.9	4,131	5,108	977	23.7	2.75	2.96
Comm/Ind: Med Val	300,000	344,800		14.9	9,412	11,460	2,048	21.8	3.14	3.32
Comm/Ind: Hi Val	1,000,000	1,149,200		14.9	34,056	41,097	7,041	20.7	3.41	3.58

Nobles County

Rushmore city

<i>Tax Burdens by Property Class</i>	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	132	1	0.7	1.49	1.71
Res Non-Hm: exis	1,008	958	-50	-4.9	18	24	5	28.8	1.82	2.47
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	35.5	1.36	1.84
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	29.9	3.31	4.32
Com/Ind Hi: exis	586	232	-354	-60.3	25	13	-12	-48.1	4.33	5.67
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	64.3	0.77	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	6	6	0.0	0	0	0	0.0	0.00	1.71
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	202	2	0.9	1.78	2.07

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	121	77	-44	-36.6	County	42.17	40.76	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	91.80	154.15	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	18.50	22.72	27.09	26.65
(=) Taxable Tax Capacity	121	77	-44	-36.6	Special District	1.63	1.28	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	154.10	218.92	27.09	26.65

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Pctg Chng	Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change		Base	Alter
Res Hmstd: Lo Val	43,100	37,800		-12.3	609	597	-11	-1.9	1.41	1.58
Res Hmstd:Avg Val	64,600	56,700		-12.2	912	896	-16	-1.8	1.41	1.58
Res Hmstd: Hi Val	86,100	75,500		-12.3	1,265	1,193	-72	-5.7	1.47	1.58
Res Hmstd: Ex-Hi Val	129,100	113,200		-12.3	2,083	2,188	105	5.0	1.61	1.93
Comm/Ind: Lo Val	150,000	59,500		-60.3	4,972	2,568	-2,404	-48.3	3.31	4.32
Comm/Ind: Med Val	300,000	119,000		-60.3	11,467	5,137	-6,330	-55.2	3.82	4.32
Comm/Ind: Hi Val	1,000,000	396,600		-60.3	41,774	20,450	-21,325	-51.0	4.18	5.16

Nobles County

Wilmington city

<i>Tax Burdens by Property Class</i>	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	106	6	6.4	1.38	1.42
Res Non-Hm: exis	672	857	186	27.6	12	17	5	44.1	1.78	2.01
Apartments: exis	64	64	0	0.0	1	2	0	13.8	2.09	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	618	619	2	0.2	20	22	2	12.3	3.19	3.57
Com/Ind Hi: exis	363	366	4	1.0	15	17	2	13.4	4.16	4.67
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	13	-3	-20.5	4.16	4.67
Ag HGA: Exist	126	139	13	10.1	2	2	0	19.7	1.52	1.66
Ag Hmstd Land	389	470	82	21.0	3	4	1	53.9	0.66	0.84
Ag Non-Hmstd	353	384	30	8.6	4	5	1	18.5	1.18	1.29
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	1.42
All other NewCon	0	62	62	0.0	0	2	2	0.0	0.00	3.57
Total	10,178	10,768	591	5.8	173	191	18	10.6	1.70	1.78

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	111	93	-18	-16.5	County	42.07	40.73	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	81.29	100.65	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	18.42	22.35	27.30	26.88
(=) Taxable Tax Capacity	111	93	-18	-16.5	Special District	1.63	1.28	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	143.41	165.02	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	530	-1	-0.1	1.31	1.26
Res Hmstd:Avg Val	60,900	63,200	3.8	796	796	0	0.0	1.31	1.26
Res Hmstd: Hi Val	81,200	84,200	3.7	1,087	1,126	39	3.6	1.34	1.34
Res Hmstd: Ex-Hi Val	121,900	126,400	3.7	1,818	1,999	181	9.9	1.49	1.58
Apartment	300,000	300,000	0.0	6,197	6,995	798	12.9	2.07	2.33
Comm/Ind: Lo Val	150,000	151,400	0.9	4,735	5,330	595	12.6	3.16	3.52
Comm/Ind: Med Val	300,000	302,900	1.0	10,912	12,286	1,374	12.6	3.64	4.06
Comm/Ind: Hi Val	1,000,000	1,009,700	1.0	39,737	44,737	5,000	12.6	3.97	4.43

Nobles County

Worthington city

<i>Tax Burdens by Property Class</i>	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	3,921	348	9.7	1.19	1.23
Res Non-Hm: exis	36,693	43,180	6,487	17.7	532	654	122	22.9	1.45	1.51
Apartments: exis	19,677	20,415	738	3.7	334	364	31	9.2	1.70	1.78
Low-inc Apts: ex	9,391	9,647	256	2.7	99	107	8	7.8	1.06	1.11
Seasnl Rec: exis	929	955	26	2.8	13	15	1	8.7	1.45	1.54
Com/Ind: Lo: exi	36,981	33,616	-3,366	-9.1	1,003	959	-44	-4.4	2.71	2.85
Com/Ind Hi: exis	82,689	80,713	-1,975	-2.4	2,917	3,000	83	2.8	3.53	3.72
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	70	16	30.4	3.51	3.71
Ag HGA: Exist	302	251	-51	-17.0	3	3	0	-11.5	1.15	1.23
Ag Hmstd Land	519	438	-81	-15.6	4	3	0	-9.5	0.73	0.78
Ag Non-Hmstd	2,485	3,033	548	22.0	28	37	8	30.0	1.14	1.21
Misc props	1,579	1,240	-339	-21.5	29	23	-6	-20.5	1.85	1.87
ResHmstd: NewCon	0	1,479	1,479	0.0	0	18	18	0.0	0.00	1.23
All other NewCon	0	8,192	8,192	0.0	0	279	279	0.0	0.00	3.41
Total	493,056	523,284	30,228	6.1	8,590	9,453	864	10.1	1.74	1.81

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	5,996	5,683	-313	-5.2	County	41.35	40.12	0.00	0.00
(-) TIF Tax Capacity	585	92	-493	-84.3	City/Town	51.00	55.19	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	17.57	22.03	27.09	26.65
(=) Taxable Tax Capacity	5,412	5,591	179	3.3	Special District	4.05	4.06	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	113.98	121.39	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	71,700	76,000	6.0	725	756	31	4.3	1.01	0.99
Res Hmstd:Avg Val	107,500	113,900	6.0	1,241	1,359	118	9.5	1.15	1.19
Res Hmstd: Hi Val	143,300	151,900	6.0	1,778	1,963	185	10.4	1.24	1.29
Res Hmstd: Ex-Hi Val	215,000	227,900	6.0	2,854	3,171	317	11.1	1.33	1.39
Apartment	300,000	311,200	3.7	5,087	5,552	465	9.1	1.7	1.78
Comm/Ind: Lo Val	150,000	146,400	-2.4	4,070	4,178	108	2.7	2.71	2.85
Comm/Ind: Med Val	300,000	292,800	-2.4	9,361	9,588	227	2.4	3.12	3.27
Comm/Ind: Hi Val	1,000,000	976,100	-2.4	34,051	34,982	931	2.7	3.41	3.58

Norman County

Ada city

<i>Tax Burdens by Property Class</i>	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	445	24	5.7	1.06	1.14
Res Non-Hm: exis	4,188	4,433	245	5.8	58	69	11	19.1	1.38	1.55
Apartments: exis	1,277	1,277	0	0.0	21	24	3	13.0	1.65	1.86
Low-inc Apts: ex	668	668	0	0.0	7	8	1	12.4	1.02	1.15
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	145	14	11.0	2.66	2.96
Com/Ind Hi: exis	1,005	1,057	52	5.2	35	41	6	17.0	3.48	3.87
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	8	2	23.3	3.48	3.87
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	15.8	0.63	0.72
Ag Non-Hmstd	180	180	0	0.0	2	2	0	15.4	1.14	1.32
Misc props	204	199	-5	-2.3	4	4	0	10.5	1.85	2.09
ResHmstd: NewCon	0	207	207	0.0	0	2	2	0.0	0.00	1.14
All other NewCon	0	196	196	0.0	0	6	6	0.0	0.00	3.10
Total	52,464	52,650	186	0.4	686	755	70	10.1	1.31	1.43

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	563	450	-113	-20.1	County	39.54	40.05	0.00	0.00
(-) TIF Tax Capacity	14	14	0	0.0	City/Town	65.60	82.62	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	2.13	2.07	21.45	20.78
(=) Taxable Tax Capacity	549	436	-113	-20.6	Special District	7.22	7.36	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	114.50	132.09	21.45	20.78

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Pctg Chng	Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change		Base	Alter
Res Hmstd: Lo Val	48,500	47,800	-1.4	465	478	13	2.8	0.96	1.00	
Res Hmstd:Avg Val	72,700	71,700	-1.4	698	717	20	2.8	0.96	1.00	
Res Hmstd: Hi Val	96,900	95,600	-1.3	1,032	1,083	51	4.9	1.07	1.13	
Res Hmstd: Ex-Hi Val	145,300	143,400	-1.3	1,734	1,871	137	7.9	1.19	1.30	
Apartment	300,000	300,000	0.0	4,937	5,577	640	13.0	1.65	1.86	
Comm/Ind: Lo Val	150,000	157,700	5.1	3,997	4,732	735	18.4	2.66	3.00	
Comm/Ind: Med Val	300,000	315,500	5.2	9,218	10,841	1,623	17.6	3.07	3.44	
Comm/Ind: Hi Val	1,000,000	1,051,600	5.2	33,586	39,340	5,754	17.1	3.36	3.74	

Norman County

Borup city

<i>Tax Burdens by Property Class</i>	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	8	1	11.1	0.77	0.85
Res Non-Hm: exis	293	293	-1	-0.3	4	4	0	9.1	1.22	1.34
Apartments: exis	142	142	0	0.0	2	2	0	9.4	1.39	1.52
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	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	5	2	66.3	2.36	2.55
Com/Ind Hi: exis	7	7	0	0.0	0	0	0	8.4	3.07	3.33
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	10.4	3.07	3.33
Ag HGA: Exist	185	185	0	0.0	2	2	0	10.4	0.84	0.93
Ag Hmstd Land	202	202	0	0.0	1	1	0	13.0	0.61	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	34	34	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	2,009	2,118	109	5.4	21	25	4	20.5	1.05	1.19

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	21	18	-3	-14.2	County	41.01	41.90	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	41.89	51.52	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	3.87	4.26	21.45	20.78
(=) Taxable Tax Capacity	21	18	-3	-14.2	Special District	7.22	7.36	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	94.00	105.03	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	230	23	11.1	0.75	0.84
Res Hmstd:Avg Val	41,300	41,300	0.0	312	346	34	11.1	0.75	0.84
Res Hmstd: Hi Val	55,000	55,000	0.0	415	461	46	11.1	0.75	0.84
Res Hmstd: Ex-Hi Val	82,600	82,700	0.1	656	727	72	11.0	0.79	0.88
Apartment	300,000	300,000	0.0	4,169	4,562	393	9.4	1.39	1.52
Comm/Ind: Lo Val	150,000	150,000	0.0	3,536	3,824	289	8.2	2.36	2.55
Comm/Ind: Med Val	300,000	300,000	0.0	8,142	8,820	677	8.3	2.71	2.94
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	29,641	32,132	2,491	8.4	2.96	3.21

Norman County

Gary city

<i>Tax Burdens by Property Class</i>	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	68	5	8.1	1.46	1.48
Res Non-Hm: exis	534	696	162	30.4	10	13	4	41.0	1.79	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	564	490	-74	-13.2	18	17	-1	-6.1	3.17	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	190	199	9	4.9	8	9	1	13.9	4.07	4.42
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	12.5	0.83	0.93
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	9.2	2.44	2.66
ResHmstd: NewCon	0	21	21	0.0	0	0	0	0.0	0.00	1.48
All other NewCon	0	40	40	0.0	0	1	1	0.0	0.00	1.94
Total	5,658	6,096	438	7.7	99	109	10	10.2	1.75	1.79

Tax Base

Tax Rates

	Estimated Market Value				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	61	51	-10	-16.5	County	38.40	38.77	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	68.60	83.81	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	16.77	16.59	47.36	46.45
(=) Taxable Tax Capacity	61	51	-10	-16.5	Special District	7.22	7.36	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	130.99	146.53	47.36	46.45

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base
Res Hmstd: Lo Val	39,100	41,600	6.4	541	559	18	3.3	1.38	1.34
Res Hmstd:Avg Val	58,700	62,500	6.5	812	840	28	3.4	1.38	1.34
Res Hmstd: Hi Val	78,200	83,200	6.4	1,093	1,170	77	7.0	1.4	1.41
Res Hmstd: Ex-Hi Val	117,300	124,900	6.5	1,825	2,029	204	11.2	1.56	1.62

Norman County

Halstad city

<i>Tax Burdens by Property Class</i>	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	209	2	0.9	1.69	1.73
Res Non-Hm: exis	995	1,095	101	10.1	20	25	5	24.6	2.03	2.29
Apartments: exis	777	777	0	0.0	19	21	3	13.7	2.39	2.71
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	1,343	1,321	-21	-1.6	47	52	5	10.3	3.50	3.92
Com/Ind Hi: exis	549	566	18	3.3	25	29	4	16.2	4.49	5.06
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	12.1	4.00	4.49
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	30	39	8	27.6	0	1	0	49.3	1.51	1.77
Misc props	21	21	0	0.0	1	1	0	13.9	2.61	2.98
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	351	20	6.1	2.04	2.16

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	179	142	-37	-20.6	County	40.36	41.08	0.00	0.00
(-) TIF Tax Capacity	6	6	0	0.0	City/Town	96.11	122.04	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	7.18	6.04	50.01	50.56
(=) Taxable Tax Capacity	173	137	-37	-21.2	Special District	7.22	7.36	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	150.88	176.51	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	745	-29	-3.8	1.61	1.56
Res Hmstd:Avg Val	72,200	71,500	-1.0	1,162	1,119	-43	-3.7	1.61	1.56
Res Hmstd: Hi Val	96,200	95,300	-0.9	1,647	1,658	11	0.7	1.71	1.74
Res Hmstd: Ex-Hi Val	144,400	143,000	-1.0	2,658	2,817	159	6.0	1.84	1.97
Apartment	300,000	300,000	0.0	7,158	8,136	978	13.7	2.39	2.71
Comm/Ind: Lo Val	150,000	154,900	3.3	5,244	6,127	884	16.9	3.5	3.96
Comm/Ind: Med Val	300,000	309,800	3.3	11,985	13,962	1,977	16.5	4	4.51
Comm/Ind: Hi Val	1,000,000	1,032,600	3.3	43,446	50,520	7,074	16.3	4.34	4.89

Norman County

Hendrum city

<i>Tax Burdens by Property Class</i>	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	-1	-0.6	2.05	2.08
Res Non-Hm: exis	742	884	142	19.1	18	24	7	37.4	2.37	2.73
Apartments: exis	94	94	0	0.0	3	3	0	16.2	2.79	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	561	557	-4	-0.7	22	25	3	13.6	3.99	4.56
Com/Ind Hi: exis	17	24	7	43.1	1	1	1	64.4	5.15	5.91
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	11.1	5.15	5.91
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	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	2.08
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	212	10	5.1	2.24	2.36

Tax Base

Tax Rates

	Baseline	Alternative	Change	Pctg Chng		Net Tax Cap (Pctg)		Ref Mkt Val	
						Base	Alter	Base	Alter
Total Tax Capacity	94	74	-21	-21.9	County	40.61	41.39	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	#####	164.08	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	7.45	6.38	50.01	50.56
(=) Taxable Tax Capacity	94	74	-21	-21.9	Special District	7.22	7.36	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	183.50	219.21	50.01	50.56

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	49,600	48,600		-2.0	960	885	-75	-7.8	1.94	1.82
Res Hmstd:Avg Val	74,400	73,000		-1.9	1,440	1,329	-111	-7.7	1.94	1.82
Res Hmstd: Hi Val	99,200	97,300		-1.9	2,033	2,000	-33	-1.6	2.05	2.06
Res Hmstd: Ex-Hi Val	148,800	145,900		-1.9	3,236	3,407	171	5.3	2.17	2.34
Apartment	300,000	300,000		0.0	8,382	9,737	1,355	16.2	2.79	3.25
Comm/Ind: Lo Val	150,000	214,700		43.1	5,978	10,665	4,687	78.4	3.99	4.97
Comm/Ind: Med Val	300,000	429,300		43.1	13,698	23,352	9,654	70.5	4.57	5.44
Comm/Ind: Hi Val	1,000,000	1,431,100		43.1	49,726	82,576	32,849	66.1	4.97	5.77

Norman County

Perley city

<i>Tax Burdens by Property Class</i>	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	-6.5	1.29	1.36
Res Non-Hm: exis	176	443	267	151.6	3	8	5	179.8	1.69	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	421	421	0	0.0	13	14	1	11.5	2.98	3.32
Com/Ind Hi: exis	22	24	2	6.8	1	1	0	19.5	3.81	4.26
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	5.0	3.81	4.26
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	-26.8	1.17	1.04
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	1.36
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	4	8.7	1.57	1.73

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	36	27	-9	-24.9	County	40.98	41.86	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	60.52	80.58	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	7.83	6.86	50.02	50.56
(=) Taxable Tax Capacity	36	27	-9	-24.9	Special District	7.22	7.36	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	116.56	136.67	50.02	50.56

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Pctg Chng	Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change		Base	Alter
Res Hmstd: Lo Val	31,100	27,500	-11.6	394	365	-29	-7.4	1.27	1.33	
Res Hmstd:Avg Val	46,600	41,200	-11.6	590	546	-44	-7.4	1.27	1.33	
Res Hmstd: Hi Val	62,100	55,000	-11.4	786	729	-57	-7.2	1.27	1.33	
Res Hmstd: Ex-Hi Val	93,200	82,500	-11.5	1,264	1,137	-127	-10.0	1.36	1.38	
Comm/Ind: Lo Val	150,000	160,100	6.7	4,472	5,414	942	21.1	2.98	3.38	
Comm/Ind: Med Val	300,000	320,300	6.8	10,184	12,240	2,056	20.2	3.39	3.82	
Comm/Ind: Hi Val	1,000,000	1,067,600	6.8	36,841	44,082	7,241	19.7	3.68	4.13	

Norman County

Shelly city

<i>Tax Burdens by Property Class</i>	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	4.8	1.25	1.38
Res Non-Hm: exis	693	703	10	1.4	11	13	1	12.2	1.64	1.81
Apartments: exis	15	15	0	0.0	0	0	0	11.5	1.89	2.11
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	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	10.3	2.87	3.17
Com/Ind Hi: exis	82	80	-2	-1.8	3	3	0	8.9	3.63	4.02
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	43.0	0.21	0.30
Ag Non-Hmstd	18	18	0	0.0	0	0	0	17.5	1.01	1.19
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	76	5	7.4	1.53	1.70

Tax Base

Tax Rates

	Baseline	Alternative	Change	Pctg Chng		Net Tax Cap (Pctg)		Ref Mkt Val	
						Base	Alter	Base	Alter
Total Tax Capacity	50	37	-13	-25.4	County	40.68	41.46	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	48.75	65.34	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	4.63	4.91	62.26	61.85
(=) Taxable Tax Capacity	50	37	-13	-25.4	Special District	7.22	7.36	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	101.29	119.07	62.26	61.85

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	29,100	27,600		-5.2	360	368	8	2.3	1.24	1.33
Res Hmstd:Avg Val	43,700	41,500		-5.0	540	553	13	2.5	1.24	1.33
Res Hmstd: Hi Val	58,200	55,300		-5.0	719	737	18	2.5	1.24	1.33
Res Hmstd: Ex-Hi Val	87,400	83,000		-5.0	1,136	1,147	11	1.0	1.3	1.38
Apartment	300,000	300,000		0.0	5,666	6,320	654	11.5	1.89	2.11
Comm/Ind: Lo Val	150,000	147,300		-1.8	4,312	4,671	359	8.3	2.87	3.17
Comm/Ind: Med Val	300,000	294,500		-1.8	9,749	10,568	819	8.4	3.25	3.59
Comm/Ind: Hi Val	1,000,000	981,700		-1.8	35,125	38,206	3,081	8.8	3.51	3.89

Norman County

Twin Valley city

<i>Tax Burdens by Property Class</i>	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	209	7	3.4	1.66	1.71
Res Non-Hm: exis	1,496	1,266	-231	-15.4	31	31	0	0.8	2.05	2.44
Apartments: exis	889	889	0	0.0	22	26	4	20.2	2.43	2.91
Low-inc Apts: ex	606	606	0	0.0	9	11	2	19.2	1.53	1.82
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	59	9	18.4	3.55	4.17
Com/Ind Hi: exis	204	204	0	0.0	9	11	2	18.2	4.57	5.41
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	5	23.5	4.57	5.41
Ag HGA: Exist	69	69	0	-0.3	1	1	0	0.0	1.63	1.64
Ag Hmstd Land	155	132	-22	-14.4	2	2	0	19.4	1.05	1.46
Ag Non-Hmstd	79	105	26	33.0	1	2	1	67.0	1.56	1.96
Misc props	23	23	0	0.0	1	1	0	20.5	2.58	3.11
ResHmstd: NewCon	0	109	109	0.0	0	2	2	0.0	0.00	1.71
All other NewCon	0	1	1	0.0	0	0	0	0.0	0.00	1.67
Total	17,543	17,518	-26	-0.1	348	380	32	9.3	1.98	2.17

Tax Base

Tax Rates

	Baseline	Alternative	Change	Pctg Chng		Net Tax Cap (Pctg)		Ref Mkt Val	
						Base	Alter	Base	Alter
Total Tax Capacity	189	144	-45	-23.6	County	38.56	38.68	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	93.12	133.16	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	17.23	16.80	47.36	46.45
(=) Taxable Tax Capacity	189	144	-45	-23.6	Special District	7.22	7.36	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	156.12	196.00	47.36	46.45

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	32,100	32,300		0.6	525	530	5	1.0	1.63	1.64
Res Hmstd:Avg Val	48,100	48,300		0.4	786	792	6	0.8	1.63	1.64
Res Hmstd: Hi Val	64,100	64,400		0.5	1,048	1,056	9	0.8	1.63	1.64
Res Hmstd: Ex-Hi Val	96,100	96,600		0.5	1,670	1,783	113	6.8	1.74	1.85
Apartment	300,000	300,000		0.0	7,275	8,743	1,468	20.2	2.43	2.91
Comm/Ind: Lo Val	150,000	150,000		0.0	5,322	6,256	935	17.6	3.55	4.17
Comm/Ind: Med Val	300,000	300,000		0.0	12,181	14,366	2,185	17.9	4.06	4.79
Comm/Ind: Hi Val	1,000,000	1,000,000		0.0	44,190	52,211	8,021	18.2	4.42	5.22

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

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	4,076	3,787	-290	-7.1	County	56.43	59.93	0.00	0.00
(-) TIF Tax Capacity	64	64	0	0.0	City/Town	51.27	55.26	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	37.64	42.20	5.77	9.42
(=) Taxable Tax Capacity	4,013	3,723	-290	-7.2	Special District	0.00	0.00	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	145.35	157.39	5.77	9.42

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		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	11,339	972	9.4	3.46	3.75
Comm/Ind: Hi Val	1,000,000	1,008,600		0.9	37,956	41,442	3,486	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	432	12	2.9	1.28	1.34
Res Non-Hm: exis	4,482	4,320	-162	-3.6	68	72	4	5.5	1.51	1.66
Apartments: exis	420	375	-45	-10.7	8	7	0	-2.0	1.79	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	1,422	1,518	96	6.7	41	47	6	15.9	2.87	3.12
Com/Ind Hi: exis	1,380	1,434	54	3.9	52	59	7	12.9	3.80	4.13
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	12.9	3.80	4.13
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	0	8.3	0.73	0.80
Ag Non-Hmstd	358	380	22	6.0	5	6	1	17.2	1.38	1.52
Misc props	91	118	27	29.2	2	2	1	41.9	1.79	1.97
ResHmstd: NewCon	0	69	69	0.0	0	1	1	0.0	0.00	1.34
All other NewCon	0	21	21	0.0	0	1	1	0.0	0.00	3.00
Total	42,491	42,171	-320	-0.8	636	674	37	5.9	1.50	1.60

Tax Base

Tax Rates

	Estimated Market Value				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	455	401	-54	-12.0	County	56.47	59.96	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	44.72	49.92	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	36.49	42.25	7.24	6.79
(=) Taxable Tax Capacity	455	401	-54	-12.0	Special District	0.00	0.00	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	137.68	152.13	7.24	6.79

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base
Res Hmstd: Lo Val	97,700	96,400	-1.3	1,131	1,097	-34	-3.0	1.16	1.14
Res Hmstd:Avg Val	146,500	144,600	-1.3	1,882	1,929	47	2.5	1.28	1.33
Res Hmstd: Hi Val	195,300	192,700	-1.3	2,634	2,760	126	4.8	1.35	1.43
Res Hmstd: Ex-Hi Val	293,000	289,100	-1.3	4,137	4,424	286	6.9	1.41	1.53
Apartment	300,000	267,800	-10.7	5,380	5,274	-106	-2.0	1.79	1.97
Comm/Ind: Lo Val	150,000	155,900	3.9	4,305	4,918	613	14.2	2.87	3.15
Comm/Ind: Med Val	300,000	311,700	3.9	10,009	11,357	1,348	13.5	3.34	3.64
Comm/Ind: Hi Val	1,000,000	1,039,100	3.9	36,627	41,416	4,789	13.1	3.66	3.99

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

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	1,142	983	-159	-14.0	County	56.36	59.84	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	51.29	57.11	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	36.35	42.09	7.24	6.79
(=) Taxable Tax Capacity	1,142	983	-159	-14.0	Special District	0.00	0.00	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	144.01	159.04	7.24	6.79

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		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	959	21.6	2.96	3.31
Comm/Ind: Med Val	300,000	327,100		9.0	10,341	12,394	2,052	19.8	3.45	3.79
Comm/Ind: Hi Val	1,000,000	1,090,200		9.0	37,845	44,983	7,138	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	64,318	2,949	4.8	1.18	1.25
Res Non-Hm: exis	886,152	867,476	-18,676	-2.1	12,144	12,771	627	5.2	1.37	1.47
Apartments: exis	377,103	381,078	3,975	1.1	6,048	6,569	522	8.6	1.60	1.72
Low-inc Apts: ex	83,414	83,227	-187	-0.2	816	876	59	7.3	0.98	1.05
Seasnl Rec: exis	3,996	4,026	31	0.8	64	70	6	9.1	1.60	1.73
Com/Ind: Lo: exi	259,643	257,976	-1,668	-0.6	6,853	7,262	409	6.0	2.64	2.82
Com/Ind Hi: exis	1,762,245	1,744,762	-17,483	-1.0	61,270	64,694	3,425	5.6	3.48	3.71
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	665	74	12.5	3.47	3.70
Ag HGA: Exist	1,002	1,011	9	0.9	12	13	1	8.2	1.19	1.27
Ag Hmstd Land	2,817	2,358	-458	-16.3	17	16	-1	-7.4	0.61	0.67
Ag Non-Hmstd	27,298	31,906	4,607	16.9	329	412	83	25.3	1.20	1.29
Misc props	10,542	14,022	3,480	33.0	180	253	73	40.8	1.71	1.81
ResHmstd: NewCon	0	34,174	34,174	0.0	0	427	427	0.0	0.00	1.25
All other NewCon	0	36,839	36,839	0.0	0	834	834	0.0	0.00	2.26
Total	8,611,809	8,623,590	11,781	0.1	149,693	159,181	9,488	6.3	1.74	1.85

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	106,547	100,352	-6,195	-5.8	County	53.89	57.23	0.00	0.00
(-) TIF Tax Capacity	1,714	1,850	136	7.9	City/Town	43.72	48.66	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	21.94	22.47	11.02	12.03
(=) Taxable Tax Capacity	104,834	98,502	-6,331	-6.0	Special District	0.00	0.00	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	119.55	128.36	11.02	12.03

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	117,300	116,500		-0.7	1,265	1,292	27	2.2	1.08	1.11
Res Hmstd:Avg Val	175,800	174,700		-0.6	2,081	2,176	95	4.6	1.18	1.25
Res Hmstd: Hi Val	234,300	232,800		-0.6	2,898	3,059	161	5.6	1.24	1.31
Res Hmstd: Ex-Hi Val	351,600	349,300		-0.7	4,535	4,829	294	6.5	1.29	1.38
Apartment	300,000	303,200		1.1	4,814	5,229	416	8.6	1.60	1.72
Comm/Ind: Lo Val	150,000	148,500		-1.0	3,954	4,176	222	5.6	2.64	2.81
Comm/Ind: Med Val	300,000	297,000		-1.0	9,171	9,671	500	5.5	3.06	3.26
Comm/Ind: Hi Val	1,000,000	990,100		-1.0	33,516	35,381	1,865	5.6	3.35	3.57

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	225	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

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	3,734	3,396	-338	-9.0	County	53.85	57.19	0.00	0.00
(-) TIF Tax Capacity	134	60	-74	-55.5	City/Town	49.79	54.20	4.84	4.35
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	27.65	27.61	20.95	21.12
(=) Taxable Tax Capacity	3,600	3,337	-263	-7.3	Special District	0.00	0.00	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	131.30	138.99	25.79	25.47

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		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	4,756	317	7.1	2.96	3.12
Comm/Ind: Med Val	300,000	304,700		1.6	10,231	10,935	704	6.9	3.41	3.59
Comm/Ind: Hi Val	1,000,000	1,015,800		1.6	37,254	39,781	2,526	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	1,350	25	1.9	1.25	1.36
Res Non-Hm: exis	18,977	18,479	-498	-2.6	270	292	22	8.1	1.42	1.58
Apartments: exis	174	174	-1	-0.3	3	3	0	8.6	1.57	1.72
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	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	20	27.9	2.60	2.80
Com/Ind Hi: exis	1,478	1,730	252	17.0	51	64	13	26.1	3.43	3.70
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	7	11.1	3.43	3.70
Ag HGA: Exist	187	186	-1	-0.4	2	2	0	6.7	1.17	1.26
Ag Hmstd Land	450	457	7	1.5	2	2	0	5.5	0.49	0.51
Ag Non-Hmstd	1,193	448	-746	-62.5	14	6	-8	-58.6	1.18	1.30
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	1.58
Total	133,511	127,303	-6,208	-4.6	1,803	1,897	94	5.2	1.35	1.49

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	1,403	1,283	-120	-8.6	County	56.47	59.96	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	38.85	45.33	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	22.71	23.82	11.86	14.18
(=) Taxable Tax Capacity	1,403	1,283	-120	-8.6	Special District	0.00	0.00	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	118.03	129.11	11.86	14.18

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Pctg Chng	Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change		Base	Alter
Res Hmstd: Lo Val	168,200	157,300		-6.5	1,964	1,956	-8	-0.4	1.17	1.24
Res Hmstd:Avg Val	252,200	235,800		-6.5	3,130	3,172	42	1.3	1.24	1.35
Res Hmstd: Hi Val	336,200	314,400		-6.5	4,297	4,390	93	2.2	1.28	1.4
Res Hmstd: Ex-Hi Val	504,400	471,700		-6.5	6,565	6,759	195	3.0	1.30	1.43
Apartment	300,000	299,000		-0.3	4,782	5,250	468	9.8	1.59	1.76
Comm/Ind: Lo Val	150,000	175,500		17.0	3,932	5,223	1,290	32.8	2.62	2.98
Comm/Ind: Med Val	300,000	351,100		17.0	9,116	11,801	2,685	29.5	3.04	3.36
Comm/Ind: Hi Val	1,000,000	1,170,300		17.0	33,307	42,489	9,182	27.6	3.33	3.63

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	882	31	3.6	1.43	1.56
Res Non-Hm: exis	6,648	6,869	221	3.3	107	127	20	18.7	1.61	1.85
Apartments: exis	97	97	0	0.0	2	2	0	14.5	1.95	2.23
Low-inc Apts: ex	1,233	1,233	0	0.0	15	17	2	15.0	1.18	1.36
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	90	8	10.3	3.05	3.41
Com/Ind Hi: exis	3,739	3,757	18	0.5	151	169	18	12.0	4.04	4.50
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	62	9	16.3	4.04	4.50
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	20.8	0.44	0.53
Ag Non-Hmstd	211	210	-1	-0.3	3	3	0	11.8	1.48	1.66
Misc props	334	402	68	20.3	7	9	2	37.7	1.95	2.23
ResHmstd: NewCon	0	136	136	0.0	0	2	2	0.0	0.00	1.56
All other NewCon	0	124	124	0.0	0	2	2	0.0	0.00	1.85
Total	75,652	73,375	-2,277	-3.0	1,271	1,367	96	7.5	1.68	1.86

Tax Base

Tax Rates

	Estimated Market Value				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	820	711	-109	-13.2	County	53.88	57.21	0.00	0.00
(-) TIF Tax Capacity	81	79	-1	-1.5	City/Town	66.36	77.88	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	27.83	31.02	9.83	15.48
(=) Taxable Tax Capacity	739	632	-107	-14.5	Special District	0.00	0.00	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	148.07	166.11	9.83	15.48

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	105,500	100,400		-4.8	1,388	1,355	-34	-2.4	1.32	1.35
Res Hmstd:Avg Val	158,200	150,600		-4.8	2,268	2,341	73	3.2	1.43	1.55
Res Hmstd: Hi Val	210,900	200,700		-4.8	3,147	3,326	179	5.7	1.49	1.66
Res Hmstd: Ex-Hi Val	316,500	301,200		-4.8	4,910	5,301	391	8.0	1.55	1.76
Apartment	300,000	300,000		0.0	5,847	6,693	846	14.5	1.95	2.23
Comm/Ind: Lo Val	150,000	150,700		0.5	4,578	5,151	573	12.5	3.05	3.42
Comm/Ind: Med Val	300,000	301,400		0.5	10,632	11,931	1,299	12.2	3.54	3.96
Comm/Ind: Hi Val	1,000,000	1,004,700		0.5	38,886	43,572	4,686	12.1	3.89	4.34

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

Tax Rates

	Baseline	Alternative	Change	Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val		
					Base	Alter	Base	Alter	
Total Tax Capacity	667	597	-70	-10.5	County	53.92	57.25	0.00	0.00
(-) TIF Tax Capacity	0	1	1	0.0	City/Town	68.32	79.73	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	24.13	26.15	13.22	17.55
(=) Taxable Tax Capacity	667	596	-71	-10.6	Special District	0.00	0.00	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	146.37	163.14	13.22	17.55

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Pctg Chng	Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change		Base	Alter
Res Hmstd: Lo Val	131,200	128,400		-2.1	1,840	1,901	61	3.3	1.40	1.48
Res Hmstd:Avg Val	196,700	192,500		-2.1	2,944	3,153	209	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	4,992	402	8.7	3.06	3.39
Comm/Ind: Med Val	300,000	294,600		-1.8	10,645	11,533	888	8.3	3.55	3.91
Comm/Ind: Hi Val	1,000,000	982,100		-1.8	38,899	42,197	3,298	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	403	14	3.5	0.95	1.01
Res Non-Hm: exis	4,599	4,509	-90	-2.0	54	56	2	4.4	1.17	1.25
Apartments: exis	4,814	4,757	-57	-1.2	65	69	4	6.2	1.36	1.46
Low-inc Apts: ex	246	246	0	-0.1	2	2	0	7.3	0.82	0.88
Seasnl Rec: exis	18,163	18,655	492	2.7	222	246	23	10.4	1.22	1.32
Com/Ind: Lo: exi	5,986	5,927	-60	-1.0	141	149	8	5.5	2.36	2.51
Com/Ind Hi: exis	2,120	2,033	-87	-4.1	66	68	1	2.2	3.13	3.34
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	10.1	3.11	3.31
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	12.9	0.48	0.54
Ag Non-Hmstd	210	190	-19	-9.2	2	2	0	-2.3	1.07	1.15
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	1.01
All other NewCon	0	106	106	0.0	0	1	1	0.0	0.00	1.40
Total	77,999	77,460	-539	-0.7	966	1,024	58	6.0	1.24	1.32

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	857	790	-67	-7.8	County	36.89	39.11	0.00	0.00
(-) TIF Tax Capacity	48	47	-1	-1.5	City/Town	62.21	68.09	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	7.13	7.09	2.09	2.09
(=) Taxable Tax Capacity	809	743	-66	-8.2	Special District	0.57	0.61	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	106.80	114.89	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	794	6	0.7	0.80	0.83
Res Hmstd:Avg Val	147,700	144,000	-2.5	1,369	1,406	37	2.7	0.93	0.98
Res Hmstd: Hi Val	196,800	191,800	-2.5	1,948	2,014	67	3.4	0.99	1.05
Res Hmstd: Ex-Hi Val	295,300	287,800	-2.5	3,109	3,237	128	4.1	1.05	1.12
Apartment	300,000	296,400	-1.2	4,068	4,319	251	6.2	1.36	1.46
Seas Rec: Lo Val	50,000	51,400	2.8	572	633	61	10.7	1.14	1.23
Seas Rec: Hi Val	150,000	154,100	2.7	1,800	1,996	196	10.9	1.2	1.3
Comm/Ind: Lo Val	150,000	143,900	-4.1	3,533	3,613	80	2.3	2.36	2.51
Comm/Ind: Med Val	300,000	287,700	-4.1	8,234	8,367	133	1.6	2.74	2.91
Comm/Ind: Hi Val	1,000,000	959,100	-4.1	30,169	30,797	627	2.1	3.02	3.21

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	4	8.3	0.94	1.06
Res Non-Hm: exis	627	793	166	26.6	8	11	3	43.1	1.28	1.44
Apartments: exis	244	243	-1	-0.5	4	4	1	14.1	1.47	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	508	494	-14	-2.8	12	14	1	8.8	2.46	2.75
Com/Ind Hi: exis	397	418	22	5.5	13	15	2	18.5	3.20	3.60
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	11.3	3.20	3.60
Ag HGA: Exist	839	836	-3	-0.4	7	8	1	15.6	0.87	1.01
Ag Hmstd Land	1,514	1,513	-1	0.0	5	6	1	25.1	0.33	0.41
Ag Non-Hmstd	562	560	-3	-0.5	6	6	1	17.2	0.98	1.15
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	1.06
All other NewCon	0	4	4	0.0	0	0	0	0.0	0.00	1.44
Total	9,847	9,867	19	0.2	105	120	16	14.8	1.06	1.22

Tax Base

Tax Rates

	Tax Base				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	98	83	-16	-15.8	County	36.95	39.17	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	43.52	54.11	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	19.52	24.53	21.50	20.73
(=) Taxable Tax Capacity	98	83	-16	-15.8	Special District	0.57	0.61	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	100.56	118.43	21.50	20.73

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	60,700	58,300		-4.0	498	535	37	7.4	0.82	0.92
Res Hmstd:Avg Val	91,000	87,500		-3.8	820	870	50	6.1	0.90	0.99
Res Hmstd: Hi Val	121,200	116,500		-3.9	1,216	1,304	88	7.3	1.00	1.12
Res Hmstd: Ex-Hi Val	181,900	174,800		-3.9	2,011	2,178	166	8.3	1.11	1.25
Apartment	300,000	298,600		-0.5	4,416	5,039	623	14.1	1.47	1.69
Comm/Ind: Lo Val	150,000	158,200		5.5	3,684	4,420	737	20.0	2.46	2.79
Comm/Ind: Med Val	300,000	316,500		5.5	8,488	10,116	1,628	19.2	2.83	3.2
Comm/Ind: Hi Val	1,000,000	1,055,000		5.5	30,907	36,685	5,778	18.7	3.09	3.48

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	3	52.7	0.32	0.51
Res Non-Hm: exis	488	550	62	12.6	4	5	1	27.1	0.78	0.88
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	258	256	-3	-1.0	2	2	0	12.9	0.75	0.86
Com/Ind: Lo: exi	268	268	0	-0.1	5	5	0	10.1	1.77	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	58	61	4	6.6	1	2	0	17.6	2.35	2.59
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	115.9	0.04	0.09
Ag Non-Hmstd	8	8	0	0.0	0	0	0	14.5	0.68	0.78
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	0.51
All other NewCon	0	4	4	0.0	0	0	0	0.0	0.00	1.68
Total	3,124	3,143	19	0.6	18	24	6	30.6	0.59	0.76

Tax Base

Tax Rates

	Baseline	Alternative	Change	Pctg Chng		Net Tax Cap (Pctg)		Ref Mkt Val	
						Base	Alter	Base	Alter
Total Tax Capacity	34	27	-7	-21.2	County	36.98	39.21	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	22.94	30.56	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	7.21	7.17	2.09	2.10
(=) Taxable Tax Capacity	34	27	-7	-21.2	Special District	0.57	0.61	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	67.70	77.55	2.09	2.10

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	32,900	31,700		-3.6	98	154	56	57.2	0.3	0.49
Res Hmstd:Avg Val	49,400	47,700		-3.4	147	232	85	57.6	0.3	0.49
Res Hmstd: Hi Val	65,800	63,500		-3.5	196	309	113	57.5	0.3	0.49
Res Hmstd: Ex-Hi Val	98,800	95,300		-3.5	406	537	131	32.2	0.41	0.56
Seas Rec: Lo Val	50,000	49,500		-1.0	376	425	49	12.9	0.75	0.86
Seas Rec: Hi Val	150,000	148,500		-1.0	1,213	1,365	152	12.5	0.81	0.92

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	-2	-3.3	1.00	1.07
Res Non-Hm: exis	624	482	-142	-22.7	9	8	-1	-6.2	1.41	1.71
Apartments: exis	538	527	-10	-1.9	9	11	2	19.3	1.71	2.08
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	9.5	1.34	1.65
Com/Ind: Lo: exi	1,192	1,172	-20	-1.6	33	38	5	15.4	2.76	3.23
Com/Ind Hi: exis	31	25	-7	-21.7	1	1	0	-8.0	3.64	4.27
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	23.9	3.64	4.27
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	23.6	0.86	1.06
Ag Non-Hmstd	34	34	0	-1.2	0	1	0	22.1	1.27	1.57
Misc props	127	111	-16	-12.4	2	2	0	6.4	1.71	2.08
ResHmstd: NewCon	0	17	17	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	7,623	6,978	-645	-8.5	109	115	6	5.8	1.43	1.65

Tax Base

Tax Rates

	Tax Base				Tax Rates		Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	County	City/Town	School District	Special District	Base	Alter
Total Tax Capacity	85	62	-24	-27.7	36.80	38.98	25.68	26.84	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	63.82	90.36	12.19	11.64	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	0.57	0.61	0.00	0.00	0.00	0.00
(=) Taxable Tax Capacity	85	62	-24	-27.7						
FD Distrib Tax Cap	0	0	0	0.0	Total	126.87	156.78	12.19	11.64	

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	40,500	36,600	-9.6	401	387	-14	-3.6	0.99	1.06	
Res Hmstd:Avg Val	60,700	54,800	-9.7	601	579	-22	-3.7	0.99	1.06	
Res Hmstd: Hi Val	80,900	73,000	-9.8	825	772	-54	-6.5	1.02	1.06	
Res Hmstd: Ex-Hi Val	121,400	109,600	-9.7	1,425	1,417	-8	-0.6	1.17	1.29	
Apartment	300,000	294,300	-1.9	5,123	6,110	987	19.3	1.71	2.08	
Comm/Ind: Lo Val	150,000	117,400	-21.7	4,136	3,797	-339	-8.2	2.76	3.23	
Comm/Ind: Med Val	300,000	234,800	-21.7	9,590	8,476	-1,114	-11.6	3.2	3.61	
Comm/Ind: Hi Val	1,000,000	782,700	-21.7	35,043	31,894	-3,149	-9.0	3.50	4.07	

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	8	17.4	0.76	0.87
Res Non-Hm: exis	1,236	1,236	0	0.0	15	17	2	13.0	1.22	1.38
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	11.1	0.84	0.93
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	3.9	2.30	2.53
Com/Ind Hi: exis	201	210	9	4.7	6	7	1	15.2	3.00	3.30
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	23.4	3.00	3.30
Ag HGA: Exist	607	606	-1	-0.2	4	5	1	23.5	0.72	0.89
Ag Hmstd Land	2,892	2,879	-13	-0.5	11	13	2	17.0	0.38	0.45
Ag Non-Hmstd	601	573	-28	-4.6	5	6	0	9.2	0.89	1.02
Misc props	129	129	0	0.0	2	2	0	11.6	1.35	1.50
ResHmstd: NewCon	0	16	16	0.0	0	0	0	0.0	0.00	0.87
All other NewCon	0	64	64	0.0	0	1	1	0.0	0.00	1.81
Total	13,834	13,977	143	1.0	132	152	20	14.8	0.96	1.09

Tax Base

Tax Rates

	Tax Base				Tax Rates		Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	County	City/Town	School District	Special District	Base	Alter
Total Tax Capacity	135	113	-21	-15.9	36.78	38.98	0.00	0.00	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	40.13	47.69	0.00	0.00	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	13.01	16.36	21.50	20.72	21.50	20.72
(=) Taxable Tax Capacity	135	113	-21	-15.9	0.57	0.61	0.00	0.00	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	90.49	103.64	21.50	20.72	

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	41,400	42,300		2.2	298	351	53	17.7	0.72	0.83
Res Hmstd:Avg Val	62,100	63,400		2.1	447	526	79	17.6	0.72	0.83
Res Hmstd: Hi Val	82,800	84,500		2.1	629	744	114	18.2	0.76	0.88
Res Hmstd: Ex-Hi Val	124,300	126,900		2.1	1,132	1,311	179	15.8	0.91	1.03
Comm/Ind: Lo Val	150,000	157,100		4.7	3,457	4,027	570	16.5	2.30	2.56
Comm/Ind: Med Val	300,000	314,100		4.7	7,960	9,211	1,252	15.7	2.65	2.93
Comm/Ind: Hi Val	1,000,000	1,047,100		4.7	28,970	33,416	4,446	15.3	2.9	3.19

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	47	0	-0.9	1.09	1.12
Res Non-Hm: exis	656	684	27	4.1	10	12	2	20.9	1.47	1.71
Apartments: exis	109	109	0	0.0	2	2	0	16.7	1.76	2.05
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	25.2	1.46	1.70
Com/Ind: Lo: exi	1,064	1,028	-36	-3.4	30	33	3	9.8	2.84	3.23
Com/Ind Hi: exis	91	116	26	28.1	3	5	2	45.6	3.78	4.29
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	20.4	3.78	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	111	110	0	-0.3	2	2	0	16.7	1.39	1.62
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	1.12
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	8	8.1	1.52	1.67

Tax Base

Tax Rates

	Baseline	Alternative	Change	Pctg Chng		Net Tax Cap (Pctg)		Ref Mkt Val	
						Base	Alter	Base	Alter
Total Tax Capacity	74	59	-15	-19.8	County	36.96	39.19	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	84.98	105.97	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	11.86	12.00	2.79	2.70
(=) Taxable Tax Capacity	74	59	-15	-19.8	Special District	4.72	4.94	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	138.52	162.11	2.79	2.70

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	45,500	43,900		-3.5	461	439	-22	-4.8	1.01	1
Res Hmstd:Avg Val	68,200	65,700		-3.7	691	657	-34	-5.0	1.01	1
Res Hmstd: Hi Val	90,900	87,600		-3.6	994	968	-26	-2.6	1.09	1.10
Res Hmstd: Ex-Hi Val	136,300	131,400		-3.6	1,676	1,754	77	4.6	1.23	1.33
Apartment	300,000	300,000		0.0	5,278	6,160	882	16.7	1.76	2.05
Comm/Ind: Lo Val	150,000	192,200		28.1	4,257	6,649	2,391	56.2	2.84	3.46
Comm/Ind: Med Val	300,000	384,300		28.1	9,920	14,892	4,972	50.1	3.31	3.88
Comm/Ind: Hi Val	1,000,000	1,281,100		28.1	36,346	53,375	17,029	46.9	3.63	4.17

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	37	3	9.0	0.99	1.05
Res Non-Hm: exis	693	644	-48	-7.0	10	11	1	9.7	1.49	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	519	509	-10	-2.0	14	16	2	12.0	2.72	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	70	74	4	5.6	3	3	1	20.8	3.59	4.11
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	27.3	0.62	0.79
Ag Non-Hmstd	48	48	0	0.0	1	1	0	19.2	1.24	1.48
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	1.05
All other NewCon	0	2	2	0.0	0	0	0	0.0	0.00	1.76
Total	4,801	4,846	45	0.9	62	68	7	10.5	1.29	1.41

Tax Base

Tax Rates

	Estimated Market Value				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	52	39	-13	-24.5	County	36.85	39.04	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	61.35	81.89	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	25.73	26.92	12.19	11.64
(=) Taxable Tax Capacity	52	39	-13	-24.5	Special District	0.57	0.61	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	124.50	148.46	12.19	11.64

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	37,300	38,300		2.7	361	386	25	7.0	0.97	1.01
Res Hmstd:Avg Val	55,900	57,400		2.7	540	578	38	7.0	0.97	1.01
Res Hmstd: Hi Val	74,500	76,500		2.7	720	774	54	7.5	0.97	1.01
Res Hmstd: Ex-Hi Val	111,800	114,800		2.7	1,256	1,438	182	14.5	1.12	1.25

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	33	12	56.0	0.54	0.86
Res Non-Hm: exis	553	615	62	11.2	5	8	3	51.8	0.96	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	672	657	-15	-2.3	14	17	3	21.4	2.05	2.54
Com/Ind Hi: exis	173	159	-14	-7.9	5	5	1	13.2	2.72	3.34
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	26.4	2.72	3.34
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	196	186	-10	-5.3	2	2	0	20.3	0.86	1.09
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	5,553	5,490	-63	-1.1	48	67	19	39.1	0.87	1.23

Tax Base

Tax Rates

	Baseline	Alternative	Change	Pctg Chng		Net Tax Cap (Pctg)		Ref Mkt Val	
						Base	Alter	Base	Alter
Total Tax Capacity	62	48	-14	-22.0	County	36.96	39.19	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	42.20	62.46	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	5.21	5.76	3.13	14.65
(=) Taxable Tax Capacity	62	48	-14	-22.0	Special District	1.21	1.27	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	85.58	108.68	3.13	14.65

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	43,800	42,700		-2.5	213	341	128	59.8	0.49	0.8
Res Hmstd:Avg Val	65,700	64,100		-2.4	320	512	192	60.0	0.49	0.8
Res Hmstd: Hi Val	87,600	85,500		-2.4	484	733	250	51.7	0.55	0.86
Res Hmstd: Ex-Hi Val	131,500	128,300		-2.4	912	1,303	391	42.8	0.69	1.02
Comm/Ind: Lo Val	150,000	138,100		-7.9	3,071	3,512	441	14.4	2.05	2.54
Comm/Ind: Med Val	300,000	276,200		-7.9	7,151	8,033	882	12.3	2.38	2.91
Comm/Ind: Hi Val	1,000,000	920,800		-7.9	26,187	29,576	3,389	12.9	2.62	3.21

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	4,546	173	4.0	0.98	1.02
Res Non-Hm: exis	51,086	50,857	-230	-0.4	637	677	39	6.2	1.25	1.33
Apartments: exis	54,298	49,979	-4,318	-8.0	783	767	-15	-1.9	1.44	1.54
Low-inc Apts: ex	11,422	11,358	-64	-0.6	101	107	6	5.7	0.88	0.94
Seasnl Rec: exis	7,261	6,634	-627	-8.6	86	85	-1	-1.5	1.18	1.27
Com/Ind: Lo: exi	51,499	49,743	-1,756	-3.4	1,255	1,286	31	2.5	2.44	2.59
Com/Ind Hi: exis	128,569	124,700	-3,868	-3.0	4,127	4,251	124	3.0	3.21	3.41
Publ U: Elec Gen	25,150	25,308	158	0.6	562	604	42	7.6	2.23	2.39
Publ U: Other	21,818	22,827	1,009	4.6	699	777	78	11.1	3.20	3.40
Ag HGA: Exist	1,262	1,252	-11	-0.8	13	13	1	4.2	1.01	1.07
Ag Hmstd Land	1,324	1,244	-81	-6.1	5	5	0	-1.4	0.41	0.44
Ag Non-Hmstd	2,849	2,836	-13	-0.5	30	32	2	7.0	1.06	1.14
Misc props	2,665	2,634	-31	-1.2	45	47	2	5.4	1.68	1.79
ResHmstd: NewCon	0	1,720	1,720	0.0	0	18	18	0.0	0.00	1.02
All other NewCon	0	5,557	5,557	0.0	0	162	162	0.0	0.00	2.91
Total	807,719	800,697	-7,022	-0.9	12,716	13,378	661	5.2	1.57	1.67

Tax Base

Tax Rates

	Tax Base				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	10,226	9,265	-961	-9.4	County	36.25	38.44	0.00	0.00
(-) TIF Tax Capacity	405	160	-245	-60.5	City/Town	41.75	46.36	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	26.04	27.28	12.19	11.64
(=) Taxable Tax Capacity	9,821	9,105	-716	-7.3	Special District	1.53	1.46	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	105.56	113.54	12.19	11.64

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base
Res Hmstd: Lo Val	80,900	80,100	-1.0	653	662	9	1.3	0.81	0.83
Res Hmstd:Avg Val	121,300	120,100	-1.0	1,165	1,203	38	3.3	0.96	1.00
Res Hmstd: Hi Val	161,600	160,000	-1.0	1,676	1,744	68	4.0	1.04	1.09
Res Hmstd: Ex-Hi Val	242,500	240,100	-1.0	2,701	2,828	127	4.7	1.11	1.18
Apartment	300,000	276,100	-8.0	4,324	4,240	-84	-2.0	1.44	1.54
Comm/Ind: Lo Val	150,000	145,500	-3.0	3,657	3,763	106	2.9	2.44	2.59
Comm/Ind: Med Val	300,000	291,000	-3.0	8,472	8,686	214	2.5	2.82	2.98
Comm/Ind: Hi Val	1,000,000	969,900	-3.0	30,940	31,831	890	2.9	3.09	3.28

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	169	0	-0.2	0.99	1.08
Res Non-Hm: exis	3,262	3,111	-152	-4.6	45	49	4	8.8	1.38	1.57
Apartments: exis	1,350	1,341	-9	-0.6	22	25	3	13.4	1.60	1.83
Low-inc Apts: ex	440	418	-21	-4.8	4	5	0	8.3	1.00	1.14
Seasnl Rec: exis	22	22	0	0.5	0	0	0	15.8	1.17	1.35
Com/Ind: Lo: exi	4,240	3,959	-281	-6.6	111	115	5	4.2	2.61	2.91
Com/Ind Hi: exis	953	977	24	2.5	32	37	5	14.6	3.40	3.80
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	13.8	3.40	3.80
Ag HGA: Exist	802	751	-52	-6.4	9	9	0	2.3	1.09	1.19
Ag Hmstd Land	1,207	1,164	-43	-3.5	4	5	1	11.8	0.37	0.43
Ag Non-Hmstd	792	809	17	2.1	9	10	2	18.2	1.09	1.26
Misc props	195	195	0	0.0	3	4	0	14.2	1.67	1.91
ResHmstd: NewCon	0	66	66	0.0	0	1	1	0.0	0.00	1.08
All other NewCon	0	71	71	0.0	0	2	2	0.0	0.00	2.32
Total	30,280	28,525	-1,755	-5.8	409	431	21	5.2	1.35	1.51

Tax Base

Tax Rates

	Tax Base				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	330	258	-72	-21.9	County	36.68	38.84	0.00	0.00
(-) TIF Tax Capacity	11	11	-1	-6.4	City/Town	59.27	72.62	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	12.78	14.39	23.85	25.08
(=) Taxable Tax Capacity	319	247	-72	-22.5	Special District	0.57	0.61	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	109.31	126.45	23.85	25.08

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	49,100	45,100		-8.1	457	455	-2	-0.5	0.93	1.01
Res Hmstd:Avg Val	73,600	67,600		-8.2	686	682	-3	-0.5	0.93	1.01
Res Hmstd: Hi Val	98,100	90,200		-8.1	1,022	999	-24	-2.3	1.04	1.11
Res Hmstd: Ex-Hi Val	147,200	135,300		-8.1	1,720	1,733	13	0.8	1.17	1.28
Apartment	300,000	298,100		-0.6	4,815	5,460	645	13.4	1.60	1.83
Comm/Ind: Lo Val	150,000	153,800		2.5	3,916	4,516	600	15.3	2.61	2.94
Comm/Ind: Med Val	300,000	307,600		2.5	9,018	10,363	1,345	14.9	3.01	3.37
Comm/Ind: Hi Val	1,000,000	1,025,200		2.5	32,828	37,645	4,817	14.7	3.28	3.67

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	293	-32	-9.9	1.15	1.15
Res Non-Hm: exis	5,393	4,767	-626	-11.6	79	78	-1	-1.3	1.47	1.64
Apartments: exis	4,098	3,499	-598	-14.6	72	68	-4	-5.2	1.76	1.95
Low-inc Apts: ex	3,175	3,737	562	17.7	34	45	10	30.6	1.07	1.19
Seasnl Rec: exis	83	74	-9	-10.8	1	1	0	-1.0	1.76	1.95
Com/Ind: Lo: exi	5,591	5,516	-75	-1.3	157	170	12	7.9	2.82	3.08
Com/Ind Hi: exis	8,133	7,928	-204	-2.5	302	321	20	6.5	3.71	4.05
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	40	6	17.6	3.71	4.05
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	201	196	-5	-2.5	2	3	0	7.9	1.19	1.32
Misc props	332	338	6	1.8	7	8	1	13.0	2.20	2.44
ResHmstd: NewCon	0	81	81	0.0	0	1	1	0.0	0.00	1.15
All other NewCon	0	264	264	0.0	0	8	8	0.0	0.00	3.13
Total	56,252	52,834	-3,418	-6.1	1,015	1,037	22	2.2	1.80	1.96

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	685	572	-113	-16.5	County	35.33	37.40	0.00	0.00
(-) TIF Tax Capacity	145	92	-53	-36.3	City/Town	70.15	81.05	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	24.07	25.27	13.09	14.60
(=) Taxable Tax Capacity	540	480	-60	-11.2	Special District	0.57	0.61	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	130.12	144.33	13.09	14.60

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	58,500	52,500		-10.3	604	531	-72	-12.0	1.03	1.01
Res Hmstd:Avg Val	87,700	78,800		-10.1	962	817	-145	-15.1	1.1	1.04
Res Hmstd: Hi Val	116,900	105,000		-10.2	1,407	1,268	-139	-9.9	1.20	1.21
Res Hmstd: Ex-Hi Val	175,400	157,500		-10.2	2,297	2,170	-127	-5.5	1.31	1.38
Apartment	300,000	256,200		-14.6	5,272	4,996	-276	-5.2	1.76	1.95
Comm/Ind: Lo Val	150,000	146,200		-2.5	4,223	4,499	277	6.5	2.82	3.08
Comm/Ind: Med Val	300,000	292,500		-2.5	9,788	10,394	606	6.2	3.26	3.55
Comm/Ind: Hi Val	1,000,000	974,900		-2.5	35,757	38,063	2,306	6.4	3.58	3.90

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	363	26	7.7	0.70	0.78
Res Non-Hm: exis	8,865	7,446	-1,419	-16.0	74	68	-6	-8.4	0.83	0.91
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	39,454	37,930	-1,524	-3.9	341	358	17	5.0	0.86	0.94
Com/Ind: Lo: exi	6,285	6,223	-62	-1.0	115	122	7	6.0	1.83	1.96
Com/Ind Hi: exis	14,940	10,631	-4,310	-28.8	363	276	-86	-23.8	2.43	2.60
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	42	3	8.1	2.43	2.60
Ag HGA: Exist	662	628	-34	-5.2	3	4	1	17.8	0.52	0.64
Ag Hmstd Land	1,786	1,789	3	0.2	5	5	1	14.2	0.26	0.29
Ag Non-Hmstd	1,023	973	-50	-4.9	7	8	0	3.6	0.71	0.78
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	0.78
All other NewCon	0	749	749	0.0	0	7	7	0.0	0.00	0.95
Total	122,560	114,760	-7,801	-6.4	1,284	1,256	-28	-2.2	1.05	1.09

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	1,434	1,275	-159	-11.1	County	36.96	39.19	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	21.82	25.77	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	11.97	12.26	4.33	4.34
(=) Taxable Tax Capacity	1,434	1,275	-159	-11.1	Special District	0.57	0.61	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	71.32	77.82	4.33	4.34

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	156,000	151,200		-3.1	948	1,058	110	11.6	0.61	0.70
Res Hmstd:Avg Val	233,800	226,600		-3.1	1,607	1,731	124	7.7	0.69	0.76
Res Hmstd: Hi Val	311,700	302,100		-3.1	2,266	2,404	138	6.1	0.73	0.8
Res Hmstd: Ex-Hi Val	467,700	453,200		-3.1	3,538	3,724	186	5.3	0.76	0.82
Seas Rec: Lo Val	50,000	48,100		-3.8	394	414	20	5.0	0.79	0.86
Seas Rec: Hi Val	150,000	144,200		-3.9	1,268	1,327	59	4.7	0.85	0.92
Comm/Ind: Lo Val	150,000	106,700		-28.9	2,768	2,110	-659	-23.8	1.85	1.98
Comm/Ind: Med Val	300,000	213,500		-28.8	6,438	4,631	-1,807	-28.1	2.15	2.17
Comm/Ind: Hi Val	1,000,000	711,500		-28.9	23,562	17,688	-5,874	-24.9	2.36	2.49

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	459	-16	-3.3	1.40	1.44
Res Non-Hm: exis	6,807	7,021	214	3.1	117	132	15	12.6	1.72	1.88
Apartments: exis	768	740	-28	-3.7	15	16	1	5.8	1.96	2.15
Low-inc Apts: ex	453	443	-10	-2.1	6	6	0	7.0	1.23	1.34
Seasnl Rec: exis	127	120	-7	-5.4	2	2	0	5.7	1.39	1.55
Com/Ind: Lo: exi	5,125	5,121	-4	-0.1	155	168	13	8.7	3.02	3.29
Com/Ind Hi: exis	2,308	2,710	402	17.4	91	116	25	28.0	3.92	4.28
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	14.2	3.92	4.28
Ag HGA: Exist	197	187	-10	-5.0	3	3	0	0.7	1.54	1.63
Ag Hmstd Land	148	145	-2	-1.5	1	1	0	11.0	0.61	0.68
Ag Non-Hmstd	1,464	1,410	-54	-3.7	19	21	1	7.6	1.31	1.47
Misc props	1,674	1,674	0	0.0	28	30	3	9.4	1.66	1.82
ResHmstd: NewCon	0	65	65	0.0	0	1	1	0.0	0.00	1.44
All other NewCon	0	8	8	0.0	0	0	0	0.0	0.00	1.88
Total	54,562	53,212	-1,350	-2.5	972	1,025	53	5.5	1.78	1.93

Tax Base

Tax Rates

	Tax Base				Tax Rates		Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	County	City/Town	School District	Special District	Base	Alter
Total Tax Capacity	612	530	-82	-13.4	36.81	39.02	13.86	0.57	0.00	0.00
(-) TIF Tax Capacity	15	15	0	0.0	80.09	92.84	14.34	0.61	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	13.86	14.34	0.00	0.00	32.12	31.94
(=) Taxable Tax Capacity	597	515	-82	-13.7	0.57	0.61	0.00	0.00	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	131.33	146.80		32.12	31.94

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	74,900	70,500		-5.9	925	846	-78	-8.5	1.23	1.20
Res Hmstd:Avg Val	112,400	105,800		-5.9	1,566	1,484	-82	-5.2	1.39	1.40
Res Hmstd: Hi Val	149,800	141,000		-5.9	2,211	2,160	-51	-2.3	1.48	1.53
Res Hmstd: Ex-Hi Val	224,700	211,500		-5.9	3,503	3,513	11	0.3	1.56	1.66
Apartment	300,000	289,000		-3.7	5,888	6,226	338	5.7	1.96	2.15
Comm/Ind: Lo Val	150,000	176,100		17.4	4,535	6,048	1,513	33.4	3.02	3.43
Comm/Ind: Med Val	300,000	352,300		17.4	10,422	13,585	3,163	30.3	3.47	3.86
Comm/Ind: Hi Val	1,000,000	1,174,300		17.4	37,893	48,746	10,852	28.6	3.79	4.15

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	443	39	9.6	0.93	1.05
Res Non-Hm: exis	7,257	8,088	830	11.4	92	118	26	28.4	1.27	1.46
Apartments: exis	3,884	3,877	-8	-0.2	59	67	8	13.7	1.51	1.72
Low-inc Apts: ex	3,781	3,781	0	0.0	34	40	5	15.8	0.91	1.05
Seasnl Rec: exis	139	61	-78	-56.0	2	1	-1	-46.9	1.34	1.62
Com/Ind: Lo: exi	9,734	9,591	-143	-1.5	247	269	22	8.8	2.54	2.80
Com/Ind Hi: exis	12,750	12,391	-359	-2.8	430	457	27	6.2	3.37	3.69
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	112	19	20.2	3.37	3.69
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	5.1	0.52	0.54
Ag Non-Hmstd	429	423	-6	-1.4	5	5	0	5.0	1.18	1.26
Misc props	718	718	0	0.0	12	14	2	13.3	1.70	1.92
ResHmstd: NewCon	0	190	190	0.0	0	2	2	0.0	0.00	1.05
All other NewCon	0	109	109	0.0	0	2	2	0.0	0.00	1.90
Total	85,449	84,941	-508	-0.6	1,382	1,533	151	10.9	1.62	1.80

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	1,061	936	-125	-11.8	County	36.49	38.69	0.00	0.00
(-) TIF Tax Capacity	70	67	-3	-4.8	City/Town	75.07	79.88	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	5.55	6.13	3.13	14.65
(=) Taxable Tax Capacity	991	869	-121	-12.2	Special District	1.21	1.27	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	118.32	125.97	3.13	14.65

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Pctg Chng	Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change		Base	Alter
Res Hmstd: Lo Val	59,400	57,600		-3.0	484	520	36	7.4	0.81	0.90
Res Hmstd:Avg Val	89,000	86,300		-3.0	789	842	54	6.8	0.89	0.98
Res Hmstd: Hi Val	118,600	115,000		-3.0	1,175	1,278	104	8.8	0.99	1.11
Res Hmstd: Ex-Hi Val	178,000	172,600		-3.0	1,950	2,154	204	10.5	1.1	1.25
Apartment	300,000	299,400		-0.2	4,531	5,153	622	13.7	1.51	1.72
Comm/Ind: Lo Val	150,000	145,800		-2.8	3,808	4,086	278	7.3	2.54	2.80
Comm/Ind: Med Val	300,000	291,600		-2.8	8,869	9,426	556	6.3	2.96	3.23
Comm/Ind: Hi Val	1,000,000	971,900		-2.8	32,490	34,514	2,025	6.2	3.25	3.55

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	833	11	1.3	0.92	0.95
Res Non-Hm: exis	18,835	20,195	1,360	7.2	230	256	26	11.3	1.22	1.27
Apartments: exis	11,344	11,074	-270	-2.4	159	163	4	2.2	1.40	1.47
Low-inc Apts: ex	2,689	2,637	-52	-1.9	23	23	1	2.6	0.85	0.89
Seasnl Rec: exis	201	202	1	0.3	2	2	0	5.7	1.17	1.24
Com/Ind: Lo: exi	23,811	23,709	-103	-0.4	572	597	24	4.3	2.40	2.52
Com/Ind Hi: exis	41,967	43,147	1,180	2.8	1,337	1,440	103	7.7	3.19	3.34
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	152	18	13.7	3.19	3.34
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	147	201	54	36.5	2	2	1	43.4	1.08	1.13
Misc props	410	414	3	0.8	6	6	0	5.4	1.47	1.54
ResHmstd: NewCon	0	1,934	1,934	0.0	0	18	18	0.0	0.00	0.95
All other NewCon	0	3,109	3,109	0.0	0	88	88	0.0	0.00	2.84
Total	192,628	198,386	5,758	3.0	3,287	3,582	295	9.0	1.71	1.81

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	2,542	2,458	-85	-3.3	County	36.41	38.61	0.00	0.00
(-) TIF Tax Capacity	466	447	-20	-4.2	City/Town	54.05	56.85	3.03	2.94
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	12.44	12.58	2.79	2.70
(=) Taxable Tax Capacity	2,076	2,011	-65	-3.1	Special District	4.65	4.94	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	107.56	112.98	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	598	-17	-2.8	0.76	0.76
Res Hmstd:Avg Val	121,000	118,500	-2.1	1,108	1,105	-3	-0.3	0.92	0.93
Res Hmstd: Hi Val	161,200	157,900	-2.0	1,600	1,613	13	0.8	0.99	1.02
Res Hmstd: Ex-Hi Val	241,900	237,000	-2.0	2,588	2,632	44	1.7	1.07	1.11
Apartment	300,000	292,900	-2.4	4,208	4,302	94	2.2	1.40	1.47
Comm/Ind: Lo Val	150,000	154,200	2.8	3,606	3,917	311	8.6	2.40	2.54
Comm/Ind: Med Val	300,000	308,400	2.8	8,385	9,064	679	8.1	2.8	2.94
Comm/Ind: Hi Val	1,000,000	1,028,100	2.8	30,687	33,088	2,400	7.8	3.07	3.22

Otter Tail County

Richville city

<i>Tax Burdens by Property Class</i>	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	10.1	0.71	0.79
Res Non-Hm: exis	610	602	-8	-1.3	7	7	1	9.3	1.09	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	76	76	-1	-0.7	1	1	0	10.1	1.04	1.16
Com/Ind: Lo: exi	254	242	-12	-4.7	6	6	0	3.6	2.21	2.41
Com/Ind Hi: exis	171	215	44	25.5	5	7	2	36.5	2.94	3.20
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	11.2	2.94	3.20
Ag HGA: Exist	144	143	-1	-0.8	1	1	0	10.8	0.69	0.77
Ag Hmstd Land	542	669	127	23.4	2	3	1	42.2	0.39	0.45
Ag Non-Hmstd	200	72	-128	-63.9	2	1	-1	-59.9	0.97	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	8	8	0.0	0	0	0	0.0	0.00	2.49
Total	4,246	4,249	3	0.1	40	45	4	11.2	0.94	1.05

Tax Base

Tax Rates

	Tax Base				Tax Rates		Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	County	City/Town	Base	Alter	Base	Alter
Total Tax Capacity	44	37	-7	-15.7	County	36.96	39.19	0.00	0.00	
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	43.27	51.36	0.00	0.00	
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	11.86	12.00	2.79	2.70	
(=) Taxable Tax Capacity	44	37	-7	-15.7	Special District	4.72	4.94	0.00	0.00	
FD Distrib Tax Cap	0	0	0	0.0	Total	96.82	107.49	2.79	2.70	

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	49,000	48,400		-1.2	292	325	33	11.3	0.6	0.67
Res Hmstd:Avg Val	73,500	72,600		-1.2	438	488	50	11.3	0.6	0.67
Res Hmstd: Hi Val	97,900	96,700		-1.2	691	759	68	9.8	0.71	0.78
Res Hmstd: Ex-Hi Val	146,900	145,100		-1.2	1,223	1,339	116	9.5	0.83	0.92
Comm/Ind: Lo Val	150,000	188,300		25.5	3,319	4,834	1,515	45.6	2.21	2.57
Comm/Ind: Med Val	300,000	376,600		25.5	7,730	10,857	3,127	40.4	2.58	2.88
Comm/Ind: Hi Val	1,000,000	1,255,300		25.5	28,317	38,965	10,648	37.6	2.83	3.10

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	101	3	2.9	0.85	0.93
Res Non-Hm: exis	1,308	2,060	752	57.5	15	27	12	79.3	1.13	1.29
Apartments: exis	256	256	0	0.0	3	4	0	11.2	1.35	1.50
Low-inc Apts: ex	296	296	0	0.0	2	3	0	11.2	0.82	0.91
Seasnl Rec: exis	1,300	1,484	184	14.2	15	19	4	26.9	1.14	1.26
Com/Ind: Lo: exi	1,418	1,392	-26	-1.8	33	36	2	7.2	2.35	2.56
Com/Ind Hi: exis	539	533	-6	-1.1	17	18	1	8.0	3.12	3.40
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	2	32.2	3.12	3.40
Ag HGA: Exist	244	248	4	1.7	3	3	0	13.0	1.03	1.14
Ag Hmstd Land	199	190	-9	-4.4	1	1	0	12.0	0.46	0.53
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	7.3	1.90	2.11
ResHmstd: NewCon	0	53	53	0.0	0	0	0	0.0	0.00	0.93
All other NewCon	0	7	7	0.0	0	0	0	0.0	0.00	1.26
Total	17,432	17,710	278	1.6	196	223	27	13.5	1.13	1.26

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	189	167	-22	-11.6	County	36.75	38.96	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	45.18	53.43	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	22.60	24.14	3.73	3.86
(=) Taxable Tax Capacity	189	167	-22	-11.6	Special District	0.57	0.61	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	105.11	117.14	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	460	4	0.9	0.69	0.74
Res Hmstd:Avg Val	99,400	93,100	-6.3	799	788	-11	-1.3	0.80	0.85
Res Hmstd: Hi Val	132,500	124,100	-6.3	1,189	1,196	7	0.6	0.9	0.96
Res Hmstd: Ex-Hi Val	198,800	186,200	-6.3	1,970	2,013	43	2.2	0.99	1.08
Apartment	300,000	300,000	0.0	4,054	4,508	455	11.2	1.35	1.50
Seas Rec: Lo Val	50,000	57,100	14.2	563	716	153	27.1	1.13	1.25
Seas Rec: Hi Val	150,000	171,300	14.2	1,775	2,267	493	27.8	1.18	1.32
Comm/Ind: Lo Val	150,000	148,300	-1.1	3,520	3,800	280	8.0	2.35	2.56
Comm/Ind: Med Val	300,000	296,600	-1.1	8,194	8,833	638	7.8	2.73	2.98
Comm/Ind: Hi Val	1,000,000	988,500	-1.2	30,008	32,381	2,372	7.9	3.00	3.28

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	147	11	7.9	1.06	1.15
Res Non-Hm: exis	1,544	1,548	5	0.3	22	24	2	7.7	1.45	1.55
Apartments: exis	1,579	1,677	98	6.2	24	28	4	16.5	1.53	1.68
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	64	6	10.9	1.13	1.25
Com/Ind: Lo: exi	1,743	1,740	-3	-0.2	44	48	4	8.2	2.52	2.73
Com/Ind Hi: exis	368	400	32	8.6	12	14	2	18.0	3.28	3.56
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	16.4	3.28	3.56
Ag HGA: Exist	427	431	4	0.9	4	5	0	9.6	1.02	1.11
Ag Hmstd Land	908	884	-24	-2.6	4	4	0	9.4	0.41	0.46
Ag Non-Hmstd	99	124	25	25.2	1	1	0	39.5	1.02	1.14
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	1.15
All other NewCon	0	389	389	0.0	0	6	6	0.0	0.00	1.59
Total	24,980	25,899	919	3.7	315	358	43	13.7	1.26	1.38

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	266	246	-19	-7.3	County	36.96	39.19	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	49.72	56.61	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	14.92	17.49	25.71	25.99
(=) Taxable Tax Capacity	266	246	-19	-7.3	Special District	0.57	0.61	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	102.16	113.89	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	670	39	6.1	0.88	0.94
Res Hmstd:Avg Val	107,600	106,400	-1.1	1,100	1,173	73	6.6	1.02	1.10
Res Hmstd: Hi Val	143,400	141,800	-1.1	1,590	1,705	114	7.2	1.11	1.20
Res Hmstd: Ex-Hi Val	215,200	212,900	-1.1	2,573	2,772	199	7.7	1.2	1.30
Apartment	300,000	318,600	6.2	4,602	5,364	761	16.5	1.53	1.68
Seas Rec: Lo Val	50,000	50,200	0.4	549	613	65	11.8	1.1	1.22
Seas Rec: Hi Val	150,000	150,500	0.3	1,730	1,932	201	11.6	1.15	1.28
Comm/Ind: Lo Val	150,000	162,900	8.6	3,783	4,561	778	20.6	2.52	2.80
Comm/Ind: Med Val	300,000	325,900	8.6	8,699	10,364	1,665	19.1	2.9	3.18
Comm/Ind: Hi Val	1,000,000	1,086,300	8.6	31,638	37,433	5,794	18.3	3.16	3.45

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	24.0	0.72	0.89
Res Non-Hm: exis	392	358	-34	-8.6	4	5	0	3.4	1.15	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	99	97	-1	-1.1	1	1	0	13.5	0.89	1.02
Com/Ind: Lo: exi	599	585	-14	-2.4	13	14	1	8.0	2.19	2.43
Com/Ind Hi: exis	121	112	-8	-7.0	3	4	0	3.1	2.84	3.15
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	15.7	2.84	3.15
Ag HGA: Exist	426	424	-2	-0.5	3	4	1	20.9	0.72	0.88
Ag Hmstd Land	768	755	-12	-1.6	2	2	0	14.6	0.23	0.26
Ag Non-Hmstd	254	253	-2	-0.6	2	2	0	14.6	0.81	0.94
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	0.89
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	13.5	0.99	1.14

Tax Base

Tax Rates

	Tax Base				Tax Rates		Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	County	City/Town	School District	Special District	Base	Alter
Total Tax Capacity	44	37	-7	-15.4	36.98	39.21	13.14	0.57	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	30.71	39.19	14.85	0.61	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	13.14	14.85	23.85	0.00	23.85	25.08
(=) Taxable Tax Capacity	44	37	-7	-15.4	0.57	0.61	0.00	0.00	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	81.40	93.86		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	311	64	25.7	0.65	0.81
Res Hmstd:Avg Val	56,900	57,400	0.9	371	467	96	25.8	0.65	0.81
Res Hmstd: Hi Val	75,800	76,400	0.8	495	624	129	26.1	0.65	0.82
Res Hmstd: Ex-Hi Val	113,700	114,600	0.8	927	1,110	184	19.8	0.81	0.97
Comm/Ind: Lo Val	150,000	139,500	-7.0	3,288	3,383	95	2.9	2.19	2.43
Comm/Ind: Med Val	300,000	279,100	-7.0	7,553	7,704	152	2.0	2.52	2.76
Comm/Ind: Hi Val	1,000,000	930,300	-7.0	27,454	28,217	763	2.8	2.75	3.03

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	30.7	0.60	0.81
Res Non-Hm: exis	410	446	36	8.7	4	5	1	24.5	1.00	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	287	286	-1	-0.4	6	6	1	11.8	1.99	2.24
Com/Ind Hi: exis	113	103	-10	-8.9	3	3	0	2.7	2.55	2.88
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	16.9	2.55	2.88
Ag HGA: Exist	163	161	-2	-1.0	1	1	1	54.3	0.57	0.89
Ag Hmstd Land	688	687	-2	-0.3	2	2	0	27.5	0.25	0.31
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	3	3	0.0	0	0	0	0.0	0.00	0.81
All other NewCon	0	1	1	0.0	0	0	0	0.0	0.00	1.15
Total	3,191	3,168	-24	-0.7	25	31	6	22.4	0.80	0.98

Tax Base

Tax Rates

	Tax Base				Tax Rates		Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	County	City/Town	School District	Special District	Base	Alter
Total Tax Capacity	32	26	-6	-18.6	36.94	39.16	14.04	14.55	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	11.05	22.41	32.12	31.94	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	14.04	14.55	0.00	0.00	32.12	31.94
(=) Taxable Tax Capacity	32	26	-6	-18.6	0.57	0.61	0.00	0.00	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	62.60	76.73	32.12	31.94	

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	39,400	38,000		-3.6	216	296	81	37.4	0.55	0.78
Res Hmstd:Avg Val	59,100	57,100		-3.4	323	445	122	37.7	0.55	0.78
Res Hmstd: Hi Val	78,800	76,100		-3.4	445	594	149	33.5	0.56	0.78
Res Hmstd: Ex-Hi Val	118,200	114,100		-3.5	854	1,033	179	21.0	0.72	0.91
Comm/Ind: Lo Val	150,000	136,600		-8.9	2,989	3,056	66	2.2	1.99	2.24
Comm/Ind: Med Val	300,000	273,300		-8.9	6,814	6,901	87	1.3	2.27	2.53
Comm/Ind: Hi Val	1,000,000	910,900		-8.9	24,664	25,239	575	2.3	2.47	2.77

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	118	22	22.8	1.55	1.94
Res Non-Hm: exis	410	448	38	9.2	8	11	3	40.0	1.84	2.35
Apartments: exis	199	199	0	0.0	4	5	1	28.3	2.12	2.72
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	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	4	20.3	3.15	3.86
Com/Ind Hi: exis	198	199	0	0.2	8	10	2	22.4	3.99	4.87
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	1	17.1	3.99	4.87
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	28.3	2.12	2.72
ResHmstd: NewCon	0	13	13	0.0	0	0	0	0.0	0.00	1.94
All other NewCon	0	14	14	0.0	0	0	0	0.0	0.00	2.35
Total	7,726	7,670	-56	-0.7	139	172	33	23.8	1.80	2.25

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	84	67	-17	-20.0	County	36.73	38.90	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	71.99	106.35	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	9.50	4.66	63.47	83.79
(=) Taxable Tax Capacity	84	67	-17	-20.0	Special District	0.57	0.61	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	118.80	150.52	63.47	83.79

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	58,900	57,900		-1.7	838	1,008	170	20.3	1.42	1.74
Res Hmstd:Avg Val	88,200	86,700		-1.7	1,315	1,588	274	20.8	1.49	1.83
Res Hmstd: Hi Val	117,600	115,600		-1.7	1,877	2,305	428	22.8	1.6	1.99
Res Hmstd: Ex-Hi Val	176,500	173,500		-1.7	3,003	3,740	736	24.5	1.70	2.16
Apartment	300,000	300,000		0.0	6,359	8,158	1,799	28.3	2.12	2.72
Comm/Ind: Lo Val	150,000	150,300		0.2	4,724	5,808	1,084	23.0	3.15	3.86
Comm/Ind: Med Val	300,000	300,600		0.2	10,705	13,128	2,424	22.6	3.57	4.37
Comm/Ind: Hi Val	1,000,000	1,002,000		0.2	38,615	47,289	8,673	22.5	3.86	4.72

Otter Tail County

Wadena city (part)

<i>Tax Burdens by Property Class</i>	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	1	1.2	1.01	1.08
Res Non-Hm: exis	133	384	251	188.2	2	5	3	198.5	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	6.0	2.35	2.53
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	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	8.6	1.01	1.10

Tax Base

Tax Rates

	Estimated Market Value				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	48	41	-6	-13.3	County	36.27	38.46	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	36.24	38.36	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	19.52	24.53	21.50	20.72
(=) Taxable Tax Capacity	48	41	-6	-13.3	Special District	1.20	2.14	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	93.23	103.49	21.50	20.72

**Tax Burdens on
Hypothetical Properties**

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base
Res Hmstd: Lo Val	110,600	103,900	-6.1	996	1,002	6	0.6	0.90	0.96
Res Hmstd:Avg Val	165,900	155,900	-6.0	1,680	1,696	16	1.0	1.01	1.09
Res Hmstd: Hi Val	221,100	207,800	-6.0	2,363	2,389	26	1.1	1.07	1.15
Res Hmstd: Ex-Hi Val	331,700	311,800	-6.0	3,732	3,778	46	1.2	1.13	1.21

Pennington County

Goodridge city

<i>Tax Burdens by Property Class</i>	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

Tax Rates

	Tax Base				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	17	13	-4	-22.0	County	72.09	77.76	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	55.25	70.85	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	5.42	5.55	56.99	54.35
(=) Taxable Tax Capacity	17	13	-4	-22.0	Special District	5.78	6.53	3.31	3.15
FD Distrib Tax Cap	0	0	0	0.0	Total	138.52	160.69	60.31	57.50

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base
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

<i>Tax Burdens by Property Class</i>	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	81	18	27.9	1.23	1.31
Res Non-Hm: exis	857	788	-68	-8.0	14	15	1	5.2	1.62	1.85
Apartments: exis	0	57	57	0.0	0	1	1	0.0	0.00	2.20
Low-inc Apts: ex	228	171	-57	-25.0	3	2	0	-14.3	1.18	1.35
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	40	4	10.9	2.99	3.36
Com/Ind Hi: exis	1,239	1,327	88	7.1	49	59	10	20.5	3.92	4.41
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	18.3	3.92	4.41
Ag HGA: Exist	69	82	13	18.6	1	1	0	23.4	1.18	1.22
Ag Hmstd Land	22	22	0	0.0	0	0	0	22.2	0.48	0.59
Ag Non-Hmstd	119	119	0	0.0	2	2	0	16.3	1.37	1.59
Misc props	24	24	0	0.0	0	1	0	14.6	1.92	2.20
ResHmstd: NewCon	0	72	72	0.0	0	1	1	0.0	0.00	1.31
All other NewCon	0	185	185	0.0	0	7	7	0.0	0.00	3.83
Total	9,081	10,381	1,300	14.3	173	216	43	24.7	1.91	2.08

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	110	106	-4	-3.7	County	69.86	75.50	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	32.30	34.90	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	28.63	41.85	17.71	18.21
(=) Taxable Tax Capacity	110	106	-4	-3.7	Special District	5.78	6.53	3.31	3.15
FD Distrib Tax Cap	0	0	0	0.0	Total	136.58	158.77	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	547	86	18.6	1.18	1.17
Res Hmstd:Avg Val	58,700	70,300	19.8	690	820	130	18.8	1.18	1.17
Res Hmstd: Hi Val	78,300	93,700	19.7	932	1,230	298	32.0	1.19	1.31
Res Hmstd: Ex-Hi Val	117,500	140,700	19.7	1,585	2,144	559	35.3	1.35	1.52
Comm/Ind: Lo Val	150,000	160,600	7.1	4,487	5,510	1,023	22.8	2.99	3.43
Comm/Ind: Med Val	300,000	321,200	7.1	10,365	12,594	2,229	21.5	3.45	3.92
Comm/Ind: Hi Val	1,000,000	1,070,600	7.1	37,793	45,650	7,856	20.8	3.78	4.26

Pennington County	Thief River Falls city
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<i>Tax Burdens by Property Class</i>	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	3,350	250	8.1	1.41	1.50
Res Non-Hm: exis	20,252	22,108	1,856	9.2	353	444	91	25.9	1.74	2.01
Apartments: exis	14,201	14,252	51	0.4	289	335	46	15.8	2.04	2.35
Low-inc Apts: ex	7,140	7,137	-3	0.0	89	103	13	15.0	1.25	1.44
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	869	99	12.9	3.13	3.54
Com/Ind Hi: exis	39,681	39,591	-90	-0.2	1,630	1,842	212	13.0	4.11	4.65
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	149	25	19.8	4.11	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	577	582	5	0.9	8	10	2	18.1	1.46	1.71
Misc props	1,761	1,754	-7	-0.4	41	47	6	14.6	2.32	2.67
ResHmstd: NewCon	0	1,056	1,056	0.0	0	16	16	0.0	0.00	1.50
All other NewCon	0	694	694	0.0	0	25	25	0.0	0.00	3.61
Total	330,489	337,984	7,495	2.3	6,406	7,190	784	12.2	1.94	2.13

<i>Tax Base</i>					<i>Tax Rates</i>		Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter	
Total Tax Capacity	3,879	3,419	-461	-11.9	County	70.53	76.02	0.00	0.00	
(-) TIF Tax Capacity	133	121	-13	-9.4	City/Town	40.49	45.99	0.00	0.00	
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	29.30	42.37	17.71	18.21	
(=) Taxable Tax Capacity	<u>3,746</u>	<u>3,298</u>	<u>-448</u>	<u>-12.0</u>	Special District	<u>5.78</u>	<u>6.53</u>	<u>3.31</u>	<u>3.15</u>	
FD Distrib Tax Cap	0	0	0	0.0	Total	146.10	170.90	21.02	21.35	

<i>Tax Burdens on Hypothetical Properties</i>	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	821	-7	-0.9	1.27	1.24
Res Hmstd:Avg Val	97,700	99,400	1.7	1,348	1,427	79	5.9	1.38	1.44
Res Hmstd: Hi Val	130,300	132,600	1.8	1,922	2,117	194	10.1	1.48	1.6
Res Hmstd: Ex-Hi Val	195,400	198,800	1.7	3,069	3,491	422	13.8	1.57	1.76
Apartment	300,000	301,100	0.4	6,109	7,075	966	15.8	2.04	2.35
Comm/Ind: Lo Val	150,000	149,700	-0.2	4,701	5,305	604	12.8	3.13	3.54
Comm/Ind: Med Val	300,000	299,300	-0.2	10,864	12,263	1,399	12.9	3.62	4.1
Comm/Ind: Hi Val	1,000,000	997,700	-0.2	39,626	44,764	5,138	13.0	3.96	4.49

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	-12.2	1.35	1.33
Res Non-Hm: exis	2,070	1,772	-298	-14.4	34	35	0	0.3	1.67	1.95
Apartments: exis	30	29	-1	-3.7	1	1	0	12.6	2.05	2.39
Low-inc Apts: ex	861	816	-45	-5.2	11	12	1	10.8	1.24	1.45
Seasnl Rec: exis	239	213	-26	-11.0	4	4	0	3.7	1.67	1.94
Com/Ind: Lo: exi	2,054	2,017	-36	-1.8	65	73	8	12.1	3.17	3.62
Com/Ind Hi: exis	589	606	17	2.9	25	29	4	17.4	4.21	4.81
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	25.3	4.13	4.81
Ag HGA: Exist	578	517	-61	-10.6	8	8	0	-3.3	1.44	1.56
Ag Hmstd Land	355	333	-22	-6.1	2	2	0	18.5	0.54	0.69
Ag Non-Hmstd	147	140	-8	-5.2	2	3	0	11.0	1.59	1.86
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	1.95
Total	16,598	15,226	-1,373	-8.3	294	298	4	1.4	1.77	1.96

Tax Base

Tax Rates

	Tax Base				Tax Rates		Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	County	City/Town	School District	Special District	Base	Alter
Total Tax Capacity	182	141	-40	-22.1	47.80	52.83	0.00	0.00	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	73.30	94.11	0.00	0.00	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	34.88	35.93	6.31	6.92	6.31	6.92
(=) Taxable Tax Capacity	182	141	-40	-22.1	2.59	2.93	0.00	0.00	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	158.57	185.79	6.31	6.92	

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	57,800	51,600		-10.7	722	611	-111	-15.4	1.25	1.18
Res Hmstd:Avg Val	86,700	77,400		-10.7	1,135	929	-206	-18.1	1.31	1.20
Res Hmstd: Hi Val	115,500	103,200		-10.6	1,636	1,470	-166	-10.2	1.42	1.42
Res Hmstd: Ex-Hi Val	173,300	154,800		-10.7	2,641	2,550	-91	-3.4	1.52	1.65
Apartment	300,000	288,800		-3.7	6,136	6,907	772	12.6	2.05	2.39
Comm/Ind: Lo Val	150,000	154,300		2.9	4,761	5,641	879	18.5	3.17	3.66
Comm/Ind: Med Val	300,000	308,600		2.9	11,078	13,058	1,980	17.9	3.69	4.23
Comm/Ind: Hi Val	1,000,000	1,028,500		2.9	40,556	47,664	7,109	17.5	4.06	4.63

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	2	9.7	0.66	0.77
Res Non-Hm: exis	1,054	1,091	38	3.6	10	12	2	15.4	0.97	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	135	126	-9	-6.5	1	1	0	4.4	0.92	1.03
Com/Ind: Lo: exi	511	449	-63	-12.2	11	10	0	-4.6	2.10	2.28
Com/Ind Hi: exis	484	514	30	6.2	13	15	2	15.6	2.77	3.01
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	1.7	2.77	3.01
Ag HGA: Exist	246	234	-12	-4.8	2	2	0	7.6	0.73	0.82
Ag Hmstd Land	182	171	-12	-6.4	0	0	0	31.6	0.12	0.17
Ag Non-Hmstd	311	290	-21	-6.7	3	3	0	4.5	0.85	0.95
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	1.08
Total	6,581	6,379	-202	-3.1	65	72	7	10.2	0.99	1.12

Tax Base

Tax Rates

	Tax Base				Tax Rates		Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	County	City/Town	School District	Special District	Base	Alter
Total Tax Capacity	73	61	-12	-16.3	47.78	52.77	0.00	0.00	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	21.32	26.89	0.00	0.00	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	15.45	14.99	9.39	9.01	9.39	9.01
(=) Taxable Tax Capacity	73	61	-12	-16.3	0.17	0.20	0.00	0.00	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	84.72	94.85	9.39	9.01	

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	57,600	54,100	-6.1	312	357	45	14.4	0.54	0.66	
Res Hmstd:Avg Val	86,300	81,100	-6.0	517	558	41	7.9	0.6	0.69	
Res Hmstd: Hi Val	115,100	108,100	-6.1	814	862	47	5.8	0.71	0.8	
Res Hmstd: Ex-Hi Val	172,600	162,100	-6.1	1,407	1,469	61	4.4	0.82	0.91	
Comm/Ind: Lo Val	150,000	159,300	6.2	3,146	3,699	553	17.6	2.1	2.32	
Comm/Ind: Med Val	300,000	318,700	6.2	7,293	8,495	1,202	16.5	2.43	2.67	
Comm/Ind: Hi Val	1,000,000	1,062,200	6.2	26,649	30,868	4,220	15.8	2.66	2.91	

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	10.7	0.82	0.90
Res Non-Hm: exis	523	411	-112	-21.4	6	6	-1	-10.6	1.20	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	95	86	-9	-9.0	1	1	0	3.1	1.17	1.33
Com/Ind: Lo: exi	372	360	-12	-3.3	9	10	1	7.1	2.44	2.70
Com/Ind Hi: exis	771	806	35	4.5	25	29	4	15.8	3.23	3.58
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	21.6	3.23	3.58
Ag HGA: Exist	418	393	-24	-5.8	3	3	0	2.3	0.80	0.87
Ag Hmstd Land	357	343	-15	-4.1	1	1	0	19.2	0.28	0.34
Ag Non-Hmstd	132	125	-7	-5.6	1	2	0	7.2	1.10	1.24
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	76	7	10.4	1.40	1.58

Tax Base

Tax Rates

	Tax Base				Tax Rates		Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	County	City/Town	School District	Special District	Base	Alter
Total Tax Capacity	59	50	-9	-15.4	47.79	52.82	0.00	0.00	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	24.29	32.71	0.00	0.00	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	34.51	35.60	6.30	6.90	6.30	6.90
(=) Taxable Tax Capacity	59	50	-9	-15.4	2.59	2.93	0.00	0.00	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	109.18	124.06	6.30	6.90	

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	47,300	47,800	47,300	1.1	357	389	32	8.9	0.75	0.81
Res Hmstd:Avg Val	70,900	71,700	70,900	1.1	535	583	48	9.0	0.75	0.81
Res Hmstd: Hi Val	94,500	95,500	94,500	1.1	804	895	91	11.4	0.85	0.94
Res Hmstd: Ex-Hi Val	141,700	143,200	141,700	1.1	1,391	1,573	182	13.1	0.98	1.1
Comm/Ind: Lo Val	150,000	156,700	150,000	4.5	3,650	4,284	634	17.4	2.43	2.73
Comm/Ind: Med Val	300,000	313,500	300,000	4.5	8,485	9,886	1,401	16.5	2.83	3.15
Comm/Ind: Hi Val	1,000,000	1,044,900	1,000,000	4.5	31,047	36,014	4,966	16.0	3.10	3.45

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	18.0	0.62	0.76
Res Non-Hm: exis	655	645	-10	-1.5	6	7	1	10.4	0.90	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	403	327	-76	-18.8	4	3	0	-7.7	0.93	1.06
Com/Ind: Lo: exi	206	203	-4	-1.8	4	5	0	7.8	2.02	2.22
Com/Ind Hi: exis	12	11	-1	-11.5	0	0	0	-2.7	2.68	2.94
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	16.6	2.68	2.94
Ag HGA: Exist	274	257	-17	-6.0	2	2	0	8.2	0.75	0.86
Ag Hmstd Land	290	289	-1	-0.5	1	1	0	21.1	0.26	0.32
Ag Non-Hmstd	284	277	-7	-2.3	2	3	0	11.0	0.82	0.93
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	0.76
All other NewCon	0	38	38	0.0	0	0	0	0.0	0.00	1.01
Total	3,560	3,531	-28	-0.8	34	39	5	13.8	0.96	1.11

Tax Base

Tax Rates

	Baseline	Alternative	Change	Pctg Chng		Net Tax Cap (Pctg)		Ref Mkt Val	
						Base	Alter	Base	Alter
Total Tax Capacity	39	35	-3	-8.8	County	47.81	52.85	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	19.56	26.96	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	14.31	12.96	6.20	6.02
(=) Taxable Tax Capacity	39	35	-3	-8.8	Special District	0.17	0.20	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	81.85	92.97	6.20	6.02

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	63,300	61,200		-3.3	304	378	74	24.3	0.48	0.62
Res Hmstd:Avg Val	94,900	91,700		-3.4	549	638	90	16.3	0.58	0.7
Res Hmstd: Hi Val	126,500	122,300		-3.3	855	967	111	13.0	0.68	0.79
Res Hmstd: Ex-Hi Val	189,700	183,400		-3.3	1,469	1,623	154	10.5	0.77	0.88
Seas Rec: Lo Val	50,000	40,600		-18.8	447	411	-36	-8.1	0.89	1.01
Seas Rec: Hi Val	150,000	121,800		-18.8	1,426	1,290	-135	-9.5	0.95	1.06
Comm/Ind: Lo Val	150,000	132,800		-11.5	3,033	2,950	-84	-2.8	2.02	2.22
Comm/Ind: Med Val	300,000	265,600		-11.5	7,047	6,732	-315	-4.5	2.35	2.53
Comm/Ind: Hi Val	1,000,000	885,200		-11.5	25,776	24,958	-819	-3.2	2.58	2.82

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	109	3	3.3	1.04	1.12
Res Non-Hm: exis	2,136	1,982	-154	-7.2	28	29	1	4.7	1.29	1.46
Apartments: exis	804	763	-41	-5.1	12	13	1	7.5	1.53	1.73
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	169.8	1.22	1.40
Com/Ind: Lo: exi	1,984	1,824	-160	-8.1	51	52	1	2.0	2.55	2.83
Com/Ind Hi: exis	1,574	1,425	-149	-9.5	53	53	0	0.6	3.37	3.74
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	15	2	15.5	3.30	3.71
Ag HGA: Exist	1,130	1,091	-39	-3.4	12	13	1	5.5	1.07	1.17
Ag Hmstd Land	1,008	969	-40	-3.9	4	4	1	15.2	0.35	0.42
Ag Non-Hmstd	567	467	-100	-17.6	7	6	0	-5.7	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	8	8	0.0	0	0	0	0.0	0.00	0.94
Total	19,857	18,838	-1,018	-5.1	285	296	11	3.9	1.44	1.57

Tax Base

Tax Rates

	Tax Base				Tax Rates		Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	County	City/Town	School District	Special District	Base	Alter
Total Tax Capacity	226	190	-36	-15.7	47.79	52.82	0.00	0.00	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	49.04	60.64	0.00	0.00	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	15.45	15.03	9.39	9.01	9.39	9.01
(=) Taxable Tax Capacity	226	190	-36	-15.7	2.59	2.93	0.00	0.00	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	114.88	131.43	9.39	9.01	

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	78,200	75,000		-4.1	670	659	-11	-1.6	0.86	0.88
Res Hmstd:Avg Val	117,200	112,300		-4.2	1,189	1,221	31	2.6	1.01	1.09
Res Hmstd: Hi Val	156,200	149,700		-4.2	1,709	1,790	81	4.7	1.09	1.2
Res Hmstd: Ex-Hi Val	234,400	224,700		-4.1	2,751	2,932	181	6.6	1.17	1.30
Apartment	300,000	284,700		-5.1	4,590	4,934	344	7.5	1.53	1.73
Comm/Ind: Lo Val	150,000	135,800		-9.5	3,824	3,840	16	0.4	2.55	2.83
Comm/Ind: Med Val	300,000	271,600		-9.5	8,877	8,791	-86	-1.0	2.96	3.24
Comm/Ind: Hi Val	1,000,000	905,400		-9.5	32,454	32,499	45	0.1	3.25	3.59

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	-5.3	1.28	1.33
Res Non-Hm: exis	499	530	31	6.2	8	10	2	25.6	1.67	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	63	56	-6	-10.1	1	1	0	6.9	1.48	1.76
Com/Ind: Lo: exi	361	335	-26	-7.3	11	12	1	6.2	3.05	3.49
Com/Ind Hi: exis	61	76	15	25.3	2	3	1	43.9	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	32	32	-1	-2.8	1	1	0	11.6	3.99	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	51	47	-4	-7.7	1	1	0	10.2	1.40	1.67
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	7.6	1.66	1.84

Tax Base

Tax Rates

	Tax Base				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	32	25	-7	-21.1	County	47.80	52.84	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	74.97	95.01	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	17.12	19.19	21.59	21.83
(=) Taxable Tax Capacity	32	25	-7	-21.1	Special District	0.17	0.20	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	140.07	167.24	21.59	21.83

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	40,100	36,500		-9.0	488	446	-42	-8.6	1.22	1.22
Res Hmstd:Avg Val	60,200	54,800		-9.0	732	670	-63	-8.6	1.22	1.22
Res Hmstd: Hi Val	80,200	73,000		-9.0	996	892	-104	-10.5	1.24	1.22
Res Hmstd: Ex-Hi Val	120,300	109,500		-9.0	1,681	1,612	-68	-4.1	1.4	1.47
Comm/Ind: Lo Val	150,000	188,000		25.3	4,574	6,982	2,408	52.7	3.05	3.71
Comm/Ind: Med Val	300,000	376,000		25.3	10,565	15,602	5,038	47.7	3.52	4.15
Comm/Ind: Hi Val	1,000,000	1,253,500		25.4	38,522	55,837	17,315	44.9	3.85	4.45

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	319	-3	-0.8	0.84	0.90
Res Non-Hm: exis	11,828	11,332	-497	-4.2	132	136	4	2.9	1.12	1.20
Apartments: exis	9,434	8,955	-479	-5.1	126	129	3	2.5	1.33	1.44
Low-inc Apts: ex	3,395	3,221	-174	-5.1	28	28	1	2.3	0.81	0.88
Seasnl Rec: exis	792	733	-59	-7.5	11	11	0	-0.1	1.33	1.44
Com/Ind: Lo: exi	13,183	12,823	-360	-2.7	305	318	13	4.1	2.32	2.48
Com/Ind Hi: exis	40,579	38,023	-2,556	-6.3	1,240	1,245	5	0.4	3.06	3.27
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	14.7	3.04	3.27
Ag HGA: Exist	106	100	-7	-6.1	1	1	0	-1.6	0.83	0.87
Ag Hmstd Land	164	203	40	24.3	1	1	0	58.2	0.37	0.47
Ag Non-Hmstd	2,337	2,177	-160	-6.8	23	24	0	1.5	0.99	1.08
Misc props	140	130	-10	-7.3	2	2	0	0.3	1.58	1.71
ResHmstd: NewCon	0	80	80	0.0	0	1	1	0.0	0.00	0.90
All other NewCon	0	1,699	1,699	0.0	0	32	32	0.0	0.00	1.89
Total	121,712	116,819	-4,893	-4.0	2,241	2,305	64	2.8	1.84	1.97

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	1,725	1,565	-161	-9.3	County	47.76	52.80	0.00	0.00
(-) TIF Tax Capacity	237	233	-4	-1.8	City/Town	33.45	37.38	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	15.45	15.02	9.39	9.01
(=) Taxable Tax Capacity	1,488	1,332	-156	-10.5	Special District	2.59	2.93	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	99.26	108.12	9.39	9.01

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Pctg Chng	Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change		Base	Alter
Res Hmstd: Lo Val	73,000	68,200		-6.6	501	504	3	0.6	0.69	0.74
Res Hmstd:Avg Val	109,400	102,200		-6.6	915	894	-21	-2.3	0.84	0.87
Res Hmstd: Hi Val	145,800	136,100		-6.7	1,343	1,324	-19	-1.4	0.92	0.97
Res Hmstd: Ex-Hi Val	218,800	204,300		-6.6	2,202	2,189	-12	-0.6	1.01	1.07
Apartment	300,000	284,800		-5.1	4,004	4,106	102	2.6	1.33	1.44
Comm/Ind: Lo Val	150,000	140,600		-6.3	3,473	3,485	12	0.3	2.32	2.48
Comm/Ind: Med Val	300,000	281,100		-6.3	8,056	8,011	-46	-0.6	2.69	2.85
Comm/Ind: Hi Val	1,000,000	937,000		-6.3	29,446	29,489	43	0.1	2.94	3.15

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	-11.3	1.00	1.04
Res Non-Hm: exis	543	542	-1	-0.2	7	8	1	10.2	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	133	127	-6	-4.6	2	2	0	5.0	1.34	1.47
Com/Ind: Lo: exi	181	177	-5	-2.6	5	5	0	6.0	2.69	2.92
Com/Ind Hi: exis	143	185	42	29.5	5	7	2	40.9	3.56	3.87
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	20.0	3.39	3.87
Ag HGA: Exist	180	169	-11	-6.0	2	1	-1	-28.1	1.01	0.77
Ag Hmstd Land	153	180	27	17.5	0	1	0	72.2	0.27	0.40
Ag Non-Hmstd	168	157	-11	-6.5	2	2	0	3.2	1.26	1.39
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	1.04
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	3	7.8	1.38	1.52

Tax Base

Tax Rates

	Tax Base				Tax Rates		Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	County	City/Town	Base	Alter	Base	Alter
Total Tax Capacity	35	30	-5	-15.5	County	47.79	52.83	0.00	0.00	
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	43.13	50.12	0.00	0.00	
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	34.87	35.93	6.31	6.92	
(=) Taxable Tax Capacity	35	30	-5	-15.5	Special District	0.17	0.20	0.00	0.00	
FD Distrib Tax Cap	0	0	0	0.0	Total	125.97	139.07	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	382	-75	-16.5	0.92	0.90
Res Hmstd:Avg Val	74,400	63,500	-14.7	687	574	-113	-16.4	0.92	0.90
Res Hmstd: Hi Val	99,100	84,600	-14.6	1,028	823	-204	-19.9	1.04	0.97
Res Hmstd: Ex-Hi Val	148,800	127,000	-14.7	1,730	1,495	-235	-13.6	1.16	1.18
Comm/Ind: Lo Val	150,000	194,300	29.5	4,028	6,098	2,071	51.4	2.69	3.14
Comm/Ind: Med Val	300,000	388,600	29.5	9,366	13,623	4,257	45.4	3.12	3.51
Comm/Ind: Hi Val	1,000,000	1,295,300	29.5	34,280	48,737	14,457	42.2	3.43	3.76

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	1,001	-76	-7.1	1.10	1.13
Res Non-Hm: exis	28,063	26,401	-1,662	-5.9	379	375	-5	-1.2	1.35	1.42
Apartments: exis	10,666	10,119	-547	-5.1	167	168	1	0.4	1.57	1.66
Low-inc Apts: ex	3,994	3,790	-204	-5.1	39	39	0	0.3	0.97	1.03
Seasnl Rec: exis	3,586	3,492	-94	-2.6	44	45	2	4.0	1.22	1.30
Com/Ind: Lo: exi	20,729	19,742	-987	-4.8	532	535	3	0.5	2.57	2.71
Com/Ind Hi: exis	39,941	37,256	-2,685	-6.7	1,339	1,319	-19	-1.4	3.35	3.54
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	138	7	5.1	3.32	3.51
Ag HGA: Exist	433	612	179	41.3	4	7	3	57.9	1.00	1.12
Ag Hmstd Land	552	588	36	6.4	2	2	0	26.4	0.32	0.39
Ag Non-Hmstd	182	163	-19	-10.2	2	2	0	-4.3	1.08	1.15
Misc props	1,308	1,293	-15	-1.1	20	21	1	4.8	1.54	1.63
ResHmstd: NewCon	0	510	510	0.0	0	6	6	0.0	0.00	1.13
All other NewCon	0	1,535	1,535	0.0	0	47	47	0.0	0.00	3.07
Total	211,228	198,306	-12,922	-6.1	3,737	3,705	-32	-0.8	1.77	1.87

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	2,685	2,342	-342	-12.8	County	47.85	52.89	0.00	0.00
(-) TIF Tax Capacity	89	79	-10	-10.7	City/Town	42.70	42.64	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	17.24	19.33	21.59	21.82
(=) Taxable Tax Capacity	2,596	2,263	-333	-12.8	Special District	0.17	0.20	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	107.96	115.06	21.59	21.82

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	86,800	78,900		-9.1	830	733	-97	-11.7	0.96	0.93
Res Hmstd:Avg Val	130,100	118,200		-9.1	1,430	1,312	-118	-8.3	1.1	1.11
Res Hmstd: Hi Val	173,400	157,500		-9.2	2,030	1,891	-139	-6.9	1.17	1.20
Res Hmstd: Ex-Hi Val	260,100	236,300		-9.2	3,231	3,051	-180	-5.6	1.24	1.29
Apartment	300,000	284,600		-5.1	4,696	4,714	18	0.4	1.57	1.66
Comm/Ind: Lo Val	150,000	139,900		-6.7	3,852	3,792	-59	-1.5	2.57	2.71
Comm/Ind: Med Val	300,000	279,800		-6.7	8,879	8,663	-216	-2.4	2.96	3.1
Comm/Ind: Hi Val	1,000,000	932,800		-6.7	32,341	31,789	-553	-1.7	3.23	3.41

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	5.9	0.71	0.79
Res Non-Hm: exis	2,008	2,053	45	2.2	19	22	2	12.2	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	1	3.4	1.00	1.09
Com/Ind: Lo: exi	350	343	-7	-1.9	7	8	0	5.1	2.14	2.29
Com/Ind Hi: exis	91	92	0	0.3	3	3	0	7.6	2.83	3.03
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	14.6	2.83	3.03
Ag HGA: Exist	83	79	-4	-4.8	0	1	0	5.6	0.60	0.66
Ag Hmstd Land	69	69	0	0.6	0	0	0	20.3	0.16	0.19
Ag Non-Hmstd	1,608	1,510	-99	-6.1	14	15	0	2.3	0.89	0.97
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	1.07
Total	15,264	14,815	-449	-2.9	136	145	9	6.9	0.89	0.98

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	156	134	-21	-13.6	County	47.80	52.83	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	27.28	31.57	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	14.31	12.96	6.20	6.02
(=) Taxable Tax Capacity	156	134	-21	-13.6	Special District	0.17	0.20	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	89.56	97.57	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	388	36	10.3	0.56	0.65
Res Hmstd:Avg Val	94,700	90,200	-4.8	620	650	31	4.9	0.65	0.72
Res Hmstd: Hi Val	126,200	120,200	-4.8	950	987	38	4.0	0.75	0.82
Res Hmstd: Ex-Hi Val	189,300	180,300	-4.8	1,611	1,663	52	3.2	0.85	0.92
Seas Rec: Lo Val	50,000	47,500	-5.0	486	503	17	3.5	0.97	1.06
Seas Rec: Hi Val	150,000	142,600	-4.9	1,541	1,593	51	3.3	1.03	1.12
Comm/Ind: Lo Val	150,000	150,500	0.3	3,207	3,450	244	7.6	2.14	2.29
Comm/Ind: Med Val	300,000	301,000	0.3	7,452	8,016	564	7.6	2.48	2.66
Comm/Ind: Hi Val	1,000,000	1,003,300	0.3	27,260	29,320	2,060	7.6	2.73	2.92

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	334	-37	-10.0	1.30	1.29
Res Non-Hm: exis	9,471	8,788	-683	-7.2	157	165	8	5.2	1.65	1.88
Apartments: exis	2,622	1,026	-1,596	-60.9	51	23	-28	-55.5	1.95	2.22
Low-inc Apts: ex	1,099	2,414	1,316	119.8	13	32	19	149.7	1.18	1.34
Seasnl Rec: exis	123	113	-9	-7.7	2	2	0	4.5	1.59	1.80
Com/Ind: Lo: exi	6,623	6,231	-392	-5.9	203	213	10	4.9	3.06	3.41
Com/Ind Hi: exis	6,588	6,120	-468	-7.1	268	277	10	3.6	4.06	4.53
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	76	14	21.9	4.03	4.51
Ag HGA: Exist	185	170	-15	-8.2	2	2	0	-2.6	1.17	1.24
Ag Hmstd Land	216	205	-12	-5.4	1	1	0	16.2	0.46	0.56
Ag Non-Hmstd	535	488	-47	-8.8	8	8	0	3.7	1.51	1.72
Misc props	167	166	0	-0.3	3	4	0	13.3	1.95	2.22
ResHmstd: NewCon	0	54	54	0.0	0	1	1	0.0	0.00	1.29
All other NewCon	0	63	63	0.0	0	2	2	0.0	0.00	2.59
Total	57,808	53,531	-4,277	-7.4	1,141	1,139	-2	-0.2	1.97	2.13

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	700	568	-131	-18.8	County	47.74	52.77	0.00	0.00
(-) TIF Tax Capacity	4	0	-4	-100.0	City/Town	64.37	78.44	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	34.82	35.86	6.31	6.92
(=) Taxable Tax Capacity	696	568	-127	-18.3	Special District	4.13	4.78	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	151.06	171.85	6.31	6.92

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	64,300	58,400		-9.2	755	643	-112	-14.9	1.17	1.10
Res Hmstd:Avg Val	96,400	87,600		-9.1	1,231	1,062	-170	-13.8	1.28	1.21
Res Hmstd: Hi Val	128,500	116,700		-9.2	1,765	1,627	-139	-7.9	1.37	1.39
Res Hmstd: Ex-Hi Val	192,900	175,200		-9.2	2,837	2,763	-74	-2.6	1.47	1.58
Apartment	300,000	117,400		-60.9	5,854	2,603	-3,251	-55.5	1.95	2.22
Comm/Ind: Lo Val	150,000	139,400		-7.1	4,592	4,758	166	3.6	3.06	3.41
Comm/Ind: Med Val	300,000	278,700		-7.1	10,684	10,948	264	2.5	3.56	3.93
Comm/Ind: Hi Val	1,000,000	929,000		-7.1	39,111	40,394	1,283	3.3	3.91	4.35

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	201	0	-0.2	1.31	1.35
Res Non-Hm: exis	2,763	2,764	1	0.0	46	51	5	11.7	1.65	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	2,985	2,834	-151	-5.1	50	53	3	6.0	1.68	1.88
Com/Ind: Lo: exi	1,595	1,559	-36	-2.3	48	52	4	7.4	3.01	3.30
Com/Ind Hi: exis	882	819	-63	-7.2	35	36	1	2.1	3.99	4.38
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	21	3	17.1	3.98	4.38
Ag HGA: Exist	550	534	-16	-2.8	8	8	0	3.4	1.42	1.51
Ag Hmstd Land	679	643	-36	-5.3	4	5	0	8.4	0.62	0.71
Ag Non-Hmstd	1,542	1,396	-146	-9.5	23	23	0	1.4	1.47	1.65
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	1.35
All other NewCon	0	18	18	0.0	0	0	0	0.0	0.00	1.95
Total	26,767	25,916	-851	-3.2	433	450	17	3.9	1.62	1.74

Tax Base

Tax Rates

	Baseline	Alternative	Change	Pctg Chng		Net Tax Cap (Pctg)		Ref Mkt Val	
						Base	Alter	Base	Alter
Total Tax Capacity	287	247	-40	-14.1	County	47.79	52.82	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	85.22	99.16	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	14.31	12.96	6.20	6.02
(=) Taxable Tax Capacity	287	247	-40	-14.1	Special District	0.17	0.20	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	147.49	165.14	6.20	6.02

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	75,700	73,400		-3.0	861	771	-89	-10.4	1.14	1.05
Res Hmstd:Avg Val	113,400	110,000		-3.0	1,473	1,431	-41	-2.8	1.3	1.30
Res Hmstd: Hi Val	151,200	146,600		-3.0	2,088	2,112	25	1.2	1.38	1.44
Res Hmstd: Ex-Hi Val	226,900	220,000		-3.0	3,319	3,477	158	4.8	1.46	1.58
Seas Rec: Lo Val	50,000	47,500		-5.0	775	824	48	6.2	1.55	1.73
Seas Rec: Hi Val	150,000	142,400		-5.1	2,410	2,552	142	5.9	1.61	1.79
Comm/Ind: Lo Val	150,000	139,300		-7.1	4,510	4,602	92	2.0	3.01	3.30
Comm/Ind: Med Val	300,000	278,500		-7.2	10,493	10,590	97	0.9	3.5	3.80
Comm/Ind: Hi Val	1,000,000	928,400		-7.2	38,413	39,088	675	1.8	3.84	4.21

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	130	1	1.0	0.86	0.93
Res Non-Hm: exis	5,543	5,339	-204	-3.7	59	62	3	5.1	1.07	1.17
Apartments: exis	799	764	-36	-4.5	10	11	0	4.5	1.29	1.41
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	4.8	1.09	1.20
Com/Ind: Lo: exi	2,184	1,973	-212	-9.7	50	48	-1	-2.6	2.27	2.45
Com/Ind Hi: exis	595	649	53	9.0	18	21	3	17.6	3.01	3.25
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	15.7	2.99	3.23
Ag HGA: Exist	182	173	-9	-4.9	2	2	0	2.7	0.93	1.01
Ag Hmstd Land	155	146	-9	-5.7	0	0	0	15.3	0.27	0.33
Ag Non-Hmstd	288	275	-13	-4.4	3	3	0	5.1	0.98	1.08
Misc props	272	251	-21	-7.8	4	4	0	0.9	1.54	1.68
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	2.34
Total	25,824	24,487	-1,336	-5.2	290	301	11	3.8	1.12	1.23

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	282	241	-41	-14.6	County	47.80	52.83	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	33.71	39.50	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	14.31	12.96	6.20	6.02
(=) Taxable Tax Capacity	282	241	-41	-14.6	Special District	2.59	2.93	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	98.42	108.22	6.20	6.02

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Pctg Chng	Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change		Base	Alter
Res Hmstd: Lo Val	83,700	78,100		-6.7	579	565	-13	-2.3	0.69	0.72
Res Hmstd:Avg Val	125,500	117,000		-6.8	1,054	1,048	-6	-0.6	0.84	0.9
Res Hmstd: Hi Val	167,300	156,000		-6.8	1,528	1,531	3	0.2	0.91	0.98
Res Hmstd: Ex-Hi Val	251,000	234,100		-6.7	2,479	2,499	20	0.8	0.99	1.07
Apartment	300,000	286,600		-4.5	3,877	4,049	173	4.5	1.29	1.41
Comm/Ind: Lo Val	150,000	163,400		8.9	3,406	4,110	704	20.7	2.27	2.52
Comm/Ind: Med Val	300,000	326,900		9.0	7,917	9,418	1,501	19.0	2.64	2.88
Comm/Ind: Hi Val	1,000,000	1,089,600		9.0	28,966	34,180	5,214	18.0	2.9	3.14

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	535	25	5.0	0.86	0.96
Res Non-Hm: exis	13,834	12,021	-1,814	-13.1	151	143	-7	-4.8	1.09	1.19
Apartments: exis	248	235	-13	-5.1	3	3	0	5.1	1.22	1.35
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	-0.4	0.93	1.04
Com/Ind: Lo: exi	3,099	3,063	-36	-1.2	67	72	5	7.5	2.17	2.36
Com/Ind Hi: exis	1,952	1,802	-149	-7.7	55	55	0	0.7	2.81	3.06
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	108	7	6.9	2.88	3.13
Ag HGA: Exist	17,281	15,161	-2,120	-12.3	143	141	-3	-1.8	0.83	0.93
Ag Hmstd Land	27,967	24,432	-3,535	-12.6	95	93	-3	-2.9	0.34	0.38
Ag Non-Hmstd	13,241	12,910	-331	-2.5	114	123	9	8.3	0.86	0.95
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	0.96
All other NewCon	0	339	339	0.0	0	3	3	0.0	0.00	0.96
Total	143,622	132,176	-11,446	-8.0	1,270	1,311	40	3.2	0.88	0.99

Tax Base

Tax Rates

	Tax Base				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	1,383	1,149	-234	-16.9	County	47.79	52.83	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	15.36	18.54	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	21.58	23.76	18.10	18.30
(=) Taxable Tax Capacity	1,383	1,149	-234	-16.9	Special District	0.17	0.20	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	84.91	95.33	18.10	18.30

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base
Res Hmstd: Lo Val	98,000	92,000	-6.1	725	769	44	6.1	0.74	0.84
Res Hmstd:Avg Val	146,900	138,000	-6.1	1,273	1,332	59	4.6	0.87	0.96
Res Hmstd: Hi Val	195,800	183,900	-6.1	1,821	1,893	72	3.9	0.93	1.03
Res Hmstd: Ex-Hi Val	293,700	275,800	-6.1	2,917	3,016	98	3.4	0.99	1.09
Apartment	300,000	284,800	-5.1	3,727	3,915	188	5.0	1.24	1.37
Comm/Ind: Lo Val	150,000	138,500	-7.7	3,281	3,296	15	0.5	2.19	2.38
Comm/Ind: Med Val	300,000	277,000	-7.7	7,564	7,521	-43	-0.6	2.52	2.72
Comm/Ind: Hi Val	1,000,000	923,500	-7.7	27,555	27,638	83	0.3	2.76	2.99

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	414	41	11.1	1.10	1.20
Res Non-Hm: exis	2,460	2,819	359	14.6	35	43	8	23.0	1.43	1.54
Apartments: exis	1,549	1,558	9	0.6	25	28	2	9.5	1.64	1.78
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	13.3	1.06	1.18
Com/Ind: Lo: exi	4,367	4,450	83	1.9	114	126	11	10.0	2.61	2.82
Com/Ind Hi: exis	4,254	4,191	-63	-1.5	143	152	10	6.7	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	512	521	8	1.6	17	19	2	10.0	3.35	3.63
Ag HGA: Exist	405	454	49	12.2	5	6	1	25.8	1.12	1.25
Ag Hmstd Land	435	459	24	5.6	1	1	0	29.7	0.25	0.31
Ag Non-Hmstd	355	357	2	0.6	3	4	0	12.3	0.98	1.10
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	1.20
All other NewCon	0	163	163	0.0	0	4	4	0.0	0.00	2.57
Total	48,193	49,624	1,431	3.0	716	800	84	11.7	1.49	1.61

Tax Base

Tax Rates

	Estimated Market Value				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	553	473	-81	-14.6	County	34.56	34.45	6.82	6.45
(-) TIF Tax Capacity	12	12	0	0.0	City/Town	58.55	70.90	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	4.93	4.36	33.85	34.42
(=) Taxable Tax Capacity	541	460	-81	-14.9	Special District	0.32	0.18	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	98.37	109.88	40.68	40.86

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Pctg Chng	Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change		Base	Alter
Res Hmstd: Lo Val	56,200	57,100	1.6	557	610	53	9.6	0.99	1.07	
Res Hmstd:Avg Val	84,300	85,600	1.5	876	966	90	10.3	1.04	1.13	
Res Hmstd: Hi Val	112,400	114,200	1.6	1,292	1,425	134	10.3	1.15	1.25	
Res Hmstd: Ex-Hi Val	168,600	171,300	1.6	2,124	2,342	219	10.3	1.26	1.37	
Apartment	300,000	301,800	0.6	4,909	5,379	469	9.6	1.64	1.78	
Comm/Ind: Lo Val	150,000	147,800	-1.5	3,922	4,173	251	6.4	2.61	2.82	
Comm/Ind: Med Val	300,000	295,600	-1.5	8,948	9,518	569	6.4	2.98	3.22	
Comm/Ind: Hi Val	1,000,000	985,200	-1.5	32,404	34,538	2,134	6.6	3.24	3.51	

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	17.5	0.80	0.88
Res Non-Hm: exis	98	103	5	5.0	1	1	0	3.3	1.10	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	228	228	1	0.3	5	5	0	1.0	2.20	2.21
Com/Ind Hi: exis	221	225	5	2.2	6	6	0	3.1	2.81	2.83
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	2.9	2.81	2.83
Ag HGA: Exist	214	241	26	12.4	1	2	0	31.3	0.67	0.79
Ag Hmstd Land	5,567	6,102	535	9.6	22	25	2	10.9	0.40	0.41
Ag Non-Hmstd	140	154	14	9.9	1	1	0	9.2	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	1.34
Total	7,231	7,881	650	9.0	44	48	4	10.1	0.61	0.61

Tax Base

Tax Rates

	Tax Base				Tax Rates		Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	County	City/Town	Base	Alter	Base	Alter
Total Tax Capacity	53	55	1	2.7	County	37.72	38.06	6.82	6.45	
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	15.26	15.40	0.00	0.00	
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	19.71	18.93	29.61	29.00	
(=) Taxable Tax Capacity	53	55	1	2.7	Special District	0.32	0.18	0.00	0.00	
FD Distrib Tax Cap	0	0	0	0.0	Total	73.00	72.57	36.43	35.45	

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	30,400	32,500		6.9	211	257	46	21.6	0.69	0.79
Res Hmstd:Avg Val	45,600	48,800		7.0	317	385	69	21.8	0.69	0.79
Res Hmstd: Hi Val	60,700	65,000		7.1	421	513	92	21.8	0.69	0.79
Res Hmstd: Ex-Hi Val	91,100	97,500		7.0	707	847	140	19.8	0.78	0.87
Comm/Ind: Lo Val	150,000	153,300		2.2	3,288	3,408	120	3.6	2.19	2.22
Comm/Ind: Med Val	300,000	306,700		2.2	7,489	7,746	257	3.4	2.5	2.53
Comm/Ind: Hi Val	1,000,000	1,022,200		2.2	27,096	27,980	883	3.3	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	8.9	0.91	0.96
Res Non-Hm: exis	653	736	84	12.9	8	10	1	15.6	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	0	5.9	2.48	2.57
Com/Ind Hi: exis	536	571	35	6.6	17	19	2	10.5	3.19	3.31
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	5.5	3.19	3.31
Ag HGA: Exist	120	134	15	12.4	1	1	0	17.9	0.89	0.93
Ag Hmstd Land	1,195	1,461	266	22.3	6	7	2	29.4	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	82	9	11.8	1.20	1.23

Tax Base

Tax Rates

	Tax Base				Tax Rates		Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	County	City/Town	School District	Special District	Base	Alter
Total Tax Capacity	65	57	-8	-12.2	34.30	34.16	6.82	6.45	6.82	6.45
(-) TIF Tax Capacity	0	0	0	0.0	41.22	46.96	0.00	0.00	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	16.75	15.43	29.42	28.75	29.42	28.75
(=) Taxable Tax Capacity	65	57	-8	-12.2	0.32	0.18	0.00	0.00	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	92.58	96.72	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	277	20	7.9	0.89	0.93
Res Hmstd:Avg Val	43,400	44,700	3.0	385	417	31	8.1	0.89	0.93
Res Hmstd: Hi Val	57,800	59,500	2.9	513	555	41	8.0	0.89	0.93
Res Hmstd: Ex-Hi Val	86,800	89,300	2.9	824	896	72	8.7	0.95	1.00
Comm/Ind: Lo Val	150,000	159,900	6.6	3,725	4,181	456	12.2	2.48	2.62
Comm/Ind: Med Val	300,000	319,800	6.6	8,512	9,472	960	11.3	2.84	2.96
Comm/Ind: Hi Val	1,000,000	1,065,900	6.6	30,847	34,155	3,309	10.7	3.08	3.20

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	-0.6	1.35	1.29
Res Non-Hm: exis	211	183	-27	-13.0	4	4	0	-5.4	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	10.3	3.17	3.43
Com/Ind Hi: exis	100	138	38	37.8	4	6	2	49.4	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	19.0	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	24.7	0.69	0.78
Ag Non-Hmstd	40	45	5	11.9	1	1	0	24.5	1.39	1.54
Misc props	1	1	0	-33.3	0	0	0	-27.8	1.75	1.89
ResHmstd: NewCon	0	15	15	0.0	0	0	0	0.0	0.00	1.29
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	9.7	1.51	1.57

Tax Base

Tax Rates

	Tax Base				Tax Rates		Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	County	City/Town	School District	Special District	Base	Alter
Total Tax Capacity	22	19	-4	-16.7	35.18	35.02	6.82	6.45	6.82	6.45
(-) TIF Tax Capacity	0	0	0	0.0	85.39	102.52	0.00	0.00	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	17.70	16.36	29.42	28.75	29.42	28.75
(=) Taxable Tax Capacity	22	19	-4	-16.7	0.32	0.18	0.00	0.00	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	138.59	154.08	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	-2.2	1.35	1.28
Res Hmstd:Avg Val	41,400	42,800	3.4	558	546	-12	-2.1	1.35	1.28
Res Hmstd: Hi Val	55,200	57,100	3.4	744	729	-15	-2.1	1.35	1.28
Res Hmstd: Ex-Hi Val	82,900	85,700	3.4	1,152	1,167	16	1.4	1.39	1.36
Comm/Ind: Lo Val	150,000	206,800	37.9	4,761	7,675	2,915	61.2	3.17	3.71
Comm/Ind: Med Val	300,000	413,500	37.8	10,927	16,885	5,958	54.5	3.64	4.08
Comm/Ind: Hi Val	1,000,000	1,378,400	37.8	39,703	59,875	20,173	50.8	3.97	4.34

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	1,514	-16	-1.1	1.61	1.52
Res Non-Hm: exis	11,068	11,227	159	1.4	217	229	12	5.4	1.96	2.04
Apartments: exis	2,859	2,869	10	0.3	66	69	3	4.5	2.30	2.40
Low-inc Apts: ex	2,249	2,249	0	0.0	32	34	1	3.8	1.44	1.49
Seasnl Rec: exis	492	496	4	0.7	11	12	1	4.9	2.25	2.35
Com/Ind: Lo: exi	17,966	18,313	347	1.9	615	654	39	6.4	3.42	3.57
Com/Ind Hi: exis	13,221	13,154	-67	-0.5	587	611	24	4.0	4.44	4.64
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	11	5.4	4.40	4.64
Ag HGA: Exist	650	546	-104	-16.0	11	9	-2	-18.4	1.70	1.65
Ag Hmstd Land	1,271	1,028	-243	-19.1	9	7	-1	-15.4	0.67	0.70
Ag Non-Hmstd	2,330	2,849	519	22.3	36	47	10	28.9	1.55	1.63
Misc props	323	311	-12	-3.7	10	10	0	0.0	3.04	3.16
ResHmstd: NewCon	0	329	329	0.0	0	5	5	0.0	0.00	1.52
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	3,436	99	3.0	2.19	2.17

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	1,789	1,571	-219	-12.2	County	34.26	34.25	7.30	6.90
(-) TIF Tax Capacity	77	42	-35	-45.6	City/Town	#####	110.90	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	19.17	17.91	29.42	28.75
(=) Taxable Tax Capacity	1,712	1,528	-183	-10.7	Special District	0.32	0.18	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	154.84	163.24	36.71	35.64

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	48,600	50,900		4.7	737	680	-57	-7.7	1.52	1.34
Res Hmstd:Avg Val	72,800	76,300		4.8	1,103	1,022	-82	-7.4	1.52	1.34
Res Hmstd: Hi Val	97,100	101,700		4.7	1,575	1,564	-11	-0.7	1.62	1.54
Res Hmstd: Ex-Hi Val	145,600	152,500		4.7	2,548	2,649	101	4.0	1.75	1.74
Apartment	300,000	301,000		0.3	6,908	7,215	307	4.4	2.30	2.4
Comm/Ind: Lo Val	150,000	149,200		-0.5	5,133	5,329	195	3.8	3.42	3.57
Comm/Ind: Med Val	300,000	298,500		-0.5	11,794	12,252	458	3.9	3.93	4.10
Comm/Ind: Hi Val	1,000,000	994,900		-0.5	42,879	44,588	1,708	4.0	4.29	4.48

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	2	6.1	1.12	1.12
Res Non-Hm: exis	581	612	31	5.3	9	10	2	17.3	1.53	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	11	11	0	1.8	0	0	0	15.2	1.36	1.54
Com/Ind: Lo: exi	900	912	12	1.3	26	29	3	11.2	2.90	3.18
Com/Ind Hi: exis	1,595	1,654	59	3.7	60	69	9	14.2	3.78	4.17
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	12.0	3.78	4.17
Ag HGA: Exist	104	122	19	18.1	1	1	0	16.2	1.13	1.11
Ag Hmstd Land	460	515	55	11.9	3	4	1	29.4	0.67	0.78
Ag Non-Hmstd	67	62	-6	-8.3	1	1	0	3.9	1.28	1.45
Misc props	4	2	-2	-43.4	0	0	0	-37.0	1.85	2.05
ResHmstd: NewCon	0	55	55	0.0	0	1	1	0.0	0.00	1.12
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	164	18	12.2	1.96	2.08

Tax Base

Tax Rates

	Tax Base				Tax Rates		Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	County	City/Town	Base	Alter	Base	Alter
Total Tax Capacity	95	84	-11	-11.3	County	34.49	34.42	6.82	6.45	
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	90.48	106.09	0.00	0.00	
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	3.01	4.74	17.41	17.11	
(=) Taxable Tax Capacity	95	84	-11	-11.3	Special District	0.32	0.18	0.00	0.00	
FD Distrib Tax Cap	0	0	0	0.0	Total	128.30	145.42	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	293	11	4.0	1.13	1.11
Res Hmstd:Avg Val	37,500	39,700	5.9	422	440	18	4.3	1.13	1.11
Res Hmstd: Hi Val	50,000	52,900	5.8	563	586	24	4.2	1.13	1.11
Res Hmstd: Ex-Hi Val	75,000	79,300	5.7	844	902	58	6.9	1.13	1.14
Comm/Ind: Lo Val	150,000	155,600	3.7	4,349	5,008	660	15.2	2.9	3.22
Comm/Ind: Med Val	300,000	311,100	3.7	10,026	11,487	1,460	14.6	3.34	3.69
Comm/Ind: Hi Val	1,000,000	1,037,100	3.7	36,521	41,732	5,211	14.3	3.65	4.02

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	3.7	1.00	1.04
Res Non-Hm: exis	83	92	9	10.9	1	1	0	15.4	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	9.3	1.11	1.18
Com/Ind: Lo: exi	142	143	1	0.4	4	4	0	5.2	2.64	2.76
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	5.5	3.40	3.57
Ag HGA: Exist	373	404	31	8.4	4	5	1	14.0	1.11	1.17
Ag Hmstd Land	2,203	2,415	212	9.6	11	14	2	20.3	0.51	0.56
Ag Non-Hmstd	683	752	69	10.1	7	8	1	17.6	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	11.1	0.89	0.93

Tax Base

Tax Rates

	Estimated Market Value				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	45	40	-4	-9.8	County	37.65	37.96	6.82	6.45
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	44.71	52.07	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	18.90	17.95	29.54	28.92
(=) Taxable Tax Capacity	45	40	-4	-9.8	Special District	0.32	0.18	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	101.59	108.16	36.36	35.36

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Pctg Chng	Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change		Base	Alter
Res Hmstd: Lo Val	30,800	30,800	30,800	0.0	302	309	7	2.4	0.98	1.00
Res Hmstd:Avg Val	46,100	46,100	46,100	0.0	452	462	11	2.4	0.98	1.00
Res Hmstd: Hi Val	61,500	61,600	61,600	0.2	602	618	15	2.5	0.98	1.00
Res Hmstd: Ex-Hi Val	92,300	92,400	92,400	0.1	984	1,013	29	3.0	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	8.3	1.24	1.19
Res Non-Hm: exis	265	200	-65	-24.5	5	4	-1	-21.5	1.71	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	256	258	2	0.7	8	8	0	5.3	3.07	3.21
Com/Ind Hi: exis	312	318	6	2.0	12	13	1	6.9	3.98	4.17
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	6.7	3.98	4.17
Ag HGA: Exist	257	218	-39	-15.3	3	3	-1	-17.9	1.32	1.28
Ag Hmstd Land	1,034	1,134	100	9.7	6	7	1	16.3	0.60	0.63
Ag Non-Hmstd	53	61	8	15.0	1	1	0	21.8	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	1.19
All other NewCon	0	69	69	0.0	0	2	2	0.0	0.00	3.21
Total	3,585	3,909	324	9.0	54	60	6	10.3	1.51	1.53

Tax Base

Tax Rates

	Tax Base				Tax Rates		Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	County	City/Town	School District	Special District	Base	Alter
Total Tax Capacity	36	32	-4	-10.3	33.71	33.59	6.82	6.45	6.82	6.45
(-) TIF Tax Capacity	0	0	0	0.0	81.73	91.07	0.00	0.00	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	16.17	14.87	29.42	28.75	29.42	28.75
(=) Taxable Tax Capacity	36	32	-4	-10.3	0.32	0.18	0.00	0.00	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	131.93	139.71	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	3.9	1.28	1.19
Res Hmstd:Avg Val	32,900	36,900	12.2	422	439	18	4.2	1.28	1.19
Res Hmstd: Hi Val	43,800	49,100	12.1	561	584	23	4.1	1.28	1.19
Res Hmstd: Ex-Hi Val	65,700	73,600	12.0	842	876	34	4.0	1.28	1.19
Comm/Ind: Lo Val	150,000	153,000	2.0	4,611	4,946	336	7.3	3.07	3.23
Comm/Ind: Med Val	300,000	306,000	2.0	10,577	11,324	747	7.1	3.53	3.70
Comm/Ind: Hi Val	1,000,000	1,019,900	2.0	38,420	41,080	2,660	6.9	3.84	4.03

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	-7.4	1.34	1.35
Res Non-Hm: exis	1,924	1,541	-383	-19.9	33	30	-3	-8.4	1.73	1.98
Apartments: exis	109	109	0	0.0	2	3	0	14.9	2.06	2.37
Low-inc Apts: ex	56	56	0	0.0	1	1	0	14.2	1.29	1.47
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	14.7	3.13	3.54
Com/Ind Hi: exis	62	81	20	32.2	2	4	1	49.9	4.06	4.60
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	1	15.3	4.06	4.60
Ag HGA: Exist	68	63	-5	-6.8	1	1	0	-6.9	1.32	1.32
Ag Hmstd Land	325	335	10	3.2	2	2	0	24.2	0.61	0.73
Ag Non-Hmstd	124	140	15	12.2	2	2	1	33.2	1.36	1.61
Misc props	77	75	-2	-2.9	2	3	0	13.4	3.00	3.50
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	193	-1	-0.4	1.59	1.71

Tax Base

Tax Rates

	Tax Base				Tax Rates		Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	County	City/Town	School District	Special District	Base	Alter
Total Tax Capacity	128	90	-38	-29.6	36.76	36.71	19.24	0.32	6.82	6.45
(-) TIF Tax Capacity	0	0	0	0.0	79.54	106.39	17.99	0.18	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	19.24	17.99	29.42	0.00	29.42	28.75
(=) Taxable Tax Capacity	128	90	-38	-29.6	0.32	0.18	0.00	0.00	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	135.86	161.27		36.24	35.19

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	31,100	28,600		-8.0	411	377	-33	-8.1	1.32	1.32
Res Hmstd:Avg Val	46,600	42,800		-8.2	616	565	-51	-8.3	1.32	1.32
Res Hmstd: Hi Val	62,100	57,000		-8.2	820	752	-68	-8.3	1.32	1.32
Res Hmstd: Ex-Hi Val	93,200	85,600		-8.2	1,315	1,205	-110	-8.4	1.41	1.41
Apartment	300,000	300,000		0.0	6,182	7,103	921	14.9	2.06	2.37
Comm/Ind: Lo Val	150,000	198,300		32.2	4,699	7,528	2,828	60.2	3.13	3.8
Comm/Ind: Med Val	300,000	396,600		32.2	10,784	16,648	5,864	54.4	3.59	4.2
Comm/Ind: Hi Val	1,000,000	1,322,000		32.2	39,178	59,210	20,031	51.1	3.92	4.48

Polk County

Beltrami city

<i>Tax Burdens by Property Class</i>	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	-0.6	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

Tax Rates

	Tax Base				Tax Rates		Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	County	City/Town	Base	Alter	Base	Alter
Total Tax Capacity	46	43	-3	-6.3	County	58.47	60.90	0.00	0.00	
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	50.70	54.11	0.00	0.00	
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	6.55	6.32	34.18	34.54	
(=) Taxable Tax Capacity	46	43	-3	-6.3	Special District	8.91	9.58	0.00	0.00	
FD Distrib Tax Cap	0	0	0	0.0	Total	124.63	130.91	34.18	34.54	

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	21,400	21,800	21,400	1.9	254	247	-8	-3.0	1.19	1.13
Res Hmstd:Avg Val	32,000	32,700	32,000	2.2	380	370	-10	-2.7	1.19	1.13
Res Hmstd: Hi Val	42,700	43,600	42,700	2.1	507	493	-14	-2.8	1.19	1.13
Res Hmstd: Ex-Hi Val	64,100	65,400	64,100	2.0	762	740	-22	-2.9	1.19	1.13
Comm/Ind: Lo Val	150,000	151,000	150,000	0.7	4,416	4,653	237	5.4	2.94	3.08
Comm/Ind: Med Val	300,000	302,000	300,000	0.7	10,132	10,671	539	5.3	3.38	3.53
Comm/Ind: Hi Val	1,000,000	1,006,500	1,000,000	0.7	36,810	38,749	1,939	5.3	3.68	3.85

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	-2.4	1.63	1.61
Res Non-Hm: exis	550	664	115	20.9	11	15	4	32.7	2.00	2.20
Apartments: exis	471	446	-25	-5.3	11	12	1	4.6	2.34	2.59
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	8.0	2.34	2.59
Com/Ind: Lo: exi	556	603	47	8.4	19	23	4	18.9	3.42	3.75
Com/Ind Hi: exis	176	176	0	-0.2	8	8	1	9.9	4.35	4.79
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	1	15.6	4.35	4.79
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	20.4	0.65	0.75
Ag Non-Hmstd	410	418	8	2.0	6	7	1	16.9	1.37	1.57
Misc props	41	41	0	0.0	1	1	0	10.5	2.34	2.59
ResHmstd: NewCon	0	65	65	0.0	0	1	1	0.0	0.00	1.61
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	141	12	9.0	1.93	2.05

Tax Base

Tax Rates

	Tax Base				Tax Rates		Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	County	City/Town	School District	Special District	Base	Alter
Total Tax Capacity	72	61	-11	-15.1	55.02	56.83	0.00	0.00	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	71.97	89.71	0.00	0.00	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	1.55	1.33	62.26	61.85		
(=) Taxable Tax Capacity	72	61	-11	-15.1	8.91	9.58	0.00	0.00		
FD Distrib Tax Cap	0	0	0	0.0	Total	137.45	157.44	62.26	61.85	

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	35,200	34,700		-1.4	562	542	-20	-3.5	1.6	1.56
Res Hmstd:Avg Val	52,800	52,100		-1.3	843	814	-29	-3.4	1.6	1.56
Res Hmstd: Hi Val	70,400	69,400		-1.4	1,124	1,085	-40	-3.5	1.6	1.56
Res Hmstd: Ex-Hi Val	105,700	104,300		-1.3	1,834	1,849	15	0.8	1.73	1.77
Apartment	300,000	284,000		-5.3	7,022	7,346	324	4.6	2.34	2.59
Comm/Ind: Lo Val	150,000	149,700		-0.2	5,125	5,609	483	9.4	3.42	3.75
Comm/Ind: Med Val	300,000	299,300		-0.2	11,648	12,771	1,123	9.6	3.88	4.27
Comm/Ind: Hi Val	1,000,000	997,700		-0.2	42,086	46,220	4,134	9.8	4.21	4.63

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	2,478	445	21.9	1.23	1.52
Res Non-Hm: exis	20,285	22,695	2,409	11.9	319	456	137	42.8	1.57	2.01
Apartments: exis	6,696	6,770	73	1.1	124	158	34	27.5	1.85	2.33
Low-inc Apts: ex	5,071	4,711	-360	-7.1	57	69	11	19.8	1.13	1.46
Seasnl Rec: exis	152	152	0	0.0	3	4	1	26.1	1.85	2.33
Com/Ind: Lo: exi	17,105	17,067	-38	-0.2	499	594	95	19.0	2.92	3.48
Com/Ind Hi: exis	28,182	27,238	-944	-3.3	1,083	1,228	145	13.4	3.84	4.51
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	316	69	27.8	3.84	4.51
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	20.9	0.73	0.84
Ag Non-Hmstd	351	373	22	6.2	5	6	1	20.5	1.36	1.54
Misc props	778	775	-3	-0.4	17	21	4	23.5	2.17	2.69
ResHmstd: NewCon	0	1,163	1,163	0.0	0	18	18	0.0	0.00	1.52
All other NewCon	0	560	560	0.0	0	12	12	0.0	0.00	2.23
Total	251,263	251,851	589	0.2	4,391	5,364	973	22.2	1.75	2.13

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	2,950	2,514	-437	-14.8	County	56.12	58.24	0.00	0.00
(-) TIF Tax Capacity	28	28	1	1.9	City/Town	55.30	66.98	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	18.68	22.47	15.20	40.66
(=) Taxable Tax Capacity	2,923	2,486	-437	-15.0	Special District	5.57	6.24	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	135.67	153.94	15.20	40.66

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	59,200	58,200		-1.7	656	774	118	18.0	1.11	1.33
Res Hmstd:Avg Val	88,700	87,200		-1.7	1,046	1,244	199	19.0	1.18	1.43
Res Hmstd: Hi Val	118,300	116,200		-1.8	1,519	1,849	330	21.7	1.28	1.59
Res Hmstd: Ex-Hi Val	177,400	174,300		-1.7	2,464	3,060	596	24.2	1.39	1.76
Apartment	300,000	303,300		1.1	5,544	7,069	1,526	27.5	1.85	2.33
Comm/Ind: Lo Val	150,000	145,000		-3.3	4,379	5,049	670	15.3	2.92	3.48
Comm/Ind: Med Val	300,000	290,000		-3.3	10,142	11,533	1,391	13.7	3.38	3.98
Comm/Ind: Hi Val	1,000,000	966,500		-3.4	37,037	42,025	4,989	13.5	3.70	4.35

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	4,427	113	2.6	1.33	1.33
Res Non-Hm: exis	24,241	30,026	5,784	23.9	377	476	99	26.2	1.56	1.59
Apartments: exis	26,606	26,562	-43	-0.2	487	501	14	2.8	1.83	1.89
Low-inc Apts: ex	6,663	6,614	-49	-0.7	75	76	2	2.1	1.12	1.15
Seasnl Rec: exis	1,190	1,228	38	3.2	22	23	1	6.3	1.83	1.89
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	6.1	1.34	1.39
Ag Non-Hmstd	3,220	3,242	23	0.7	43	45	2	4.4	1.34	1.39
Misc props	1,135	1,142	7	0.6	21	22	1	3.6	1.85	1.91
ResHmstd: NewCon	0	2,082	2,082	0.0	0	28	28	0.0	0.00	1.33
All other NewCon	0	1,064	1,064	0.0	0	18	18	0.0	0.00	1.72
Total	464,756	482,678	17,922	3.9	7,144	7,418	274	3.8	1.54	1.54

Tax Base

Tax Rates

	Tax Base				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	5,388	5,081	-307	-5.7	County	57.30	59.67	0.00	0.00
(-) TIF Tax Capacity	188	183	-5	-2.6	City/Town	56.15	59.61	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	14.07	13.30	15.59	14.99
(=) Taxable Tax Capacity	5,200	4,898	-302	-5.8	Special District	6.41	6.24	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	133.93	138.83	15.59	14.99

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	99,000	101,800		2.8	1,197	1,176	-21	-1.8	1.21	1.16
Res Hmstd:Avg Val	148,400	152,600		2.8	1,980	2,021	41	2.1	1.33	1.32
Res Hmstd: Hi Val	197,900	203,400		2.8	2,765	2,866	101	3.6	1.4	1.41
Res Hmstd: Ex-Hi Val	296,900	305,200		2.8	4,334	4,559	225	5.2	1.46	1.49
Apartment	300,000	299,500		-0.2	5,490	5,646	156	2.8	1.83	1.89
Comm/Ind: Lo Val	150,000	149,100		-0.6	4,346	4,471	125	2.9	2.9	3
Comm/Ind: Med Val	300,000	298,300		-0.6	10,063	10,354	291	2.9	3.35	3.47
Comm/Ind: Hi Val	1,000,000	994,300		-0.6	36,742	37,835	1,093	3.0	3.67	3.81

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

Tax Rates

	Tax Base				Tax Rates		Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	County	City/Town	Base	Alter	Base	Alter
Total Tax Capacity	147	128	-20	-13.4	County	57.19	59.42	0.00	0.00	
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	#####	134.58	0.00	0.00	
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	21.86	24.47	17.95	18.66	
(=) Taxable Tax Capacity	147	128	-20	-13.4	Special District	6.03	6.82	0.00	0.00	
FD Distrib Tax Cap	0	0	0	0.0	Total	197.16	225.28	17.95	18.66	

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		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	6,801	997	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	57,087	7,939	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

Tax Rates

	Tax Base				Tax Rates		Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	County	City/Town	School District	Special District	Base	Alter
Total Tax Capacity	305	249	-56	-18.4	57.74	60.00	0.00	0.00	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	63.11	75.58	0.00	0.00	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	5.66	5.23	34.17	34.53	34.17	34.53
(=) Taxable Tax Capacity	305	249	-56	-18.4	8.91	9.58	0.00	0.00	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	135.41	150.39	34.17	34.53	

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		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	6,889	2,231	47.9	3.11	3.59
Comm/Ind: Med Val	300,000	383,900		28.0	10,698	15,285	4,587	42.9	3.57	3.98
Comm/Ind: Hi Val	1,000,000	1,279,800		28.0	38,885	54,482	15,598	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	64.1	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

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	151	129	-21	-14.1	County	58.47	60.90	0.00	0.00
(-) TIF Tax Capacity	3	3	1	30.0	City/Town	76.89	93.04	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	15.67	16.43	20.00	1.31
(=) Taxable Tax Capacity	148	126	-22	-14.9	Special District	6.03	6.82	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	157.07	177.19	20.00	1.31

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		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	16,040	4,630	40.6	3.80	4.14
Comm/Ind: Hi Val	1,000,000	1,292,200		29.2	41,636	57,456	15,820	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	388	10	2.6	1.22	1.26
Res Non-Hm: exis	5,804	6,554	750	12.9	93	121	27	29.5	1.60	1.84
Apartments: exis	1,726	1,726	0	0.0	33	38	5	15.5	1.90	2.19
Low-inc Apts: ex	382	372	-10	-2.6	4	5	1	11.9	1.17	1.34
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	256	31	13.5	2.97	3.36
Com/Ind Hi: exis	6,865	7,044	179	2.6	268	312	44	16.4	3.90	4.43
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	1	17.4	3.90	4.43
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	18.4	1.32	1.57
Ag Non-Hmstd	164	172	8	4.9	2	3	1	23.9	1.37	1.62
Misc props	213	249	36	16.7	4	6	1	33.6	2.04	2.34
ResHmstd: NewCon	0	318	318	0.0	0	4	4	0.0	0.00	1.26
All other NewCon	0	374	374	0.0	0	14	14	0.0	0.00	3.73
Total	54,219	55,549	1,330	2.5	1,019	1,158	139	13.6	1.88	2.08

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	654	575	-79	-12.1	County	58.20	60.49	0.00	0.00
(-) TIF Tax Capacity	28	134	105	370.7	City/Town	48.40	68.67	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	21.83	23.55	18.15	16.33
(=) Taxable Tax Capacity	625	441	-185	-29.5	Special District	8.91	9.58	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	137.34	162.28	18.15	16.33

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	49,900	49,300	-1.2	576	561	-16	-2.7	1.15	1.14	
Res Hmstd:Avg Val	74,800	73,900	-1.2	864	840	-24	-2.7	1.15	1.14	
Res Hmstd: Hi Val	99,700	98,500	-1.2	1,267	1,299	31	2.5	1.27	1.32	
Res Hmstd: Ex-Hi Val	149,700	148,000	-1.1	2,090	2,255	165	7.9	1.4	1.52	
Apartment	300,000	300,000	0.0	5,694	6,576	881	15.5	1.9	2.19	
Comm/Ind: Lo Val	150,000	153,900	2.6	4,461	5,219	758	17.0	2.97	3.39	
Comm/Ind: Med Val	300,000	307,800	2.6	10,318	12,038	1,720	16.7	3.44	3.91	
Comm/Ind: Hi Val	1,000,000	1,026,000	2.6	37,652	43,862	6,210	16.5	3.77	4.28	

Polk County

Gully city

<i>Tax Burdens by Property Class</i>	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

Tax Rates

	Tax Base				Tax Rates		Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	County	City/Town	Base	Alter	Base	Alter
Total Tax Capacity	21	21	0	1.7	County	58.49	60.91	0.00	0.00	
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	42.79	45.02	0.00	0.00	
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	22.06	23.93	18.15	16.34	
(=) Taxable Tax Capacity	21	21	0	1.7	Special District	6.03	6.82	0.00	0.00	
FD Distrib Tax Cap	0	0	0	0.0	Total	129.36	136.68	18.15	16.34	

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base
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	10,388	488	4.9	3.3	3.45
Comm/Ind: Hi Val	1,000,000	1,003,200	0.3	36,117	37,907	1,790	5.0	3.61	3.78

Polk County

Lengby city

<i>Tax Burdens by Property Class</i>	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

Tax Rates

	Baseline	Alternative	Change	Pctg Chng		Net Tax Cap (Pctg)		Ref Mkt Val	
						Base	Alter	Base	Alter
Total Tax Capacity	31	26	-5	-16.9	County	56.13	58.08	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	27.82	39.04	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	19.40	20.73	18.14	16.33
(=) Taxable Tax Capacity	31	26	-5	-16.9	Special District	6.03	6.82	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	109.37	124.67	18.14	16.33

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		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	11,822	2,972	33.6	2.95	3.31
Comm/Ind: Hi Val	1,000,000	1,190,600		19.1	32,268	42,479	10,211	31.6	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	21.4	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

Tax Rates

	Tax Base				Tax Rates		Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	County	City/Town	School District	Special District	Base	Alter
Total Tax Capacity	157	130	-27	-17.4	57.34	59.53	22.00	6.03	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	91.00	113.53	17.95	0.00	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	22.00	24.55	17.95	0.00	17.95	18.66
(=) Taxable Tax Capacity	157	130	-27	-17.4	6.03	6.82	0.00	0.00	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	176.37	204.43	17.95	17.95	18.66

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	34,900	34,900	34,900	0.0	539	493	-45	-8.4	1.54	1.41
Res Hmstd:Avg Val	52,400	52,400	52,400	0.0	809	741	-68	-8.4	1.54	1.41
Res Hmstd: Hi Val	69,800	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	104,800	0.0	1,758	1,770	11	0.6	1.68	1.69
Apartment	300,000	298,100	298,100	-0.6	7,152	8,174	1,022	14.3	2.38	2.74
Comm/Ind: Lo Val	150,000	177,800	177,800	18.5	5,336	7,502	2,166	40.6	3.56	4.22
Comm/Ind: Med Val	300,000	355,500	355,500	18.5	12,362	16,915	4,553	36.8	4.12	4.76
Comm/Ind: Hi Val	1,000,000	1,185,100	1,185,100	18.5	45,147	60,861	15,714	34.8	4.51	5.14

Polk County

Mentor city

<i>Tax Burdens by Property Class</i>	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	12.1	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

Tax Rates

	Estimated Market Value				Net Tax			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	52	43	-9	-17.2	County	58.48	60.91	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	64.69	78.09	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	5.04	5.66	17.95	18.66
(=) Taxable Tax Capacity	52	43	-9	-17.2	Special District	6.03	6.82	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	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	47,062	10,025	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	-5.5	2.70	2.47
Res Non-Hm: exis	248	209	-39	-15.8	8	8	0	0.7	3.15	3.77
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	52	52	0	-0.3	3	3	0	18.3	5.11	6.06
Com/Ind Hi: exis	23	23	0	0.0	2	2	0	19.2	6.61	7.87
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	78	78	0	-0.1	2	2	0	-7.8	2.74	2.53
Ag Hmstd Land	217	223	6	2.7	3	3	0	-0.2	1.46	1.41
Ag Non-Hmstd	292	301	9	3.0	7	9	2	28.2	2.50	3.12
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	2.47
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	4.1	2.70	2.82

Tax Base

Tax Rates

	Baseline	Alternative	Change	Pctg Chng		Net Tax Cap (Pctg)		Ref Mkt Val	
						Base	Alter	Base	Alter
Total Tax Capacity	15	12	-3	-21.8	County	56.59	58.50	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	#####	240.42	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	3.18	3.07	62.26	61.85
(=) Taxable Tax Capacity	15	12	-3	-21.8	Special District	8.91	9.58	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	250.34	311.56	62.26	61.85

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	16,000	16,600		3.8	436	413	-23	-5.3	2.73	2.49
Res Hmstd:Avg Val	24,000	24,800		3.3	654	617	-37	-5.7	2.73	2.49
Res Hmstd: Hi Val	31,900	33,000		3.4	870	821	-49	-5.6	2.73	2.49
Res Hmstd: Ex-Hi Val	47,900	49,600		3.5	1,306	1,234	-72	-5.5	2.73	2.49
Comm/Ind: Lo Val	150,000	150,000		0.0	7,665	9,088	1,422	18.6	5.11	6.06
Comm/Ind: Med Val	300,000	300,000		0.0	17,574	20,895	3,321	18.9	5.86	6.97
Comm/Ind: Hi Val	1,000,000	1,000,000		0.0	63,817	75,997	12,180	19.1	6.38	7.6

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

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	46	59	12	26.6	County	58.48	60.91	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	17.31	13.67	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	13.31	18.09	10.91	12.97
(=) Taxable Tax Capacity	46	59	12	26.6	Special District	6.03	6.82	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	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	409	5.2	2.63	2.76
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	28,804	30,284	1,480	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	-4.0	1.62	1.50
Res Non-Hm: exis	754	916	162	21.5	15	21	6	38.7	2.00	2.29
Apartments: exis	160	160	0	0.0	4	4	1	14.5	2.44	2.80
Low-inc Apts: ex	179	179	0	-0.1	3	3	0	14.2	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	4	12.9	3.63	4.08
Com/Ind Hi: exis	473	456	-16	-3.4	23	25	2	8.8	4.78	5.38
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	20.8	4.78	5.38
Ag HGA: Exist	56	60	3	5.9	1	1	0	-4.1	1.59	1.44
Ag Hmstd Land	79	78	-1	-1.0	0	1	0	21.7	0.61	0.74
Ag Non-Hmstd	67	70	3	4.8	1	1	0	20.9	1.81	2.09
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	1.50
All other NewCon	0	44	44	0.0	0	2	2	0.0	0.00	4.21
Total	5,275	5,606	331	6.3	131	148	17	13.0	2.48	2.64

Tax Base

Tax Rates

	Tax Base				Tax Rates		Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	County	City/Town	School District	Special District	Base	Alter
Total Tax Capacity	64	59	-6	-8.6	54.94	57.03	19.07	8.91	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	98.13	120.66	21.50	9.58	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	19.07	21.50	17.95	0.00	17.95	18.66
(=) Taxable Tax Capacity	64	59	-6	-8.6	8.91	9.58	0.00	0.00	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	181.04	208.77		17.95	18.66

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	29,500	30,500		3.4	469	439	-30	-6.4	1.59	1.44
Res Hmstd:Avg Val	44,300	45,700		3.2	704	658	-47	-6.6	1.59	1.44
Res Hmstd: Hi Val	59,000	60,900		3.2	938	876	-62	-6.6	1.59	1.44
Res Hmstd: Ex-Hi Val	88,600	91,500		3.3	1,470	1,475	5	0.3	1.66	1.61
Apartment	300,000	300,000		0.0	7,327	8,389	1,061	14.5	2.44	2.8
Comm/Ind: Lo Val	150,000	144,900		-3.4	5,441	5,919	477	8.8	3.63	4.08
Comm/Ind: Med Val	300,000	289,700		-3.4	12,607	13,648	1,042	8.3	4.20	4.71
Comm/Ind: Hi Val	1,000,000	965,700		-3.4	46,045	50,044	3,999	8.7	4.60	5.18

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	43	5	13.4	0.67	0.82
Res Non-Hm: exis	1,129	1,101	-28	-2.5	12	14	2	17.0	1.04	1.24
Apartments: exis	543	496	-47	-8.6	7	8	1	10.8	1.25	1.51
Low-inc Apts: ex	84	81	-3	-4.1	1	1	0	14.9	0.77	0.92
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	2	15.3	2.21	2.57
Com/Ind Hi: exis	76	81	5	6.0	2	3	1	24.1	2.90	3.39
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	20.7	2.88	3.37
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	15	15	0	0.0	0	0	0	27.5	0.90	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	7	7	0.0	0	0	0	0.0	0.00	2.67
Total	8,443	7,922	-522	-6.2	80	93	12	15.1	0.95	1.17

Tax Base

Tax Rates

	Tax Base				Tax Rates		Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	County	City/Town	Base	Alter	Base	Alter
Total Tax Capacity	92	68	-24	-25.7	County	39.08	46.62	0.00	0.00	
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	47.47	67.04	0.00	0.00	
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	2.13	0.00	12.47	8.06	
(=) Taxable Tax Capacity	92	68	-24	-25.7	Special District	1.19	0.95	0.00	0.00	
FD Distrib Tax Cap	0	0	0	0.0	Total	89.87	114.62	12.47	8.06	

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Pctg Chng	Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change		Base	Alter
Res Hmstd: Lo Val	39,600	36,500		-7.8	247	280	34	13.6	0.62	0.77
Res Hmstd:Avg Val	59,400	54,700		-7.9	370	420	50	13.5	0.62	0.77
Res Hmstd: Hi Val	79,200	72,900		-8.0	509	560	51	10.0	0.64	0.77
Res Hmstd: Ex-Hi Val	118,900	109,400		-8.0	951	1,028	77	8.1	0.80	0.94
Apartment	300,000	274,200		-8.6	3,744	4,150	405	10.8	1.25	1.51
Comm/Ind: Lo Val	150,000	158,900		5.9	3,308	4,152	844	25.5	2.21	2.61
Comm/Ind: Med Val	300,000	317,900		6.0	7,656	9,550	1,894	24.7	2.55	3.00
Comm/Ind: Hi Val	1,000,000	1,059,500		6.0	27,948	34,727	6,779	24.3	2.79	3.28

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	0.8	0.97	1.02
Res Non-Hm: exis	221	268	47	21.2	3	5	1	45.6	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	60	60	0	-0.2	1	1	0	21.4	1.31	1.59
Com/Ind: Lo: exi	13	13	0	0.0	0	0	0	16.7	2.72	3.18
Com/Ind Hi: exis	95	94	-2	-1.6	3	4	1	15.0	3.58	4.19
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	139.4	3.58	4.19
Ag HGA: Exist	87	87	0	-0.1	1	1	0	10.6	1.04	1.15
Ag Hmstd Land	183	179	-3	-1.8	1	2	0	23.5	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	1.02
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	23.0	1.22	1.45

Tax Base

Tax Rates

	Baseline	Alternative	Change	Pctg Chng		Net Tax Cap (Pctg)		Ref Mkt Val	
						Base	Alter	Base	Alter
Total Tax Capacity	19	15	-4	-18.9	County	39.67	48.60	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	51.07	62.95	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	14.95	16.17	14.13	14.87
(=) Taxable Tax Capacity	19	15	-4	-18.9	Special District	17.55	23.11	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	123.24	150.83	14.13	14.87

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	33,000	31,400		-4.8	321	331	10	3.0	0.97	1.05
Res Hmstd:Avg Val	49,500	47,000		-5.1	482	495	13	2.7	0.97	1.05
Res Hmstd: Hi Val	66,000	62,700		-5.0	643	661	18	2.8	0.97	1.05
Res Hmstd: Ex-Hi Val	99,000	94,100		-4.9	1,077	1,125	49	4.5	1.09	1.2
Comm/Ind: Lo Val	150,000	147,600		-1.6	4,084	4,690	606	14.9	2.72	3.18
Comm/Ind: Med Val	300,000	295,300		-1.6	9,458	10,850	1,393	14.7	3.15	3.67
Comm/Ind: Hi Val	1,000,000	984,200		-1.6	34,537	39,696	5,159	14.9	3.45	4.03

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	962	90	10.3	1.01	1.13
Res Non-Hm: exis	17,724	18,080	356	2.0	234	274	40	16.9	1.32	1.51
Apartments: exis	7,221	7,594	373	5.2	109	131	23	20.8	1.51	1.73
Low-inc Apts: ex	1,820	1,441	-379	-20.8	17	15	-2	-9.3	0.93	1.06
Seasnl Rec: exis	6,027	6,404	377	6.3	75	91	17	22.3	1.24	1.43
Com/Ind: Lo: exi	14,138	14,040	-98	-0.7	355	395	40	11.2	2.51	2.81
Com/Ind Hi: exis	15,963	16,132	169	1.1	527	597	70	13.3	3.30	3.70
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	110	15	15.4	3.30	3.70
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	10.9	0.55	0.64
Ag Non-Hmstd	2,263	2,101	-162	-7.2	25	27	2	7.5	1.09	1.27
Misc props	3,151	2,319	-831	-26.4	42	36	-6	-13.6	1.32	1.55
ResHmstd: NewCon	0	204	204	0.0	0	2	2	0.0	0.00	1.13
All other NewCon	0	2,700	2,700	0.0	0	48	48	0.0	0.00	1.78
Total	157,754	159,062	1,308	0.8	2,352	2,690	338	14.4	1.49	1.69

Tax Base

Tax Rates

	Baseline	Alternative	Change	Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val		
					Base	Alter	Base	Alter	
Total Tax Capacity	1,864	1,700	-163	-8.8	County	38.19	46.90	0.00	0.00
(-) TIF Tax Capacity	28	56	29	103.0	City/Town	53.32	60.83	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	14.03	15.19	14.13	14.87
(=) Taxable Tax Capacity	1,836	1,644	-192	-10.5	Special District	3.74	3.65	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	109.28	126.57	14.13	14.87

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	80,400	79,000		-1.7	692	736	44	6.3	0.86	0.93
Res Hmstd:Avg Val	120,500	118,400		-1.7	1,223	1,338	115	9.4	1.02	1.13
Res Hmstd: Hi Val	160,600	157,800		-1.7	1,754	1,940	186	10.6	1.09	1.23
Res Hmstd: Ex-Hi Val	241,000	236,900		-1.7	2,819	3,149	331	11.7	1.17	1.33
Apartment	300,000	315,500		5.2	4,522	5,461	939	20.8	1.51	1.73
Comm/Ind: Lo Val	150,000	151,600		1.1	3,770	4,280	510	13.5	2.51	2.82
Comm/Ind: Med Val	300,000	303,200		1.1	8,725	9,892	1,167	13.4	2.91	3.26
Comm/Ind: Hi Val	1,000,000	1,010,600		1.1	31,850	36,081	4,231	13.3	3.19	3.57

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	318	47	17.1	0.86	0.99
Res Non-Hm: exis	4,718	4,015	-703	-14.9	46	45	-2	-3.3	0.98	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	14,154	13,129	-1,024	-7.2	125	132	6	5.0	0.89	1.00
Com/Ind: Lo: exi	680	615	-64	-9.5	14	14	0	-0.1	2.05	2.27
Com/Ind Hi: exis	545	544	0	-0.1	15	16	2	10.4	2.69	2.97
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	12.2	2.69	2.97
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	404	404	0	0.0	5	5	1	13.4	1.12	1.27
ResHmstd: NewCon	0	550	550	0.0	0	5	5	0.0	0.00	0.99
All other NewCon	0	153	153	0.0	0	2	2	0.0	0.00	1.07
Total	52,539	52,024	-515	-1.0	490	552	62	12.7	0.93	1.06

Tax Base

Tax Rates

	Baseline	Alternative	Change	Pctg Chng		Net Tax Cap (Pctg)		Ref Mkt Val	
						Base	Alter	Base	Alter
Total Tax Capacity	536	510	-26	-4.9	County	39.89	48.88	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	19.65	20.86	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	15.34	16.65	14.13	14.87
(=) Taxable Tax Capacity	536	510	-26	-4.9	Special District	3.74	3.65	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	78.62	90.04	14.13	14.87

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	163,100	166,000		1.8	1,287	1,541	254	19.7	0.79	0.93
Res Hmstd:Avg Val	244,600	249,000		1.8	2,116	2,479	362	17.1	0.87	1
Res Hmstd: Hi Val	326,000	331,900		1.8	2,945	3,415	471	16.0	0.90	1.03
Res Hmstd: Ex-Hi Val	489,100	497,900		1.8	4,536	5,223	687	15.1	0.93	1.05
Seas Rec: Lo Val	50,000	46,400		-7.2	431	456	25	5.9	0.86	0.98
Seas Rec: Hi Val	150,000	139,100		-7.3	1,377	1,446	69	5.0	0.92	1.04
Comm/Ind: Lo Val	150,000	149,900		-0.1	3,080	3,396	317	10.3	2.05	2.27
Comm/Ind: Med Val	300,000	299,800		-0.1	7,115	7,850	735	10.3	2.37	2.62
Comm/Ind: Hi Val	1,000,000	999,400		-0.1	25,947	28,638	2,691	10.4	2.59	2.87

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	108	12	12.1	1.04	1.19
Res Non-Hm: exis	1,237	1,390	153	12.4	18	24	6	34.1	1.44	1.72
Apartments: exis	92	92	0	0.0	2	2	0	20.5	1.63	1.96
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	20.1	1.29	1.56
Com/Ind: Lo: exi	1,257	1,257	0	0.0	33	39	5	16.3	2.66	3.09
Com/Ind Hi: exis	558	556	-2	-0.4	20	23	3	16.0	3.50	4.07
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	18.4	3.50	4.07
Ag HGA: Exist	102	101	-1	-1.1	1	1	0	11.8	1.06	1.19
Ag Hmstd Land	321	318	-3	-0.9	3	3	1	21.1	0.82	1.00
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	20.7	1.93	2.32
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	1.72
Total	13,185	13,221	36	0.3	181	210	29	16.2	1.37	1.59

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	146	120	-26	-17.5	County	38.64	47.36	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	65.45	82.08	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	13.69	14.65	14.13	14.87
(=) Taxable Tax Capacity	146	120	-26	-17.5	Special District	1.19	0.95	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	118.98	145.05	14.13	14.87

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Pctg Chng	Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change		Base	Alter
Res Hmstd: Lo Val	60,500	59,500		-1.7	563	606	43	7.6	0.93	1.02
Res Hmstd:Avg Val	90,700	89,300		-1.5	917	1,004	88	9.6	1.01	1.12
Res Hmstd: Hi Val	120,900	119,000		-1.6	1,346	1,518	172	12.8	1.11	1.28
Res Hmstd: Ex-Hi Val	181,400	178,500		-1.6	2,205	2,547	342	15.5	1.22	1.43
Apartment	300,000	300,000		0.0	4,886	5,885	1,000	20.5	1.63	1.96
Comm/Ind: Lo Val	150,000	149,500		-0.3	3,988	4,621	633	15.9	2.66	3.09
Comm/Ind: Med Val	300,000	298,900		-0.4	9,234	10,699	1,465	15.9	3.08	3.58
Comm/Ind: Hi Val	1,000,000	996,400		-0.4	33,717	39,098	5,381	16.0	3.37	3.92

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	3.1	0.94	1.04
Res Non-Hm: exis	315	328	13	4.2	4	5	1	24.3	1.35	1.61
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	16.4	2.64	3.05
Com/Ind Hi: exis	63	61	-1	-2.2	2	2	0	13.1	3.47	4.02
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	67.2	3.47	4.02
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	21.2	0.63	0.77
Ag Non-Hmstd	127	119	-8	-6.5	1	2	0	13.0	1.18	1.42
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	1.04
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	38	7	22.0	1.36	1.64

Tax Base

Tax Rates

	Tax Base				Tax Rates		Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter	
Total Tax Capacity	25	22	-3	-11.6	County	39.90	48.89	0.00	0.00	
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	58.71	73.05	0.00	0.00	
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	15.34	16.65	14.13	14.87	
(=) Taxable Tax Capacity	25	22	-3	-11.6	Special District	3.74	3.65	0.00	0.00	
FD Distrib Tax Cap	0	0	0	0.0	Total	117.69	142.24	14.13	14.87	

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Pctg Chng	Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change		Base	Alter
Res Hmstd: Lo Val	33,200	31,100		-6.3	305	312	7	2.2	0.92	1.00
Res Hmstd:Avg Val	49,800	46,600		-6.4	457	467	10	2.1	0.92	1.00
Res Hmstd: Hi Val	66,300	62,000		-6.5	609	621	13	2.1	0.92	1.00
Res Hmstd: Ex-Hi Val	99,500	93,100		-6.4	1,029	1,052	23	2.3	1.03	1.13
Comm/Ind: Lo Val	150,000	146,600		-2.3	3,959	4,470	511	12.9	2.64	3.05
Comm/Ind: Med Val	300,000	293,300		-2.2	9,166	10,327	1,161	12.7	3.06	3.52
Comm/Ind: Hi Val	1,000,000	977,600		-2.2	33,469	37,806	4,336	13.0	3.35	3.87

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	655	-34	-4.9	1.49	1.44
Res Non-Hm: exis	9,501	9,959	458	4.8	172	190	18	10.4	1.81	1.91
Apartments: exis	1,546	1,545	0	0.0	33	35	2	5.9	2.12	2.25
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	98	0	0.4	1.74	1.85
Com/Ind: Lo: exi	5,602	5,458	-143	-2.6	182	187	5	3.0	3.25	3.43
Com/Ind Hi: exis	2,207	2,306	100	4.5	94	104	10	10.4	4.28	4.53
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	43	4	9.1	4.28	4.52
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	5.4	0.88	0.98
Ag Non-Hmstd	26	25	-1	-5.0	0	0	0	0.7	1.58	1.68
Misc props	180	176	-4	-2.1	4	4	0	3.6	2.33	2.47
ResHmstd: NewCon	0	250	250	0.0	0	4	4	0.0	0.00	1.44
All other NewCon	0	53	53	0.0	0	1	1	0.0	0.00	1.89
Total	72,031	71,533	-498	-0.7	1,313	1,323	10	0.8	1.82	1.85

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	787	681	-107	-13.5	County	39.85	48.83	0.00	0.00
(-) TIF Tax Capacity	2	2	0	-12.9	City/Town	#####	101.37	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	15.28	16.58	14.13	14.87
(=) Taxable Tax Capacity	785	679	-106	-13.5	Special District	1.19	0.95	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	158.20	167.72	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	826	-139	-14.4	1.32	1.16
Res Hmstd:Avg Val	109,300	107,100	-2.0	1,610	1,493	-117	-7.3	1.47	1.39
Res Hmstd: Hi Val	145,600	142,700	-2.0	2,268	2,196	-71	-3.1	1.56	1.54
Res Hmstd: Ex-Hi Val	218,500	214,200	-2.0	3,590	3,610	20	0.6	1.64	1.69
Apartment	300,000	299,900	0.0	6,357	6,734	377	5.9	2.12	2.25
Seas Rec: Lo Val	50,000	47,200	-5.6	829	831	2	0.2	1.66	1.76
Seas Rec: Hi Val	150,000	141,600	-5.6	2,571	2,574	3	0.1	1.71	1.82
Comm/Ind: Lo Val	150,000	156,800	4.5	4,870	5,454	584	12.0	3.25	3.48
Comm/Ind: Med Val	300,000	313,500	4.5	11,293	12,545	1,252	11.1	3.76	4.00
Comm/Ind: Hi Val	1,000,000	1,045,100	4.5	41,268	45,652	4,384	10.6	4.13	4.37

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	9	14.2	0.97	1.13
Res Non-Hm: exis	1,028	1,104	76	7.4	14	18	5	32.5	1.35	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	968	963	-4	-0.5	12	15	3	24.1	1.28	1.59
Com/Ind: Lo: exi	1,315	1,315	0	0.0	34	41	7	19.1	2.61	3.11
Com/Ind Hi: exis	462	460	-2	-0.4	16	19	3	18.7	3.43	4.09
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	18.7	3.42	4.08
Ag HGA: Exist	111	108	-3	-2.3	1	1	0	15.1	1.05	1.24
Ag Hmstd Land	407	422	14	3.5	3	4	1	28.9	0.76	0.95
Ag Non-Hmstd	141	147	6	4.5	2	2	1	32.0	1.16	1.46
Misc props	40	40	0	0.0	1	1	0	24.4	1.59	1.97
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	2.03
Total	11,593	11,685	92	0.8	159	192	33	20.6	1.37	1.64

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	129	108	-21	-16.2	County	39.64	48.57	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	57.17	77.46	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	15.03	16.28	14.13	14.87
(=) Taxable Tax Capacity	129	108	-21	-16.2	Special District	3.83	3.75	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	115.67	146.06	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	523	54	11.5	0.9	1.03
Res Hmstd:Avg Val	78,300	76,500	-2.3	714	788	73	10.3	0.91	1.03
Res Hmstd: Hi Val	104,400	102,000	-2.3	1,077	1,232	155	14.4	1.03	1.21
Res Hmstd: Ex-Hi Val	156,600	153,000	-2.3	1,801	2,119	318	17.7	1.15	1.39
Seas Rec: Lo Val	50,000	49,800	-0.4	616	769	152	24.7	1.23	1.54
Seas Rec: Hi Val	150,000	149,300	-0.5	1,933	2,396	463	24.0	1.29	1.60
Comm/Ind: Lo Val	150,000	149,400	-0.4	3,913	4,641	727	18.6	2.61	3.11
Comm/Ind: Med Val	300,000	298,700	-0.4	9,060	10,744	1,684	18.6	3.02	3.6
Comm/Ind: Hi Val	1,000,000	995,700	-0.4	33,080	39,265	6,186	18.7	3.31	3.94

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	11	2	23.9	0.68	0.84
Res Non-Hm: exis	167	174	7	4.2	2	2	0	20.5	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	166	166	0	0.0	3	4	0	12.0	2.07	2.32
Com/Ind Hi: exis	5	5	0	0.0	0	0	0	12.1	2.72	3.04
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	8.4	2.72	3.04
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	15.1	0.62	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	6	6	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	2,046	2,053	7	0.4	22	25	4	17.0	1.06	1.23

Tax Base

Tax Rates

	Tax Base				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	24	20	-4	-14.9	County	39.93	48.92	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	20.09	23.60	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	15.34	16.65	14.13	14.87
(=) Taxable Tax Capacity	24	20	-4	-14.9	Special District	4.51	4.50	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	79.87	93.67	14.13	14.87

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	50,100	50,300	50,300	0.4	271	357	87	32.1	0.54	0.71
Res Hmstd:Avg Val	75,100	75,400	75,400	0.4	405	536	130	32.1	0.54	0.71
Res Hmstd: Hi Val	100,100	100,500	100,500	0.4	659	827	168	25.5	0.66	0.82
Res Hmstd: Ex-Hi Val	150,200	150,800	150,800	0.4	1,175	1,415	240	20.5	0.78	0.94
Comm/Ind: Lo Val	150,000	150,000	150,000	0.0	3,108	3,480	373	12.0	2.07	2.32
Comm/Ind: Med Val	300,000	300,000	300,000	0.0	7,181	8,046	866	12.1	2.39	2.68
Comm/Ind: Hi Val	1,000,000	1,000,000	1,000,000	0.0	26,188	29,355	3,167	12.1	2.62	2.94

Ramsey County

New Brighton city

<i>Tax Burdens by Property Class</i>	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	18,633	484	2.7	1.39	1.51
Res Non-Hm: exis	97,445	95,938	-1,507	-1.5	1,477	1,605	129	8.7	1.52	1.67
Apartments: exis	124,895	129,300	4,405	3.5	2,237	2,572	334	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	8.7	2.84	3.10
Com/Ind Hi: exis	305,715	298,256	-7,458	-2.4	11,372	12,115	743	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	11.9	1.26	1.41
Misc props	9,368	9,368	0	0.0	166	185	19	11.5	1.77	1.98
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	36,946	1,864	5.3	1.83	2.01

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	22,810	20,941	-1,869	-8.2	County	54.56	60.97	0.00	0.00
(-) TIF Tax Capacity	3,851	3,614	-237	-6.1	City/Town	37.70	41.43	0.00	0.00
(-) FD Contrib Tax Cap	2,715	2,496	-219	-8.1	School District	26.35	29.62	19.71	21.25
(=) Taxable Tax Capacity	16,244	14,830	-1,414	-8.7	Special District	8.33	9.67	0.00	0.00
FD Distrib Tax Cap	3,577	3,025	-553	-15.5	Total	126.95	141.69	19.71	21.25

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	151,300	142,900	-5.6	1,983	1,983	0	0.0	1.31	1.39
Res Hmstd:Avg Val	226,800	214,300	-5.5	3,158	3,237	80	2.5	1.39	1.51
Res Hmstd: Hi Val	302,300	285,600	-5.5	4,333	4,490	157	3.6	1.43	1.57
Res Hmstd: Ex-Hi Val	453,500	428,500	-5.5	6,651	6,982	331	5.0	1.47	1.63
Apartment	300,000	310,600	3.5	5,352	6,161	809	15.1	1.78	1.98
Comm/Ind: Lo Val	150,000	146,300	-2.5	4,272	4,544	272	6.4	2.85	3.11
Comm/Ind: Med Val	300,000	292,700	-2.4	9,870	10,467	597	6.1	3.29	3.58
Comm/Ind: Hi Val	1,000,000	975,600	-2.4	35,991	38,262	2,271	6.3	3.6	3.92

Ramsey County

North St. Paul city

<i>Tax Burdens by Property Class</i>	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	7,746	57	0.7	1.32	1.39
Res Non-Hm: exis	50,288	51,597	1,309	2.6	749	833	84	11.2	1.49	1.61
Apartments: exis	38,700	38,440	-260	-0.7	675	732	56	8.3	1.75	1.90
Low-inc Apts: ex	22,611	23,740	1,130	5.0	244	279	35	14.2	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	473	32	7.2	2.82	3.05
Com/Ind Hi: exis	79,377	76,163	-3,214	-4.0	2,933	3,040	106	3.6	3.70	3.99
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	21	15.6	3.70	3.99
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	1,021	999	-23	-2.2	24	25	2	6.8	2.34	2.55
ResHmstd: NewCon	0	182	182	0.0	0	3	3	0.0	0.00	1.39
All other NewCon	0	142	142	0.0	0	4	4	0.0	0.00	3.14
Total	795,479	768,068	-27,411	-3.4	12,887	13,286	400	3.1	1.62	1.73

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	8,925	7,898	-1,028	-11.5	County	54.56	60.97	0.00	0.00
(-) TIF Tax Capacity	303	274	-29	-9.5	City/Town	29.02	33.28	6.04	6.25
(-) FD Contrib Tax Cap	758	700	-59	-7.8	School District	27.70	28.33	15.00	14.78
(=) Taxable Tax Capacity	7,864	6,924	-940	-12.0	Special District	11.53	12.89	0.00	0.00
FD Distrib Tax Cap	2,271	2,061	-210	-9.2	Total	122.81	135.47	21.04	21.03

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Pctg Chng	Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change		Base	Alter
Res Hmstd: Lo Val	117,100	111,700	-4.6	1,417	1,380	-38	-2.7	1.21	1.24	
Res Hmstd:Avg Val	175,600	167,500	-4.6	2,312	2,321	10	0.4	1.32	1.39	
Res Hmstd: Hi Val	234,000	223,300	-4.6	3,204	3,262	58	1.8	1.37	1.46	
Res Hmstd: Ex-Hi Val	351,100	335,000	-4.6	4,994	5,147	153	3.1	1.42	1.54	
Apartment	300,000	298,000	-0.7	5,236	5,673	436	8.3	1.75	1.90	
Comm/Ind: Lo Val	150,000	143,900	-4.1	4,236	4,383	147	3.5	2.82	3.05	
Comm/Ind: Med Val	300,000	287,900	-4.0	9,779	10,072	293	3.0	3.26	3.5	
Comm/Ind: Hi Val	1,000,000	959,500	-4.1	35,647	36,876	1,229	3.4	3.56	3.84	

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	27,932	979	3.6	1.23	1.33
Res Non-Hm: exis	211,524	218,171	6,647	3.1	2,843	3,226	382	13.4	1.34	1.48
Apartments: exis	247,583	251,654	4,071	1.6	3,918	4,406	488	12.5	1.58	1.75
Low-inc Apts: ex	33,474	32,294	-1,181	-3.5	334	357	23	7.0	1.00	1.10
Seasnl Rec: exis	1,307	1,244	-63	-4.8	17	18	1	6.5	1.30	1.45
Com/Ind: Lo: exi	60,584	60,825	240	0.4	1,645	1,795	151	9.2	2.71	2.95
Com/Ind Hi: exis	1,290,593	1,227,357	-63,236	-4.9	45,807	47,436	1,629	3.6	3.55	3.86
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	2,148	267	14.2	3.59	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	169	170	1	0.6	2	2	0	12.8	1.07	1.20
Misc props	3,318	3,251	-67	-2.0	56	61	4	7.7	1.70	1.87
ResHmstd: NewCon	0	6,055	6,055	0.0	0	81	81	0.0	0.00	1.33
All other NewCon	0	5,363	5,363	0.0	0	93	93	0.0	0.00	1.72
Total	4,100,807	3,953,912	-146,894	-3.6	83,455	87,553	4,098	4.9	2.04	2.21

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	55,416	51,561	-3,855	-7.0	County	54.56	60.97	0.00	0.00
(-) TIF Tax Capacity	2,259	2,043	-217	-9.6	City/Town	29.73	32.97	2.02	2.09
(-) FD Contrib Tax Cap	10,305	9,924	-382	-3.7	School District	16.34	18.85	19.67	19.93
(=) Taxable Tax Capacity	42,852	39,595	-3,256	-7.6	Special District	8.62	9.77	0.00	0.00
FD Distrib Tax Cap	4,158	3,633	-525	-12.6	Total	109.25	122.56	21.69	22.02

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Pctg Chng	Effective Tax Rates	
	Baseline	Alternative	Change		Baseline	Alternative	Change		Base	Alter
Res Hmstd: Lo Val	147,700	140,500	-7,200	-4.9	1,694	1,730	35	2.1	1.15	1.23
Res Hmstd:Avg Val	221,400	210,600	-10,800	-4.9	2,726	2,821	95	3.5	1.23	1.34
Res Hmstd: Hi Val	295,100	280,700	-14,400	-4.9	3,757	3,912	154	4.1	1.27	1.39
Res Hmstd: Ex-Hi Val	442,800	421,200	-21,600	-4.9	5,798	6,090	292	5.0	1.31	1.45
Apartment	300,000	304,900	4,900	1.6	4,747	5,343	595	12.5	1.58	1.75
Comm/Ind: Lo Val	150,000	142,700	-7,300	-4.9	4,050	4,186	137	3.4	2.7	2.93
Comm/Ind: Med Val	300,000	285,300	-14,700	-4.9	9,341	9,594	253	2.7	3.11	3.36
Comm/Ind: Hi Val	1,000,000	951,000	-49,000	-4.9	34,034	35,145	1,111	3.3	3.40	3.7

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	3,731	208	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	9.4	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	5,579	411	7.9	1.30	1.43

Tax Base

Tax Rates

	Tax Base				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	4,309	4,080	-229	-5.3	County	54.56	60.97	0.00	0.00
(-) TIF Tax Capacity	373	338	-35	-9.5	City/Town	21.52	23.50	0.00	0.00
(-) FD Contrib Tax Cap	169	162	-8	-4.6	School District	14.56	16.82	19.71	19.62
(=) Taxable Tax Capacity	3,766	3,581	-186	-4.9	Special District	7.88	8.68	0.00	0.00
FD Distrib Tax Cap	1,103	821	-282	-25.6	Total	98.52	109.96	19.71	19.62

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base
Res Hmstd: Lo Val	173,600	168,200	-3.1	1,836	1,937	100	5.5	1.06	1.15
Res Hmstd:Avg Val	260,200	252,100	-3.1	2,938	3,107	169	5.7	1.13	1.23
Res Hmstd: Hi Val	346,900	336,100	-3.1	4,041	4,278	237	5.9	1.16	1.27
Res Hmstd: Ex-Hi Val	520,500	504,300	-3.1	6,204	6,547	343	5.5	1.19	1.3
Apartment	300,000	306,800	2.3	4,286	4,819	533	12.4	1.43	1.57
Comm/Ind: Lo Val	150,000	152,800	1.9	3,833	4,235	402	10.5	2.56	2.77
Comm/Ind: Med Val	300,000	305,500	1.8	8,845	9,745	901	10.2	2.95	3.19
Comm/Ind: Hi Val	1,000,000	1,018,400	1.8	32,234	35,473	3,239	10.0	3.22	3.48

Ramsey County

Lauderdale city

<i>Tax Burdens by Property Class</i>	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	5.3	1.29	1.43
Apartments: exis	22,329	23,034	705	3.2	335	387	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	8.9	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	2,997	231	8.4	1.59	1.77

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	2,101	1,944	-157	-7.5	County	54.56	60.97	0.00	0.00
(-) TIF Tax Capacity	164	162	-3	-1.6	City/Town	26.87	31.21	0.00	0.00
(-) FD Contrib Tax Cap	187	190	3	1.6	School District	14.56	16.82	19.71	19.62
(=) Taxable Tax Capacity	1,750	1,592	-157	-9.0	Special District	8.34	9.56	0.00	0.00
FD Distrib Tax Cap	418	377	-41	-9.9	Total	104.32	118.56	19.71	19.62

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	124,700	119,100	-4.5	1,286	1,331	45	3.5	1.03	1.12
Res Hmstd:Avg Val	187,000	178,600	-4.5	2,115	2,217	102	4.8	1.13	1.24
Res Hmstd: Hi Val	249,200	238,000	-4.5	2,943	3,101	159	5.4	1.18	1.30
Res Hmstd: Ex-Hi Val	373,900	357,000	-4.5	4,601	4,872	271	5.9	1.23	1.36
Apartment	300,000	309,500	3.2	4,503	5,194	691	15.3	1.50	1.68
Comm/Ind: Lo Val	150,000	149,300	-0.5	3,913	4,254	340	8.7	2.61	2.85
Comm/Ind: Med Val	300,000	298,500	-0.5	9,033	9,818	785	8.7	3.01	3.29
Comm/Ind: Hi Val	1,000,000	995,000	-0.5	32,923	35,822	2,899	8.8	3.29	3.60

Ramsey County

Arden Hills city

<i>Tax Burdens by Property Class</i>	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	8,955	448	5.3	1.28	1.40
Res Non-Hm: exis	57,346	59,499	2,154	3.8	787	908	120	15.3	1.37	1.53
Apartments: exis	15,373	14,963	-410	-2.7	246	266	19	7.9	1.60	1.78
Low-inc Apts: ex	2,881	2,838	-43	-1.5	29	31	3	9.1	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	35	11.1	2.72	2.95
Com/Ind Hi: exis	336,500	327,574	-8,926	-2.7	11,979	12,632	653	5.5	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	534	65	13.8	3.54	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	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Misc props	7,084	7,084	0	0.0	114	126	12	10.7	1.61	1.78
ResHmstd: NewCon	0	1,630	1,630	0.0	0	23	23	0.0	0.00	1.40
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	23,840	1,392	6.2	2.02	2.21

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	14,788	14,079	-709	-4.8	County	54.56	60.97	0.00	0.00
(-) TIF Tax Capacity	531	437	-95	-17.8	City/Town	24.18	25.45	0.00	0.00
(-) FD Contrib Tax Cap	2,921	2,505	-416	-14.2	School District	25.07	28.49	19.52	21.19
(=) Taxable Tax Capacity	11,336	11,137	-199	-1.8	Special District	8.33	9.67	0.00	0.00
FD Distrib Tax Cap	1,323	1,085	-239	-18.0	Total	112.15	124.58	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	2,402	95	4.1	1.21	1.32
Res Hmstd:Avg Val	285,600	273,800	-4.1	3,645	3,834	189	5.2	1.28	1.40
Res Hmstd: Hi Val	380,700	364,900	-4.2	4,983	5,264	281	5.6	1.31	1.44
Res Hmstd: Ex-Hi Val	571,200	547,500	-4.1	7,720	8,128	408	5.3	1.35	1.48
Apartment	300,000	292,000	-2.7	4,791	5,166	375	7.8	1.6	1.77
Comm/Ind: Lo Val	150,000	146,000	-2.7	4,072	4,293	220	5.4	2.71	2.94
Comm/Ind: Med Val	300,000	292,000	-2.7	9,404	9,877	472	5.0	3.13	3.38
Comm/Ind: Hi Val	1,000,000	973,500	-2.7	34,288	36,111	1,823	5.3	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	6,048	170	2.9	1.17	1.28
Res Non-Hm: exis	49,485	52,119	2,634	5.3	648	737	88	13.6	1.31	1.41
Apartments: exis	82,822	85,744	2,922	3.5	1,249	1,413	164	13.1	1.51	1.65
Low-inc Apts: ex	8,499	8,881	382	4.5	79	90	11	13.9	0.93	1.02
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	948	52	5.8	2.68	2.88
Com/Ind Hi: exis	209,729	203,629	-6,100	-2.9	7,334	7,678	343	4.7	3.50	3.77
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	318	31	10.7	3.48	3.75
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	189	16	9.3	1.51	1.65
ResHmstd: NewCon	0	2,156	2,156	0.0	0	27	27	0.0	0.00	1.28
All other NewCon	0	4,005	4,005	0.0	0	123	123	0.0	0.00	3.08
Total	904,572	883,724	-20,847	-2.3	16,546	17,572	1,026	6.2	1.83	1.99

Tax Base

Tax Rates

					County	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	11,669	11,029	-641	-5.5	County	54.56	60.97	0.00	0.00
(-) TIF Tax Capacity	1,040	1,027	-13	-1.3	City/Town	26.50	28.03	0.00	0.00
(-) FD Contrib Tax Cap	2,005	1,869	-136	-6.8	School District	15.20	17.59	20.05	20.03
(=) Taxable Tax Capacity	8,624	8,133	-491	-5.7	Special District	9.26	10.30	0.00	0.00
FD Distrib Tax Cap	1,604	1,436	-168	-10.5	Total	105.51	116.88	20.05	20.03

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	141,400	133,900		-5.3	1,530	1,539	9	0.6	1.08	1.15
Res Hmstd:Avg Val	212,000	200,800		-5.3	2,480	2,525	45	1.8	1.17	1.26
Res Hmstd: Hi Val	282,600	267,700		-5.3	3,430	3,512	81	2.4	1.21	1.31
Res Hmstd: Ex-Hi Val	424,000	401,600		-5.3	5,324	5,486	162	3.0	1.26	1.37
Apartment	300,000	310,600		3.5	4,558	5,160	602	13.2	1.52	1.66
Comm/Ind: Lo Val	150,000	145,600		-2.9	3,994	4,174	179	4.5	2.66	2.87
Comm/Ind: Med Val	300,000	291,300		-2.9	9,220	9,606	386	4.2	3.07	3.3
Comm/Ind: Hi Val	1,000,000	970,900		-2.9	33,607	35,128	1,521	4.5	3.36	3.62

Ramsey County

North Oaks city

<i>Tax Burdens by Property Class</i>	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	11,871	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	13.9	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	1,116	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

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	13,077	12,463	-613	-4.7	County	54.56	60.97	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	9.15	9.81	0.00	0.00
(-) FD Contrib Tax Cap	295	283	-13	-4.3	School District	24.62	28.11	20.80	22.24
(=) Taxable Tax Capacity	12,781	12,181	-601	-4.7	Special District	6.72	7.38	0.00	0.00
FD Distrib Tax Cap	255	206	-49	-19.4	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	4,160	301	7.8	2.57	2.79
Comm/Ind: Med Val	300,000	298,500	-0.5	8,901	9,594	693	7.8	2.97	3.21
Comm/Ind: Hi Val	1,000,000	994,900	-0.5	32,429	34,969	2,541	7.8	3.24	3.51

Ramsey County

Maplewood city

<i>Tax Burdens by Property Class</i>	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	27,740	-531	-1.9	1.36	1.44
Res Non-Hm: exis	186,814	188,650	1,836	1.0	2,822	3,094	272	9.6	1.51	1.64
Apartments: exis	172,000	175,709	3,709	2.2	3,049	3,416	367	12.0	1.77	1.94
Low-inc Apts: ex	63,355	66,704	3,348	5.3	701	802	102	14.5	1.11	1.20
Seasnl Rec: exis	168	159	-8	-5.0	2	3	0	4.3	1.44	1.58
Com/Ind: Lo: exi	58,602	58,858	256	0.4	1,671	1,814	143	8.6	2.85	3.08
Com/Ind Hi: exis	896,627	857,598	-39,029	-4.4	33,535	34,693	1,158	3.5	3.74	4.05
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	2,062	190	10.1	3.74	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	338	356	18	5.3	4	5	1	16.6	1.29	1.42
Misc props	26,175	26,119	-56	-0.2	473	514	41	8.8	1.81	1.97
ResHmstd: NewCon	0	2,885	2,885	0.0	0	42	42	0.0	0.00	1.44
All other NewCon	0	24,915	24,915	0.0	0	445	445	0.0	0.00	1.79
Total	3,526,770	3,378,981	-147,789	-4.2	72,401	74,630	2,229	3.1	2.05	2.21

Tax Base

Tax Rates

	Tax Base				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	45,433	41,524	-3,909	-8.6	County	54.56	60.97	0.00	0.00
(-) TIF Tax Capacity	485	454	-31	-6.5	City/Town	38.87	43.96	2.05	2.04
(-) FD Contrib Tax Cap	6,842	6,832	-10	-0.1	School District	25.98	26.88	15.75	15.56
(=) Taxable Tax Capacity	38,106	34,238	-3,868	-10.1	Special District	9.19	10.22	0.00	0.00
FD Distrib Tax Cap	5,584	5,415	-169	-3.0	Total	128.61	142.03	17.80	17.61

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	133,500	124,100	-9,400	-7.0	1,702	1,611	-91	-5.4	1.28	1.3
Res Hmstd:Avg Val	200,200	186,000	-14,200	-7.1	2,739	2,678	-61	-2.2	1.37	1.44
Res Hmstd: Hi Val	266,900	248,000	-18,900	-7.1	3,775	3,747	-28	-0.7	1.41	1.51
Res Hmstd: Ex-Hi Val	400,400	372,100	-28,300	-7.1	5,850	5,887	37	0.6	1.46	1.58
Apartment	300,000	306,500	6,500	2.2	5,357	5,981	625	11.7	1.79	1.95
Comm/Ind: Lo Val	150,000	143,500	-6,500	-4.3	4,265	4,409	144	3.4	2.84	3.07
Comm/Ind: Med Val	300,000	286,900	-13,100	-4.4	9,863	10,137	274	2.8	3.29	3.53
Comm/Ind: Hi Val	1,000,000	956,500	-43,500	-4.4	35,985	37,176	1,191	3.3	3.6	3.89

Ramsey County

Shoreview city

<i>Tax Burdens by Property Class</i>	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	29,959	923	3.2	1.32	1.44
Res Non-Hm: exis	158,489	168,212	9,723	6.1	2,225	2,617	392	17.6	1.40	1.56
Apartments: exis	61,954	65,326	3,372	5.4	1,035	1,214	179	17.3	1.67	1.86
Low-inc Apts: ex	8,311	8,610	299	3.6	84	97	13	14.9	1.01	1.12
Seasnl Rec: exis	1,716	1,578	-138	-8.0	24	24	0	1.2	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	13,714	112	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	69	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	131	13	11.3	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	48,942	1,802	3.8	1.66	1.81

Tax Base

Tax Rates

					County	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	32,825	29,763	-3,062	-9.3		54.56	60.97	0.00	0.00
(-) TIF Tax Capacity	1,785	1,549	-236	-13.2	City/Town	30.53	33.26	0.00	0.00
(-) FD Contrib Tax Cap	3,269	2,801	-468	-14.3	School District	24.69	28.05	19.52	21.13
(=) Taxable Tax Capacity	27,771	25,413	-2,358	-8.5	Special District	7.93	9.07	0.00	0.00
FD Distrib Tax Cap	3,144	2,733	-411	-13.1	Total	117.71	131.34	19.52	21.13

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	169,100	159,500		-5.7	2,100	2,131	31	1.5	1.24	1.34
Res Hmstd:Avg Val	253,600	239,100		-5.7	3,336	3,439	103	3.1	1.32	1.44
Res Hmstd: Hi Val	338,000	318,700		-5.7	4,570	4,747	177	3.9	1.35	1.49
Res Hmstd: Ex-Hi Val	507,200	478,300		-5.7	6,982	7,293	311	4.5	1.38	1.52
Apartment	300,000	316,300		5.4	5,000	5,861	861	17.2	1.67	1.85
Comm/Ind: Lo Val	150,000	138,900		-7.4	4,146	4,177	31	0.7	2.76	3.01
Comm/Ind: Med Val	300,000	277,900		-7.4	9,577	9,549	-28	-0.3	3.19	3.44
Comm/Ind: Hi Val	1,000,000	926,200		-7.4	34,920	35,087	167	0.5	3.49	3.79

Ramsey County

Vadnais Heights city

<i>Tax Burdens by Property Class</i>	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	12,086	453	3.9	1.26	1.38
Res Non-Hm: exis	69,882	70,550	668	1.0	967	1,080	113	11.7	1.38	1.53
Apartments: exis	29,712	33,297	3,586	12.1	478	595	117	24.5	1.61	1.79
Low-inc Apts: ex	11,742	11,885	143	1.2	117	132	14	12.2	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	820	0	-0.1	2.73	2.98
Com/Ind Hi: exis	322,534	308,310	-14,224	-4.4	11,481	11,981	500	4.4	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	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	13.4	1.21	1.34
Ag Hmstd Land	196	211	15	7.9	1	1	0	41.3	0.26	0.34
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	11.1	1.61	1.79
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	2.02
Total	1,408,687	1,352,382	-56,306	-4.0	26,044	27,381	1,337	5.1	1.85	2.02

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	17,688	16,276	-1,412	-8.0	County	54.56	60.97	0.00	0.00
(-) TIF Tax Capacity	2,160	1,995	-165	-7.6	City/Town	24.76	27.77	0.00	0.00
(-) FD Contrib Tax Cap	2,812	2,820	8	0.3	School District	22.87	26.35	23.52	24.47
(=) Taxable Tax Capacity	12,717	11,461	-1,256	-9.9	Special District	7.43	8.19	0.00	0.00
FD Distrib Tax Cap	1,763	1,421	-342	-19.4	Total	109.62	123.27	23.52	24.47

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Pctg Chng	Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change		Base	Alter
Res Hmstd: Lo Val	153,300	145,300		-5.2	1,807	1,849	42	2.3	1.18	1.27
Res Hmstd:Avg Val	229,900	218,000		-5.2	2,895	3,004	108	3.7	1.26	1.38
Res Hmstd: Hi Val	306,400	290,500		-5.2	3,983	4,155	172	4.3	1.3	1.43
Res Hmstd: Ex-Hi Val	459,800	435,900		-5.2	6,122	6,440	318	5.2	1.33	1.48
Apartment	300,000	336,200		12.1	4,816	6,003	1,187	24.6	1.61	1.79
Comm/Ind: Lo Val	150,000	143,400		-4.4	4,093	4,267	175	4.3	2.73	2.98
Comm/Ind: Med Val	300,000	286,800		-4.4	9,432	9,780	348	3.7	3.14	3.41
Comm/Ind: Hi Val	1,000,000	955,900		-4.4	34,349	35,782	1,433	4.2	3.43	3.74

Ramsey County

Mounds View city

<i>Tax Burdens by Property Class</i>	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	7,967	365	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	15.7	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	363	56	18.1	2.90	3.21
Com/Ind Hi: exis	243,513	238,025	-5,488	-2.3	9,255	9,990	735	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	15.7	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	21,321	1,535	7.8	2.11	2.34

Tax Base

Tax Rates

	Tax Base				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	12,132	11,170	-962	-7.9	County	54.56	60.97	0.00	0.00
(-) TIF Tax Capacity	2,765	2,773	8	0.3	City/Town	41.07	48.86	2.10	2.10
(-) FD Contrib Tax Cap	2,162	1,950	-212	-9.8	School District	25.50	28.95	19.51	21.25
(=) Taxable Tax Capacity	<u>7,205</u>	<u>6,447</u>	<u>-758</u>	<u>-10.5</u>	Special District	<u>10.04</u>	<u>11.52</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	2,505	2,044	-461	-18.4	Total	131.17	150.30	21.61	23.34

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base
Res Hmstd: Lo Val	121,000	115,400	-4.6	1,585	1,600	15	1.0	1.31	1.39
Res Hmstd:Avg Val	181,400	173,000	-4.6	2,562	2,678	116	4.5	1.41	1.55
Res Hmstd: Hi Val	241,800	230,700	-4.6	3,539	3,758	219	6.2	1.46	1.63
Res Hmstd: Ex-Hi Val	362,800	346,100	-4.6	5,497	5,918	421	7.7	1.52	1.71
Apartment	300,000	304,900	1.6	5,567	6,440	873	15.7	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	10,819	761	7.6	3.35	3.69
Comm/Ind: Hi Val	1,000,000	977,500	-2.3	36,662	39,538	2,876	7.8	3.67	4.04

Ramsey County

Gem Lake city

<i>Tax Burdens by Property Class</i>	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	865	-5	-0.6	1.42	1.50
Res Non-Hm: exis	17,295	14,834	-2,460	-14.2	274	251	-23	-8.4	1.59	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	2,794	3,002	208	7.5	42	49	7	15.9	1.52	1.64
Com/Ind: Lo: exi	2,814	2,700	-114	-4.0	78	79	2	2.3	2.76	2.94
Com/Ind Hi: exis	14,413	13,960	-453	-3.1	519	536	17	3.3	3.60	3.84
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	2	12.0	3.60	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	74	78	4	5.7	1	1	0	13.5	1.12	1.21
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	99	99	0.0	0	1	1	0.0	0.00	1.50
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	1,805	1	0.1	1.82	1.94

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	1,239	1,143	-96	-7.7	County	54.56	60.97	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	28.43	26.20	0.00	0.00
(-) FD Contrib Tax Cap	137	120	-17	-12.2	School District	22.52	25.96	24.05	24.91
(=) Taxable Tax Capacity	1,102	1,023	-79	-7.2	Special District	6.88	7.57	0.00	0.00
FD Distrib Tax Cap	21	20	-2	-7.5	Total	112.39	120.70	24.05	24.91

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Pctg Chng	Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change		Base	Alter
Res Hmstd: Lo Val	284,400	267,400		-6.0	3,764	3,735	-29	-0.8	1.32	1.4
Res Hmstd:Avg Val	426,400	400,900		-6.0	5,818	5,824	6	0.1	1.36	1.45
Res Hmstd: Hi Val	568,400	534,400		-6.0	7,948	7,885	-63	-0.8	1.4	1.48
Res Hmstd: Ex-Hi Val	852,800	801,800		-6.0	12,627	12,586	-42	-0.3	1.48	1.57
Comm/Ind: Lo Val	150,000	145,300		-3.1	4,142	4,275	133	3.2	2.76	2.94
Comm/Ind: Med Val	300,000	290,600		-3.1	9,544	9,812	268	2.8	3.18	3.38
Comm/Ind: Hi Val	1,000,000	968,600		-3.1	34,753	35,846	1,093	3.1	3.48	3.70

Ramsey County

State Fairgrounds

<i>Tax Burdens by Property Class</i>	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

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	11	13	2	18.1	County	54.58	61.00	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	0.00	0.00		
(-) FD Contrib Tax Cap	2	2	0	18.4	School District	20.39	22.35	18.25	18.52
(=) Taxable Tax Capacity	9	10	2	18.1	Special District	7.87	8.66	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	82.85	92.00		

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
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						

Ramsey County

Blaine city (part)

<i>Tax Burdens by Property Class</i>	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	63	3.9	3.62	3.93

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	877	841	-36	-4.1	County	54.56	60.97	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	32.75	33.48	0.63	0.64
(-) FD Contrib Tax Cap	362	345	-17	-4.7	School District	25.50	28.95	19.51	21.25
(=) Taxable Tax Capacity	516	497	-19	-3.7	Special District	10.04	11.52	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	122.85	134.92	20.14	21.89

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Comm/Ind: Lo Val	150,000	144,600		-3.6	4,225	4,414	189	4.5	2.82	3.05
Comm/Ind: Med Val	300,000	289,200		-3.6	9,758	10,142	384	3.9	3.25	3.51
Comm/Ind: Hi Val	1,000,000	964,000		-3.6	35,577	37,112	1,535	4.3	3.56	3.85

Ramsey County

Spring Lake Park city (p

<i>Tax Burdens by Property Class</i>	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	205	-2	-0.8	1.62	1.76

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	132	107	-24	-18.3	County	54.56	60.96	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	54.46	62.60	0.00	0.00
(-) FD Contrib Tax Cap	3	3	0	0.7	School District	25.50	28.95	19.51	21.25
(=) Taxable Tax Capacity	129	105	-24	-18.7	Special District	10.04	11.52	0.00	0.00
FD Distrib Tax Cap	23	30	6	27.4	Total	144.55	164.03	19.51	21.25

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Pctg Chng	Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change		Base	Alter
Res Hmstd: Lo Val	115,200	107,800		-6.4	1,621	1,546	-76	-4.7	1.41	1.43
Res Hmstd:Avg Val	172,700	161,600		-6.4	2,616	2,622	5	0.2	1.51	1.62
Res Hmstd: Hi Val	230,300	215,400		-6.5	3,613	3,698	85	2.3	1.57	1.72
Res Hmstd: Ex-Hi Val	345,500	323,200		-6.5	5,607	5,854	248	4.4	1.62	1.81
Apartment	300,000	300,000		0.0	6,006	6,789	783	13.0	2.00	2.26
Comm/Ind: Lo Val	150,000	150,000		0.0	4,533	4,998	465	10.2	3.02	3.33
Comm/Ind: Med Val	300,000	300,000		0.0	10,480	11,555	1,075	10.3	3.49	3.85
Comm/Ind: Hi Val	1,000,000	1,000,000		0.0	38,232	42,157	3,926	10.3	3.82	4.22

Ramsey County

St. Paul city

<i>Tax Burdens by Property Class</i>	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	166,599	5,844	3.6	1.39	1.52
Res Non-Hm: exis	2,077,392	2,040,791	-36,601	-1.8	32,970	36,317	3,347	10.2	1.59	1.78
Apartments: exis	1,844,564	1,822,045	-22,519	-1.2	33,521	37,363	3,842	11.5	1.82	2.05
Low-inc Apts: ex	330,770	376,958	46,188	14.0	3,679	4,723	1,044	28.4	1.11	1.25
Seasnl Rec: exis	448	451	3	0.7	7	8	1	15.3	1.49	1.70
Com/Ind: Lo: exi	425,379	421,891	-3,488	-0.8	12,169	13,285	1,116	9.2	2.86	3.15
Com/Ind Hi: exis	3,619,036	3,448,015	-171,021	-4.7	136,284	143,040	6,756	5.0	3.77	4.15
Publ U: Elec Gen	876	858	-18	-2.0	24	27	2	9.8	2.79	3.13
Publ U: Other	227,223	236,750	9,527	4.2	8,553	9,817	1,264	14.8	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	173.5	1.34	1.52
Misc props	6,203	5,660	-543	-8.8	111	115	4	3.7	1.78	2.03
ResHmstd: NewCon	0	24,773	24,773	0.0	0	377	377	0.0	0.00	1.52
All other NewCon	0	40,462	40,462	0.0	0	990	990	0.0	0.00	2.45
Total	20,082,911	19,379,276	-703,636	-3.5	388,082	412,686	24,604	6.3	1.93	2.13

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	247,786	227,132	-20,654	-8.3	County	50.56	56.51	0.00	0.00
(-) TIF Tax Capacity	22,828	22,186	-643	-2.8	City/Town	37.97	44.52	0.00	0.00
(-) FD Contrib Tax Cap	29,483	25,586	-3,898	-13.2	School District	34.97	39.68	14.57	15.05
(=) Taxable Tax Capacity	195,475	179,361	-16,114	-8.2	Special District	10.23	11.29	0.00	0.00
FD Distrib Tax Cap	55,940	51,143	-4,798	-8.6	Total	133.73	152.00	14.57	15.05

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	132,200	125,400	-5.1	1,707	1,700	-7	-0.4	1.29	1.36	
Res Hmstd:Avg Val	198,200	188,100	-5.1	2,745	2,834	88	3.2	1.39	1.51	
Res Hmstd: Hi Val	264,200	250,700	-5.1	3,783	3,965	182	4.8	1.43	1.58	
Res Hmstd: Ex-Hi Val	396,300	376,000	-5.1	5,861	6,230	368	6.3	1.48	1.66	
Apartment	300,000	296,300	-1.2	5,452	6,076	624	11.4	1.82	2.05	
Comm/Ind: Lo Val	150,000	142,900	-4.7	4,291	4,500	209	4.9	2.86	3.15	
Comm/Ind: Med Val	300,000	285,800	-4.7	9,940	10,357	417	4.2	3.31	3.62	
Comm/Ind: Hi Val	1,000,000	952,700	-4.7	36,300	38,023	1,723	4.7	3.63	3.99	

Ramsey County

St. Paul Airport

<i>Tax Burdens by Property Class</i>	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	318	33	11.6	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	318	33	11.6	1.19	1.33

Tax Base

Tax Rates

	Estimated Market Value				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	478	478	0	0.1	County	50.69	56.64	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	0.00	0.00		
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	0.00	0.00		
(=) Taxable Tax Capacity	478	478	0	0.1	Special District	8.93	9.83	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	59.62	66.47		

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates	
	Baseline	Alternative	Pctg Chng		Baseline	Alternative	Change	Pctg Chng	Base
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)

<i>Tax Burdens by Property Class</i>	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	1,855	208	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	7,219	288	4.2	2.51	2.72

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	3,657	3,435	-222	-6.1	County	54.56	60.97	0.00	0.00
(-) TIF Tax Capacity	1,359	1,108	-250	-18.4	City/Town	58.61	67.19	0.00	0.00
(-) FD Contrib Tax Cap	434	481	46	10.7	School District	36.51	38.21	22.66	21.35
(=) Taxable Tax Capacity	1,864	1,846	-18	-1.0	Special District	9.68	11.11	0.00	0.00
FD Distrib Tax Cap	470	404	-67	-14.2	Total	159.36	177.48	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	2,033	-139	-6.4	1.63	1.62
Res Hmstd:Avg Val	199,700	188,100	-5.8	3,442	3,380	-63	-1.8	1.72	1.8
Res Hmstd: Hi Val	266,200	250,700	-5.8	4,713	4,724	12	0.2	1.77	1.88
Res Hmstd: Ex-Hi Val	399,400	376,100	-5.8	7,257	7,418	161	2.2	1.82	1.97
Apartment	300,000	308,200	2.7	6,656	7,495	840	12.6	2.22	2.43
Comm/Ind: Lo Val	150,000	148,700	-0.9	4,823	5,149	326	6.8	3.22	3.46
Comm/Ind: Med Val	300,000	297,400	-0.9	11,140	11,894	754	6.8	3.71	4
Comm/Ind: Hi Val	1,000,000	991,300	-0.9	40,619	43,436	2,816	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	17,748	483	2.8	1.19	1.30
Res Non-Hm: exis	168,085	177,109	9,025	5.4	2,223	2,592	368	16.6	1.32	1.46
Apartments: exis	146,047	151,820	5,773	4.0	2,227	2,575	348	15.6	1.52	1.70
Low-inc Apts: ex	22,262	25,006	2,744	12.3	212	264	52	24.6	0.95	1.05
Seasnl Rec: exis	1,326	1,193	-133	-10.0	17	17	0	-1.2	1.28	1.40
Com/Ind: Lo: exi	44,514	44,360	-154	-0.3	1,189	1,288	99	8.3	2.67	2.90
Com/Ind Hi: exis	330,684	313,485	-17,199	-5.2	11,512	11,877	364	3.2	3.48	3.79
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	626	75	13.5	3.48	3.79
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	21.7	1.03	1.16
Misc props	1,585	1,437	-148	-9.3	31	31	0	0.6	1.94	2.16
ResHmstd: NewCon	0	3,955	3,955	0.0	0	51	51	0.0	0.00	1.30
All other NewCon	0	4,816	4,816	0.0	0	77	77	0.0	0.00	1.59
Total	2,187,103	2,106,424	-80,679	-3.7	35,228	37,145	1,917	5.4	1.61	1.76

Tax Base

Tax Rates

	Tax Base				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	26,114	23,728	-2,386	-9.1	County	54.56	60.97	0.00	0.00
(-) TIF Tax Capacity	676	704	29	4.2	City/Town	17.70	19.88	0.00	0.00
(-) FD Contrib Tax Cap	2,990	2,811	-180	-6.0	School District	22.52	25.96	24.05	24.91
(=) Taxable Tax Capacity	22,448	20,213	-2,235	-10.0	Special District	7.98	8.94	0.00	0.00
FD Distrib Tax Cap	3,678	3,161	-518	-14.1	Total	102.76	115.75	24.05	24.91

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates	
	Baseline	Alternative	Change		Baseline	Alternative	Change	Pctg Chng	Base
Res Hmstd: Lo Val	139,200	130,600	-6.2	1,518	1,542	24	1.6	1.09	1.18
Res Hmstd:Avg Val	208,600	195,700	-6.2	2,461	2,526	65	2.6	1.18	1.29
Res Hmstd: Hi Val	278,100	260,900	-6.2	3,404	3,511	106	3.1	1.22	1.35
Res Hmstd: Ex-Hi Val	417,300	391,500	-6.2	5,292	5,484	192	3.6	1.27	1.40
Apartment	300,000	311,900	4.0	4,575	5,290	715	15.6	1.52	1.7
Comm/Ind: Lo Val	150,000	142,200	-5.2	4,007	4,129	122	3.1	2.67	2.90
Comm/Ind: Med Val	300,000	284,400	-5.2	9,229	9,448	219	2.4	3.08	3.32
Comm/Ind: Hi Val	1,000,000	948,000	-5.2	33,599	34,590	991	2.9	3.36	3.65

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	21	3	20.1	0.88	1.01
Res Non-Hm: exis	266	236	-30	-11.1	3	3	0	1.2	1.25	1.42
Apartments: exis	157	160	4	2.3	2	3	0	19.6	1.48	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	608	634	26	4.3	15	17	2	15.4	2.47	2.73
Com/Ind Hi: exis	362	437	76	21.0	12	16	4	34.0	3.22	3.56
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	1	13.3	3.19	3.49
Ag HGA: Exist	389	386	-3	-0.6	4	4	1	18.4	0.94	1.12
Ag Hmstd Land	536	457	-79	-14.7	2	2	0	-3.9	0.40	0.46
Ag Non-Hmstd	242	314	72	29.7	2	4	1	45.9	1.00	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	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	4,764	4,940	176	3.7	66	79	13	19.8	1.38	1.59

Tax Base

Tax Rates

	Tax Base				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	54	50	-5	-9.0	County	49.88	54.98	0.00	0.00
(-) TIF Tax Capacity	7	6	-1	-11.6	City/Town	38.55	36.61	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	6.92	15.09	22.95	27.60
(=) Taxable Tax Capacity	48	44	-4	-8.6	Special District	5.19	5.87	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	100.55	112.55	22.95	27.60

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	34,400	36,200	5.2	287	344	57	19.9	0.84	0.95	
Res Hmstd:Avg Val	51,500	54,100	5.0	430	515	85	19.7	0.84	0.95	
Res Hmstd: Hi Val	68,700	72,200	5.1	574	687	113	19.7	0.84	0.95	
Res Hmstd: Ex-Hi Val	103,100	108,400	5.1	994	1,210	216	21.7	0.96	1.12	
Apartment	300,000	307,000	2.3	4,459	5,166	707	15.9	1.49	1.68	
Comm/Ind: Lo Val	150,000	181,500	21.0	3,705	5,214	1,508	40.7	2.47	2.87	
Comm/Ind: Med Val	300,000	362,900	21.0	8,531	11,652	3,120	36.6	2.84	3.21	
Comm/Ind: Hi Val	1,000,000	1,209,700	21.0	31,052	41,704	10,652	34.3	3.11	3.45	

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	35.7	0.88	1.18
Ag Non-Hmstd	273	274	1	0.3	5	6	1	28.1	1.76	2.25
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	40	16.9	2.38	2.74

Tax Base

Tax Rates

	Tax Base				Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	123	104	-20	-16.0	County	45.23	49.20	0.00	0.00
(-) TIF Tax Capacity	1	4	3	202.3	City/Town	#####	159.04	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	4.61	11.35	22.40	22.03
(=) Taxable Tax Capacity	122	99	-23	-18.6	Special District	5.19	5.87	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	176.46	225.46	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	429	-9	-2.1	1.59	1.57
Res Hmstd:Avg Val	41,300	40,900	-1.0	656	643	-13	-1.9	1.59	1.57
Res Hmstd: Hi Val	55,100	54,600	-0.9	875	859	-16	-1.9	1.59	1.57
Res Hmstd: Ex-Hi Val	82,600	81,800	-1.0	1,345	1,351	6	0.5	1.63	1.65
Apartment	300,000	294,900	-1.7	7,289	8,961	1,671	22.9	2.43	3.04
Comm/Ind: Lo Val	150,000	156,900	4.6	5,405	6,950	1,545	28.6	3.60	4.43
Comm/Ind: Med Val	300,000	313,800	4.6	12,500	15,974	3,474	27.8	4.17	5.09
Comm/Ind: Hi Val	1,000,000	1,046,000	4.6	45,609	58,087	12,478	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	23.0	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	14.0	4.45	5.30
Ag HGA: Exist	343	431	89	26.0	5	7	2	37.8	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	22.4	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

Tax Rates

	Baseline	Alternative	Change	Pctg Chng		Net Tax Cap (Pctg)		Ref Mkt Val	
						Base	Alter	Base	Alter
Total Tax Capacity	129	114	-14	-11.1	County	45.57	50.11	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	#####	130.71	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	3.07	11.24	23.48	32.77
(=) Taxable Tax Capacity	129	114	-14	-11.1	Special District	5.19	5.87	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	161.93	197.93	23.48	32.77

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	28,400	28,600		0.7	413	433	20	4.9	1.45	1.52
Res Hmstd:Avg Val	42,500	42,800		0.7	618	649	31	4.9	1.45	1.52
Res Hmstd: Hi Val	56,700	57,100		0.7	824	865	41	4.9	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	8,406	1,629	24.0	2.26	2.80
Comm/Ind: Lo Val	150,000	229,100		52.7	5,094	10,294	5,199	102.1	3.4	4.49
Comm/Ind: Med Val	300,000	458,200		52.7	11,770	22,455	10,685	90.8	3.92	4.90
Comm/Ind: Hi Val	1,000,000	1,527,200		52.7	42,921	79,201	36,281	84.5	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	655	-33	-4.7	2.34	2.23
Res Non-Hm: exis	2,874	2,844	-31	-1.1	77	88	11	13.6	2.69	3.08
Apartments: exis	505	511	5	1.1	16	19	3	16.5	3.21	3.71
Low-inc Apts: ex	576	576	0	0.0	12	13	2	14.7	2.00	2.30
Seasnl Rec: exis	67	67	0	0.0	2	2	0	15.0	3.09	3.55
Com/Ind: Lo: exi	2,977	2,965	-12	-0.4	134	152	18	13.4	4.49	5.12
Com/Ind Hi: exis	775	771	-4	-0.6	45	51	6	13.7	5.83	6.66
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	83	14	19.5	5.61	6.41
Ag HGA: Exist	121	125	4	3.3	3	3	0	-7.5	2.27	2.03
Ag Hmstd Land	56	56	0	0.0	0	1	0	24.7	0.80	1.00
Ag Non-Hmstd	102	104	2	1.9	2	3	0	20.3	2.18	2.57
Misc props	129	129	0	-0.2	5	6	1	15.0	3.74	4.31
ResHmstd: NewCon	0	169	169	0.0	0	4	4	0.0	0.00	2.23
All other NewCon	0	22	22	0.0	0	1	1	0.0	0.00	4.35
Total	38,824	39,001	177	0.5	1,053	1,079	26	2.5	2.71	2.77

Tax Base

Tax Rates

	Baseline	Alternative	Change	Pctg Chng		Net Tax Cap (Pctg)		Ref Mkt Val	
						Base	Alter	Base	Alter
Total Tax Capacity	422	329	-93	-22.0	County	44.53	47.97	0.00	0.00
(-) TIF Tax Capacity	9	9	0	-3.3	City/Town	#####	163.83	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	35.88	39.82	48.91	48.80
(=) Taxable Tax Capacity	413	320	-92	-22.4	Special District	5.19	5.87	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	218.06	257.49	48.91	48.80

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	46,800	46,700		-0.2	1,062	949	-113	-10.6	2.27	2.03
Res Hmstd:Avg Val	70,200	70,100		-0.1	1,593	1,425	-168	-10.6	2.27	2.03
Res Hmstd: Hi Val	93,500	93,400		-0.1	2,208	2,118	-90	-4.1	2.36	2.27
Res Hmstd: Ex-Hi Val	140,300	140,100		-0.1	3,499	3,657	157	4.5	2.49	2.61
Apartment	300,000	303,200		1.1	9,645	11,239	1,594	16.5	3.21	3.71
Comm/Ind: Lo Val	150,000	149,200		-0.5	6,739	7,634	896	13.3	4.49	5.12
Comm/Ind: Med Val	300,000	298,300		-0.6	15,479	17,552	2,073	13.4	5.16	5.88
Comm/Ind: Hi Val	1,000,000	994,400		-0.6	56,268	63,911	7,643	13.6	5.63	6.43

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

Tax Rates

	Estimated Market Value				Net Tax		Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Base	Alter	Base	Alter
Total Tax Capacity	83	69	-14	-17.0	County	42.28	38.39	0.00	0.00	
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	97.53	129.30	0.00	0.00	
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	0.71	0.00	12.99	24.73	
(=) Taxable Tax Capacity	83	69	-14	-17.0	Special District	0.33	0.18	0.00	0.00	
FD Distrib Tax Cap	0	0	0	0.0	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

<i>Tax Burdens by Property Class</i>	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	-9.8	1.30	1.19
Res Non-Hm: exis	363	481	118	32.5	6	9	3	43.3	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	10.9	3.17	3.41
Com/Ind Hi: exis	78	99	22	27.7	3	4	1	37.7	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	9.3	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	30.3	0.75	0.83
Ag Non-Hmstd	115	142	26	22.9	2	2	1	34.5	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	1.19
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	5.9	1.66	1.68

Tax Base

Tax Rates

	Tax Base				Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	55	46	-9	-17.0	County	45.07	41.83	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	89.54	107.86	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	16.80	16.16	15.76	15.54
(=) Taxable Tax Capacity	55	46	-9	-17.0	Special District	0.33	0.18	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	151.75	166.03	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	373	-49	-11.6	1.28	1.15
Res Hmstd:Avg Val	49,600	48,600	-2.0	632	560	-73	-11.5	1.28	1.15
Res Hmstd: Hi Val	66,200	64,800	-2.1	844	746	-98	-11.6	1.28	1.15
Res Hmstd: Ex-Hi Val	99,300	97,200	-2.1	1,380	1,292	-88	-6.4	1.39	1.33
Comm/Ind: Lo Val	150,000	191,500	27.7	4,749	6,985	2,236	47.1	3.17	3.65
Comm/Ind: Med Val	300,000	383,000	27.7	11,003	15,599	4,596	41.8	3.67	4.07
Comm/Ind: Hi Val	1,000,000	1,276,700	27.7	40,187	55,798	15,611	38.8	4.02	4.37

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	25.4	0.66	0.82
Res Non-Hm: exis	214	209	-5	-2.3	2	2	0	8.8	1.01	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	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	5.3	2.15	2.30
Com/Ind Hi: exis	1,226	1,226	1	0.0	35	37	2	5.6	2.82	2.98
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	7.4	2.82	2.98
Ag HGA: Exist	78	78	0	0.1	0	1	0	29.1	0.60	0.77
Ag Hmstd Land	854	980	126	14.8	5	5	1	15.0	0.54	0.54
Ag Non-Hmstd	589	678	89	15.0	5	6	1	14.7	0.86	0.86
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	0.82
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	64	6	9.7	1.41	1.47

Tax Base

Tax Rates

	Tax Base				Tax Rates		Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	County	City/Town	Base	Alter	Base	Alter
Total Tax Capacity	53	51	-2	-3.2	County	45.59	42.68	0.00	0.00	
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	33.27	37.80	0.00	0.00	
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	6.64	4.92	12.99	24.74	
(=) Taxable Tax Capacity	53	51	-2	-3.2	Special District	0.33	0.18	0.00	0.00	
FD Distrib Tax Cap	0	0	0	0.0	Total	85.84	85.59	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	180	41	29.9	0.59	0.76
Res Hmstd:Avg Val	35,300	35,500	0.6	208	270	62	30.1	0.59	0.76
Res Hmstd: Hi Val	47,000	47,200	0.4	276	359	83	29.9	0.59	0.76
Res Hmstd: Ex-Hi Val	70,500	70,800	0.4	415	539	124	29.9	0.59	0.76
Comm/Ind: Lo Val	150,000	150,100	0.1	3,225	3,450	225	7.0	2.15	2.3
Comm/Ind: Med Val	300,000	300,100	0.0	7,460	7,921	462	6.2	2.49	2.64
Comm/Ind: Hi Val	1,000,000	1,000,500	0.1	27,223	28,801	1,579	5.8	2.72	2.88

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	250	-6	-2.3	1.45	1.46
Res Non-Hm: exis	1,487	1,383	-104	-7.0	27	28	1	2.9	1.81	2.00
Apartments: exis	253	962	709	280.3	5	23	17	323.2	2.13	2.37
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	74	9	13.8	3.20	3.52
Com/Ind Hi: exis	4,422	4,524	102	2.3	182	206	24	13.2	4.12	4.56
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	79	11	15.6	4.08	4.47
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	-47.0	0.66	0.73
Ag Non-Hmstd	292	511	219	74.9	4	8	4	101.3	1.36	1.57
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	1.46
All other NewCon	0	202	202	0.0	0	7	7	0.0	0.00	3.71
Total	28,797	28,871	73	0.3	620	679	59	9.5	2.15	2.35

Tax Base

Tax Rates

	Tax Base				Tax Rates		Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	County	City/Town	School District	Special District	Base	Alter
Total Tax Capacity	356	308	-48	-13.5	44.10	40.86	0.00	0.00	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	89.36	113.69	0.00	0.00	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	2.33	1.89	42.46	40.83	42.46	40.83
(=) Taxable Tax Capacity	356	308	-48	-13.5	0.33	0.18	0.00	0.00	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	136.12	156.63	42.46	40.83	

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	39,500	38,500		-2.5	547	519	-28	-5.2	1.39	1.35
Res Hmstd:Avg Val	59,200	57,600		-2.7	820	777	-44	-5.4	1.39	1.35
Res Hmstd: Hi Val	79,000	76,900		-2.7	1,110	1,044	-66	-5.9	1.40	1.36
Res Hmstd: Ex-Hi Val	118,500	115,400		-2.6	1,851	1,858	8	0.4	1.56	1.61
Apartment	300,000	1,140,800		280.3	6,379	26,994	20,615	323.2	2.13	2.37
Comm/Ind: Lo Val	150,000	153,500		2.3	4,798	5,446	648	13.5	3.2	3.55
Comm/Ind: Med Val	300,000	306,900		2.3	10,984	12,446	1,461	13.3	3.66	4.06
Comm/Ind: Hi Val	1,000,000	1,023,100		2.3	39,851	45,125	5,275	13.2	3.99	4.41

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	5.00
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	16.8	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

Tax Rates

	Tax Base				Tax Rates		Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	County	City/Town	Base	Alter	Base	Alter
Total Tax Capacity	60	44	-15	-25.6	County	44.05	40.34	0.00	0.00	
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	#####	215.80	0.00	0.00	
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	10.55	8.07	27.82	27.24	
(=) Taxable Tax Capacity	60	44	-15	-25.6	Special District	0.33	0.18	0.00	0.00	
FD Distrib Tax Cap	0	0	0	0.0	Total	215.48	264.40	27.82	27.24	

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		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	118	7	5.9	1.92	1.94
Res Non-Hm: exis	678	605	-73	-10.7	16	17	1	6.1	2.33	2.77
Apartments: exis	133	133	0	0.1	4	4	1	17.9	2.76	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	580	587	7	1.2	23	27	4	16.3	3.97	4.57
Com/Ind Hi: exis	775	839	64	8.3	40	50	10	23.8	5.18	5.92
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	1	22.1	5.18	5.92
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	0	32.9	1.04	1.21
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	1.94
All other NewCon	0	37	37	0.0	0	2	2	0.0	0.00	5.13
Total	8,236	8,601	365	4.4	202	228	26	12.9	2.45	2.65

Tax Base

Tax Rates

	Tax Base				Tax Rates		Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	County	City/Town	Base	Alter	Base	Alter
Total Tax Capacity	94	78	-16	-17.4	County	43.38	39.77	0.00	0.00	
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	#####	180.02	0.00	0.00	
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	0.30	0.00	35.05	49.99	
(=) Taxable Tax Capacity	94	78	-16	-17.4	Special District	0.33	0.18	0.00	0.00	
FD Distrib Tax Cap	0	0	0	0.0	Total	192.64	219.97	35.05	49.99	

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	43,600	45,500		4.4	818	828	10	1.2	1.88	1.82
Res Hmstd:Avg Val	65,400	68,300		4.4	1,228	1,243	15	1.2	1.88	1.82
Res Hmstd: Hi Val	87,100	91,000		4.5	1,689	1,818	128	7.6	1.94	2
Res Hmstd: Ex-Hi Val	130,700	136,500		4.4	2,721	3,136	415	15.2	2.08	2.3
Apartment	300,000	300,400		0.1	8,276	9,762	1,486	18.0	2.76	3.25
Comm/Ind: Lo Val	150,000	162,400		8.3	5,959	7,583	1,624	27.3	3.97	4.67
Comm/Ind: Med Val	300,000	324,800		8.3	13,729	17,199	3,470	25.3	4.58	5.3
Comm/Ind: Hi Val	1,000,000	1,082,700		8.3	49,989	62,077	12,087	24.2	5	5.73

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	276	-5	-1.9	1.36	1.37
Res Non-Hm: exis	1,399	1,423	24	1.7	24	28	4	18.0	1.72	1.99
Apartments: exis	654	301	-353	-54.0	14	7	-6	-46.4	2.08	2.42
Low-inc Apts: ex	130	132	2	1.2	2	2	0	17.6	1.27	1.48
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	14.6	3.19	3.64
Com/Ind Hi: exis	1,692	1,694	2	0.1	71	81	10	14.3	4.20	4.79
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	16.3	4.20	4.79
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	51.4	1.52	1.80
Ag Non-Hmstd	76	46	-30	-39.1	1	1	0	-28.1	1.52	1.80
Misc props	10	10	0	0.6	0	0	0	17.4	2.46	2.87
ResHmstd: NewCon	0	58	58	0.0	0	1	1	0.0	0.00	1.37
All other NewCon	0	3	3	0.0	0	0	0	0.0	0.00	4.16
Total	27,623	26,819	-804	-2.9	490	510	19	3.9	1.78	1.90

Tax Base

Tax Rates

	Estimated Market Value				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	311	235	-75	-24.2	County	40.87	36.39	0.00	0.00
(-) TIF Tax Capacity	3	3	0	0.2	City/Town	#####	140.97	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	4.60	2.09	17.58	17.60
(=) Taxable Tax Capacity	308	232	-75	-24.5	Special District	0.33	0.18	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	152.25	179.63	17.58	17.60

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	43,100	41,900		-2.8	560	525	-34	-6.1	1.3	1.25
Res Hmstd:Avg Val	64,600	62,800		-2.8	839	787	-51	-6.1	1.3	1.25
Res Hmstd: Hi Val	86,100	83,700		-2.8	1,167	1,117	-50	-4.3	1.36	1.33
Res Hmstd: Ex-Hi Val	129,200	125,600		-2.8	1,938	2,011	73	3.8	1.50	1.60
Apartment	300,000	138,100		-54.0	6,237	3,344	-2,893	-46.4	2.08	2.42
Comm/Ind: Lo Val	150,000	150,200		0.1	4,788	5,465	677	14.1	3.19	3.64
Comm/Ind: Med Val	300,000	300,400		0.1	11,084	12,660	1,576	14.2	3.69	4.21
Comm/Ind: Hi Val	1,000,000	1,001,300		0.1	40,467	46,237	5,770	14.3	4.05	4.62

Redwood County

Redwood Falls city

<i>Tax Burdens by Property Class</i>	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	2,146	-174	-7.5	1.50	1.46
Res Non-Hm: exis	22,396	20,480	-1,917	-8.6	401	389	-13	-3.2	1.79	1.90
Apartments: exis	8,277	8,695	418	5.1	177	195	18	10.2	2.14	2.24
Low-inc Apts: ex	3,325	2,969	-356	-10.7	43	41	-2	-5.2	1.30	1.38
Seasnl Rec: exis	228	228	0	0.2	5	5	0	5.0	2.14	2.24
Com/Ind: Lo: exi	19,222	19,299	77	0.4	629	657	29	4.6	3.27	3.41
Com/Ind Hi: exis	20,066	19,979	-87	-0.4	866	891	24	2.8	4.32	4.46
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	53	8	18.5	4.23	4.39
Ag HGA: Exist	1,398	1,096	-302	-21.6	23	18	-5	-20.2	1.65	1.68
Ag Hmstd Land	681	763	82	12.0	6	7	1	12.1	0.94	0.94
Ag Non-Hmstd	597	597	0	-0.1	10	10	0	-0.7	1.61	1.59
Misc props	739	739	0	0.0	16	17	1	4.8	2.23	2.34
ResHmstd: NewCon	0	716	716	0.0	0	10	10	0.0	0.00	1.46
All other NewCon	0	1,422	1,422	0.0	0	29	29	0.0	0.00	2.03
Total	232,611	225,498	-7,113	-3.1	4,543	4,469	-74	-1.6	1.95	1.98

Tax Base

Tax Rates

					County	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	2,652	2,228	-424	-16.0	County	44.87	41.73	0.00	0.00
(-) TIF Tax Capacity	30	21	-10	-32.4	City/Town	79.16	91.82	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	36.20	25.74	12.99	24.73
(=) Taxable Tax Capacity	2,622	2,208	-414	-15.8	Special District	0.33	0.18	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	160.57	159.48	12.99	24.73

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	68,600	65,400	-4.7	916	788	-129	-14.0	1.34	1.20	
Res Hmstd: Avg Val	102,800	97,900	-4.8	1,504	1,350	-154	-10.3	1.46	1.38	
Res Hmstd: Hi Val	137,000	130,500	-4.7	2,129	1,997	-131	-6.2	1.55	1.53	
Res Hmstd: Ex-Hi Val	205,600	195,900	-4.7	3,381	3,296	-85	-2.5	1.64	1.68	
Apartment	300,000	315,200	5.1	6,411	7,063	652	10.2	2.14	2.24	
Comm/Ind: Lo Val	150,000	149,300	-0.5	4,906	5,085	179	3.6	3.27	3.41	
Comm/Ind: Med Val	300,000	298,700	-0.4	11,383	11,739	356	3.1	3.79	3.93	
Comm/Ind: Hi Val	1,000,000	995,700	-0.4	41,608	42,818	1,209	2.9	4.16	4.30	

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	161.2	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

Tax Rates

	Tax Base				Tax Rates		Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	County	City/Town	Base	Alter	Base	Alter
Total Tax Capacity	29	29	0	1.7	County	43.10	39.94	0.00	0.00	
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	#####	105.47	0.00	0.00	
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	1.46	0.91	18.05	18.47	
(=) Taxable Tax Capacity	29	29	0	1.7	Special District	0.33	0.18	0.00	0.00	
FD Distrib Tax Cap	0	0	0	0.0	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	14,581	9,903	211.6	3.12	3.76
Comm/Ind: Med Val	300,000	776,500	158.8	10,827	30,641	19,814	183.0	3.61	3.95
Comm/Ind: Hi Val	1,000,000	2,588,400	158.8	39,519	105,597	66,078	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

Tax Rates

	Tax Base				Tax Rates		Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	County	City/Town	School District	Special District	Base	Alter
Total Tax Capacity	155	136	-19	-12.3	45.09	41.90	0.00	0.00	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	49.61	61.19	42.46	40.83	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	2.99	2.67	0.00	0.00	0.00	0.00
(=) Taxable Tax Capacity	155	136	-19	-12.3	0.33	0.18	0.00	0.00	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	98.03	105.94	42.46	40.83	

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		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	740	18.8	2.63	2.84
Comm/Ind: Med Val	300,000	330,200		10.1	8,984	10,541	1,557	17.3	2.99	3.19
Comm/Ind: Hi Val	1,000,000	1,100,500		10.1	32,517	37,881	5,363	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	6.0	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

Tax Rates

	Estimated Market Value				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	26	25	-1	-3.8	County	44.63	41.48	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	46.75	64.78	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	11.10	9.30	27.81	27.24
(=) Taxable Tax Capacity	26	25	-1	-3.8	Special District	0.33	0.18	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	102.80	115.75	27.81	27.24

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base
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

Tax Rates

	Tax Base				Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	94	76	-18	-18.8	County	43.36	39.70	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	#####	157.42	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	9.66	7.25	27.82	27.24
(=) Taxable Tax Capacity	94	76	-18	-18.8	Special District	0.33	0.18	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	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	569	10.2	3.73	4.11
Comm/Ind: Med Val	300,000	300,000	0.0	12,908	14,239	1,331	10.3	4.30	4.75
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	47,051	51,938	4,887	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

Tax Rates

	Tax Base				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	302	245	-57	-19.0	County	44.97	41.80	0.00	0.00
(-) TIF Tax Capacity	24	23	-1	-4.8	City/Town	#####	145.78	1.87	1.93
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	12.43	10.52	27.82	27.24
(=) Taxable Tax Capacity	277	221	-56	-20.2	Special District	0.33	0.18	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	171.50	198.29	29.69	29.17

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		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	4,633	-770	-14.2	3.60	4.03	
Comm/Ind: Med Val	300,000	229,900	-23.4	12,458	10,267	-2,191	-17.6	4.15	4.47	
Comm/Ind: Hi Val	1,000,000	766,200	-23.4	45,384	38,582	-6,802	-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

Tax Rates

	Tax Base				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	250	229	-20	-8.0	County	44.13	40.89	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	76.95	88.90	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	2.75	2.09	18.05	18.48
(=) Taxable Tax Capacity	250	229	-20	-8.0	Special District	0.33	0.18	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	124.17	132.07	18.05	18.48

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		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	4,633	470	11.3	2.78	2.97
Comm/Ind: Med Val	300,000	312,200		4.1	9,624	10,640	1,016	10.6	3.21	3.41
Comm/Ind: Hi Val	1,000,000	1,040,700		4.1	35,108	38,674	3,566	10.2	3.51	3.72

Redwood County

Wanda city

<i>Tax Burdens by Property Class</i>	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

Tax Rates

	Baseline	Alternative	Change	Pctg Chng		Net Tax Cap (Pctg)		Ref Mkt Val	
						Base	Alter	Base	Alter
Total Tax Capacity	21	17	-4	-17.9	County	41.38	37.33	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	#####	206.38	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	8.90	6.37	27.82	27.24
(=) Taxable Tax Capacity	21	17	-4	-17.9	Special District	0.33	0.18	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	220.11	250.26	27.82	27.24

**Tax Burdens on
Hypothetical Properties**

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		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	7,189	721	11.1	4.31	4.79
Comm/Ind: Med Val	300,000	300,000		0.0	14,954	16,639	1,685	11.3	4.98	5.55
Comm/Ind: Hi Val	1,000,000	1,000,000		0.0	54,553	60,737	6,184	11.3	5.46	6.07

Renville County

Bird Island city

<i>Tax Burdens by Property Class</i>	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	301	-2	-0.7	1.05	1.10
Res Non-Hm: exis	2,465	2,048	-418	-16.9	34	32	-2	-6.9	1.38	1.55
Apartments: exis	917	845	-72	-7.8	15	16	1	3.7	1.68	1.89
Low-inc Apts: ex	173	163	-9	-5.5	2	2	0	6.2	1.03	1.16
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	107	-5	-4.3	2.71	2.99
Com/Ind Hi: exis	1,237	1,789	553	44.7	44	70	26	59.9	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	1,790	1,560	-230	-12.8	63	61	-2	-3.8	3.52	3.88
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	20	8	68.6	1.14	1.31
Ag Non-Hmstd	574	207	-367	-63.9	7	3	-4	-59.2	1.21	1.37
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	1.10
All other NewCon	0	1,407	1,407	0.0	0	36	36	0.0	0.00	2.55
Total	41,135	40,512	-622	-1.5	592	647	56	9.4	1.44	1.60

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	463	374	-89	-19.3	County	38.52	38.09	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	75.19	93.14	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	6.33	4.70	16.04	17.17
(=) Taxable Tax Capacity	463	374	-89	-19.3	Special District	1.14	1.15	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	121.17	137.08	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	444	-13	-2.9	0.97	0.99
Res Hmstd:Avg Val	70,600	67,000	-5.1	686	666	-20	-2.9	0.97	0.99
Res Hmstd: Hi Val	94,100	89,300	-5.1	1,003	977	-26	-2.6	1.07	1.09
Res Hmstd: Ex-Hi Val	141,200	134,100	-5.0	1,692	1,723	31	1.8	1.2	1.29
Apartment	300,000	276,500	-7.8	5,025	5,212	187	3.7	1.68	1.89
Comm/Ind: Lo Val	150,000	217,000	44.7	4,066	7,128	3,062	75.3	2.71	3.28
Comm/Ind: Med Val	300,000	434,000	44.7	9,407	15,668	6,261	66.6	3.14	3.61
Comm/Ind: Hi Val	1,000,000	1,446,800	44.7	34,330	55,524	21,193	61.7	3.43	3.84

Renville County

Buffalo Lake city

<i>Tax Burdens by Property Class</i>	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

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	386	298	-88	-22.9	County	40.39	40.24	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	#####	151.23	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	2.11	1.62	21.09	25.25
(=) Taxable Tax Capacity	386	298	-88	-22.9	Special District	1.75	1.83	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	160.82	194.91	21.09	25.25

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	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	10,135	-1,504	-12.9	3.88	4.38
Comm/Ind: Hi Val	1,000,000	772,100	-22.8	42,467	38,094	-4,373	-10.3	4.25	4.93

Renville County

Danube city

<i>Tax Burdens by Property Class</i>	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

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	176	151	-25	-14.2	County	39.05	38.81	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	79.78	99.96	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	0.18	6.08	52.68	51.18
(=) Taxable Tax Capacity	176	151	-25	-14.2	Special District	1.14	1.15	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	120.15	146.00	52.68	51.18

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		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	10,404	5,812	126.6	3.06	3.9
Comm/Ind: Med Val	300,000	533,700		77.9	10,452	22,292	11,840	113.3	3.48	4.18
Comm/Ind: Hi Val	1,000,000	1,778,900		77.9	37,797	77,750	39,953	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	364	4	1.2	1.24	1.40
Res Non-Hm: exis	2,199	2,208	9	0.4	35	45	10	27.4	1.59	2.02
Apartments: exis	2,597	2,536	-61	-2.3	50	62	12	23.2	1.94	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	4,086	3,271	-815	-20.0	124	119	-5	-3.6	3.03	3.65
Com/Ind Hi: exis	764	1,393	629	82.3	31	67	36	118.0	4.00	4.79
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	18.8	3.15	3.78
Ag HGA: Exist	391	317	-74	-19.0	5	5	0	-1.7	1.32	1.60
Ag Hmstd Land	998	761	-237	-23.8	11	10	-1	-10.0	1.12	1.32
Ag Non-Hmstd	929	1,315	386	41.5	14	23	10	71.5	1.45	1.76
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	1.40
All other NewCon	0	1,126	1,126	0.0	0	42	42	0.0	0.00	3.69
Total	41,135	39,159	-1,976	-4.8	635	745	110	17.3	1.54	1.90

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	445	345	-100	-22.5	County	39.49	39.23	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	97.01	128.73	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	7.74	7.10	11.78	23.90
(=) Taxable Tax Capacity	445	345	-100	-22.5	Special District	1.14	1.15	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	145.38	176.21	11.78	23.90

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	45,700	40,900		-10.5	535	530	-5	-1.0	1.17	1.3
Res Hmstd:Avg Val	68,600	61,400		-10.5	804	796	-8	-1.0	1.17	1.3
Res Hmstd: Hi Val	91,400	81,700		-10.6	1,146	1,108	-38	-3.3	1.25	1.36
Res Hmstd: Ex-Hi Val	137,100	122,600		-10.6	1,906	1,992	86	4.5	1.39	1.62
Apartment	300,000	293,000		-2.3	5,805	7,154	1,349	23.2	1.94	2.44
Comm/Ind: Lo Val	150,000	273,500		82.3	4,547	11,383	6,836	150.4	3.03	4.16
Comm/Ind: Med Val	300,000	547,000		82.3	10,550	24,471	13,921	132.0	3.52	4.47
Comm/Ind: Hi Val	1,000,000	1,823,200		82.3	38,565	85,541	46,976	121.8	3.86	4.69

Renville County

Franklin city

<i>Tax Burdens by Property Class</i>	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	7.1	1.43	1.48
Res Non-Hm: exis	950	767	-183	-19.3	17	17	0	-0.5	1.84	2.26
Apartments: exis	976	895	-81	-8.3	22	25	3	13.7	2.23	2.77
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	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	13.5	3.38	4.05
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	260	284	24	9.2	11	14	3	30.5	4.14	4.95
Ag HGA: Exist	89	93	5	5.1	1	1	0	5.0	1.42	1.42
Ag Hmstd Land	599	807	208	34.8	6	11	5	96.5	0.93	1.36
Ag Non-Hmstd	809	754	-56	-6.9	13	16	2	17.4	1.65	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	28	28	0.0	0	1	1	0.0	0.00	2.26
Total	11,943	12,147	203	1.7	200	226	25	12.6	1.68	1.86

Tax Base

Tax Rates

	Estimated Market Value				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	125	97	-28	-22.4	County	37.44	36.45	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	#####	169.71	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	2.81	0.00	17.58	17.60
(=) Taxable Tax Capacity	125	97	-28	-22.4	Special District	1.14	1.15	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	164.50	207.31	17.58	17.60

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	33,200	34,500	3.9	472	490	18	3.8	1.42	1.42	
Res Hmstd:Avg Val	49,700	51,600	3.8	706	733	27	3.8	1.42	1.42	
Res Hmstd: Hi Val	66,300	68,800	3.8	942	977	35	3.7	1.42	1.42	
Res Hmstd: Ex-Hi Val	99,500	103,300	3.8	1,529	1,744	215	14.1	1.54	1.69	
Apartment	300,000	275,200	-8.3	6,696	7,616	920	13.7	2.23	2.77	

Renville County

Hector city

<i>Tax Burdens by Property Class</i>	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	62	6.9	1.83	2.08

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	559	437	-121	-21.7	County	38.79	38.35	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	#####	138.22	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	0.02	0.00	21.09	25.25
(=) Taxable Tax Capacity	559	437	-121	-21.7	Special District	1.75	1.83	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	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	13,019	2,010	18.3	3.67	4.28
Comm/Ind: Hi Val	1,000,000	1,014,600	1.5	40,157	47,411	7,254	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	120	4	3.8	1.43	1.64
Res Non-Hm: exis	1,014	987	-27	-2.7	18	24	5	29.9	1.80	2.41
Apartments: exis	268	260	-8	-3.0	6	8	2	28.7	2.21	2.93
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	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	65	11	21.4	3.36	4.23
Com/Ind Hi: exis	661	646	-15	-2.2	29	36	7	22.6	4.43	5.56
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	13	3	27.7	4.43	5.56
Ag HGA: Exist	169	161	-8	-4.7	3	3	1	19.7	1.66	2.09
Ag Hmstd Land	449	578	128	28.6	5	8	4	80.5	1.04	1.46
Ag Non-Hmstd	98	1	-97	-98.8	2	0	-2	-98.4	1.66	2.15
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	1.64
All other NewCon	0	64	64	0.0	0	3	3	0.0	0.00	4.49
Total	12,568	11,937	-631	-5.0	242	282	40	16.6	1.92	2.36

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	142	108	-33	-23.4	County	40.17	39.95	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	#####	168.68	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	8.65	4.93	12.99	24.73
(=) Taxable Tax Capacity	142	108	-33	-23.4	Special District	1.14	1.15	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	166.41	214.71	12.99	24.73

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	33,600	30,500	-9.2	468	468	0	0.0	1.39	1.54
Res Hmstd:Avg Val	50,300	45,700	-9.1	701	702	1	0.1	1.39	1.54
Res Hmstd: Hi Val	67,100	60,900	-9.2	935	935	0	0.0	1.39	1.54
Res Hmstd: Ex-Hi Val	100,700	91,400	-9.2	1,525	1,566	41	2.7	1.51	1.71
Apartment	300,000	291,100	-3.0	6,630	8,533	1,903	28.7	2.21	2.93
Comm/Ind: Lo Val	150,000	146,600	-2.3	5,038	6,208	1,170	23.2	3.36	4.23
Comm/Ind: Med Val	300,000	293,300	-2.2	11,690	14,324	2,635	22.5	3.9	4.88
Comm/Ind: Hi Val	1,000,000	977,600	-2.2	42,732	52,395	9,663	22.6	4.27	5.36

Renville County

Olivia city

<i>Tax Burdens by Property Class</i>	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	9.5	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

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	1,306	1,110	-197	-15.1	County	40.68	40.78	0.00	0.00
(-) TIF Tax Capacity	36	33	-2	-6.4	City/Town	73.12	86.32	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	10.38	9.74	16.04	17.17
(=) Taxable Tax Capacity	<u>1,271</u>	<u>1,076</u>	<u>-194</u>	<u>-15.3</u>	Special District	<u>2.72</u>	<u>2.55</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	0	0	0	0.0	Total	126.90	139.39	16.04	17.17

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates	
	Baseline	Alternative	Change		Baseline	Alternative	Change	Pctg Chng	Base
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	10,520	813	8.4	3.24	3.51
Comm/Ind: Hi Val	1,000,000	1,000,300	0.0	35,432	38,399	2,966	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

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	512	425	-87	-17.1	County	39.85	39.78	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	#####	161.20	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	1.96	8.74	52.68	51.18
(=) Taxable Tax Capacity	512	424	-87	-17.1	Special District	1.14	1.15	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	176.64	210.87	52.68	51.18

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		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	767	13.1	3.91	4.44
Comm/Ind: Med Val	300,000	298,500		-0.5	13,418	15,202	1,784	13.3	4.47	5.09
Comm/Ind: Hi Val	1,000,000	995,100		-0.5	48,673	55,265	6,592	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	477	39	8.9	3.32	3.75

Tax Base

Tax Rates

	Estimated Market Value				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	147	115	-32	-21.6	County	38.36	37.67	0.00	0.00
(-) TIF Tax Capacity	1	1	0	0.0	City/Town	#####	301.15	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	0.26	4.53	52.68	51.18
(=) Taxable Tax Capacity	146	114	-32	-21.8	Special District	1.14	1.15	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	261.41	344.50	52.68	51.18

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base
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	1,923	24.8	5.18	6.45
Comm/Ind: Med Val	300,000	300,500	0.2	17,868	22,347	4,478	25.1	5.96	7.44
Comm/Ind: Hi Val	1,000,000	1,001,800	0.2	64,990	81,423	16,433	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	1,091	86	8.5	1.38	1.48
Res Non-Hm: exis	15,868	13,246	-2,622	-16.5	267	240	-27	-10.3	1.69	1.81
Apartments: exis	78	86	8	10.2	1	2	0	19.6	1.85	2.00
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	8.5	1.85	2.00
Com/Ind: Lo: exi	8,403	8,352	-51	-0.6	243	259	16	6.5	2.89	3.10
Com/Ind Hi: exis	30,210	29,959	-251	-0.8	1,139	1,203	65	5.7	3.77	4.02
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	68	5	8.4	3.77	4.02
Ag HGA: Exist	338	330	-8	-2.3	5	5	0	4.3	1.40	1.49
Ag Hmstd Land	2,314	2,071	-243	-10.5	20	19	-1	-3.1	0.85	0.92
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	23	23	0.0	0.00	1.48
All other NewCon	0	686	686	0.0	0	14	14	0.0	0.00	2.04
Total	131,588	131,582	-5	0.0	2,744	2,925	181	6.6	2.09	2.22

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	1,690	1,575	-114	-6.8	County	31.68	35.97	0.00	0.00
(-) TIF Tax Capacity	547	544	-3	-0.6	City/Town	60.37	61.46	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	33.67	34.08	26.90	35.38
(=) Taxable Tax Capacity	1,143	1,032	-111	-9.7	Special District	0.47	0.53	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	126.19	132.04	26.90	35.38

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	104,200	105,500		1.2	1,317	1,400	83	6.3	1.26	1.33
Res Hmstd:Avg Val	156,300	158,200		1.2	2,161	2,345	184	8.5	1.38	1.48
Res Hmstd: Hi Val	208,300	210,800		1.2	3,004	3,288	284	9.4	1.44	1.56
Res Hmstd: Ex-Hi Val	312,600	316,400		1.2	4,695	5,181	487	10.4	1.50	1.64
Apartment	300,000	330,500		10.2	5,539	6,624	1,085	19.6	1.85	2.00
Comm/Ind: Lo Val	150,000	148,800		-0.8	4,342	4,614	272	6.3	2.89	3.10
Comm/Ind: Med Val	300,000	297,500		-0.8	9,996	10,576	580	5.8	3.33	3.55
Comm/Ind: Hi Val	1,000,000	991,700		-0.8	36,383	38,458	2,075	5.7	3.64	3.88

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	7,819	272	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	26.2	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	7,110	617	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	955	113	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	-5.7	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	20,563	1,660	8.8	1.42	1.59

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	16,183	14,520	-1,663	-10.3	County	30.45	34.58	0.00	0.00
(-) TIF Tax Capacity	156	260	105	67.2	City/Town	38.88	46.13	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	24.57	26.93	11.29	10.47
(=) Taxable Tax Capacity	16,027	14,259	-1,768	-11.0	Special District	4.30	4.72	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	98.20	112.36	11.29	10.47

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Pctg Chng	Effective Tax Rates	
	Baseline	Alternative	Change		Baseline	Alternative	Change		Base	Alter
Res Hmstd: Lo Val	99,000	92,500	-6,500	-6.6	801	811	11	1.3	0.81	0.88
Res Hmstd:Avg Val	148,400	138,600	-9,800	-6.6	1,386	1,424	38	2.7	0.93	1.03
Res Hmstd: Hi Val	197,900	184,800	-13,100	-6.6	1,973	2,038	66	3.3	1	1.10
Res Hmstd: Ex-Hi Val	296,900	277,300	-19,600	-6.6	3,146	3,268	122	3.9	1.06	1.18
Apartment	300,000	336,300	36,300	12.1	4,021	5,075	1,054	26.2	1.34	1.51
Comm/Ind: Lo Val	150,000	148,700	-1,300	-0.9	3,478	3,802	324	9.3	2.32	2.56
Comm/Ind: Med Val	300,000	297,300	-2,700	-0.9	8,058	8,805	746	9.3	2.69	2.96
Comm/Ind: Hi Val	1,000,000	991,100	-8,900	-0.9	29,434	32,212	2,779	9.4	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	2,341	86	3.8	1.18	1.33
Res Non-Hm: exis	45,651	37,547	-8,104	-17.8	658	619	-39	-6.0	1.44	1.65
Apartments: exis	5,613	6,483	870	15.5	90	121	31	33.9	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	25	8.2	2.64	3.01
Com/Ind Hi: exis	16,559	14,565	-1,993	-12.0	574	574	1	0.1	3.47	3.94
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	15.6	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	9.8	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	4,174	165	4.1	1.45	1.64

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	3,066	2,552	-514	-16.8	County	30.26	34.35	0.00	0.00
(-) TIF Tax Capacity	65	65	0	0.0	City/Town	51.98	66.31	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	35.40	39.02	13.59	13.43
(=) Taxable Tax Capacity	3,001	2,487	-514	-17.1	Special District	0.47	0.53	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	118.11	140.21	13.59	13.43

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	111,900	103,200		-7.8	1,202	1,194	-8	-0.7	1.07	1.16
Res Hmstd:Avg Val	167,700	154,700		-7.8	1,987	2,050	63	3.2	1.18	1.33
Res Hmstd: Hi Val	223,600	206,200		-7.8	2,774	2,906	133	4.8	1.24	1.41
Res Hmstd: Ex-Hi Val	335,400	309,400		-7.8	4,347	4,622	275	6.3	1.3	1.49
Apartment	300,000	346,500		15.5	4,837	6,538	1,701	35.2	1.61	1.89
Comm/Ind: Lo Val	150,000	131,900		-12.1	3,960	3,962	2	0.1	2.64	3.00
Comm/Ind: Med Val	300,000	263,900		-12.0	9,172	9,017	-155	-1.7	3.06	3.42
Comm/Ind: Hi Val	1,000,000	879,600		-12.0	33,496	33,402	-94	-0.3	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

Tax Rates

	Tax Base				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	516	364	-151	-29.4	County	31.55	35.79	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	53.93	76.34	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	4.77	4.54	28.67	27.34
(=) Taxable Tax Capacity	516	364	-151	-29.4	Special District	1.21	1.35	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	91.46	118.02	28.67	27.34

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		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	7,717	-508	-6.2	2.74	3.14
Comm/Ind: Hi Val	1,000,000	819,400		-18.1	29,874	28,687	-1,187	-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	97	6	6.1	0.71	0.84
Res Non-Hm: exis	1,519	1,650	132	8.7	14	17	3	23.9	0.89	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	1,355	1,447	92	6.8	27	32	5	18.9	2.00	2.22
Com/Ind Hi: exis	1,001	1,202	201	20.1	26	35	9	34.0	2.62	2.93
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	13.6	2.62	2.93
Ag HGA: Exist	788	715	-73	-9.2	6	6	0	4.4	0.78	0.90
Ag Hmstd Land	1,389	1,305	-83	-6.0	5	6	0	9.0	0.37	0.43
Ag Non-Hmstd	2,210	2,086	-124	-5.6	17	19	2	10.8	0.77	0.90
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	0.84
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	216	26	13.8	0.89	1.07

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	224	194	-30	-13.5	County	30.39	34.45	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	20.95	27.84	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	24.14	26.37	11.29	10.47
(=) Taxable Tax Capacity	224	194	-30	-13.5	Special District	1.21	1.35	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	76.69	90.01	11.29	10.47

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	95,200	85,700		-10.0	551	595	44	8.1	0.58	0.69
Res Hmstd:Avg Val	142,800	128,600		-9.9	1,013	1,061	49	4.8	0.71	0.83
Res Hmstd: Hi Val	190,300	171,300		-10.0	1,473	1,525	52	3.5	0.77	0.89
Res Hmstd: Ex-Hi Val	285,600	257,100		-10.0	2,397	2,456	59	2.5	0.84	0.96
Comm/Ind: Lo Val	150,000	180,200		20.1	2,994	4,216	1,222	40.8	2	2.34
Comm/Ind: Med Val	300,000	360,400		20.1	6,929	9,490	2,561	37.0	2.31	2.63
Comm/Ind: Hi Val	1,000,000	1,201,200		20.1	25,293	34,099	8,807	34.8	2.53	2.84

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	7.3	1.42	1.57
Res Non-Hm: exis	245	233	-12	-4.7	4	4	0	5.7	1.51	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	508	499	-10	-1.9	14	15	1	6.6	2.78	3.02
Com/Ind Hi: exis	264	190	-75	-28.2	10	7	-2	-22.4	3.61	3.90
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	9.5	3.61	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	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	0	-0.1	2.11	2.25

Tax Base

Tax Rates

	Baseline	Alternative	Change	Pctg Chng		Net Tax Cap (Pctg)		Ref Mkt Val	
						Base	Alter	Base	Alter
Total Tax Capacity	25	22	-2	-9.6	County	31.67	35.97	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	52.58	55.84	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	33.67	34.08	26.90	35.38
(=) Taxable Tax Capacity	25	22	-2	-9.6	Special District	0.47	0.53	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	118.39	126.41	26.90	35.38

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	199,100	193,100		-3.0	2,700	2,873	173	6.4	1.36	1.49
Res Hmstd:Avg Val	298,500	289,500		-3.0	4,233	4,542	309	7.3	1.42	1.57
Res Hmstd: Hi Val	397,900	385,900		-3.0	5,767	6,211	444	7.7	1.45	1.61
Res Hmstd: Ex-Hi Val	597,000	578,900		-3.0	8,961	9,615	654	7.3	1.50	1.66
Comm/Ind: Lo Val	150,000	107,700		-28.2	4,166	3,249	-918	-22.0	2.78	3.02
Comm/Ind: Med Val	300,000	215,400		-28.2	9,587	7,078	-2,509	-26.2	3.2	3.29
Comm/Ind: Hi Val	1,000,000	717,900		-28.2	34,882	26,695	-8,187	-23.5	3.49	3.72

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	10,468	844	8.8	1.30	1.48
Res Non-Hm: exis	114,056	111,871	-2,185	-1.9	1,677	1,870	192	11.5	1.47	1.67
Apartments: exis	56,804	52,916	-3,888	-6.8	958	1,016	58	6.1	1.69	1.92
Low-inc Apts: ex	15,696	15,336	-360	-2.3	166	185	20	11.9	1.06	1.21
Seasnl Rec: exis	75	67	-9	-11.8	1	1	0	-0.2	1.58	1.79
Com/Ind: Lo: exi	38,275	37,970	-306	-0.8	1,033	1,138	105	10.1	2.70	3.00
Com/Ind Hi: exis	178,482	169,185	-9,297	-5.2	6,253	6,550	296	4.7	3.50	3.87
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	410	50	13.9	3.49	3.86
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	-27.7	0.38	0.37
Ag Non-Hmstd	3,054	1,985	-1,069	-35.0	34	25	-10	-28.2	1.12	1.24
Misc props	2,143	2,104	-39	-1.8	39	43	4	11.1	1.82	2.06
ResHmstd: NewCon	0	2,710	2,710	0.0	0	40	40	0.0	0.00	1.48
All other NewCon	0	2,197	2,197	0.0	0	54	54	0.0	0.00	2.47
Total	1,157,058	1,115,393	-41,665	-3.6	20,147	21,801	1,654	8.2	1.74	1.95

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	13,821	12,540	-1,281	-9.3	County	30.38	34.50	0.00	0.00
(-) TIF Tax Capacity	823	724	-100	-12.1	City/Town	43.98	50.92	1.77	1.95
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	33.89	34.29	26.90	35.38
(=) Taxable Tax Capacity	12,998	11,816	-1,182	-9.1	Special District	3.76	4.09	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	112.01	123.80	28.67	37.32

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates	
	Baseline	Alternative	Change		Baseline	Alternative	Change	Pctg Chng	Base
Res Hmstd: Lo Val	129,100	123,900	-4.0	1,560	1,673	113	7.3	1.21	1.35
Res Hmstd:Avg Val	193,600	185,800	-4.0	2,525	2,740	214	8.5	1.30	1.47
Res Hmstd: Hi Val	258,100	247,700	-4.0	3,491	3,806	315	9.0	1.35	1.54
Res Hmstd: Ex-Hi Val	387,200	371,600	-4.0	5,423	5,940	517	9.5	1.40	1.6
Apartment	300,000	279,500	-6.8	5,061	5,368	308	6.1	1.69	1.92
Comm/Ind: Lo Val	150,000	142,200	-5.2	4,049	4,261	212	5.2	2.7	3
Comm/Ind: Med Val	300,000	284,400	-5.2	9,305	9,698	394	4.2	3.10	3.41
Comm/Ind: Hi Val	1,000,000	947,900	-5.2	33,830	35,384	1,554	4.6	3.38	3.73

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	4.2	1.54	1.59
Res Non-Hm: exis	1,045	947	-98	-9.4	21	22	1	5.1	2.03	2.35
Apartments: exis	135	135	0	0.0	3	3	0	15.1	2.18	2.51
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	15.1	2.18	2.51
Com/Ind: Lo: exi	622	624	3	0.4	21	23	3	13.5	3.31	3.74
Com/Ind Hi: exis	978	950	-28	-2.9	42	47	4	10.1	4.33	4.91
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	18.5	4.33	4.91
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	36.0	1.14	1.36
Ag Non-Hmstd	287	322	35	12.2	4	6	1	31.8	1.57	1.84
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	1.59
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	268	21	8.3	1.94	2.09

Tax Base

Tax Rates

	Tax Base				Tax Rates		Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	County	City/Town	Base	Alter	Base	Alter
Total Tax Capacity	145	122	-22	-15.3	County	27.92	27.13	0.00	0.00	
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	#####	136.69	0.00	0.00	
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	20.26	19.94	22.41	21.34	
(=) Taxable Tax Capacity	145	122	-22	-15.3	Special District	0.32	0.18	0.00	0.00	
FD Distrib Tax Cap	0	0	0	0.0	Total	156.68	183.94	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	821	-40	-4.7	1.39	1.32
Res Hmstd:Avg Val	92,800	93,400	0.6	1,373	1,387	14	1.0	1.48	1.48
Res Hmstd: Hi Val	123,700	124,600	0.7	1,954	2,079	125	6.4	1.58	1.67
Res Hmstd: Ex-Hi Val	185,600	186,900	0.7	3,119	3,461	343	11.0	1.68	1.85
Apartment	300,000	300,000	0.0	6,548	7,538	990	15.1	2.18	2.51
Comm/Ind: Lo Val	150,000	145,700	-2.9	4,960	5,448	488	9.8	3.31	3.74
Comm/Ind: Med Val	300,000	291,300	-2.9	11,462	12,552	1,091	9.5	3.82	4.31
Comm/Ind: Hi Val	1,000,000	971,100	-2.9	41,803	45,960	4,157	9.9	4.18	4.73

Rock County

Hardwick city

<i>Tax Burdens by Property Class</i>	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	5.6	0.78	0.86
Res Non-Hm: exis	302	493	191	63.3	4	6	2	67.1	1.17	1.20
Apartments: exis	139	139	0	0.0	2	2	0	1.3	1.37	1.39
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	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	-2.5	2.31	2.37
Com/Ind Hi: exis	110	102	-8	-7.6	3	3	0	-5.3	2.98	3.06
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	-0.9	2.98	3.06
Ag HGA: Exist	274	147	-127	-46.3	2	1	-1	-46.3	0.88	0.88
Ag Hmstd Land	2,772	1,822	-951	-34.3	12	9	-3	-26.5	0.45	0.50
Ag Non-Hmstd	808	2,144	1,336	165.4	7	19	12	170.6	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	16.4	0.82	0.92

Tax Base

Tax Rates

	Tax Base				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	71	68	-3	-4.1	County	29.58	29.09	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	37.75	41.32	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	17.24	15.97	30.87	30.57
(=) Taxable Tax Capacity	71	68	-3	-4.1	Special District	0.32	0.18	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	84.89	86.56	30.87	30.57

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base
Res Hmstd: Lo Val	26,400	25,500	-3.4	200	210	10	5.2	0.76	0.83
Res Hmstd:Avg Val	39,600	38,200	-3.5	300	315	15	5.1	0.76	0.83
Res Hmstd: Hi Val	52,800	50,900	-3.6	400	420	20	5.0	0.76	0.83
Res Hmstd: Ex-Hi Val	79,200	76,400	-3.5	616	632	16	2.7	0.78	0.83
Apartment	300,000	300,000	0.0	4,109	4,163	54	1.3	1.37	1.39
Comm/Ind: Lo Val	150,000	138,600	-7.6	3,472	3,286	-186	-5.4	2.31	2.37
Comm/Ind: Med Val	300,000	277,200	-7.6	7,946	7,447	-499	-6.3	2.65	2.69
Comm/Ind: Hi Val	1,000,000	923,800	-7.6	28,828	27,226	-1,602	-5.6	2.88	2.95

Rock County

Hills city

<i>Tax Burdens by Property Class</i>	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	165	20	14.2	0.82	0.94
Res Non-Hm: exis	1,621	1,517	-104	-6.4	19	19	0	1.7	1.16	1.26
Apartments: exis	1,907	1,907	0	0.0	26	28	2	9.7	1.35	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	1,254	1,253	-1	-0.1	29	31	2	8.2	2.31	2.50
Com/Ind Hi: exis	407	417	10	2.4	12	14	1	11.3	3.00	3.26
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	-1.3	3.00	3.26
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	36.4	0.49	0.50
Ag Non-Hmstd	378	385	7	1.9	3	4	0	14.6	0.90	1.01
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	5	5	0.0	0.00	1.44
Total	23,618	24,801	1,183	5.0	245	285	41	16.6	1.04	1.15

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	254	214	-40	-15.9	County	27.52	26.47	0.00	0.00
(-) TIF Tax Capacity	2	2	0	0.0	City/Town	42.25	55.35	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	19.80	19.16	22.41	21.34
(=) Taxable Tax Capacity	252	212	-40	-16.0	Special District	0.32	0.18	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	89.89	101.16	22.41	21.34

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Pctg Chng	Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change		Base	Alter
Res Hmstd: Lo Val	57,800	58,100		0.5	418	477	59	14.1	0.72	0.82
Res Hmstd:Avg Val	86,700	87,100		0.5	679	770	90	13.3	0.78	0.88
Res Hmstd: Hi Val	115,600	116,100		0.4	1,030	1,151	121	11.8	0.89	0.99
Res Hmstd: Ex-Hi Val	173,400	174,200		0.5	1,731	1,916	185	10.7	1	1.1
Apartment	300,000	300,000		0.0	4,043	4,434	391	9.7	1.35	1.48
Comm/Ind: Lo Val	150,000	153,600		2.4	3,458	3,863	406	11.7	2.31	2.52
Comm/Ind: Med Val	300,000	307,200		2.4	7,956	8,869	913	11.5	2.65	2.89
Comm/Ind: Hi Val	1,000,000	1,024,100		2.4	28,946	32,230	3,284	11.3	2.89	3.15

Rock County

Kenneth city

<i>Tax Burdens by Property Class</i>	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	11.1	0.70	0.81
Res Non-Hm: exis	74	102	28	37.7	1	1	0	43.2	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	1.7	2.20	2.31
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	17.9	2.83	2.97
Ag HGA: Exist	132	133	1	1.0	1	1	0	18.8	0.68	0.80
Ag Hmstd Land	1,647	2,339	693	42.1	9	13	4	43.3	0.54	0.55
Ag Non-Hmstd	907	466	-441	-48.6	7	4	-3	-45.2	0.77	0.82
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	8.3	0.70	0.71

Tax Base

Tax Rates

	Estimated Market Value				County	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	32	28	-3	-10.6	County	29.59	29.11	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	30.00	37.08	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	17.24	15.97	30.87	30.57
(=) Taxable Tax Capacity	32	28	-3	-10.6	Special District	0.32	0.18	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	77.16	82.33	30.87	30.57

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	20,900	20,200	-700	-3.3	142	162	20	13.6	0.68	0.8
Res Hmstd:Avg Val	31,300	30,200	-1,100	-3.5	213	242	29	13.4	0.68	0.8
Res Hmstd: Hi Val	41,700	40,200	-1,500	-3.6	284	321	37	13.3	0.68	0.8
Res Hmstd: Ex-Hi Val	62,600	60,400	-2,200	-3.5	426	483	57	13.4	0.68	0.8

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	1,768	143	8.8	1.06	1.13
Res Non-Hm: exis	9,821	11,532	1,711	17.4	131	165	34	25.7	1.34	1.43
Apartments: exis	7,843	7,829	-15	-0.2	121	129	8	6.5	1.55	1.65
Low-inc Apts: ex	3,679	3,679	0	0.0	36	38	2	6.4	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	467	27	6.0	2.53	2.69
Com/Ind Hi: exis	21,999	21,973	-26	-0.1	718	764	46	6.4	3.26	3.48
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	8.5	3.26	3.48
Ag HGA: Exist	1,010	691	-319	-31.6	12	9	-3	-23.6	1.17	1.30
Ag Hmstd Land	501	333	-168	-33.5	2	1	0	-14.2	0.30	0.39
Ag Non-Hmstd	1,063	1,231	168	15.8	11	13	3	25.8	0.99	1.08
Misc props	170	170	0	-0.2	3	3	0	6.7	1.69	1.81
ResHmstd: NewCon	0	940	940	0.0	0	11	11	0.0	0.00	1.13
All other NewCon	0	252	252	0.0	0	6	6	0.0	0.00	2.56
Total	218,010	223,128	5,117	2.3	3,120	3,398	277	8.9	1.43	1.52

Tax Base

Tax Rates

	Tax Base				Tax Rates		Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	County	City/Town	School District	Special District	Base	Alter
Total Tax Capacity	2,503	2,193	-310	-12.4	29.42	28.92	17.09	0.32	0.00	0.00
(-) TIF Tax Capacity	40	40	0	0.0	52.15	62.63	30.86	0.00	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	17.09	15.80	30.86	0.00	30.86	30.57
(=) Taxable Tax Capacity	2,464	2,153	-310	-12.6	0.32	0.18	0.00	0.00	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	98.98	107.52	30.86	30.86	30.57

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	69,000	70,200	1.7	620	667	48	7.7	0.9	0.95	
Res Hmstd:Avg Val	103,400	105,200	1.7	1,063	1,154	91	8.5	1.03	1.1	
Res Hmstd: Hi Val	137,900	140,300	1.7	1,542	1,673	131	8.5	1.12	1.19	
Res Hmstd: Ex-Hi Val	206,900	210,500	1.7	2,500	2,710	210	8.4	1.21	1.29	
Apartment	300,000	299,400	-0.2	4,638	4,939	302	6.5	1.55	1.65	
Comm/Ind: Lo Val	150,000	149,800	-0.1	3,789	4,022	233	6.2	2.53	2.69	
Comm/Ind: Med Val	300,000	299,600	-0.1	8,686	9,231	545	6.3	2.9	3.08	
Comm/Ind: Hi Val	1,000,000	998,800	-0.1	31,541	33,550	2,009	6.4	3.15	3.36	

Rock County

Magnolia city

<i>Tax Burdens by Property Class</i>	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	8.6	0.78	0.86
Res Non-Hm: exis	404	541	137	33.9	5	7	2	39.5	1.19	1.24
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	4.1	2.32	2.43
Com/Ind Hi: exis	872	859	-13	-1.5	26	27	1	3.4	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	113	119	7	6.0	3	4	0	11.4	2.99	3.14
Ag HGA: Exist	123	59	-65	-52.6	1	0	0	-47.1	0.76	0.85
Ag Hmstd Land	1,342	1,426	84	6.2	9	10	2	20.2	0.65	0.73
Ag Non-Hmstd	433	527	94	21.7	4	5	1	29.4	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	8	9.9	1.20	1.28

Tax Base

Tax Rates

	Tax Base				Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	77	67	-10	-12.7	County	29.55	29.07	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	38.20	45.49	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	17.24	15.97	30.86	30.57
(=) Taxable Tax Capacity	<u>77</u>	<u>67</u>	<u>-10</u>	<u>-12.7</u>	Special District	<u>0.32</u>	<u>0.18</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	0	0	0	0.0	Total	85.32	90.71	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	266	25	10.2	0.76	0.85
Res Hmstd:Avg Val	47,500	46,900	-1.3	362	399	37	10.2	0.76	0.85
Res Hmstd: Hi Val	63,300	62,500	-1.3	482	531	49	10.2	0.76	0.85
Res Hmstd: Ex-Hi Val	94,900	93,700	-1.3	816	875	59	7.3	0.86	0.93
Comm/Ind: Lo Val	150,000	147,700	-1.5	3,481	3,593	112	3.2	2.32	2.43
Comm/Ind: Med Val	300,000	295,400	-1.5	7,969	8,217	249	3.1	2.66	2.78
Comm/Ind: Hi Val	1,000,000	984,600	-1.5	28,910	29,871	960	3.3	2.89	3.03

Rock County

Steen city

<i>Tax Burdens by Property Class</i>	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	3.3	0.80	0.89
Res Non-Hm: exis	879	995	116	13.2	10	12	2	22.7	1.14	1.24
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	8.3	2.33	2.51
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	14.6	3.04	3.28
Ag HGA: Exist	173	165	-8	-4.7	1	1	0	4.2	0.81	0.89
Ag Hmstd Land	825	977	152	18.4	3	5	2	48.6	0.41	0.51
Ag Non-Hmstd	414	377	-38	-9.1	4	4	0	1.3	0.92	1.02
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	1.24
Total	5,848	5,874	27	0.5	51	56	6	11.5	0.87	0.96

Tax Base

Tax Rates

	Estimated Market Value				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	56	45	-11	-20.0	County	29.51	29.01	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	39.68	50.69	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	22.24	22.28	22.41	21.34
(=) Taxable Tax Capacity	56	45	-11	-20.0	Special District	0.32	0.18	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	91.75	102.16	22.41	21.34

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	42,200	39,300	-6.9	313	325	12	3.8	0.74	0.83	
Res Hmstd:Avg Val	63,300	58,900	-7.0	469	487	17	3.7	0.74	0.83	
Res Hmstd: Hi Val	84,400	78,500	-7.0	667	661	-6	-0.9	0.79	0.84	
Res Hmstd: Ex-Hi Val	126,700	117,900	-6.9	1,188	1,184	-4	-0.3	0.94	1.00	

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	0.1	1.23	1.29
Res Non-Hm: exis	183	164	-19	-10.6	3	3	0	3.6	1.58	1.83
Apartments: exis	56	56	0	0.0	1	1	0	16.4	1.88	2.19
Low-inc Apts: ex	94	94	0	0.0	1	1	0	15.7	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	15.9	2.93	3.34
Com/Ind Hi: exis	2,371	2,333	-38	-1.6	90	101	11	12.5	3.81	4.35
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	16.4	3.81	4.35
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	32.7	0.62	0.75
Ag Non-Hmstd	102	112	10	10.1	1	2	0	32.0	1.27	1.52
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	1.29
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	145	16	12.6	2.77	3.14

Tax Base

Tax Rates

	Tax Base				Tax Rates		Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	County	City/Town	School District	Special District	Base	Alter
Total Tax Capacity	72	69	-3	-4.7	28.38	27.84	18.60	0.32	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	79.54	106.39	29.42	0.00	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	18.60	17.68	29.42	0.00	28.75	0.00
(=) Taxable Tax Capacity	72	69	-3	-4.7	0.32	0.18	0.00	0.00	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	126.84	152.09	29.42	28.75	

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	29,800	28,400		-4.7	346	341	-6	-1.6	1.16	1.2
Res Hmstd:Avg Val	44,700	42,600		-4.7	520	511	-8	-1.6	1.16	1.2
Res Hmstd: Hi Val	59,600	56,800		-4.7	693	682	-11	-1.6	1.16	1.2
Res Hmstd: Ex-Hi Val	89,400	85,200		-4.7	1,105	1,091	-14	-1.3	1.24	1.28
Apartment	300,000	300,000		0.0	5,639	6,566	926	16.4	1.88	2.19
Comm/Ind: Lo Val	150,000	147,600		-1.6	4,394	4,923	529	12.0	2.93	3.34
Comm/Ind: Med Val	300,000	295,200		-1.6	10,106	11,321	1,215	12.0	3.37	3.83
Comm/Ind: Hi Val	1,000,000	984,100		-1.6	36,760	41,296	4,537	12.3	3.68	4.2

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	17	13.0	1.66	1.96
Res Non-Hm: exis	2,032	1,358	-674	-33.2	41	36	-5	-12.3	2.03	2.66
Apartments: exis	559	502	-57	-10.2	13	16	2	16.8	2.39	3.11
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	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	2.5	3.50	4.36
Com/Ind Hi: exis	135	124	-11	-8.1	6	7	1	13.5	4.52	5.58
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	28.1	4.45	5.49
Ag HGA: Exist	53	48	-5	-9.1	1	1	0	4.7	1.60	1.85
Ag Hmstd Land	135	140	5	3.7	1	1	0	41.0	0.58	0.79
Ag Non-Hmstd	147	159	12	8.1	2	3	1	36.2	1.54	1.93
Misc props	91	71	-20	-22.3	2	2	0	1.1	2.39	3.11
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	2.66
Total	12,451	11,218	-1,233	-9.9	248	269	21	8.4	1.99	2.39

Tax Base

Tax Rates

	Tax Base				Tax Rates		Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	County	City/Town	Base	Alter	Base	Alter
Total Tax Capacity	135	95	-40	-29.5	County	64.62	73.67	0.00	0.00	
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	65.94	96.39	0.00	0.00	
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	13.91	13.02	46.85	68.71	
(=) Taxable Tax Capacity	135	95	-40	-29.5	Special District	9.09	10.38	0.00	0.00	
FD Distrib Tax Cap	0	0	0	0.0	Total	153.56	193.46	46.85	68.71	

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base
Res Hmstd: Lo Val	47,500	45,500	-4.2	762	841	79	10.3	1.60	1.85
Res Hmstd:Avg Val	71,200	68,300	-4.1	1,142	1,262	120	10.5	1.60	1.85
Res Hmstd: Hi Val	94,900	91,000	-4.1	1,615	1,824	209	12.9	1.70	2.00
Res Hmstd: Ex-Hi Val	142,400	136,500	-4.1	2,610	3,096	486	18.6	1.83	2.27
Apartment	300,000	269,500	-10.2	7,164	8,369	1,205	16.8	2.39	3.11
Comm/Ind: Lo Val	150,000	137,900	-8.1	5,257	6,006	750	14.3	3.50	4.36
Comm/Ind: Med Val	300,000	275,800	-8.1	12,031	13,551	1,520	12.6	4.01	4.91
Comm/Ind: Hi Val	1,000,000	919,300	-8.1	43,646	49,447	5,802	13.3	4.36	5.38

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	246	22	9.9	1.49	1.77
Res Non-Hm: exis	2,210	1,723	-487	-22.0	41	45	4	9.2	1.86	2.61
Apartments: exis	485	449	-36	-7.3	11	14	3	29.5	2.25	3.14
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	2,492	2,418	-73	-2.9	85	109	24	28.2	3.40	4.49
Com/Ind Hi: exis	292	247	-46	-15.6	13	15	1	11.2	4.48	5.90
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	33	10	45.3	4.43	5.84
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	34.0	0.84	1.00
Ag Non-Hmstd	129	144	15	11.4	2	3	1	54.3	1.67	2.32
Misc props	58	52	-6	-10.5	2	2	0	22.7	2.94	4.03
ResHmstd: NewCon	0	184	184	0.0	0	3	3	0.0	0.00	1.77
All other NewCon	0	37	37	0.0	0	2	2	0.0	0.00	4.57
Total	21,273	19,771	-1,502	-7.1	401	472	71	17.8	1.88	2.39

Tax Base

Tax Rates

	Estimated Market Value				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	235	171	-64	-27.1	County	64.95	74.13	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	82.04	137.12	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	11.24	10.03	15.58	24.59
(=) Taxable Tax Capacity	235	171	-64	-27.1	Special District	9.09	10.38	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	167.33	231.66	15.58	24.59

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Pctg Chng	Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change		Base	Alter
Res Hmstd: Lo Val	42,200	39,000		-7.6	603	638	35	5.8	1.43	1.64
Res Hmstd:Avg Val	63,300	58,500		-7.6	905	957	52	5.8	1.43	1.64
Res Hmstd: Hi Val	84,400	78,000		-7.6	1,247	1,299	51	4.1	1.48	1.67
Res Hmstd: Ex-Hi Val	126,600	117,000		-7.6	2,057	2,379	322	15.7	1.62	2.03
Apartment	300,000	278,000		-7.3	6,742	8,734	1,992	29.5	2.25	3.14
Comm/Ind: Lo Val	150,000	126,600		-15.6	5,097	5,681	584	11.5	3.4	4.49
Comm/Ind: Med Val	300,000	253,200		-15.6	11,816	12,821	1,005	8.5	3.94	5.06
Comm/Ind: Hi Val	1,000,000	844,100		-15.6	43,169	47,691	4,522	10.5	4.32	5.65

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	1,093	-50	-4.3	1.71	1.69
Res Non-Hm: exis	8,276	7,415	-862	-10.4	172	178	5	3.2	2.08	2.39
Apartments: exis	7,192	6,867	-325	-4.5	176	192	16	9.1	2.44	2.79
Low-inc Apts: ex	2,473	2,320	-153	-6.2	37	39	3	7.5	1.49	1.70
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	590	48	8.8	3.64	4.08
Com/Ind Hi: exis	19,704	19,324	-380	-1.9	948	1,041	93	9.8	4.81	5.39
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	156	19	13.7	4.67	5.24
Ag HGA: Exist	160	160	0	0.0	3	3	0	7.1	1.84	1.97
Ag Hmstd Land	200	197	-4	-1.8	2	2	0	14.9	0.84	0.98
Ag Non-Hmstd	213	224	11	5.1	4	5	1	18.8	1.85	2.10
Misc props	699	650	-49	-7.0	18	19	1	6.6	2.61	3.00
ResHmstd: NewCon	0	179	179	0.0	0	3	3	0.0	0.00	1.69
All other NewCon	0	15	15	0.0	0	1	1	0.0	0.00	4.08
Total	123,720	119,384	-4,336	-3.5	3,182	3,322	140	4.4	2.57	2.78

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	1,552	1,326	-226	-14.6	County	64.87	74.04	0.00	0.00
(-) TIF Tax Capacity	30	28	-2	-5.4	City/Town	68.94	80.86	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	40.99	42.81	12.72	17.40
(=) Taxable Tax Capacity	<u>1,522</u>	<u>1,298</u>	<u>-224</u>	<u>-14.7</u>	Special District	<u>10.58</u>	<u>11.82</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	0	0	0	0.0	Total	185.37	209.52	12.72	17.40

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	64,200	61,900	-3.6	1,015	886	-129	-12.7	1.58	1.43	
Res Hmstd:Avg Val	96,200	92,800	-3.5	1,620	1,501	-119	-7.4	1.68	1.62	
Res Hmstd: Hi Val	128,300	123,800	-3.5	2,285	2,263	-22	-1.0	1.78	1.83	
Res Hmstd: Ex-Hi Val	192,400	185,600	-3.5	3,612	3,781	169	4.7	1.88	2.04	
Apartment	300,000	286,400	-4.5	7,333	7,999	666	9.1	2.44	2.79	
Comm/Ind: Lo Val	150,000	147,100	-1.9	5,461	6,007	546	10.0	3.64	4.08	
Comm/Ind: Med Val	300,000	294,200	-1.9	12,678	13,892	1,215	9.6	4.23	4.72	
Comm/Ind: Hi Val	1,000,000	980,700	-1.9	46,357	50,871	4,514	9.7	4.64	5.19	

Roseau County

Strathcona city

Tax Burdens by Property 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	7	1	11.0	0.90	1.10
Res Non-Hm: exis	51	65	15	28.9	1	1	0	58.5	1.35	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	5	4	0	-4.3	0	0	0	15.1	1.17	1.41
Com/Ind: Lo: exi	93	94	1	0.6	2	3	0	19.3	2.54	3.01
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	18.5	3.33	3.93
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	30.2	0.55	0.71
Ag Non-Hmstd	81	81	0	0.0	1	1	0	21.1	1.10	1.33
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	1.10
All other NewCon	0	7	7	0.0	0	0	0	0.0	0.00	1.66
Total	963	961	-3	-0.3	11	13	2	21.9	1.15	1.40

Tax Base

Tax Rates

	Tax Base				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	10	8	-2	-23.4	County	65.02	74.20	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	24.44	38.29	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	11.25	10.04	15.57	24.58
(=) Taxable Tax Capacity	10	8	-2	-23.4	Special District	9.09	10.38	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	109.79	132.91	15.57	24.58

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	32,900	30,000		-8.8	281	313	32	11.4	0.85	1.04
Res Hmstd:Avg Val	49,400	45,000		-8.9	422	469	48	11.3	0.85	1.04
Res Hmstd: Hi Val	65,800	59,900		-9.0	562	625	63	11.3	0.85	1.04
Res Hmstd: Ex-Hi Val	98,800	90,000		-8.9	955	1,030	75	7.9	0.97	1.14

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	633	-25	-3.8	1.82	1.79
Res Non-Hm: exis	7,801	7,172	-629	-8.1	170	177	7	3.9	2.18	2.47
Apartments: exis	5,453	5,590	138	2.5	139	161	22	16.0	2.54	2.88
Low-inc Apts: ex	1,575	1,497	-78	-5.0	24	26	2	7.4	1.55	1.75
Seasnl Rec: exis	627	694	67	10.7	13	16	3	25.6	2.04	2.32
Com/Ind: Lo: exi	7,625	7,786	161	2.1	286	326	40	14.0	3.75	4.19
Com/Ind Hi: exis	17,765	17,021	-744	-4.2	881	943	62	7.0	4.96	5.54
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	5	13.6	4.91	5.47
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	199	96	-104	-52.0	4	2	-2	-45.3	1.92	2.18
Misc props	463	423	-39	-8.5	13	14	0	2.9	2.86	3.22
ResHmstd: NewCon	0	205	205	0.0	0	4	4	0.0	0.00	1.79
All other NewCon	0	51	51	0.0	0	2	2	0.0	0.00	4.77
Total	78,503	76,730	-1,774	-2.3	2,228	2,349	121	5.4	2.84	3.06

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	1,025	913	-112	-11.0	County	64.95	74.12	0.00	0.00
(-) TIF Tax Capacity	115	104	-11	-9.9	City/Town	78.17	92.71	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	47.07	49.91	14.93	14.98
(=) Taxable Tax Capacity	910	809	-101	-11.1	Special District	1.34	1.53	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	191.53	218.28	14.93	14.98

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	67,600	66,100		-2.2	1,125	965	-160	-14.3	1.66	1.46
Res Hmstd:Avg Val	101,400	99,100		-2.3	1,812	1,693	-119	-6.6	1.79	1.71
Res Hmstd: Hi Val	135,100	132,000		-2.3	2,538	2,526	-13	-0.5	1.88	1.91
Res Hmstd: Ex-Hi Val	202,700	198,100		-2.3	3,995	4,197	202	5.1	1.97	2.12
Apartment	300,000	307,600		2.5	7,630	8,854	1,224	16.0	2.54	2.88
Comm/Ind: Lo Val	150,000	143,700		-4.2	5,632	6,022	390	6.9	3.75	4.19
Comm/Ind: Med Val	300,000	287,400		-4.2	13,067	13,894	827	6.3	4.36	4.83
Comm/Ind: Hi Val	1,000,000	958,100		-4.2	47,762	51,034	3,271	6.8	4.78	5.33

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	35	-10	-22.7	1.24	1.03
Res Non-Hm: exis	346	382	36	10.4	5	6	0	2.7	1.58	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	40	39	-2	-3.7	1	1	0	-10.0	1.47	1.37
Com/Ind: Lo: exi	106	112	6	5.2	3	3	0	1.0	2.97	2.85
Com/Ind Hi: exis	220	242	22	9.9	9	9	0	5.4	3.91	3.75
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	-6.7	3.91	3.75
Ag HGA: Exist	144	139	-6	-3.8	2	1	0	-22.2	1.14	0.92
Ag Hmstd Land	90	91	0	0.4	0	0	0	-7.2	0.49	0.45
Ag Non-Hmstd	138	139	1	0.9	2	2	0	-6.5	1.39	1.29
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	59	-10	-15.0	1.44	1.28

Tax Base

Tax Rates

	Tax Base				Tax Rates		Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	County	City/Town	Base	Alter	Base	Alter
Total Tax Capacity	51	38	-13	-25.9	County	64.93	74.11	0.00	0.00	
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	25.95	3.45	0.00	0.00	
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	47.07	49.91	14.93	14.98	
(=) Taxable Tax Capacity	51	38	-13	-25.9	Special District	1.34	1.53	0.00	0.00	
FD Distrib Tax Cap	0	0	0	0.0	Total	139.30	129.00	14.93	14.98	

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	47,300	43,900		-7.2	540	406	-135	-24.9	1.14	0.92
Res Hmstd:Avg Val	71,000	65,900		-7.2	811	609	-202	-24.9	1.14	0.92
Res Hmstd: Hi Val	94,600	87,700		-7.3	1,172	884	-288	-24.5	1.24	1.01
Res Hmstd: Ex-Hi Val	142,000	131,700		-7.3	1,945	1,569	-377	-19.4	1.37	1.19
Comm/Ind: Lo Val	150,000	164,900		9.9	4,457	4,836	379	8.5	2.97	2.93
Comm/Ind: Med Val	300,000	329,800		9.9	10,325	11,023	698	6.8	3.44	3.34
Comm/Ind: Hi Val	1,000,000	1,099,400		9.9	37,708	39,898	2,190	5.8	3.77	3.63

St. Louis County

Aurora city

<i>Tax Burdens by Property Class</i>	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

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	649	485	-164	-25.3	County	49.62	52.24	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	#####	138.76	0.00	0.00
(-) FD Contrib Tax Cap	25	32	7	29.5	School District	26.52	30.14	2.87	2.75
(=) Taxable Tax Capacity	<u>625</u>	<u>453</u>	<u>-172</u>	<u>-27.5</u>	Special District	<u>1.10</u>	<u>1.20</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	121	133	12	10.2	Total	181.42	222.34	2.87	2.75

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	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	5,331	281	5.6	3.37	3.85
Comm/Ind: Med Val	300,000	277,200	-7.6	11,771	12,282	512	4.3	3.92	4.43
Comm/Ind: Hi Val	1,000,000	924,000	-7.6	43,131	45,397	2,266	5.3	4.31	4.91

St. Louis County

Biwabik city

<i>Tax Burdens by Property Class</i>	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	202	-41	-17.0	0.93	0.80
Res Non-Hm: exis	4,670	4,450	-220	-4.7	83	84	2	2.0	1.77	1.90
Apartments: exis	1,354	1,295	-60	-4.4	29	29	1	2.3	2.11	2.26
Low-inc Apts: ex	447	447	0	0.0	6	6	0	7.0	1.27	1.36
Seasnl Rec: exis	43,937	49,957	6,020	13.7	792	967	175	22.0	1.80	1.94
Com/Ind: Lo: exi	2,869	2,767	-102	-3.6	90	92	2	2.3	3.12	3.31
Com/Ind Hi: exis	3,044	3,058	15	0.5	127	135	8	6.6	4.16	4.41
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	64	22	53.0	4.16	4.41
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	26	2	7.7	1.60	1.72
Misc props	32	231	199	627.1	1	10	9	660.8	4.14	4.33
ResHmstd: NewCon	0	964	964	0.0	0	8	8	0.0	0.00	0.80
All other NewCon	0	1,582	1,582	0.0	0	31	31	0.0	0.00	1.93
Total	85,049	92,914	7,865	9.2	1,436	1,654	217	15.1	1.69	1.78

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	910	913	3	0.4	County	51.43	58.10	0.00	0.00
(-) TIF Tax Capacity	8	8	0	-2.9	City/Town	88.93	89.23	0.00	0.00
(-) FD Contrib Tax Cap	39	37	-2	-4.9	School District	24.93	29.67	2.88	2.81
(=) Taxable Tax Capacity	863	868	6	0.6	Special District	1.10	1.20	0.00	0.00
FD Distrib Tax Cap	22	30	9	39.2	Total	166.38	178.21	2.88	2.81

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	48,500	46,700		-3.7	312	197	-114	-36.7	0.64	0.42
Res Hmstd:Avg Val	72,700	70,000		-3.7	625	453	-172	-27.5	0.86	0.65
Res Hmstd: Hi Val	96,900	93,300		-3.7	1,040	860	-180	-17.3	1.07	0.92
Res Hmstd: Ex-Hi Val	145,400	140,000		-3.7	1,904	1,780	-124	-6.5	1.31	1.27
Apartment	300,000	286,800		-4.4	6,326	6,470	144	2.3	2.11	2.26
Seas Rec: Lo Val	50,000	56,900		13.8	870	1,061	191	22.0	1.74	1.87
Seas Rec: Hi Val	150,000	170,600		13.7	2,694	3,300	606	22.5	1.8	1.93
Comm/Ind: Lo Val	150,000	150,700		0.5	4,686	5,001	315	6.7	3.12	3.32
Comm/Ind: Med Val	300,000	301,400		0.5	10,919	11,644	724	6.6	3.64	3.86
Comm/Ind: Hi Val	1,000,000	1,004,800		0.5	40,009	42,651	2,642	6.6	4.00	4.24

St. Louis County

Brookston city

<i>Tax Burdens by Property Class</i>	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	0.6	1.30	1.40
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	1.40
Total	5,770	5,781	12	0.2	63	66	3	4.4	1.10	1.15

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	62	55	-7	-11.4	County	59.42	65.85	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	39.11	36.32	0.00	0.00
(-) FD Contrib Tax Cap	1	2	0	32.6	School District	17.80	22.70	3.86	1.55
(=) Taxable Tax Capacity	61	53	-8	-12.4	Special District	1.10	1.20	0.00	0.00
FD Distrib Tax Cap	4	9	6	161.6	Total	117.44	126.06	3.86	1.55

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base
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	1,972	13	0.7	1.31	1.40
Comm/Ind: Lo Val	150,000	165,100	10.1	3,877	4,629	752	19.4	2.58	2.80
Comm/Ind: Med Val	300,000	330,300	10.1	9,027	10,616	1,588	17.6	3.01	3.21
Comm/Ind: Hi Val	1,000,000	1,100,900	10.1	33,062	38,538	5,477	16.6	3.31	3.50

St. Louis County

Buhl city

<i>Tax Burdens by Property Class</i>	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

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	345	260	-85	-24.7	County	48.71	51.36	0.00	0.00
(-) TIF Tax Capacity	23	18	-5	-21.0	City/Town	74.19	99.90	0.00	0.00
(-) FD Contrib Tax Cap	6	7	1	9.0	School District	-0.08	0.00	13.86	10.28
(=) Taxable Tax Capacity	316	235	-81	-25.7	Special District	1.10	1.20	0.00	0.00
FD Distrib Tax Cap	70	79	8	12.1	Total	123.92	152.46	13.86	10.28

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		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	10,862	1,210	12.5	3.22	3.62
Comm/Ind: Hi Val	1,000,000	1,000,600		0.1	35,252	39,719	4,467	12.7	3.53	3.97

St. Louis County

Chisholm city

<i>Tax Burdens by Property Class</i>	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	958	-106	-10.0	0.94	0.91
Res Non-Hm: exis	14,653	13,703	-949	-6.5	258	285	26	10.3	1.76	2.08
Apartments: exis	3,737	4,053	316	8.4	78	101	23	28.7	2.10	2.49
Low-inc Apts: ex	1,965	1,519	-447	-22.7	25	23	-2	-8.8	1.29	1.53
Seasnl Rec: exis	144	136	-8	-5.4	2	3	0	12.9	1.72	2.05
Com/Ind: Lo: exi	8,585	8,154	-431	-5.0	272	292	20	7.2	3.17	3.58
Com/Ind Hi: exis	4,548	4,198	-350	-7.7	189	197	8	4.5	4.14	4.69
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	136	28	26.4	4.15	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	381	379	-2	-0.6	6	7	1	21.3	1.50	1.83
Misc props	28	132	104	367.5	1	6	5	883.7	2.11	4.43
ResHmstd: NewCon	0	246	246	0.0	0	2	2	0.0	0.00	0.91
All other NewCon	0	384	384	0.0	0	9	9	0.0	0.00	2.23
Total	150,152	141,128	-9,025	-6.0	2,004	2,018	15	0.7	1.33	1.43

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	1,610	1,176	-434	-27.0	County	47.91	49.70	0.00	0.00
(-) TIF Tax Capacity	12	11	0	-1.7	City/Town	76.95	85.22	0.00	0.00
(-) FD Contrib Tax Cap	56	59	2	3.6	School District	24.36	39.48	22.28	20.26
(=) Taxable Tax Capacity	1,542	1,106	-436	-28.3	Special District	0.89	8.72	0.00	0.00
FD Distrib Tax Cap	345	436	91	26.3	Total	150.11	183.12	22.28	20.26

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	46,300	43,000		-7.1	298	244	-53	-17.9	0.64	0.57
Res Hmstd:Avg Val	69,400	64,400		-7.2	604	523	-81	-13.4	0.87	0.81
Res Hmstd: Hi Val	92,500	85,800		-7.2	990	889	-101	-10.2	1.07	1.04
Res Hmstd: Ex-Hi Val	138,900	128,900		-7.2	1,832	1,837	5	0.3	1.32	1.43
Apartment	300,000	325,300		8.4	6,297	8,105	1,808	28.7	2.1	2.49
Comm/Ind: Lo Val	150,000	138,500		-7.7	4,755	4,956	201	4.2	3.17	3.58
Comm/Ind: Med Val	300,000	276,900		-7.7	10,983	11,335	353	3.2	3.66	4.09
Comm/Ind: Hi Val	1,000,000	923,000		-7.7	40,046	41,723	1,676	4.2	4.00	4.52

St. Louis County

Cook city

<i>Tax Burdens by Property Class</i>	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

Tax Rates

	Tax Base				Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	384	343	-41	-10.7	County	54.96	60.77	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	84.57	102.09	0.00	0.00
(-) FD Contrib Tax Cap	48	49	1	2.4	School District	15.83	20.44	3.86	1.55
(=) Taxable Tax Capacity	336	294	-42	-12.6	Special District	8.83	12.20	0.00	0.00
FD Distrib Tax Cap	31	32	1	4.0	Total	164.19	195.50	3.86	1.55

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		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	12,329	1,407	12.9	3.64	4.08
Comm/Ind: Hi Val	1,000,000	1,007,800		0.8	40,010	45,162	5,152	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	991	165	20.0	0.84	1.02
Res Non-Hm: exis	28,744	27,260	-1,484	-5.2	455	552	98	21.5	1.58	2.03
Apartments: exis	3,066	3,183	116	3.8	56	75	18	32.6	1.84	2.35
Low-inc Apts: ex	1,539	1,537	-1	-0.1	17	22	5	27.9	1.12	1.43
Seasnl Rec: exis	2,915	2,773	-141	-4.8	42	50	8	19.3	1.43	1.79
Com/Ind: Lo: exi	24,001	22,717	-1,284	-5.3	700	765	66	9.4	2.92	3.37
Com/Ind Hi: exis	16,058	13,144	-2,914	-18.1	619	584	-35	-5.6	3.85	4.44
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	25.0	3.85	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	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Misc props	227	161	-66	-29.1	4	4	-1	-13.1	1.85	2.27
ResHmstd: NewCon	0	250	250	0.0	0	3	3	0.0	0.00	1.02
All other NewCon	0	262	262	0.0	0	8	8	0.0	0.00	3.18
Total	175,601	168,983	-6,618	-3.8	2,729	3,067	338	12.4	1.55	1.82

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	2,056	1,674	-381	-18.6	County	52.45	57.01	0.00	0.00
(-) TIF Tax Capacity	70	66	-5	-7.0	City/Town	75.67	106.77	0.00	0.00
(-) FD Contrib Tax Cap	235	223	-12	-5.1	School District	8.40	9.43	10.00	14.53
(=) Taxable Tax Capacity	1,750	1,386	-364	-20.8	Special District	2.74	3.30	0.00	0.00
FD Distrib Tax Cap	171	212	40	23.6	Total	139.26	176.51	10.00	14.53

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base
Res Hmstd: Lo Val	59,100	58,300	-1.4	331	387	56	17.1	0.56	0.66
Res Hmstd: Avg Val	88,600	87,400	-1.4	715	836	121	17.0	0.81	0.96
Res Hmstd: Hi Val	118,100	116,500	-1.4	1,181	1,438	257	21.7	1.00	1.23
Res Hmstd: Ex-Hi Val	177,200	174,700	-1.4	2,117	2,643	526	24.8	1.19	1.51
Apartment	300,000	311,400	3.8	5,522	7,323	1,801	32.6	1.84	2.35
Comm/Ind: Lo Val	150,000	122,800	-18.1	4,374	4,137	-236	-5.4	2.92	3.37
Comm/Ind: Med Val	300,000	245,600	-18.1	10,155	9,302	-853	-8.4	3.39	3.79
Comm/Ind: Hi Val	1,000,000	818,600	-18.1	37,135	34,765	-2,370	-6.4	3.71	4.25

St. Louis County

Eveleth city

<i>Tax Burdens by Property Class</i>	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	505	100	24.7	0.56	0.70
Res Non-Hm: exis	10,636	9,653	-984	-9.2	151	177	26	17.2	1.42	1.84
Apartments: exis	3,449	3,334	-115	-3.3	58	72	14	23.9	1.69	2.17
Low-inc Apts: ex	1,744	2,024	280	16.0	18	27	9	49.3	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	250	42	20.1	2.77	3.28
Com/Ind Hi: exis	4,647	4,677	30	0.6	170	202	32	18.7	3.66	4.32
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	27.1	3.66	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	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Misc props	121	417	296	245.5	4	18	14	385.7	3.00	4.21
ResHmstd: NewCon	0	621	621	0.0	0	4	4	0.0	0.00	0.70
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	1,413	276	24.2	1.09	1.35

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	1,163	926	-237	-20.4	County	46.11	48.85	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	80.44	111.05	0.00	0.00
(-) FD Contrib Tax Cap	53	55	2	3.8	School District	0.03	0.00	9.53	15.43
(=) Taxable Tax Capacity	1,111	872	-239	-21.5	Special District	0.89	0.97	0.00	0.00
FD Distrib Tax Cap	291	378	88	30.2	Total	127.46	160.87	9.53	15.43

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	41,100	41,000		-0.2	136	156	21	15.1	0.33	0.38
Res Hmstd:Avg Val	61,700	61,600		-0.2	283	374	91	32.2	0.46	0.61
Res Hmstd: Hi Val	82,200	82,100		-0.1	513	652	140	27.2	0.62	0.79
Res Hmstd: Ex-Hi Val	123,400	123,200		-0.2	1,114	1,436	322	28.9	0.90	1.17
Apartment	300,000	290,000		-3.3	5,066	6,279	1,213	23.9	1.69	2.17
Comm/Ind: Lo Val	150,000	151,000		0.7	4,156	4,960	803	19.3	2.77	3.28
Comm/Ind: Med Val	300,000	301,900		0.6	9,650	11,476	1,827	18.9	3.22	3.80
Comm/Ind: Hi Val	1,000,000	1,006,500		0.7	35,288	41,906	6,618	18.8	3.53	4.16

St. Louis County

Floodwood city

<i>Tax Burdens by Property Class</i>	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	9.7	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

Tax Rates

	Baseline	Alternative	Change	Pctg Chng		Net Tax Cap (Pctg)		Ref Mkt Val	
						Base	Alter	Base	Alter
Total Tax Capacity	194	164	-30	-15.6	County	50.49	55.20	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	#####	149.03	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	35.74	25.84	3.21	2.67
(=) Taxable Tax Capacity	194	164	-30	-15.6	Special District	1.86	1.79	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	217.10	231.86	3.21	2.67

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		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	6,685	654	10.8	4.02	4.32
Comm/Ind: Med Val	300,000	309,800		3.3	14,058	15,493	1,435	10.2	4.69	5.00
Comm/Ind: Hi Val	1,000,000	1,032,800		3.3	51,513	56,603	5,089	9.9	5.15	5.48

St. Louis County

Gilbert city

<i>Tax Burdens by Property Class</i>	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	528	72	15.8	0.96	1.06
Res Non-Hm: exis	4,635	4,709	74	1.6	84	104	20	24.4	1.81	2.21
Apartments: exis	377	377	0	0.0	8	10	2	22.3	2.18	2.67
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	14	5	46.8	1.78	2.15
Com/Ind: Lo: exi	3,289	3,574	284	8.6	106	134	27	25.7	3.23	3.74
Com/Ind Hi: exis	2,186	2,633	447	20.4	93	130	36	38.9	4.28	4.93
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	45	8	21.8	4.28	4.93
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	1,503	1,181	-322	-21.4	25	24	-1	-5.3	1.67	2.01
Misc props	47	258	211	445.9	1	12	11	730.3	3.16	4.81
ResHmstd: NewCon	0	466	466	0.0	0	5	5	0.0	0.00	1.06
All other NewCon	0	90	90	0.0	0	3	3	0.0	0.00	3.72
Total	60,827	64,883	4,057	6.7	821	1,010	188	22.9	1.35	1.56

Tax Base

Tax Rates

	Tax Base				Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	652	543	-109	-16.7	County	50.24	54.66	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	#####	145.30	0.00	0.00
(-) FD Contrib Tax Cap	25	28	3	10.7	School District	0.01	0.00	9.52	15.43
(=) Taxable Tax Capacity	626	515	-112	-17.8	Special District	0.89	0.97	0.00	0.00
FD Distrib Tax Cap	129	138	9	7.3	Total	166.73	200.93	9.52	15.43

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	44,800	47,300	5.6	295	328	33	11.1	0.66	0.69
Res Hmstd:Avg Val	67,200	70,900	5.5	601	649	48	8.1	0.89	0.92
Res Hmstd: Hi Val	89,600	94,600	5.6	972	1,154	182	18.7	1.09	1.22
Res Hmstd: Ex-Hi Val	134,400	141,900	5.6	1,802	2,263	461	25.6	1.34	1.6
Apartment	300,000	300,000	0.0	6,538	7,998	1,460	22.3	2.18	2.67
Comm/Ind: Lo Val	150,000	180,700	20.5	4,846	7,120	2,274	46.9	3.23	3.94
Comm/Ind: Med Val	300,000	361,300	20.4	11,260	16,027	4,766	42.3	3.75	4.44
Comm/Ind: Hi Val	1,000,000	1,204,300	20.4	41,192	57,601	16,408	39.8	4.12	4.78

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	291	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	1,685	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	1,420	11.6	1.52	1.65

Tax Base

Tax Rates

	Tax Base				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	9,935	9,836	-98	-1.0	County	59.63	66.24	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	32.06	34.43	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	12.92	13.46	4.27	4.28
(=) Taxable Tax Capacity	9,935	9,836	-98	-1.0	Special District	1.10	1.20	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	105.71	115.33	4.27	4.28

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		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	668	8.1	2.75	2.96
Comm/Ind: Hi Val	1,000,000	1,004,200		0.4	30,177	32,607	2,430	8.1	3.02	3.25

St. Louis County

Hibbing city

<i>Tax Burdens by Property Class</i>	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	4,455	336	8.2	0.82	0.91
Res Non-Hm: exis	50,688	48,335	-2,353	-4.6	742	828	87	11.7	1.46	1.71
Apartments: exis	15,384	15,335	-49	-0.3	264	309	45	17.0	1.72	2.02
Low-inc Apts: ex	10,175	10,135	-39	-0.4	107	125	18	16.4	1.06	1.23
Seasnl Rec: exis	4,355	4,338	-17	-0.4	61	71	11	17.4	1.39	1.64
Com/Ind: Lo: exi	46,956	45,958	-998	-2.1	1,319	1,439	120	9.1	2.81	3.13
Com/Ind Hi: exis	73,813	69,497	-4,317	-5.8	2,721	2,863	142	5.2	3.69	4.12
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	661	110	20.0	3.69	4.12
Ag HGA: Exist	3,425	3,377	-48	-1.4	27	40	13	47.2	0.80	1.19
Ag Hmstd Land	2,801	2,891	90	3.2	9	14	5	57.4	0.32	0.48
Ag Non-Hmstd	38,676	35,913	-2,764	-7.1	477	532	54	11.4	1.23	1.48
Misc props	2,112	3,273	1,161	55.0	56	113	57	102.7	2.64	3.45
ResHmstd: NewCon	0	2,134	2,134	0.0	0	19	19	0.0	0.00	0.91
All other NewCon	0	1,200	1,200	0.0	0	24	24	0.0	0.00	1.97
Total	766,034	749,595	-16,439	-2.1	10,453	11,493	1,040	10.0	1.36	1.53

Tax Base

Tax Rates

	Tax Base				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	8,784	7,312	-1,472	-16.8	County	51.41	56.05	0.00	0.00
(-) TIF Tax Capacity	70	66	-4	-5.3	City/Town	66.23	75.74	0.00	0.00
(-) FD Contrib Tax Cap	552	565	13	2.3	School District	4.66	7.32	17.12	16.13
(=) Taxable Tax Capacity	8,162	6,681	-1,481	-18.1	Special District	1.44	9.32	0.00	0.00
FD Distrib Tax Cap	839	1,041	203	24.2	Total	123.74	148.42	17.12	16.13

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Pctg Chng	Effective Tax Rates	
	Baseline	Alternative	Change		Baseline	Alternative	Change		Base	Alter
Res Hmstd: Lo Val	63,300	61,800	-2.4	323	335	12	3.6	0.51	0.54	
Res Hmstd:Avg Val	94,800	92,600	-2.3	733	780	46	6.3	0.77	0.84	
Res Hmstd: Hi Val	126,400	123,500	-2.3	1,207	1,329	123	10.2	0.95	1.08	
Res Hmstd: Ex-Hi Val	189,700	185,300	-2.3	2,155	2,429	274	12.7	1.14	1.31	
Apartment	300,000	299,000	-0.3	5,154	6,030	876	17.0	1.72	2.02	
Comm/Ind: Lo Val	150,000	141,200	-5.9	4,212	4,420	208	4.9	2.81	3.13	
Comm/Ind: Med Val	300,000	282,500	-5.8	9,743	10,154	412	4.2	3.25	3.59	
Comm/Ind: Hi Val	1,000,000	941,500	-5.9	35,551	37,304	1,753	4.9	3.56	3.96	

St. Louis County

Iron Junction city

<i>Tax Burdens by Property Class</i>	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	4	31.4	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	13.9	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	22.1	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	16.6	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	-22.9	0.87	0.99
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	0.99
Total	4,648	4,737	89	1.9	44	54	10	23.1	0.94	1.14

Tax Base

Tax Rates

	Tax Base				Tax Rates		Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	County	City/Town	School District	Special District	Base	Alter
Total Tax Capacity	56	47	-9	-16.0	60.76	67.37	4.54	1.10	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	20.50	25.42	5.34	1.20	0.00	0.00
(-) FD Contrib Tax Cap	5	6	1	22.0	4.54	5.34	9.52	15.43	9.52	15.43
(=) Taxable Tax Capacity	51	41	-10	-19.4	1.10	1.20	0.00	0.00	0.00	0.00
FD Distrib Tax Cap	4	5	0	11.3	Total	86.91	99.34	9.52	15.43	

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	49,600	49,300	-0.6	120	159	39	32.2	0.24	0.32	
Res Hmstd:Avg Val	74,400	73,900	-0.7	181	265	84	46.6	0.24	0.36	
Res Hmstd: Hi Val	99,100	98,400	-0.7	383	558	175	45.7	0.39	0.57	
Res Hmstd: Ex-Hi Val	148,800	147,800	-0.7	907	1,169	262	28.9	0.61	0.79	
Comm/Ind: Lo Val	150,000	165,000	10.0	3,469	4,376	908	26.2	2.31	2.65	
Comm/Ind: Med Val	300,000	330,100	10.0	8,046	9,968	1,923	23.9	2.68	3.02	
Comm/Ind: Hi Val	1,000,000	1,100,200	10.0	29,406	36,052	6,646	22.6	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

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	45	45	0	-0.7	County	18.72	24.79	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	#####	267.03	0.00	0.00
(-) FD Contrib Tax Cap	3	3	0	3.8	School District	-0.06	0.00	13.86	10.28
(=) Taxable Tax Capacity	42	42	0	-1.1	Special District	1.10	1.20	0.00	0.00
FD Distrib Tax Cap	21	22	1	7.0	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	474	7.2	4.42	4.73
Comm/Ind: Med Val	300,000	300,000	0.0	15,394	16,519	1,125	7.3	5.13	5.51
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	56,308	60,468	4,160	7.4	5.63	6.05

St. Louis County

Leonidas city

<i>Tax Burdens by Property Class</i>	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	17.1	0.34	0.40
Res Non-Hm: exis	14	14	0	0.0	0	0	0	16.5	1.24	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	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	19.5	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	15.9	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	3.76
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	28.7	1.19	1.44

Tax Base

Tax Rates

	Baseline	Alternative	Change	Pctg Chng		Net Tax Cap (Pctg)		Ref Mkt Val	
						Base	Alter	Base	Alter
Total Tax Capacity	26	22	-3	-13.4	County	47.66	51.51	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	65.75	76.40	0.00	0.00
(-) FD Contrib Tax Cap	3	3	1	18.6	School District	-0.01	0.00	9.52	15.43
(=) Taxable Tax Capacity	23	19	-4	-17.4	Special District	1.10	1.20	0.00	0.00
FD Distrib Tax Cap	3	4	1	15.2	Total	114.49	129.11	9.52	15.43

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base
Res Hmstd: Lo Val	41,100	41,700	1.5	117	132	14	12.2	0.29	0.32
Res Hmstd:Avg Val	61,700	62,600	1.5	203	266	63	31.1	0.33	0.43
Res Hmstd: Hi Val	82,200	83,500	1.6	406	508	102	25.2	0.49	0.61
Res Hmstd: Ex-Hi Val	123,300	125,200	1.5	953	1,159	207	21.7	0.77	0.93
Comm/Ind: Lo Val	150,000	163,300	8.9	3,964	4,882	917	23.1	2.64	2.99
Comm/Ind: Med Val	300,000	326,500	8.8	9,203	11,140	1,937	21.1	3.07	3.41
Comm/Ind: Hi Val	1,000,000	1,088,500	8.9	33,648	40,360	6,712	19.9	3.36	3.71

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	10	-11	-53.8	0.92	0.43
Res Non-Hm: exis	475	475	0	0.0	10	9	-1	-9.8	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	-6.8	4.48	4.27
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	-1.7	4.48	4.27
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	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	-12.2	1.61	1.36

Tax Base

Tax Rates

	Tax Base				Tax Rates		Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	County	City/Town	Base	Alter	Base	Alter
Total Tax Capacity	37	31	-6	-15.4	County	47.91	51.91	0.00	0.00	
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	#####	108.05	0.00	0.00	
(-) FD Contrib Tax Cap	3	3	0	8.2	School District	-0.01	0.00	9.53	15.43	
(=) Taxable Tax Capacity	34	28	-6	-17.4	Special District	1.10	1.20	0.00	0.00	
FD Distrib Tax Cap	6	14	9	149.8	Total	185.48	161.16	9.53	15.43	

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	31,200	31,000		-0.6	169	118	-50	-29.9	0.54	0.38
Res Hmstd:Avg Val	46,800	46,500		-0.6	410	206	-204	-49.7	0.88	0.44
Res Hmstd: Hi Val	62,400	62,000		-0.6	652	380	-272	-41.7	1.05	0.61
Res Hmstd: Ex-Hi Val	93,600	93,000		-0.6	1,222	862	-360	-29.5	1.31	0.93
Comm/Ind: Lo Val	150,000	146,800		-2.1	5,074	4,754	-320	-6.3	3.38	3.24
Comm/Ind: Med Val	300,000	293,600		-2.1	11,791	10,984	-807	-6.8	3.93	3.74
Comm/Ind: Hi Val	1,000,000	978,700		-2.1	43,139	40,212	-2,927	-6.8	4.31	4.11

St. Louis County

Meadowlands city

<i>Tax Burdens by Property Class</i>	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	10	-3	-24.5	0.83	0.66
Res Non-Hm: exis	831	914	83	10.0	15	19	4	27.3	1.76	2.03
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	15.9	1.30	1.50
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	14	2	13.0	3.25	3.68
Com/Ind Hi: exis	44	44	0	0.0	2	2	0	13.3	4.32	4.90
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	1	20.3	4.32	4.90
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	191.7	0.38	0.72
Ag Non-Hmstd	53	33	-20	-37.3	1	1	0	-26.2	1.69	1.99
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	0.66
All other NewCon	0	20	20	0.0	0	0	0	0.0	0.00	2.03
Total	3,418	3,448	30	0.9	54	59	5	9.2	1.58	1.71

Tax Base

Tax Rates

	Baseline	Alternative	Change	Pctg Chng		Net Tax Cap (Pctg)		Ref Mkt Val	
						Base	Alter	Base	Alter
Total Tax Capacity	37	32	-5	-14.3	County	53.06	58.38	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	#####	120.71	0.00	0.00
(-) FD Contrib Tax Cap	1	1	0	-11.6	School District	14.47	18.78	3.86	1.55
(=) Taxable Tax Capacity	36	31	-5	-14.4	Special District	1.10	1.20	0.00	0.00
FD Distrib Tax Cap	13	14	1	9.7	Total	169.23	199.08	3.86	1.55

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	32,000	30,400		-5.0	183	158	-25	-13.6	0.57	0.52
Res Hmstd:Avg Val	48,000	45,600		-5.0	349	262	-87	-25.0	0.73	0.57
Res Hmstd: Hi Val	64,000	60,700		-5.2	562	445	-117	-20.9	0.88	0.73
Res Hmstd: Ex-Hi Val	96,000	91,100		-5.1	1,086	960	-126	-11.6	1.13	1.05
Comm/Ind: Lo Val	150,000	150,000		0.0	4,879	5,516	637	13.0	3.25	3.68
Comm/Ind: Med Val	300,000	300,000		0.0	11,365	12,862	1,497	13.2	3.79	4.29
Comm/Ind: Hi Val	1,000,000	1,000,000		0.0	41,634	47,146	5,512	13.2	4.16	4.71

St. Louis County

Mountain Iron city

<i>Tax Burdens by Property Class</i>	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	819	-47	-5.4	0.86	0.84
Res Non-Hm: exis	9,347	9,939	592	6.3	134	147	14	10.3	1.43	1.48
Apartments: exis	7,135	7,137	2	0.0	120	126	6	4.8	1.68	1.76
Low-inc Apts: ex	2,914	2,914	0	0.0	30	31	1	4.1	1.04	1.08
Seasnl Rec: exis	2,349	2,248	-102	-4.3	30	31	1	3.4	1.29	1.40
Com/Ind: Lo: exi	10,207	9,684	-523	-5.1	283	280	-2	-0.8	2.77	2.89
Com/Ind Hi: exis	36,362	34,936	-1,426	-3.9	1,322	1,334	12	0.9	3.64	3.82
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	240	44	22.6	3.63	3.81
Ag HGA: Exist	456	486	30	6.6	4	5	1	23.2	0.82	0.95
Ag Hmstd Land	416	652	237	56.9	1	2	2	205.0	0.18	0.35
Ag Non-Hmstd	8,620	8,032	-588	-6.8	105	106	1	0.7	1.22	1.32
Misc props	22	621	599	#####	0	23	23	#####	1.41	3.73
ResHmstd: NewCon	0	828	828	0.0	0	7	7	0.0	0.00	0.84
All other NewCon	0	2,709	2,709	0.0	0	88	88	0.0	0.00	3.24
Total	183,697	184,142	446	0.2	3,090	3,240	149	4.8	1.68	1.76

Tax Base

Tax Rates

	Baseline	Alternative	Change	Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val		
					Base	Alter	Base	Alter	
Total Tax Capacity	2,313	2,111	-202	-8.7	County	58.06	64.39	0.00	0.00
(-) TIF Tax Capacity	66	15	-51	-77.2	City/Town	57.38	61.00	4.90	4.88
(-) FD Contrib Tax Cap	205	243	38	18.5	School District	3.30	2.63	13.91	10.39
(=) Taxable Tax Capacity	2,042	1,853	-190	-9.3	Special District	0.89	0.97	0.00	0.00
FD Distrib Tax Cap	116	129	13	10.9	Total	119.62	128.99	18.81	15.27

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	73,200	71,100		-2.9	405	344	-62	-15.2	0.55	0.48
Res Hmstd:Avg Val	109,800	106,700		-2.8	931	868	-64	-6.8	0.85	0.81
Res Hmstd: Hi Val	146,400	142,300		-2.8	1,471	1,423	-48	-3.3	1.00	1
Res Hmstd: Ex-Hi Val	219,600	213,400		-2.8	2,550	2,531	-19	-0.8	1.16	1.19
Apartment	300,000	300,100		0.0	5,050	5,297	247	4.9	1.68	1.77
Comm/Ind: Lo Val	150,000	144,100		-3.9	4,159	4,178	19	0.5	2.77	2.9
Comm/Ind: Med Val	300,000	288,200		-3.9	9,610	9,621	11	0.1	3.20	3.34
Comm/Ind: Hi Val	1,000,000	960,800		-3.9	35,048	35,281	233	0.7	3.50	3.67

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

Tax Rates

	Tax Base				Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	171	151	-20	-11.4	County	55.14	60.30	0.00	0.00
(-) TIF Tax Capacity	32	32	0	0.0	City/Town	69.65	84.90	0.00	0.00
(-) FD Contrib Tax Cap	14	21	6	41.6	School District	15.71	19.97	3.86	1.55
(=) Taxable Tax Capacity	124	99	-26	-20.6	Special District	9.05	12.44	0.00	0.00
FD Distrib Tax Cap	11	15	5	42.9	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	4,845	378	8.5	2.98	3.28
Comm/Ind: Med Val	300,000	295,100	-1.6	10,404	11,268	864	8.3	3.47	3.82
Comm/Ind: Hi Val	1,000,000	983,800	-1.6	38,108	41,377	3,269	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	1,669	122	7.9	1.13	1.21
Res Non-Hm: exis	18,915	18,856	-59	-0.3	264	290	26	10.0	1.40	1.54
Apartments: exis	5,948	5,948	0	0.0	97	108	11	11.6	1.63	1.82
Low-inc Apts: ex	2,714	2,714	0	0.0	27	30	3	11.5	0.98	1.10
Seasnl Rec: exis	394	212	-183	-46.4	6	4	-3	-41.3	1.59	1.75
Com/Ind: Lo: exi	7,353	7,518	165	2.2	197	221	24	12.2	2.68	2.94
Com/Ind Hi: exis	20,414	20,501	87	0.4	726	801	74	10.2	3.56	3.91
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	7	13.6	3.56	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	587	587	0	0.0	7	8	1	11.9	1.27	1.42
Misc props	279	277	-1	-0.5	6	7	1	10.8	2.23	2.48
ResHmstd: NewCon	0	232	232	0.0	0	3	3	0.0	0.00	1.21
All other NewCon	0	345	345	0.0	0	7	7	0.0	0.00	2.13
Total	194,973	196,458	1,486	0.8	2,933	3,209	277	9.4	1.50	1.63

Tax Base

Tax Rates

	Baseline	Alternative	Change	Pctg Chng		Net Tax Cap (Pctg)		Ref Mkt Val	
						Base	Alter	Base	Alter
Total Tax Capacity	2,223	2,002	-221	-9.9	County	57.11	63.32	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	48.86	54.34	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	20.03	23.32	3.99	3.98
(=) Taxable Tax Capacity	2,223	2,002	-221	-9.9	Special District	1.10	1.20	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	127.11	142.19	3.99	3.98

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	92,900	93,500		0.6	929	957	28	3.0	1.00	1.02
Res Hmstd:Avg Val	139,200	140,100		0.6	1,578	1,698	120	7.6	1.13	1.21
Res Hmstd: Hi Val	185,600	186,700		0.6	2,228	2,438	211	9.5	1.20	1.31
Res Hmstd: Ex-Hi Val	278,500	280,200		0.6	3,529	3,925	395	11.2	1.27	1.40
Apartment	300,000	300,000		0.0	4,886	5,452	565	11.6	1.63	1.82
Comm/Ind: Lo Val	150,000	150,600		0.4	4,019	4,432	414	10.3	2.68	2.94
Comm/Ind: Med Val	300,000	301,300		0.4	9,357	10,318	961	10.3	3.12	3.42
Comm/Ind: Hi Val	1,000,000	1,004,300		0.4	34,268	37,775	3,507	10.2	3.43	3.76

St. Louis County

Tower city

<i>Tax Burdens by Property Class</i>	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	178	-19	-9.6	1.09	1.10
Res Non-Hm: exis	4,317	4,826	509	11.8	68	89	21	30.5	1.57	1.84
Apartments: exis	1,939	1,851	-88	-4.6	37	42	4	11.1	1.93	2.25
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	66	3	4.3	1.67	1.95
Com/Ind: Lo: exi	3,368	3,333	-34	-1.0	101	110	9	9.2	3.00	3.30
Com/Ind Hi: exis	1,087	968	-119	-10.9	43	43	-1	-1.5	3.98	4.40
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	22	3	16.9	3.98	4.40
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	-19.8	1.52	1.79
Misc props	1,665	1,491	-174	-10.5	38	40	2	4.4	2.31	2.70
ResHmstd: NewCon	0	10	10	0.0	0	0	0	0.0	0.00	1.10
All other NewCon	0	106	106	0.0	0	2	2	0.0	0.00	1.86
Total	35,329	33,148	-2,181	-6.2	577	599	22	3.9	1.63	1.81

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	400	340	-60	-15.1	County	54.36	59.65	0.00	0.00
(-) TIF Tax Capacity	17	16	-1	-4.1	City/Town	81.53	99.13	0.00	0.00
(-) FD Contrib Tax Cap	20	23	2	12.2	School District	14.61	18.80	3.86	1.55
(=) Taxable Tax Capacity	363	301	-62	-17.1	Special District	1.10	1.20	0.00	0.00
FD Distrib Tax Cap	16	21	5	27.4	Total	151.60	178.78	3.86	1.55

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	74,300	66,900	-10.0	568	438	-130	-22.9	0.76	0.65
Res Hmstd:Avg Val	111,400	100,300	-10.0	1,170	1,015	-155	-13.3	1.05	1.01
Res Hmstd: Hi Val	148,500	133,600	-10.0	1,780	1,669	-111	-6.3	1.2	1.25
Res Hmstd: Ex-Hi Val	222,800	200,500	-10.0	3,002	2,983	-19	-0.6	1.35	1.49
Apartment	300,000	286,300	-4.6	5,801	6,442	642	11.1	1.93	2.25
Seas Rec: Lo Val	50,000	44,700	-10.6	796	836	40	5.1	1.59	1.87
Seas Rec: Hi Val	150,000	134,000	-10.7	2,472	2,579	107	4.3	1.65	1.92
Comm/Ind: Lo Val	150,000	133,600	-10.9	4,493	4,415	-78	-1.7	3	3.30
Comm/Ind: Med Val	300,000	267,200	-10.9	10,464	10,114	-350	-3.3	3.49	3.79
Comm/Ind: Hi Val	1,000,000	890,600	-10.9	38,330	37,549	-781	-2.0	3.83	4.22

St. Louis County

Virginia city

<i>Tax Burdens by Property Class</i>	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	2,049	89	4.6	0.92	0.97
Res Non-Hm: exis	32,541	31,678	-863	-2.7	547	610	63	11.4	1.68	1.92
Apartments: exis	15,214	15,475	261	1.7	294	343	49	16.7	1.93	2.22
Low-inc Apts: ex	3,938	3,791	-146	-3.7	47	52	5	9.9	1.19	1.36
Seasnl Rec: exis	57	35	-23	-39.3	1	1	0	-29.0	1.46	1.71
Com/Ind: Lo: exi	33,368	32,252	-1,117	-3.3	1,000	1,064	63	6.3	3.00	3.30
Com/Ind Hi: exis	63,216	61,233	-1,983	-3.1	2,486	2,656	170	6.9	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	467	498	31	6.7	18	22	3	17.7	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	2,259	2,259	0	0.0	31	36	5	17.9	1.36	1.60
Misc props	329	659	331	100.6	9	26	16	173.7	2.87	3.92
ResHmstd: NewCon	0	1,538	1,538	0.0	0	15	15	0.0	0.00	0.97
All other NewCon	0	1,707	1,707	0.0	0	49	49	0.0	0.00	2.85
Total	363,765	362,918	-848	-0.2	6,393	6,921	528	8.3	1.76	1.91

Tax Base

Tax Rates

					County	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	4,485	3,861	-625	-13.9	County	47.70	51.86	0.00	0.00
(-) TIF Tax Capacity	55	55	0	-0.8	City/Town	80.07	97.19	0.00	0.00
(-) FD Contrib Tax Cap	421	448	27	6.4	School District	8.43	10.87	20.21	18.77
(=) Taxable Tax Capacity	4,010	3,358	-652	-16.2	Special District	1.87	2.13	0.00	0.00
FD Distrib Tax Cap	538	582	44	8.2	Total	138.08	162.05	20.21	18.77

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	56,800	56,600	-0.4	357	341	-15	-4.3	0.63	0.60	
Res Hmstd:Avg Val	85,200	85,000	-0.2	738	742	5	0.6	0.87	0.87	
Res Hmstd: Hi Val	113,500	113,200	-0.3	1,211	1,293	82	6.8	1.07	1.14	
Res Hmstd: Ex-Hi Val	170,300	169,800	-0.3	2,161	2,399	238	11.0	1.27	1.41	
Apartment	300,000	305,200	1.7	5,784	6,755	971	16.8	1.93	2.21	
Comm/Ind: Lo Val	150,000	145,300	-3.1	4,509	4,803	294	6.5	3.01	3.31	
Comm/Ind: Med Val	300,000	290,600	-3.1	10,420	11,068	648	6.2	3.47	3.81	
Comm/Ind: Hi Val	1,000,000	968,600	-3.1	38,005	40,528	2,523	6.6	3.80	4.18	

St. Louis County

Winton city

<i>Tax Burdens by Property Class</i>	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	4.28
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	4.28
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	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

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	72	59	-13	-17.9	County	57.49	63.37	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	68.39	83.81	0.00	0.00
(-) FD Contrib Tax Cap	2	2	0	-3.1	School District	10.92	12.69	10.00	14.53
(=) Taxable Tax Capacity	70	57	-13	-18.3	Special District	1.10	1.20	0.00	0.00
FD Distrib Tax Cap	10	12	2	19.7	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	11,302	1,195	11.8	3.37	3.77
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	36,961	41,297	4,336	11.7	3.7	4.13

St. Louis County

Hoyt Lakes city

<i>Tax Burdens by Property Class</i>	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

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	1,719	1,590	-128	-7.5	County	58.12	64.37	0.00	0.00
(-) TIF Tax Capacity	11	10	-1	-13.0	City/Town	70.95	84.01	0.00	0.00
(-) FD Contrib Tax Cap	61	153	92	149.9	School District	29.21	33.97	2.87	2.75
(=) Taxable Tax Capacity	1,646	1,427	-219	-13.3	Special District	1.10	1.20	0.00	0.00
FD Distrib Tax Cap	71	93	22	31.2	Total	159.38	183.55	2.87	2.75

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		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	618	13.2	3.13	3.47
Comm/Ind: Med Val	300,000	306,100		2.0	10,943	12,334	1,391	12.7	3.65	4.03
Comm/Ind: Hi Val	1,000,000	1,020,300		2.0	40,094	45,101	5,007	12.5	4.01	4.42

St. Louis County

Babbitt city

<i>Tax Burdens by Property Class</i>	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	12.4	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

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	853	713	-140	-16.4	County	59.39	65.80	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	90.13	110.05	0.00	0.00
(-) FD Contrib Tax Cap	30	36	6	20.4	School District	18.43	23.41	3.86	1.55
(=) Taxable Tax Capacity	823	677	-146	-17.8	Special District	1.10	1.20	0.00	0.00
FD Distrib Tax Cap	82	77	-6	-6.7	Total	169.05	200.46	3.86	1.55

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		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	12.4	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	46,404	5,149	12.5	4.13	4.62

St. Louis County

Duluth city

<i>Tax Burdens by Property Class</i>	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	40,094	4,420	12.4	1.08	1.23
Res Non-Hm: exis	777,937	793,823	15,886	2.0	10,197	11,926	1,729	17.0	1.31	1.50
Apartments: exis	275,372	275,073	-299	-0.1	4,153	4,753	600	14.4	1.51	1.73
Low-inc Apts: ex	58,917	58,726	-192	-0.3	542	621	79	14.6	0.92	1.06
Seasnl Rec: exis	27,447	24,369	-3,078	-11.2	349	350	1	0.2	1.27	1.44
Com/Ind: Lo: exi	168,664	166,672	-1,992	-1.2	4,256	4,689	433	10.2	2.52	2.81
Com/Ind Hi: exis	773,539	769,588	-3,950	-0.5	25,780	28,522	2,742	10.6	3.33	3.71
Publ U: Elec Gen	5,295	7,665	2,370	44.8	125	206	81	64.9	2.36	2.68
Publ U: Other	89,290	95,285	5,995	6.7	2,972	3,527	555	18.7	3.33	3.70
Ag HGA: Exist	1,290	1,109	-181	-14.0	16	16	0	-1.5	1.27	1.45
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	389	108	38.5	1.37	1.75
ResHmstd: NewCon	0	10,255	10,255	0.0	0	126	126	0.0	0.00	1.23
All other NewCon	0	24,901	24,901	0.0	0	535	535	0.0	0.00	2.15
Total	5,494,471	5,512,889	18,418	0.3	84,348	95,759	11,411	13.5	1.54	1.74

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	65,673	61,367	-4,305	-6.6	County	55.90	62.13	0.00	0.00
(-) TIF Tax Capacity	1,998	1,916	-82	-4.1	City/Town	27.96	31.63	0.00	4.75
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	23.39	27.74	9.46	8.61
(=) Taxable Tax Capacity	63,675	59,452	-4,223	-6.6	Special District	5.79	5.98	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	113.04	127.49	9.46	13.36

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base
Res Hmstd: Lo Val	106,200	105,100	-1.0	1,024	1,126	102	10.0	0.96	1.07
Res Hmstd:Avg Val	159,200	157,600	-1.0	1,721	1,926	205	11.9	1.08	1.22
Res Hmstd: Hi Val	212,200	210,100	-1.0	2,418	2,725	308	12.7	1.14	1.3
Res Hmstd: Ex-Hi Val	318,400	315,200	-1.0	3,814	4,326	512	13.4	1.2	1.37
Apartment	300,000	299,700	-0.1	4,523	5,176	654	14.5	1.51	1.73
Comm/Ind: Lo Val	150,000	149,200	-0.5	3,784	4,196	412	10.9	2.52	2.81
Comm/Ind: Med Val	300,000	298,500	-0.5	8,782	9,721	939	10.7	2.93	3.26
Comm/Ind: Hi Val	1,000,000	994,900	-0.5	32,105	35,525	3,419	10.7	3.21	3.57

Scott County

Belle Plaine city

<i>Tax Burdens by Property Class</i>	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	4,962	258	5.5	1.42	1.55
Res Non-Hm: exis	47,298	44,608	-2,690	-5.7	778	836	58	7.5	1.65	1.87
Apartments: exis	4,143	4,093	-50	-1.2	79	89	11	13.3	1.90	2.18
Low-inc Apts: ex	4,823	4,900	77	1.6	56	65	9	16.4	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	18,285	16,918	-1,366	-7.5	534	546	11	2.1	2.92	3.23
Com/Ind Hi: exis	39,532	39,897	365	0.9	1,529	1,704	175	11.4	3.87	4.27
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	177	23	15.0	3.87	4.27
Ag HGA: Exist	265	250	-15	-5.7	4	4	0	5.6	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	-40.8	1.45	1.68
Misc props	932	914	-19	-2.0	18	20	2	12.4	1.90	2.18
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	95	95	0.0	0.00	3.76
Total	466,134	449,117	-17,018	-3.7	8,069	8,670	601	7.5	1.73	1.93

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	5,221	4,646	-574	-11.0	County	35.49	38.77	0.00	0.00
(-) TIF Tax Capacity	37	36	-1	-2.6	City/Town	67.34	83.73	0.00	0.00
(-) FD Contrib Tax Cap	367	441	74	20.1	School District	38.23	40.58	8.71	9.07
(=) Taxable Tax Capacity	4,817	4,170	-647	-13.4	Special District	4.31	4.44	0.00	0.00
FD Distrib Tax Cap	1,538	1,201	-337	-21.9	Total	145.37	167.51	8.71	9.07

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Pctg Chng	Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change		Base	Alter
Res Hmstd: Lo Val	116,300	112,200		-3.5	1,524	1,527	2	0.2	1.31	1.36
Res Hmstd:Avg Val	174,400	168,300		-3.5	2,472	2,602	130	5.3	1.42	1.55
Res Hmstd: Hi Val	232,500	224,300		-3.5	3,419	3,675	256	7.5	1.47	1.64
Res Hmstd: Ex-Hi Val	348,900	336,600		-3.5	5,317	5,827	510	9.6	1.52	1.73
Apartment	300,000	296,400		-1.2	5,713	6,475	763	13.4	1.90	2.18
Comm/Ind: Lo Val	150,000	151,400		0.9	4,384	4,899	515	11.7	2.92	3.24
Comm/Ind: Med Val	300,000	302,800		0.9	10,187	11,366	1,179	11.6	3.4	3.75
Comm/Ind: Hi Val	1,000,000	1,009,200		0.9	37,264	41,539	4,275	11.5	3.73	4.12

Scott County

Elko city

<i>Tax Burdens by Property Class</i>	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

Tax Rates

						Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	0	0	0	#####	County	#####	#Num!	#####	#####
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	#####	#Num!	#####	#####
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	#####	#Num!	#####	#####
(=) Taxable Tax Capacity	0	0	0	#####	Special District	#####	#Num!	#####	#####
FD Distrib Tax Cap	0	0	0	0.0	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	3,786	139	3.8	1.28	1.44
Res Non-Hm: exis	41,848	38,195	-3,654	-8.7	611	647	36	5.8	1.46	1.69
Apartments: exis	3,687	3,684	-3	-0.1	62	72	10	16.5	1.68	1.95
Low-inc Apts: ex	6,123	6,055	-68	-1.1	63	72	9	14.9	1.03	1.19
Seasnl Rec: exis	70	63	-7	-9.6	1	1	0	5.5	1.68	1.95
Com/Ind: Lo: exi	17,949	17,418	-531	-3.0	493	533	40	8.1	2.75	3.06
Com/Ind Hi: exis	35,520	35,006	-514	-1.4	1,285	1,414	129	10.0	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	16	11.8	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	-80.6	1.10	0.47
Ag Non-Hmstd	1,592	442	-1,150	-72.2	20	6	-13	-67.1	1.23	1.46
Misc props	3,300	3,312	11	0.3	55	65	9	17.0	1.68	1.95
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	6,800	416	6.5	1.60	1.82

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	4,512	3,974	-537	-11.9	County	35.45	38.72	0.00	0.00
(-) TIF Tax Capacity	59	55	-4	-6.6	City/Town	60.63	71.91	0.00	0.00
(-) FD Contrib Tax Cap	362	411	49	13.6	School District	21.46	29.31	13.85	13.22
(=) Taxable Tax Capacity	4,090	3,508	-583	-14.2	Special District	5.46	5.81	0.00	0.00
FD Distrib Tax Cap	1,020	954	-67	-6.5	Total	123.00	145.75	13.85	13.22

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Pctg Chng	Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change		Base	Alter
Res Hmstd: Lo Val	139,300	128,500		-7.8	1,659	1,669	9	0.6	1.19	1.3
Res Hmstd:Avg Val	208,900	192,600		-7.8	2,674	2,772	97	3.6	1.28	1.44
Res Hmstd: Hi Val	278,400	256,700		-7.8	3,688	3,875	187	5.1	1.32	1.51
Res Hmstd: Ex-Hi Val	417,700	385,200		-7.8	5,716	6,086	370	6.5	1.37	1.58
Apartment	300,000	299,800		-0.1	5,028	5,858	830	16.5	1.68	1.95
Comm/Ind: Lo Val	150,000	147,800		-1.5	4,123	4,526	404	9.8	2.75	3.06
Comm/Ind: Med Val	300,000	295,700		-1.4	9,551	10,479	928	9.7	3.18	3.54
Comm/Ind: Hi Val	1,000,000	985,500		-1.5	34,880	38,341	3,461	9.9	3.49	3.89

Scott County

New Market city

<i>Tax Burdens by Property Class</i>	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	3,743	47	1.3	1.28	1.31
Res Non-Hm: exis	38,761	37,576	-1,185	-3.1	549	551	2	0.4	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	-10.2	1.61	1.66
Com/Ind: Lo: exi	3,794	4,038	245	6.4	104	117	13	12.4	2.73	2.88
Com/Ind Hi: exis	6,513	6,364	-148	-2.3	234	241	8	3.2	3.59	3.79
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	6.3	3.57	3.78
Ag HGA: Exist	608	591	-17	-2.8	8	8	0	-0.1	1.27	1.31
Ag Hmstd Land	739	957	218	29.5	4	5	1	38.4	0.48	0.51
Ag Non-Hmstd	2,266	2,440	174	7.7	26	29	3	13.1	1.14	1.20
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	1.31
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	4,863	145	3.1	1.36	1.41

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	3,593	3,401	-192	-5.4	County	35.48	38.75	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	43.85	45.18	0.00	0.00
(-) FD Contrib Tax Cap	93	89	-4	-4.0	School District	31.17	32.21	19.62	18.93
(=) Taxable Tax Capacity	3,501	3,312	-189	-5.4	Special District	3.78	3.86	0.00	0.00
FD Distrib Tax Cap	575	612	38	6.6	Total	114.27	120.00	19.62	18.93

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Change		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	161,900	159,300	-2,600	-1.6	1,941	1,938	-3	-0.1	1.2	1.22
Res Hmstd:Avg Val	242,800	238,900	-3,900	-1.6	3,097	3,130	33	1.1	1.28	1.31
Res Hmstd: Hi Val	323,600	318,400	-5,200	-1.6	4,251	4,321	69	1.6	1.31	1.36
Res Hmstd: Ex-Hi Val	485,500	477,700	-7,800	-1.6	6,500	6,637	137	2.1	1.34	1.39
Comm/Ind: Lo Val	150,000	146,600	-3,400	-2.3	4,105	4,232	127	3.1	2.74	2.89
Comm/Ind: Med Val	300,000	293,200	-6,800	-2.3	9,480	9,751	271	2.9	3.16	3.33
Comm/Ind: Hi Val	1,000,000	977,300	-22,700	-2.3	34,563	35,649	1,085	3.1	3.46	3.65

Scott County

Prior Lake city

<i>Tax Burdens by Property Class</i>	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	25,808	41	0.2	1.26	1.30
Res Non-Hm: exis	355,576	341,745	-13,832	-3.9	4,865	4,806	-59	-1.2	1.37	1.41
Apartments: exis	53,336	52,893	-443	-0.8	834	853	20	2.3	1.56	1.61
Low-inc Apts: ex	9,700	9,700	0	0.0	94	97	3	3.3	0.97	1.00
Seasnl Rec: exis	23,476	23,472	-3	0.0	297	310	13	4.4	1.26	1.32
Com/Ind: Lo: exi	25,028	25,179	151	0.6	677	717	40	5.9	2.70	2.85
Com/Ind Hi: exis	102,759	98,171	-4,588	-4.5	3,625	3,645	20	0.6	3.53	3.71
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	618	23	3.8	3.52	3.71
Ag HGA: Exist	1,759	1,737	-22	-1.2	21	22	0	2.4	1.20	1.24
Ag Hmstd Land	5,434	5,580	146	2.7	32	34	1	4.5	0.59	0.60
Ag Non-Hmstd	10,197	9,206	-992	-9.7	106	101	-4	-4.1	1.04	1.10
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	334	334	0.0	0.00	1.30
All other NewCon	0	6,829	6,829	0.0	0	123	123	0.0	0.00	1.80
Total	2,641,473	2,600,365	-41,108	-1.6	36,914	37,469	555	1.5	1.40	1.44

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	28,407	26,934	-1,472	-5.2	County	35.48	38.76	0.00	0.00
(-) TIF Tax Capacity	472	449	-23	-4.9	City/Town	30.69	29.72	4.25	4.41
(-) FD Contrib Tax Cap	1,149	1,070	-78	-6.8	School District	33.93	34.47	18.74	19.71
(=) Taxable Tax Capacity	26,786	25,415	-1,371	-5.1	Special District	6.37	6.68	0.00	0.00
FD Distrib Tax Cap	2,676	2,381	-295	-11.0	Total	106.47	109.64	22.99	24.12

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	195,300	190,100	-2.7	2,332	2,322	-10	-0.4	1.19	1.22
Res Hmstd:Avg Val	292,800	285,100	-2.6	3,682	3,686	5	0.1	1.26	1.29
Res Hmstd: Hi Val	390,300	380,000	-2.6	5,032	5,049	18	0.4	1.29	1.33
Res Hmstd: Ex-Hi Val	585,600	570,100	-2.6	7,809	7,818	9	0.1	1.33	1.37
Apartment	300,000	297,500	-0.8	4,682	4,795	112	2.4	1.56	1.61
Comm/Ind: Lo Val	150,000	143,300	-4.5	4,053	4,076	24	0.6	2.70	2.84
Comm/Ind: Med Val	300,000	286,600	-4.5	9,341	9,338	-3	0.0	3.11	3.26
Comm/Ind: Hi Val	1,000,000	955,400	-4.5	34,020	34,165	145	0.4	3.40	3.58

Scott County

Savage city

<i>Tax Burdens by Property Class</i>	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	27,454	510	1.9	1.36	1.42
Res Non-Hm: exis	184,356	183,561	-794	-0.4	2,704	2,827	123	4.5	1.47	1.54
Apartments: exis	35,337	35,281	-55	-0.2	597	628	32	5.3	1.69	1.78
Low-inc Apts: ex	12,850	12,850	0	0.0	137	144	7	5.4	1.07	1.12
Seasnl Rec: exis	339	339	0	0.0	5	6	0	5.9	1.59	1.68
Com/Ind: Lo: exi	45,351	45,547	196	0.4	1,270	1,360	90	7.1	2.80	2.99
Com/Ind Hi: exis	357,259	336,781	-20,478	-5.7	13,024	13,099	75	0.6	3.65	3.89
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	721	47	7.0	3.64	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	13,825	12,966	-859	-6.2	162	163	1	0.7	1.17	1.26
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	181	181	0.0	0.00	1.42
All other NewCon	0	7,380	7,380	0.0	0	160	160	0.0	0.00	2.17
Total	2,654,004	2,601,341	-52,663	-2.0	45,517	46,743	1,226	2.7	1.72	1.80

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	30,664	28,721	-1,943	-6.3	County	35.49	38.77	0.00	0.00
(-) TIF Tax Capacity	36	26	-10	-27.4	City/Town	48.27	51.06	1.54	1.59
(-) FD Contrib Tax Cap	3,158	3,183	26	0.8	School District	27.89	28.54	22.58	23.39
(=) Taxable Tax Capacity	27,470	25,511	-1,959	-7.1	Special District	5.67	6.03	0.00	0.00
FD Distrib Tax Cap	4,020	3,404	-616	-15.3	Total	117.32	124.39	24.12	24.99

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	166,600	162,300		-2.6	2,134	2,143	9	0.4	1.28	1.32
Res Hmstd:Avg Val	249,800	243,400		-2.6	3,385	3,445	60	1.8	1.36	1.42
Res Hmstd: Hi Val	332,900	324,400		-2.6	4,636	4,746	110	2.4	1.39	1.46
Res Hmstd: Ex-Hi Val	499,500	486,700		-2.6	7,065	7,270	206	2.9	1.41	1.49
Apartment	300,000	299,500		-0.2	5,123	5,405	282	5.5	1.71	1.80
Comm/Ind: Lo Val	150,000	141,400		-5.7	4,204	4,227	23	0.5	2.80	2.99
Comm/Ind: Med Val	300,000	282,800		-5.7	9,689	9,666	-23	-0.2	3.23	3.42
Comm/Ind: Hi Val	1,000,000	942,700		-5.7	35,287	35,419	132	0.4	3.53	3.76

Scott County

Shakopee city

<i>Tax Burdens by Property Class</i>	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	26,117	1,126	4.5	1.12	1.20
Res Non-Hm: exis	272,912	269,668	-3,244	-1.2	3,423	3,599	176	5.1	1.25	1.33
Apartments: exis	115,519	112,908	-2,612	-2.3	1,697	1,786	88	5.2	1.47	1.58
Low-inc Apts: ex	27,742	28,092	350	1.3	250	272	22	8.7	0.90	0.97
Seasnl Rec: exis	2,704	2,286	-418	-15.5	40	36	-4	-9.0	1.46	1.58
Com/Ind: Lo: exi	62,673	62,637	-36	-0.1	1,632	1,748	116	7.1	2.60	2.79
Com/Ind Hi: exis	781,498	752,767	-28,731	-3.7	26,739	27,641	902	3.4	3.42	3.67
Publ U: Elec Gen	10,129	9,923	-206	-2.0	247	263	16	6.3	2.44	2.65
Publ U: Other	23,473	23,966	493	2.1	804	879	75	9.4	3.43	3.67
Ag HGA: Exist	3,654	3,364	-290	-7.9	42	41	-1	-1.9	1.14	1.21
Ag Hmstd Land	11,086	7,775	-3,311	-29.9	69	45	-24	-34.9	0.62	0.58
Ag Non-Hmstd	42,045	32,842	-9,203	-21.9	446	381	-65	-14.6	1.06	1.16
Misc props	707	717	10	1.4	11	12	1	9.9	1.55	1.68
ResHmstd: NewCon	0	33,831	33,831	0.0	0	405	405	0.0	0.00	1.20
All other NewCon	0	10,517	10,517	0.0	0	233	233	0.0	0.00	2.21
Total	3,579,236	3,531,923	-47,313	-1.3	60,392	63,458	3,066	5.1	1.69	1.80

Tax Base

Tax Rates

	Tax Base				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	44,597	42,026	-2,571	-5.8	County	35.49	38.77	0.00	0.00
(-) TIF Tax Capacity	161	155	-6	-4.0	City/Town	34.59	36.62	0.34	0.34
(-) FD Contrib Tax Cap	6,605	6,431	-174	-2.6	School District	30.73	34.79	14.29	13.20
(=) Taxable Tax Capacity	37,831	35,440	-2,391	-6.3	Special District	5.01	5.44	0.00	0.00
FD Distrib Tax Cap	4,837	5,011	174	3.6	Total	105.82	115.62	14.63	13.55

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Change		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	146,200	143,300	-2,900	-2.0	1,520	1,569	49	3.2	1.04	1.1
Res Hmstd:Avg Val	219,300	214,900	-4,400	-2.0	2,467	2,569	102	4.1	1.12	1.2
Res Hmstd: Hi Val	292,300	286,500	-5,800	-2.0	3,412	3,568	157	4.6	1.17	1.25
Res Hmstd: Ex-Hi Val	438,500	429,700	-8,800	-2.0	5,282	5,550	268	5.1	1.20	1.29
Apartment	300,000	293,200	-6,800	-2.3	4,407	4,635	227	5.2	1.47	1.58
Comm/Ind: Lo Val	150,000	144,500	-5,500	-3.7	3,902	4,028	127	3.2	2.60	2.79
Comm/Ind: Med Val	300,000	289,000	-11,000	-3.7	9,031	9,286	255	2.8	3.01	3.21
Comm/Ind: Hi Val	1,000,000	963,200	-36,800	-3.7	32,968	34,042	1,074	3.3	3.3	3.53

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	2,899	-22	-0.8	1.42	1.46
Res Non-Hm: exis	30,613	30,396	-216	-0.7	510	536	27	5.2	1.67	1.76
Apartments: exis	14,484	15,961	1,477	10.2	271	320	49	18.2	1.87	2.01
Low-inc Apts: ex	6,643	8,130	1,487	22.4	77	100	24	30.8	1.15	1.23
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	361	16	4.7	2.94	3.13
Com/Ind Hi: exis	30,289	29,398	-890	-2.9	1,164	1,209	45	3.8	3.84	4.11
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	15.2	3.84	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	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	1.46
All other NewCon	0	681	681	0.0	0	14	14	0.0	0.00	2.12
Total	301,744	298,316	-3,428	-1.1	5,353	5,548	194	3.6	1.77	1.86

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	3,443	3,148	-295	-8.6	County	35.27	38.53	0.00	0.00
(-) TIF Tax Capacity	249	243	-5	-2.2	City/Town	64.01	70.03	1.05	1.06
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	29.86	32.17	20.03	18.95
(=) Taxable Tax Capacity	3,194	2,904	-290	-9.1	Special District	3.68	3.80	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	132.82	144.53	21.07	20.01

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Pctg Chng	Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change		Base	Alter
Res Hmstd: Lo Val	117,100	112,500		-3.9	1,535	1,459	-76	-4.9	1.31	1.3
Res Hmstd:Avg Val	175,500	168,600		-3.9	2,486	2,455	-31	-1.3	1.42	1.46
Res Hmstd: Hi Val	234,000	224,900		-3.9	3,439	3,455	15	0.4	1.47	1.54
Res Hmstd: Ex-Hi Val	351,000	337,300		-3.9	5,345	5,450	105	2.0	1.52	1.62
Apartment	300,000	330,600		10.2	5,613	6,634	1,021	18.2	1.87	2.01
Comm/Ind: Lo Val	150,000	145,600		-2.9	4,403	4,564	161	3.6	2.94	3.13
Comm/Ind: Med Val	300,000	291,200		-2.9	10,169	10,509	340	3.3	3.39	3.61
Comm/Ind: Hi Val	1,000,000	970,600		-2.9	37,076	38,451	1,374	3.7	3.71	3.96

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	2,136	-91	-4.1	1.10	1.16
Res Non-Hm: exis	30,584	30,647	62	0.2	402	428	26	6.5	1.31	1.40
Apartments: exis	13,060	12,467	-592	-4.5	192	197	5	2.5	1.47	1.58
Low-inc Apts: ex	3,215	3,215	0	0.0	29	31	2	7.2	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	14	4.4	2.46	2.62
Com/Ind Hi: exis	61,695	58,178	-3,517	-5.7	1,975	1,989	14	0.7	3.20	3.42
Publ U: Elec Gen	393,667	394,427	760	0.2	8,795	9,495	700	8.0	2.23	2.41
Publ U: Other	153,950	154,975	1,025	0.7	4,941	5,312	371	7.5	3.21	3.43
Ag HGA: Exist	112	106	-6	-5.3	1	1	0	0.3	0.96	1.02
Ag Hmstd Land	637	671	34	5.3	5	6	1	16.0	0.83	0.91
Ag Non-Hmstd	1,403	1,394	-9	-0.6	14	15	1	7.7	1.02	1.10
Misc props	496	430	-67	-13.5	7	7	-1	-7.5	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	19,969	1,056	5.6	2.16	2.34

Tax Base

Tax Rates

	Tax Base				Tax Rates		Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	County	City/Town	School District	Special District	Base	Alter
Total Tax Capacity	14,959	14,488	-470	-3.1	46.29	51.96	0.00	0.00	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	29.72	30.46	2.00	2.00	2.00	2.00
(-) FD Contrib Tax Cap	0	0	0	0.0	22.59	24.49	18.15	18.35	18.15	18.35
(=) Taxable Tax Capacity	14,959	14,488	-470	-3.1	3.03	3.29	0.00	0.00	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	101.64	110.19	20.15	20.35	

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	118,200	107,600	-9.0	1,174	1,101	-72	-6.2	0.99	1.02	
Res Hmstd:Avg Val	177,200	161,300	-9.0	1,945	1,855	-90	-4.6	1.1	1.15	
Res Hmstd: Hi Val	236,200	215,100	-8.9	2,717	2,611	-106	-3.9	1.15	1.21	
Res Hmstd: Ex-Hi Val	354,300	322,600	-8.9	4,261	4,121	-140	-3.3	1.20	1.28	
Apartment	300,000	286,400	-4.5	4,416	4,528	112	2.5	1.47	1.58	
Comm/Ind: Lo Val	150,000	141,400	-5.7	3,688	3,709	21	0.6	2.46	2.62	
Comm/Ind: Med Val	300,000	282,900	-5.7	8,504	8,492	-12	-0.1	2.83	3.00	
Comm/Ind: Hi Val	1,000,000	943,000	-5.7	30,981	31,129	148	0.5	3.1	3.30	

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	5,966	144	2.5	1.31	1.41
Res Non-Hm: exis	81,509	69,327	-12,182	-14.9	1,251	1,196	-55	-4.4	1.53	1.73
Apartments: exis	13,942	13,776	-166	-1.2	248	278	30	12.3	1.78	2.02
Low-inc Apts: ex	4,249	4,380	131	3.1	46	54	8	16.9	1.09	1.23
Seasnl Rec: exis	9,950	9,371	-579	-5.8	147	158	11	7.4	1.47	1.68
Com/Ind: Lo: exi	16,150	15,872	-279	-1.7	459	502	43	9.5	2.84	3.16
Com/Ind Hi: exis	84,812	82,959	-1,854	-2.2	3,173	3,462	289	9.1	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	7,504	7,539	35	0.5	279	312	34	12.0	3.71	4.14
Ag HGA: Exist	388	381	-7	-1.8	5	6	1	11.2	1.31	1.49
Ag Hmstd Land	688	739	51	7.4	5	6	1	20.0	0.68	0.75
Ag Non-Hmstd	360	1,199	839	233.3	5	18	13	281.5	1.32	1.51
Misc props	249	248	-1	-0.3	4	5	1	13.3	1.78	2.02
ResHmstd: NewCon	0	5,379	5,379	0.0	0	76	76	0.0	0.00	1.41
All other NewCon	0	417	417	0.0	0	7	7	0.0	0.00	1.77
Total	665,688	633,619	-32,068	-4.8	11,444	12,046	603	5.3	1.72	1.90

Tax Base

Tax Rates

	Tax Base				Tax Rates		Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	County	City/Town	School District	Special District	Base	Alter
Total Tax Capacity	7,732	6,724	-1,009	-13.0	46.26	51.92	0.00	0.00	0.00	0.00
(-) TIF Tax Capacity	172	154	-18	-10.6	43.57	50.14	13.35	13.76	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	38.16	44.98	0.00	0.00	13.35	13.76
(=) Taxable Tax Capacity	7,560	6,570	-991	-13.1	3.66	3.66	0.00	0.00	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	131.65	150.69	13.35	13.76	

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	106,400	100,700	-5,700	-5.4	1,266	1,231	-35	-2.7	1.19	1.22
Res Hmstd:Avg Val	159,600	151,100	-8,500	-5.3	2,085	2,129	43	2.1	1.31	1.41
Res Hmstd: Hi Val	212,700	201,300	-11,400	-5.4	2,903	3,022	119	4.1	1.36	1.50
Res Hmstd: Ex-Hi Val	319,200	302,100	-17,100	-5.4	4,543	4,817	273	6.0	1.42	1.59
Apartment	300,000	296,400	-3,600	-1.2	5,337	5,991	654	12.2	1.78	2.02
Comm/Ind: Lo Val	150,000	146,700	-3,300	-2.2	4,261	4,642	381	8.9	2.84	3.16
Comm/Ind: Med Val	300,000	293,400	-6,600	-2.2	9,876	10,732	856	8.7	3.29	3.66
Comm/Ind: Hi Val	1,000,000	978,100	-21,900	-2.2	36,078	39,307	3,229	8.9	3.61	4.02

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	330	-10	-3.0	1.34	1.36
Res Non-Hm: exis	4,897	4,650	-247	-5.0	81	79	-1	-1.7	1.65	1.71
Apartments: exis	863	863	0	0.0	16	17	1	6.0	1.84	1.95
Low-inc Apts: ex	597	597	0	0.0	7	7	0	6.1	1.12	1.19
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	83	3	3.8	2.92	3.08
Com/Ind Hi: exis	3,718	3,565	-153	-4.1	142	144	2	1.1	3.83	4.04
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	9.3	3.85	4.06
Ag HGA: Exist	204	200	-4	-2.1	3	3	0	1.1	1.40	1.45
Ag Hmstd Land	755	771	16	2.2	5	5	0	6.5	0.63	0.66
Ag Non-Hmstd	189	317	128	67.7	3	5	2	76.8	1.38	1.45
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	1.36
All other NewCon	0	123	123	0.0	0	2	2	0.0	0.00	1.71
Total	39,681	38,606	-1,074	-2.7	693	696	3	0.4	1.75	1.80

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	455	403	-52	-11.3	County	46.29	51.95	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	70.86	70.96	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	18.63	20.05	11.40	13.14
(=) Taxable Tax Capacity	455	403	-52	-11.3	Special District	2.16	2.42	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	137.94	145.37	11.40	13.14

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Pctg Chng	Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change		Base	Alter
Res Hmstd: Lo Val	103,300	99,000		-4.2	1,263	1,157	-106	-8.4	1.22	1.17
Res Hmstd:Avg Val	154,900	148,500		-4.1	2,080	2,007	-74	-3.5	1.34	1.35
Res Hmstd: Hi Val	206,500	197,900		-4.2	2,897	2,854	-43	-1.5	1.40	1.44
Res Hmstd: Ex-Hi Val	309,800	296,900		-4.2	4,533	4,553	20	0.4	1.46	1.53
Apartment	300,000	300,000		0.0	5,515	5,846	331	6.0	1.84	1.95
Comm/Ind: Lo Val	150,000	143,800		-4.1	4,374	4,427	53	1.2	2.92	3.08
Comm/Ind: Med Val	300,000	287,700		-4.1	10,148	10,209	62	0.6	3.38	3.55
Comm/Ind: Hi Val	1,000,000	958,900		-4.1	37,095	37,466	371	1.0	3.71	3.91

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	18,770	-1,085	-5.5	1.50	1.53
Res Non-Hm: exis	150,744	138,740	-12,004	-8.0	2,492	2,431	-61	-2.5	1.65	1.75
Apartments: exis	36,863	35,931	-932	-2.5	716	742	26	3.7	1.94	2.07
Low-inc Apts: ex	18,876	19,875	998	5.3	225	252	27	11.8	1.19	1.27
Seasnl Rec: exis	2,869	2,681	-188	-6.6	50	49	-1	-2.3	1.76	1.84
Com/Ind: Lo: exi	48,657	48,073	-584	-1.2	1,472	1,542	70	4.8	3.02	3.21
Com/Ind Hi: exis	358,094	340,183	-17,911	-5.0	14,215	14,335	120	0.8	3.97	4.21
Publ U: Elec Gen	6,443	6,139	-304	-4.7	193	196	3	1.6	2.99	3.19
Publ U: Other	63,607	61,772	-1,835	-2.9	2,522	2,600	78	3.1	3.97	4.21
Ag HGA: Exist	7,572	6,981	-591	-7.8	109	102	-7	-6.0	1.44	1.47
Ag Hmstd Land	10,840	10,559	-281	-2.6	64	67	4	5.9	0.59	0.64
Ag Non-Hmstd	23,214	21,037	-2,177	-9.4	323	314	-9	-2.9	1.39	1.49
Misc props	128	86	-42	-33.1	4	3	-1	-28.7	2.99	3.19
ResHmstd: NewCon	0	4,616	4,616	0.0	0	71	71	0.0	0.00	1.53
All other NewCon	0	2,143	2,143	0.0	0	46	46	0.0	0.00	2.17
Total	2,054,970	1,925,735	-129,235	-6.3	42,240	41,521	-719	-1.7	2.06	2.16

Tax Base

Tax Rates

	Tax Base				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	25,130	22,308	-2,822	-11.2	County	46.29	51.96	0.00	0.00
(-) TIF Tax Capacity	784	696	-88	-11.2	City/Town	45.64	47.55	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	43.40	45.50	17.51	17.33
(=) Taxable Tax Capacity	24,346	21,612	-2,734	-11.2	Special District	4.95	5.29	1.28	1.36
FD Distrib Tax Cap	0	0	0	0.0	Total	140.29	150.29	18.79	18.70

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base
Res Hmstd: Lo Val	134,700	124,500	-7.6	1,892	1,713	-179	-9.5	1.40	1.38
Res Hmstd:Avg Val	201,900	186,700	-7.5	3,021	2,848	-173	-5.7	1.5	1.53
Res Hmstd: Hi Val	269,200	248,900	-7.5	4,152	3,983	-169	-4.1	1.54	1.60
Res Hmstd: Ex-Hi Val	403,900	373,400	-7.6	6,416	6,255	-161	-2.5	1.59	1.68
Apartment	300,000	292,400	-2.5	5,825	6,040	215	3.7	1.94	2.07
Comm/Ind: Lo Val	150,000	142,500	-5.0	4,537	4,571	34	0.7	3.02	3.21
Comm/Ind: Med Val	300,000	285,000	-5.0	10,493	10,502	9	0.1	3.5	3.68
Comm/Ind: Hi Val	1,000,000	950,000	-5.0	38,285	38,529	244	0.6	3.83	4.06

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	336	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	-4.1	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	58	1.1	1.63	1.78

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	3,569	2,980	-589	-16.5	County	46.24	51.89	0.00	0.00
(-) TIF Tax Capacity	189	179	-10	-5.1	City/Town	35.85	45.52	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	43.31	45.38	17.51	17.33
(=) Taxable Tax Capacity	<u>3,380</u>	<u>2,800</u>	<u>-579</u>	<u>-17.1</u>	Special District	<u>2.16</u>	<u>2.42</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	0	0	0	0.0	Total	127.56	145.22	17.51	17.33

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		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	4,343	112	2.6	2.82	3.12
Comm/Ind: Med Val	300,000	278,600		-7.1	9,786	9,949	163	1.7	3.26	3.57
Comm/Ind: Hi Val	1,000,000	928,700		-7.1	35,707	36,601	894	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	13.3	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	108	3.4	1.32	1.41

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	2,654	2,324	-330	-12.4	County	46.26	51.92	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	41.26	42.59	7.06	7.09
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	18.58	19.99	11.40	13.13
(=) Taxable Tax Capacity	2,654	2,324	-330	-12.4	Special District	4.17	3.98	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	110.28	118.48	18.46	20.23

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		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	4,442	585	15.2	2.57	2.79	
Comm/Ind: Med Val	300,000	318,000	6.0	8,908	10,157	1,249	14.0	2.97	3.19	
Comm/Ind: Hi Val	1,000,000	1,060,100	6.0	32,477	36,827	4,350	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	74	1	1.3	1.36	1.46
Res Non-Hm: exis	690	481	-209	-30.3	11	9	-2	-18.3	1.64	1.92
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	432	432	0	0.0	7	9	1	14.3	1.72	1.97
Com/Ind: Lo: exi	5,972	5,474	-499	-8.4	178	184	6	3.3	2.98	3.36
Com/Ind Hi: exis	36,764	36,658	-106	-0.3	1,450	1,630	181	12.5	3.94	4.45
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	15.6	3.94	4.45
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	8.0	1.43	1.66
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	184	184	0.0	0.00	4.32
Total	49,930	53,091	3,161	6.3	1,742	2,116	374	21.5	3.49	3.99

Tax Base

Tax Rates

	Tax Base				Tax Rates		Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	County	City/Town	Base	Alter	Base	Alter
Total Tax Capacity	901	961	60	6.6	County	46.27	51.93	0.00	0.00	
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	72.88	85.54	0.00	0.00	
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	21.97	26.33	10.22	10.19	
(=) Taxable Tax Capacity	901	961	60	6.6	Special District	2.16	2.42	0.00	0.00	
FD Distrib Tax Cap	0	0	0	0.0	Total	143.28	166.22	10.22	10.19	

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	102,600	97,000		-5.5	1,295	1,237	-58	-4.4	1.26	1.28
Res Hmstd:Avg Val	153,800	145,400		-5.5	2,127	2,163	37	1.7	1.38	1.49
Res Hmstd: Hi Val	205,000	193,800		-5.5	2,959	3,090	131	4.4	1.44	1.59
Res Hmstd: Ex-Hi Val	307,600	290,800		-5.5	4,626	4,946	320	6.9	1.50	1.70
Comm/Ind: Lo Val	150,000	149,600		-0.3	4,476	5,029	553	12.4	2.98	3.36
Comm/Ind: Med Val	300,000	299,100		-0.3	10,393	11,675	1,282	12.3	3.46	3.90
Comm/Ind: Hi Val	1,000,000	997,100		-0.3	38,004	42,724	4,720	12.4	3.80	4.28

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	996	32	3.4	1.26	1.34
Res Non-Hm: exis	8,563	9,596	1,033	12.1	135	168	33	24.3	1.58	1.75
Apartments: exis	1,102	1,102	0	0.0	20	23	2	12.4	1.82	2.04
Low-inc Apts: ex	1,493	1,328	-165	-11.0	17	17	0	-0.2	1.11	1.25
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	159	20	14.8	2.88	3.19
Com/Ind Hi: exis	2,013	2,013	-1	0.0	76	85	8	10.7	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	565	551	-13	-2.4	21	23	2	8.7	3.77	4.20
Ag HGA: Exist	147	147	0	0.0	2	2	0	7.3	1.32	1.42
Ag Hmstd Land	161	161	0	0.0	1	1	0	17.0	0.54	0.63
Ag Non-Hmstd	1,004	1,019	15	1.5	13	15	2	15.4	1.33	1.51
Misc props	165	165	0	0.0	3	3	0	12.4	1.82	2.04
ResHmstd: NewCon	0	135	135	0.0	0	2	2	0.0	0.00	1.34
All other NewCon	0	271	271	0.0	0	6	6	0.0	0.00	2.26
Total	96,226	96,037	-188	-0.2	1,391	1,499	109	7.8	1.45	1.56

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	1,015	853	-162	-16.0	County	51.77	54.34	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	72.94	88.68	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	6.15	5.91	15.32	15.05
(=) Taxable Tax Capacity	1,015	853	-162	-16.0	Special District	2.28	2.52	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	133.15	151.45	15.32	15.05

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Pctg Chng	Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change		Base	Alter
Res Hmstd: Lo Val	78,700	77,000		-2.2	867	823	-44	-5.1	1.10	1.07
Res Hmstd:Avg Val	117,900	115,400		-2.1	1,484	1,515	31	2.1	1.26	1.31
Res Hmstd: Hi Val	157,200	153,900		-2.1	2,103	2,208	105	5.0	1.34	1.43
Res Hmstd: Ex-Hi Val	235,900	230,900		-2.1	3,342	3,595	253	7.6	1.42	1.56
Apartment	300,000	300,000		0.0	5,452	6,131	678	12.4	1.82	2.04
Comm/Ind: Lo Val	150,000	150,000		0.0	4,324	4,783	459	10.6	2.88	3.19
Comm/Ind: Med Val	300,000	299,900		0.0	10,013	11,081	1,068	10.7	3.34	3.69
Comm/Ind: Hi Val	1,000,000	999,700		0.0	36,563	40,483	3,920	10.7	3.66	4.05

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	818	-13	-1.6	1.29	1.35
Res Non-Hm: exis	4,396	5,339	943	21.4	71	100	29	41.6	1.61	1.87
Apartments: exis	7,303	7,346	43	0.6	139	164	25	17.8	1.91	2.24
Low-inc Apts: ex	1,090	1,098	8	0.7	13	15	2	17.6	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	7,470	7,414	-56	-0.7	224	253	30	13.4	2.99	3.42
Com/Ind Hi: exis	6,792	7,558	767	11.3	268	341	73	27.4	3.94	4.51
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	74	11	16.9	3.90	4.51
Ag HGA: Exist	197	185	-12	-6.3	3	3	0	4.9	1.46	1.63
Ag Hmstd Land	647	687	40	6.2	8	10	2	26.8	1.18	1.40
Ag Non-Hmstd	1,155	1,417	262	22.7	16	24	7	45.7	1.40	1.67
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	333	333	0.0	0	4	4	0.0	0.00	1.35
All other NewCon	0	100	100	0.0	0	2	2	0.0	0.00	1.87
Total	95,329	93,670	-1,659	-1.7	1,635	1,808	173	10.6	1.72	1.93

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	1,089	912	-178	-16.3	County	51.70	54.18	0.00	0.00
(-) TIF Tax Capacity	135	145	10	7.2	City/Town	82.00	106.63	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	5.98	5.61	15.32	15.05
(=) Taxable Tax Capacity	954	767	-187	-19.6	Special District	0.78	0.39	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	140.45	166.81	15.32	15.05

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Pctg Chng	Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change		Base	Alter
Res Hmstd: Lo Val	64,400	60,300		-6.4	746	694	-51	-6.9	1.16	1.15
Res Hmstd:Avg Val	96,500	90,400		-6.3	1,218	1,158	-59	-4.9	1.26	1.28
Res Hmstd: Hi Val	128,600	120,400		-6.4	1,747	1,749	3	0.1	1.36	1.45
Res Hmstd: Ex-Hi Val	193,000	180,700		-6.4	2,808	2,936	128	4.6	1.45	1.62
Apartment	300,000	301,800		0.6	5,727	6,747	1,020	17.8	1.91	2.24
Comm/Ind: Lo Val	150,000	166,900		11.3	4,489	5,891	1,402	31.2	2.99	3.53
Comm/Ind: Med Val	300,000	333,900		11.3	10,397	13,420	3,023	29.1	3.47	4.02
Comm/Ind: Hi Val	1,000,000	1,112,900		11.3	37,970	48,542	10,572	27.8	3.8	4.36

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	28.1	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

Tax Rates

	Tax Base				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	278	196	-82	-29.6	County	48.53	49.40	0.00	0.00
(-) TIF Tax Capacity	6	6	0	-0.5	City/Town	#####	208.62	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	4.85	2.62	11.78	23.90
(=) Taxable Tax Capacity	272	190	-82	-30.2	Special District	0.78	0.39	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	196.57	261.03	11.78	23.90

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		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	17,039	3,802	28.7	4.41	5.7
Comm/Ind: Hi Val	1,000,000	996,800		-0.3	48,418	62,268	13,849	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

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	370	316	-54	-14.6	County	51.85	54.45	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	#####	158.86	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	6.21	6.00	15.32	15.05
(=) Taxable Tax Capacity	370	316	-54	-14.6	Special District	0.78	0.39	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	189.24	219.70	15.32	15.05

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		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	1,684	30.1	3.72	4.35
Comm/Ind: Med Val	300,000	334,100		11.4	12,958	16,567	3,608	27.8	4.32	4.96
Comm/Ind: Hi Val	1,000,000	1,113,800		11.4	47,361	59,969	12,607	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	707	12	1.7	2.03	2.14
Res Non-Hm: exis	4,234	4,448	214	5.1	104	130	26	25.4	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	12.6	2.75	3.29
Com/Ind: Lo: exi	2,802	2,691	-112	-4.0	114	128	14	12.1	4.08	4.76
Com/Ind Hi: exis	279	256	-23	-8.1	15	16	1	6.8	5.41	6.28
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	22.8	5.41	6.28
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	31.8	0.87	1.08
Ag Non-Hmstd	336	350	14	4.2	7	9	2	21.7	2.17	2.53
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	1,035	68	7.0	2.27	2.48

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	451	365	-86	-19.1	County	51.79	54.30	0.00	0.00
(-) TIF Tax Capacity	1	0	0	-35.8	City/Town	#####	177.61	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	20.31	21.03	9.33	19.59
(=) Taxable Tax Capacity	451	365	-86	-19.0	Special District	0.78	0.39	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	216.90	253.33	9.33	19.59

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	73,500	70,900		-3.5	1,369	1,217	-152	-11.1	1.86	1.72
Res Hmstd:Avg Val	110,200	106,400		-3.4	2,220	2,203	-17	-0.8	2.01	2.07
Res Hmstd: Hi Val	146,900	141,800		-3.5	3,083	3,250	167	5.4	2.1	2.29
Res Hmstd: Ex-Hi Val	220,400	212,700		-3.5	4,812	5,347	535	11.1	2.18	2.51
Comm/Ind: Lo Val	150,000	137,900		-8.1	6,119	6,567	448	7.3	4.08	4.76
Comm/Ind: Med Val	300,000	275,800		-8.1	14,231	15,049	819	5.8	4.74	5.46
Comm/Ind: Hi Val	1,000,000	919,200		-8.1	52,086	55,484	3,398	6.5	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	-3	-1.4	1.62	1.74
Res Non-Hm: exis	1,816	2,151	335	18.5	37	54	17	47.8	2.02	2.51
Apartments: exis	397	397	0	0.0	9	12	2	25.0	2.33	2.92
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	23.4	2.09	2.58
Com/Ind: Lo: exi	674	616	-58	-8.6	24	26	2	10.5	3.50	4.23
Com/Ind Hi: exis	7	7	0	0.0	0	0	0	21.0	4.60	5.57
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	25.9	4.60	5.57
Ag HGA: Exist	315	294	-21	-6.5	5	5	0	0.8	1.64	1.77
Ag Hmstd Land	271	268	-4	-1.3	2	3	1	29.1	0.74	0.96
Ag Non-Hmstd	44	44	0	0.0	1	1	0	26.2	1.72	2.17
Misc props	150	150	0	0.0	4	4	1	25.0	2.33	2.92
ResHmstd: NewCon	0	101	101	0.0	0	2	2	0.0	0.00	1.74
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	329	26	8.6	1.79	2.03

Tax Base

Tax Rates

	Tax Base				Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	175	133	-42	-24.0	County	52.90	55.67	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	#####	153.07	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	5.71	6.01	18.26	20.25
(=) Taxable Tax Capacity	175	133	-42	-24.0	Special District	2.28	2.52	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	172.11	217.28	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	61,000	55,800	-8.5	917	840	-77	-8.4	1.50	1.51
Res Hmstd:Avg Val	91,400	83,600	-8.5	1,450	1,340	-110	-7.6	1.59	1.60
Res Hmstd: Hi Val	121,800	111,500	-8.5	2,056	2,057	1	0.1	1.69	1.85
Res Hmstd: Ex-Hi Val	182,800	167,300	-8.5	3,272	3,492	220	6.7	1.79	2.09
Apartment	300,000	300,000	0.0	7,002	8,755	1,753	25.0	2.33	2.92
Comm/Ind: Lo Val	150,000	150,000	0.0	5,245	6,342	1,097	20.9	3.5	4.23
Comm/Ind: Med Val	300,000	300,000	0.0	12,148	14,697	2,550	21.0	4.05	4.9
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	44,358	53,687	9,329	21.0	4.44	5.37

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	468	29	6.6	1.06	1.17
Res Non-Hm: exis	5,497	5,040	-457	-8.3	76	80	4	4.8	1.38	1.58
Apartments: exis	364	362	-2	-0.7	6	7	1	12.1	1.66	1.88
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	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	135	10	8.1	2.71	2.97
Com/Ind Hi: exis	18,183	22,407	4,224	23.2	649	870	221	34.1	3.57	3.88
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	17.0	3.56	3.88
Ag HGA: Exist	224	197	-26	-11.7	2	2	0	-3.4	1.11	1.22
Ag Hmstd Land	308	293	-15	-4.8	2	2	0	1.2	0.61	0.65
Ag Non-Hmstd	730	824	94	12.9	9	11	2	19.6	1.24	1.31
Misc props	37	37	0	-0.4	1	1	0	11.7	1.82	2.05
ResHmstd: NewCon	0	194	194	0.0	0	2	2	0.0	0.00	1.17
All other NewCon	0	649	649	0.0	0	21	21	0.0	0.00	3.19
Total	71,509	74,899	3,390	4.7	1,316	1,607	290	22.1	1.84	2.15

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	922	885	-37	-4.0	County	52.18	54.95	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	61.65	66.60	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	9.07	9.08	11.78	23.90
(=) Taxable Tax Capacity	922	885	-37	-4.0	Special District	0.78	0.39	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	123.68	131.03	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	58,500	56,800	-2.9	558	582	24	4.3	0.95	1.03
Res Hmstd:Avg Val	87,800	85,200	-3.0	896	933	36	4.1	1.02	1.09
Res Hmstd: Hi Val	117,000	113,600	-2.9	1,318	1,406	88	6.7	1.13	1.24
Res Hmstd: Ex-Hi Val	175,500	170,300	-3.0	2,163	2,351	188	8.7	1.23	1.38
Apartment	300,000	298,000	-0.7	4,992	5,593	601	12.0	1.66	1.88
Comm/Ind: Lo Val	150,000	184,800	23.2	4,058	5,807	1,749	43.1	2.71	3.14
Comm/Ind: Med Val	300,000	369,700	23.2	9,411	12,984	3,573	38.0	3.14	3.51
Comm/Ind: Hi Val	1,000,000	1,232,300	23.2	34,388	46,467	12,078	35.1	3.44	3.77

Stearns County

Albany city

<i>Tax Burdens by Property Class</i>	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	9.6	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

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	1,876	1,714	-163	-8.7	County	51.84	55.46	0.00	0.00
(-) TIF Tax Capacity	260	284	24	9.1	City/Town	39.21	45.62	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	26.24	29.24	12.05	11.31
(=) Taxable Tax Capacity	1,616	1,429	-186	-11.5	Special District	0.69	0.62	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	117.99	130.94	12.05	11.31

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	94,300	93,100	-1,200	-1.3	939	946	7	0.8	1	1.02
Res Hmstd: Avg Val	141,300	139,500	-1,800	-1.3	1,592	1,661	69	4.3	1.13	1.19
Res Hmstd: Hi Val	188,400	186,000	-2,400	-1.3	2,247	2,377	130	5.8	1.19	1.28
Res Hmstd: Ex-Hi Val	282,600	279,000	-3,600	-1.3	3,557	3,810	253	7.1	1.26	1.37
Apartment	300,000	303,000	3,000	1.0	4,786	5,302	516	10.8	1.6	1.75
Comm/Ind: Lo Val	150,000	152,500	2,500	1.7	3,934	4,359	425	10.8	2.62	2.86
Comm/Ind: Med Val	300,000	305,000	5,000	1.7	9,120	10,084	964	10.6	3.04	3.31
Comm/Ind: Hi Val	1,000,000	1,016,800	16,800	1.7	33,318	36,804	3,486	10.5	3.33	3.62

Stearns County

Avon city

<i>Tax Burdens by Property Class</i>	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

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	1,269	1,094	-175	-13.8	County	52.11	55.73	0.00	0.00
(-) TIF Tax Capacity	202	198	-4	-2.1	City/Town	69.82	83.11	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	27.88	31.05	12.05	11.31
(=) Taxable Tax Capacity	<u>1,067</u>	<u>896</u>	<u>-171</u>	<u>-16.0</u>	Special District	<u>0.69</u>	<u>0.62</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	0	0	0	0.0	Total	150.50	170.52	12.05	11.31

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	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	1,043	9.6	3.61	3.99
Comm/Ind: Hi Val	1,000,000	992,300	-0.8	39,577	43,442	3,866	9.8	3.96	4.38

Stearns County

Belgrade city

<i>Tax Burdens by Property Class</i>	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	290	-18	-5.9	1.54	1.50
Res Non-Hm: exis	2,497	2,013	-484	-19.4	46	41	-4	-9.6	1.84	2.06
Apartments: exis	442	438	-4	-1.0	10	11	1	10.4	2.23	2.48
Low-inc Apts: ex	406	402	-4	-1.0	6	6	1	10.0	1.37	1.52
Seasnl Rec: exis	144	133	-11	-7.9	3	3	0	3.6	1.83	2.06
Com/Ind: Lo: exi	3,941	3,952	11	0.3	132	146	14	10.5	3.36	3.70
Com/Ind Hi: exis	2,249	2,349	100	4.5	99	114	15	15.3	4.40	4.85
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	3	19.0	4.39	4.85
Ag HGA: Exist	186	187	1	0.8	3	3	0	7.6	1.72	1.83
Ag Hmstd Land	314	340	27	8.5	2	3	0	18.7	0.76	0.83
Ag Non-Hmstd	482	482	0	0.0	8	9	1	13.1	1.60	1.81
Misc props	277	95	-181	-65.6	7	2	-5	-68.1	2.68	2.48
ResHmstd: NewCon	0	1	1	0.0	0	0	0	0.0	0.00	1.50
All other NewCon	0	32	32	0.0	0	1	1	0.0	0.00	2.27
Total	31,379	30,198	-1,181	-3.8	641	649	9	1.3	2.04	2.15

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	360	291	-68	-19.0	County	51.64	55.19	0.00	0.00
(-) TIF Tax Capacity	6	5	-1	-12.2	City/Town	83.11	99.58	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	22.47	23.38	23.13	22.41
(=) Taxable Tax Capacity	354	286	-68	-19.1	Special District	2.38	2.39	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	159.59	180.54	23.13	22.41

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	59,500	57,400		-3.5	849	750	-99	-11.6	1.43	1.31
Res Hmstd:Avg Val	89,200	86,100		-3.5	1,338	1,215	-123	-9.2	1.5	1.41
Res Hmstd: Hi Val	118,900	114,800		-3.4	1,907	1,844	-63	-3.3	1.60	1.61
Res Hmstd: Ex-Hi Val	178,300	172,100		-3.5	3,046	3,100	54	1.8	1.71	1.80
Apartment	300,000	297,100		-1.0	6,679	7,371	692	10.4	2.23	2.48
Comm/Ind: Lo Val	150,000	156,700		4.5	5,037	5,874	837	16.6	3.36	3.75
Comm/Ind: Med Val	300,000	313,400		4.5	11,636	13,484	1,848	15.9	3.88	4.30
Comm/Ind: Hi Val	1,000,000	1,044,600		4.5	42,435	48,999	6,564	15.5	4.24	4.69

Stearns County

Brooten city

<i>Tax Burdens by Property Class</i>	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

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	406	349	-57	-14.0	County	51.17	54.69	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	53.74	75.66	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	20.72	21.58	23.13	22.41
(=) Taxable Tax Capacity	406	349	-57	-14.0	Special District	6.23	5.98	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	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	12,518	2,338	23.0	3.39	3.91
Comm/Ind: Hi Val	1,000,000	1,066,000	6.6	37,095	45,383	8,288	22.3	3.71	4.26

Stearns County

Cold Spring city

<i>Tax Burdens by Property Class</i>	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	1.17
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	4,082	187	4.8	1.49	1.61

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	3,077	2,745	-332	-10.8	County	51.47	55.04	0.00	0.00
(-) TIF Tax Capacity	72	130	57	79.5	City/Town	29.08	35.95	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	26.34	28.81	13.59	10.65
(=) Taxable Tax Capacity	<u>3,005</u>	<u>2,615</u>	<u>-389</u>	<u>-13.0</u>	Special District	<u>1.46</u>	<u>1.46</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	0	0	0	0.0	Total	108.35	121.26	13.59	10.65

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	104,000	100,200	-3.7	989	979	-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	59	2.5	1.13	1.20
Res Hmstd: Ex-Hi Val	311,900	300,500	-3.7	3,712	3,840	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	3,965	225	6.0	2.49	2.69
Comm/Ind: Med Val	300,000	294,600	-1.8	8,660	9,176	517	6.0	2.89	3.11
Comm/Ind: Hi Val	1,000,000	981,900	-1.8	31,617	33,601	1,984	6.3	3.16	3.42

Stearns County

Elrosa city

<i>Tax Burdens by Property Class</i>	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

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	116	104	-12	-10.4	County	51.34	54.90	0.00	0.00
(-) TIF Tax Capacity	7	7	0	-3.0	City/Town	25.13	28.21	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	20.86	21.75	23.13	22.41
(=) Taxable Tax Capacity	109	97	-12	-10.9	Special District	3.66	3.26	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	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	3,806	88	2.4	2.48	2.61
Comm/Ind: Med Val	300,000	291,400	-2.9	8,560	8,739	179	2.1	2.85	3
Comm/Ind: Hi Val	1,000,000	971,400	-2.9	31,154	31,917	763	2.5	3.12	3.29

Stearns County

Freeport city

<i>Tax Burdens by Property Class</i>	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	389	-20	-4.8	1.48	1.45
Res Non-Hm: exis	1,838	1,832	-6	-0.3	33	35	2	6.1	1.81	1.93
Apartments: exis	267	262	-5	-1.8	6	6	0	4.7	2.08	2.21
Low-inc Apts: ex	332	327	-5	-1.5	4	4	0	4.9	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	5,219	5,079	-140	-2.7	167	172	6	3.4	3.19	3.39
Com/Ind Hi: exis	5,937	5,958	20	0.3	249	266	17	6.7	4.20	4.46
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	42	2	5.2	4.17	4.44
Ag HGA: Exist	767	650	-117	-15.2	11	10	-2	-15.8	1.49	1.48
Ag Hmstd Land	959	969	11	1.1	6	7	1	10.9	0.67	0.74
Ag Non-Hmstd	190	272	82	43.2	3	4	2	53.4	1.53	1.64
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	1.45
All other NewCon	0	515	515	0.0	0	19	19	0.0	0.00	3.66
Total	44,053	44,024	-28	-0.1	928	961	32	3.5	2.11	2.18

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	531	474	-57	-10.8	County	50.52	53.93	0.00	0.00
(-) TIF Tax Capacity	70	75	6	8.2	City/Town	81.07	85.45	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	19.59	22.73	16.96	17.00
(=) Taxable Tax Capacity	462	399	-63	-13.6	Special District	1.46	1.46	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	152.64	163.57	16.96	17.00

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	81,400	79,100		-2.8	1,081	936	-146	-13.5	1.33	1.18
Res Hmstd:Avg Val	122,100	118,600		-2.9	1,808	1,707	-101	-5.6	1.48	1.44
Res Hmstd: Hi Val	162,700	158,100		-2.8	2,533	2,478	-55	-2.2	1.56	1.57
Res Hmstd: Ex-Hi Val	244,100	237,200		-2.8	3,987	4,023	36	0.9	1.63	1.7
Apartment	300,000	294,700		-1.8	6,233	6,527	294	4.7	2.08	2.21
Comm/Ind: Lo Val	150,000	150,500		0.3	4,788	5,107	320	6.7	3.19	3.39
Comm/Ind: Med Val	300,000	301,000		0.3	11,086	11,825	738	6.7	3.7	3.93
Comm/Ind: Hi Val	1,000,000	1,003,500		0.4	40,481	43,181	2,700	6.7	4.05	4.30

Stearns County

Greenwald city

<i>Tax Burdens by Property Class</i>	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	12.6	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

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	117	95	-22	-18.7	County	51.58	55.17	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	27.90	34.32	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	21.03	24.40	16.96	17.00
(=) Taxable Tax Capacity	117	95	-22	-18.7	Special District	1.46	1.46	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	101.97	115.35	16.96	17.00

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	65,800	67,200		2.1	519	579	60	11.5	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	13.5	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	3,469	-178	-4.9	2.43	2.67
Comm/Ind: Med Val	300,000	260,200		-13.3	8,426	7,856	-570	-6.8	2.81	3.02
Comm/Ind: Hi Val	1,000,000	867,400		-13.3	30,725	29,102	-1,623	-5.3	3.07	3.36

Stearns County

Holdingsford city

Tax Burdens by Property 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	365	-20	-5.2	1.38	1.44
Res Non-Hm: exis	2,559	2,030	-530	-20.7	44	42	-2	-4.4	1.72	2.08
Apartments: exis	1,151	987	-164	-14.3	23	23	0	1.2	2.00	2.36
Low-inc Apts: ex	824	753	-71	-8.6	10	11	1	7.6	1.22	1.44
Seasnl Rec: exis	42	38	-4	-9.8	1	1	0	7.0	1.57	1.86
Com/Ind: Lo: exi	1,807	1,788	-19	-1.1	56	64	8	13.8	3.10	3.57
Com/Ind Hi: exis	778	767	-10	-1.3	31	36	4	13.8	4.04	4.66
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	17.6	4.10	4.72
Ag HGA: Exist	176	158	-18	-10.2	2	2	0	-13.3	1.29	1.25
Ag Hmstd Land	285	299	13	4.7	2	2	1	31.9	0.61	0.76
Ag Non-Hmstd	157	104	-53	-33.7	2	2	0	-21.0	1.49	1.78
Misc props	212	210	-3	-1.2	5	6	1	16.0	2.40	2.82
ResHmstd: NewCon	0	115	115	0.0	0	2	2	0.0	0.00	1.44
All other NewCon	0	15	15	0.0	0	0	0	0.0	0.00	2.08
Total	36,007	32,792	-3,215	-8.9	569	564	-5	-0.9	1.58	1.72

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	380	280	-100	-26.3	County	50.69	53.94	0.00	0.00
(-) TIF Tax Capacity	14	4	-10	-69.2	City/Town	70.76	93.90	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	27.23	29.54	13.13	13.37
(=) Taxable Tax Capacity	366	275	-90	-24.6	Special District	0.69	0.62	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	149.37	178.00	13.13	13.37

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	74,000	67,400		-8.9	906	810	-97	-10.6	1.22	1.20
Res Hmstd:Avg Val	110,900	101,000		-8.9	1,529	1,432	-98	-6.4	1.38	1.42
Res Hmstd: Hi Val	147,900	134,700		-8.9	2,164	2,131	-33	-1.5	1.46	1.58
Res Hmstd: Ex-Hi Val	221,900	202,000		-9.0	3,433	3,526	93	2.7	1.55	1.75
Apartment	300,000	257,200		-14.3	5,995	6,067	71	1.2	2	2.36
Comm/Ind: Lo Val	150,000	148,100		-1.3	4,656	5,287	631	13.6	3.10	3.57
Comm/Ind: Med Val	300,000	296,100		-1.3	10,799	12,245	1,446	13.4	3.6	4.14
Comm/Ind: Hi Val	1,000,000	987,000		-1.3	39,466	44,826	5,359	13.6	3.95	4.54

Stearns County

Kimball city

<i>Tax Burdens by Property Class</i>	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	354	0	0.1	1.44	1.45
Res Non-Hm: exis	5,767	5,358	-409	-7.1	108	110	2	1.8	1.87	2.05
Apartments: exis	2,049	2,017	-33	-1.6	42	45	3	7.3	2.06	2.24
Low-inc Apts: ex	388	387	-1	-0.2	5	5	0	8.6	1.27	1.38
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	152	8	5.8	3.16	3.41
Com/Ind Hi: exis	4,213	4,190	-23	-0.5	174	187	13	7.6	4.13	4.47
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	59	8	15.4	4.12	4.45
Ag HGA: Exist	292	279	-13	-4.5	4	4	0	-7.3	1.30	1.26
Ag Hmstd Land	687	739	52	7.5	4	5	1	23.4	0.60	0.68
Ag Non-Hmstd	1,030	907	-123	-11.9	15	15	0	-3.3	1.47	1.61
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	1.45
All other NewCon	0	72	72	0.0	0	1	1	0.0	0.00	2.05
Total	44,775	44,517	-258	-0.6	901	943	42	4.6	2.01	2.12

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	532	469	-62	-11.7	County	51.12	54.66	0.00	0.00
(-) TIF Tax Capacity	7	0	-7	-100.0	City/Town	72.92	82.49	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	19.96	21.53	22.02	22.60
(=) Taxable Tax Capacity	525	469	-56	-10.6	Special District	2.86	2.57	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	146.86	161.26	22.02	22.60

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Pctg Chng	Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change		Base	Alter
Res Hmstd: Lo Val	73,700	73,400		-0.4	950	876	-74	-7.8	1.29	1.19
Res Hmstd:Avg Val	110,600	110,100		-0.5	1,595	1,584	-11	-0.7	1.44	1.44
Res Hmstd: Hi Val	147,400	146,800		-0.4	2,250	2,312	62	2.8	1.53	1.57
Res Hmstd: Ex-Hi Val	221,100	220,100		-0.5	3,561	3,766	205	5.8	1.61	1.71
Apartment	300,000	295,200		-1.6	6,168	6,618	450	7.3	2.06	2.24
Comm/Ind: Lo Val	150,000	149,200		-0.5	4,733	5,090	356	7.5	3.16	3.41
Comm/Ind: Med Val	300,000	298,400		-0.5	10,934	11,755	821	7.5	3.64	3.94
Comm/Ind: Hi Val	1,000,000	994,600		-0.5	39,873	42,897	3,024	7.6	3.99	4.31

Stearns County

Lake Henry city

<i>Tax Burdens by Property Class</i>	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	28	2	9.0	0.95	1.03
Res Non-Hm: exis	441	390	-51	-11.6	6	6	0	-0.3	1.27	1.43
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	5.9	2.58	2.86
Com/Ind Hi: exis	912	918	6	0.7	31	35	4	11.7	3.40	3.78
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	12.8	3.40	3.78
Ag HGA: Exist	128	127	-1	-1.1	1	1	0	7.6	1.07	1.17
Ag Hmstd Land	417	262	-155	-37.1	2	1	-1	-33.8	0.52	0.55
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	12.3	1.56	1.76
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	5,236	5,042	-194	-3.7	83	89	6	7.8	1.58	1.77

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	62	53	-9	-14.8	County	51.57	55.16	0.00	0.00
(-) TIF Tax Capacity	19	18	0	-1.2	City/Town	44.84	56.45	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	17.56	18.93	11.75	11.40
(=) Taxable Tax Capacity	44	35	-9	-20.6	Special District	1.46	1.46	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	115.43	132.01	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	584	28	5.1	0.87	0.91
Res Hmstd:Avg Val	95,500	96,500	1.0	928	1,007	79	8.5	0.97	1.04
Res Hmstd: Hi Val	127,400	128,700	1.0	1,362	1,507	145	10.6	1.07	1.17
Res Hmstd: Ex-Hi Val	191,100	193,100	1.0	2,230	2,507	277	12.4	1.17	1.3
Comm/Ind: Lo Val	150,000	151,000	0.7	3,872	4,329	457	11.8	2.58	2.87
Comm/Ind: Med Val	300,000	302,000	0.7	8,976	10,031	1,055	11.8	2.99	3.32
Comm/Ind: Hi Val	1,000,000	1,006,800	0.7	32,795	36,647	3,852	11.7	3.28	3.64

Stearns County

Meire Grove city

<i>Tax Burdens by Property Class</i>	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	10.4	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	24.3	0.37	0.42
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

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	80	66	-14	-17.4	County	51.51	55.09	0.00	0.00
(-) TIF Tax Capacity	8	8	0	-1.4	City/Town	32.56	40.27	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	20.94	24.28	16.96	17.00
(=) Taxable Tax Capacity	<u>72</u>	<u>58</u>	<u>-14</u>	<u>-19.2</u>	Special District	<u>1.46</u>	<u>1.46</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	0	0	0	0.0	Total	106.47	121.10	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	62	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	203	8.9	1.14	1.26
Apartment	300,000	295,900	-1.4	4,501	4,982	481	10.7	1.50	1.68

Stearns County

Melrose city

<i>Tax Burdens by Property Class</i>	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	1,567	27	1.8	1.33	1.36
Res Non-Hm: exis	9,799	8,992	-806	-8.2	157	154	-3	-1.8	1.60	1.71
Apartments: exis	5,320	7,049	1,729	32.5	99	142	43	42.8	1.87	2.01
Low-inc Apts: ex	2,051	2,032	-19	-0.9	23	25	2	6.6	1.15	1.23
Seasnl Rec: exis	479	438	-41	-8.6	9	9	0	-1.5	1.87	2.01
Com/Ind: Lo: exi	13,968	13,650	-318	-2.3	411	430	19	4.6	2.94	3.15
Com/Ind Hi: exis	27,256	26,380	-875	-3.2	1,052	1,092	39	3.7	3.86	4.14
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	6	17.5	3.85	4.13
Ag HGA: Exist	462	459	-3	-0.6	6	6	0	-0.4	1.30	1.30
Ag Hmstd Land	639	725	86	13.4	4	5	1	25.4	0.56	0.62
Ag Non-Hmstd	807	942	136	16.8	11	14	3	26.8	1.36	1.47
Misc props	1,366	1,224	-142	-10.4	29	27	-1	-4.8	2.10	2.23
ResHmstd: NewCon	0	797	797	0.0	0	11	11	0.0	0.00	1.36
All other NewCon	0	189	189	0.0	0	6	6	0.0	0.00	3.40
Total	178,549	179,050	501	0.3	3,375	3,527	152	4.5	1.89	1.97

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	2,152	1,928	-224	-10.4	County	51.65	55.25	0.00	0.00
(-) TIF Tax Capacity	62	62	-1	-1.1	City/Town	61.37	65.94	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	21.31	24.73	16.96	17.00
(=) Taxable Tax Capacity	<u>2,089</u>	<u>1,866</u>	<u>-223</u>	<u>-10.7</u>	Special District	<u>1.46</u>	<u>1.46</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	0	0	0	0.0	Total	135.80	147.38	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	979	-43	-4.2	1.19	1.14
Res Hmstd:Avg Val	129,200	128,800	-0.3	1,717	1,739	22	1.3	1.33	1.35
Res Hmstd: Hi Val	172,200	171,700	-0.3	2,413	2,501	88	3.7	1.40	1.46
Res Hmstd: Ex-Hi Val	258,400	257,700	-0.3	3,807	4,029	222	5.8	1.47	1.56
Apartment	300,000	397,500	32.5	5,601	7,999	2,398	42.8	1.87	2.01
Comm/Ind: Lo Val	150,000	145,200	-3.2	4,409	4,570	161	3.7	2.94	3.15
Comm/Ind: Med Val	300,000	290,400	-3.2	10,202	10,533	331	3.2	3.40	3.63
Comm/Ind: Hi Val	1,000,000	967,900	-3.2	37,237	38,579	1,341	3.6	3.72	3.99

Stearns County

New Munich city

<i>Tax Burdens by Property Class</i>	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	15.6	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

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	184	153	-31	-16.8	County	51.58	55.18	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	51.38	67.01	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	21.03	24.40	16.96	17.00
(=) Taxable Tax Capacity	184	153	-31	-16.8	Special District	1.46	1.46	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	125.45	148.04	16.96	17.00

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		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	1,981	198	11.1	1.25	1.4
Res Hmstd: Ex-Hi Val	213,700	213,100		-0.3	2,863	3,250	386	13.5	1.34	1.52
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	10,429	770	8.0	3.22	3.63
Comm/Ind: Hi Val	1,000,000	957,000		-4.3	35,246	38,249	3,003	8.5	3.52	4

Stearns County

Paynesville city

<i>Tax Burdens by Property Class</i>	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	842	7	0.9	0.95	1.01
Res Non-Hm: exis	9,460	10,682	1,222	12.9	118	143	25	21.3	1.25	1.34
Apartments: exis	6,521	6,384	-136	-2.1	94	100	6	6.2	1.44	1.57
Low-inc Apts: ex	1,520	1,495	-25	-1.6	13	14	1	6.5	0.88	0.96
Seasnl Rec: exis	435	430	-5	-1.1	5	6	0	8.0	1.24	1.36
Com/Ind: Lo: exi	14,642	14,655	12	0.1	357	384	27	7.5	2.44	2.62
Com/Ind Hi: exis	12,831	12,786	-45	-0.3	412	442	30	7.2	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	19.0	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	45.9	0.48	0.63
Ag Non-Hmstd	1,939	2,076	136	7.0	21	24	4	17.2	1.06	1.16
Misc props	937	875	-62	-6.6	17	17	0	1.7	1.83	1.99
ResHmstd: NewCon	0	364	364	0.0	0	4	4	0.0	0.00	1.01
All other NewCon	0	303	303	0.0	0	9	9	0.0	0.00	3.08
Total	137,949	136,082	-1,867	-1.4	1,941	2,067	126	6.5	1.41	1.52

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	1,622	1,415	-207	-12.8	County	51.46	55.04	0.00	0.00
(-) TIF Tax Capacity	36	25	-11	-30.3	City/Town	33.54	39.08	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	17.41	18.76	11.75	11.40
(=) Taxable Tax Capacity	1,586	1,389	-196	-12.4	Special District	3.68	3.28	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	106.10	116.16	11.75	11.40

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	78,000	74,600		-4.4	617	605	-12	-1.9	0.79	0.81
Res Hmstd:Avg Val	117,000	111,800		-4.4	1,112	1,111	-1	-0.1	0.95	0.99
Res Hmstd: Hi Val	156,000	149,100		-4.4	1,606	1,625	19	1.2	1.03	1.09
Res Hmstd: Ex-Hi Val	234,000	223,700		-4.4	2,596	2,655	59	2.3	1.11	1.19
Apartment	300,000	293,700		-2.1	4,331	4,600	269	6.2	1.44	1.57
Comm/Ind: Lo Val	150,000	149,500		-0.3	3,662	3,921	259	7.1	2.44	2.62
Comm/Ind: Med Val	300,000	299,000		-0.3	8,486	9,089	603	7.1	2.83	3.04
Comm/Ind: Hi Val	1,000,000	996,500		-0.4	30,998	33,218	2,219	7.2	3.1	3.33

Stearns County

Richmond city

<i>Tax Burdens by Property Class</i>	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

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	965	864	-100	-10.4	County	51.50	55.09	0.00	0.00
(-) TIF Tax Capacity	2	1	-1	-68.3	City/Town	62.53	69.71	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	26.39	28.87	13.59	10.65
(=) Taxable Tax Capacity	963	864	-99	-10.3	Special District	1.46	1.46	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	141.89	155.13	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	-9.1	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	2,104	36.7	1.91	2.05
Comm/Ind: Lo Val	150,000	152,400	1.6	4,495	4,901	406	9.0	3	3.22
Comm/Ind: Med Val	300,000	304,800	1.6	10,420	11,350	929	8.9	3.47	3.72
Comm/Ind: Hi Val	1,000,000	1,016,100	1.6	38,073	41,445	3,372	8.9	3.81	4.08

Stearns County

Rockville city

<i>Tax Burdens by Property Class</i>	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	-1.3	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	4.3	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	-0.9	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

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	2,664	2,457	-207	-7.8	County	51.68	55.28	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	37.45	43.30	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	23.59	25.62	12.61	11.77
(=) Taxable Tax Capacity	<u>2,664</u>	<u>2,457</u>	<u>-207</u>	<u>-7.8</u>	Special District	<u>1.39</u>	<u>1.38</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	0	0	0	0.0	Total	114.10	125.58	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	2,737	60	2.2	1.19	1.27
Res Hmstd: Hi Val	299,500	287,400	-4.0	3,692	3,805	112	3.0	1.23	1.32
Res Hmstd: Ex-Hi Val	449,400	431,300	-4.0	5,694	5,924	229	4.0	1.27	1.37
Apartment	300,000	462,800	54.3	4,657	7,810	3,152	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	-33	-1.7	1.27	1.39
Comm/Ind: Lo Val	150,000	145,100	-3.3	3,855	4,016	161	4.2	2.57	2.77
Comm/Ind: Med Val	300,000	290,300	-3.2	8,932	9,275	342	3.8	2.98	3.19
Comm/Ind: Hi Val	1,000,000	967,500	-3.3	32,626	34,001	1,375	4.2	3.26	3.51

Stearns County

Roscoe city

<i>Tax Burdens by Property Class</i>	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	37	3	9.6	0.80	0.90
Res Non-Hm: exis	809	616	-193	-23.8	9	8	-1	-13.7	1.10	1.24
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	7.3	2.32	2.57
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	12.9	3.00	3.34
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	17.1	0.75	0.85
Ag Non-Hmstd	232	247	15	6.4	2	3	1	22.6	0.98	1.13
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	0.90
All other NewCon	0	7	7	0.0	0	0	0	0.0	0.00	1.24
Total	6,213	5,981	-232	-3.7	64	69	5	8.0	1.02	1.15

Tax Base

Tax Rates

					County	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	66	51	-15	-22.5	County	51.53	55.12	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	27.48	37.45	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	17.50	18.86	11.75	11.41
(=) Taxable Tax Capacity	66	51	-15	-22.5	Special District	1.46	1.46	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	97.97	112.89	11.75	11.41

**Tax Burdens on
Hypothetical Properties**

	Estimated Market Value			Pctg Chng	Net Tax			Pctg Chng	Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change		Base	Alter
Res Hmstd: Lo Val	63,300	61,500	-2.8	441	487	45	10.3	0.7	0.79	
Res Hmstd:Avg Val	95,000	92,300	-2.8	755	821	65	8.6	0.8	0.89	
Res Hmstd: Hi Val	126,600	123,000	-2.8	1,131	1,233	103	9.1	0.89	1.00	
Res Hmstd: Ex-Hi Val	189,900	184,500	-2.8	1,882	2,060	178	9.5	0.99	1.12	

Stearns County

St. Anthony city

<i>Tax Burdens by Property Class</i>	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	21.6	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

Tax Rates

	Estimated Market Value				County	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	38	33	-6	-14.9	County	51.59	55.19	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	5.29	6.84	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	24.67	27.49	12.05	11.31
(=) Taxable Tax Capacity	38	33	-6	-14.9	Special District	1.12	1.09	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	82.67	90.60	12.05	11.31

**Tax Burdens on
Hypothetical Properties**

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	70,000	71,300	1.9	383	468	85	22.2	0.55	0.66	
Res Hmstd: Avg Val	104,900	106,800	1.8	716	838	122	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

<i>Tax Burdens by Property Class</i>	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	2,325	26	1.1	1.15	1.19
Res Non-Hm: exis	27,866	25,413	-2,454	-8.8	394	381	-13	-3.3	1.41	1.50
Apartments: exis	13,806	13,984	178	1.3	223	240	17	7.8	1.61	1.72
Low-inc Apts: ex	4,738	4,120	-618	-13.0	47	43	-3	-7.3	0.98	1.05
Seasnl Rec: exis	155	150	-6	-3.5	2	2	0	2.2	1.33	1.41
Com/Ind: Lo: exi	18,035	17,970	-65	-0.4	477	503	26	5.5	2.64	2.80
Com/Ind Hi: exis	41,385	39,699	-1,685	-4.1	1,443	1,464	21	1.5	3.49	3.69
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	102	20	25.1	3.45	3.66
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	112	-10	-8.2	1.20	1.27
Misc props	1,149	1,144	-5	-0.4	21	22	1	6.0	1.79	1.90
ResHmstd: NewCon	0	1,768	1,768	0.0	0	21	21	0.0	0.00	1.19
All other NewCon	0	2,597	2,597	0.0	0	40	40	0.0	0.00	1.56
Total	319,735	314,000	-5,735	-1.8	5,109	5,256	147	2.9	1.60	1.67

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	3,771	3,381	-390	-10.4	County	51.57	55.16	0.00	0.00
(-) TIF Tax Capacity	92	85	-7	-7.6	City/Town	48.45	50.37	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	18.62	20.03	11.40	13.13
(=) Taxable Tax Capacity	<u>3,679</u>	<u>3,296</u>	<u>-383</u>	<u>-10.4</u>	Special District	<u>1.18</u>	<u>1.15</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	0	0	0	0.0	Total	119.81	126.72	11.40	13.13

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	99,300	97,100	-2.2	1,020	997	-23	-2.3	1.03	1.03
Res Hmstd:Avg Val	148,800	145,400	-2.3	1,714	1,727	13	0.8	1.15	1.19
Res Hmstd: Hi Val	198,400	193,900	-2.3	2,409	2,461	52	2.1	1.21	1.27
Res Hmstd: Ex-Hi Val	297,700	291,000	-2.3	3,802	3,930	128	3.4	1.28	1.35
Apartment	300,000	303,900	1.3	4,835	5,213	378	7.8	1.61	1.72
Comm/Ind: Lo Val	150,000	143,900	-4.1	3,966	4,027	62	1.6	2.64	2.8
Comm/Ind: Med Val	300,000	287,800	-4.1	9,196	9,280	84	0.9	3.07	3.22
Comm/Ind: Hi Val	1,000,000	959,300	-4.1	33,605	34,043	439	1.3	3.36	3.55

Stearns County

St. Martin city

<i>Tax Burdens by Property Class</i>	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	155	7	4.7	1.18	1.21
Res Non-Hm: exis	491	434	-57	-11.6	7	7	0	-1.9	1.46	1.62
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	5.6	2.75	2.99
Com/Ind Hi: exis	2,591	2,464	-127	-4.9	93	96	3	3.2	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	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	-13.3	0.80	1.07
Ag Non-Hmstd	299	505	206	68.8	4	7	3	87.9	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	339	16	4.8	1.68	1.78

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	228	197	-31	-13.6	County	51.58	55.17	0.00	0.00
(-) TIF Tax Capacity	9	7	-2	-21.7	City/Town	51.38	59.27	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	23.02	25.32	11.99	11.33
(=) Taxable Tax Capacity	218	189	-29	-13.3	Special District	1.46	1.46	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	127.45	141.22	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	775	-5	-0.6	1.00	0.98
Res Hmstd:Avg Val	116,300	117,900	1.4	1,354	1,423	69	5.1	1.16	1.21
Res Hmstd: Hi Val	155,000	157,100	1.4	1,928	2,070	142	7.4	1.24	1.32
Res Hmstd: Ex-Hi Val	232,600	235,800	1.4	3,080	3,371	291	9.4	1.32	1.43
Comm/Ind: Lo Val	150,000	142,600	-4.9	4,146	4,275	129	3.1	2.76	3
Comm/Ind: Med Val	300,000	285,300	-4.9	9,614	9,855	240	2.5	3.20	3.45
Comm/Ind: Hi Val	1,000,000	950,900	-4.9	35,133	36,210	1,078	3.1	3.51	3.81

Stearns County

St. Rosa city

<i>Tax Burdens by Property Class</i>	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	1.26
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	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	6.4	0.99	1.07
Ag Hmstd Land	330	315	-15	-4.5	1	1	0	25.6	0.26	0.34
Ag Non-Hmstd	164	184	20	12.4	2	2	0	23.5	1.00	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	5,851	5,761	-89	-1.5	79	85	6	7.0	1.36	1.47

Tax Base

Tax Rates

	Tax Base				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	66	60	-7	-10.1	County	51.58	55.18	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	25.58	28.46	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	21.03	24.40	16.96	17.00
(=) Taxable Tax Capacity	66	60	-7	-10.1	Special District	1.46	1.46	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	99.66	109.50	16.96	17.00

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Pctg Chng	Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change		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	3,388	86	2.6	1.13	1.22	
Comm/Ind: Lo Val	150,000	145,200	-3.2	3,595	3,745	149	4.1	2.4	2.58	
Comm/Ind: Med Val	300,000	290,400	-3.2	8,305	8,617	312	3.8	2.77	2.97	
Comm/Ind: Hi Val	1,000,000	967,900	-3.2	30,280	31,529	1,249	4.1	3.03	3.26	

Stearns County

St. Stephen city

<i>Tax Burdens by Property Class</i>	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	500	38	8.1	1.19	1.36
Res Non-Hm: exis	2,632	2,703	71	2.7	37	45	7	19.9	1.42	1.66
Apartments: exis	514	510	-3	-0.7	9	10	1	16.3	1.68	1.97
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	10.9	1.35	1.52
Com/Ind: Lo: exi	1,807	1,778	-28	-1.6	49	55	6	11.5	2.73	3.09
Com/Ind Hi: exis	885	890	6	0.6	32	36	4	13.4	3.60	4.05
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	44.1	3.61	4.06
Ag HGA: Exist	2,936	2,787	-149	-5.1	37	41	4	9.9	1.26	1.46
Ag Hmstd Land	2,187	2,466	279	12.7	10	13	3	35.0	0.44	0.53
Ag Non-Hmstd	4,438	3,209	-1,229	-27.7	55	44	-11	-19.5	1.24	1.38
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	1.36
All other NewCon	0	54	54	0.0	0	1	1	0.0	0.00	2.69
Total	54,510	51,755	-2,755	-5.1	705	765	61	8.6	1.29	1.48

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	557	462	-95	-17.0	County	51.50	55.07	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	40.49	48.79	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	34.35	39.03	9.05	17.12
(=) Taxable Tax Capacity	<u>557</u>	<u>462</u>	<u>-95</u>	<u>-17.0</u>	Special District	<u>0.69</u>	<u>0.62</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	0	0	0	0.0	Total	127.03	143.51	9.05	17.12

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Pctg Chng	Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change		Base	Alter
Res Hmstd: Lo Val	96,300	91,600		-4.9	1,025	1,055	31	3.0	1.06	1.15
Res Hmstd:Avg Val	144,400	137,300		-4.9	1,723	1,848	126	7.3	1.19	1.35
Res Hmstd: Hi Val	192,500	183,100		-4.9	2,420	2,643	223	9.2	1.26	1.44
Res Hmstd: Ex-Hi Val	288,800	274,700		-4.9	3,818	4,233	415	10.9	1.32	1.54
Apartment	300,000	298,000		-0.7	5,035	5,856	821	16.3	1.68	1.97
Comm/Ind: Lo Val	150,000	151,000		0.7	4,093	4,676	583	14.3	2.73	3.1
Comm/Ind: Med Val	300,000	301,900		0.6	9,504	10,808	1,304	13.7	3.17	3.58
Comm/Ind: Hi Val	1,000,000	1,006,500		0.7	34,759	39,439	4,680	13.5	3.48	3.92

Stearns County

Sauk Centre city

<i>Tax Burdens by Property Class</i>	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	2,190	20	0.9	1.34	1.39
Res Non-Hm: exis	20,541	23,342	2,801	13.6	340	418	77	22.8	1.66	1.79
Apartments: exis	9,664	10,135	471	4.9	179	204	24	13.6	1.85	2.01
Low-inc Apts: ex	3,739	3,534	-205	-5.5	43	44	1	2.3	1.15	1.24
Seasnl Rec: exis	3,713	3,613	-100	-2.7	55	58	3	5.4	1.47	1.60
Com/Ind: Lo: exi	23,135	22,920	-214	-0.9	673	716	43	6.4	2.91	3.12
Com/Ind Hi: exis	34,708	35,695	987	2.8	1,318	1,456	138	10.5	3.80	4.08
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	8.7	3.79	4.07
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	16.6	0.64	0.70
Ag Non-Hmstd	3,280	3,386	107	3.3	42	47	5	12.0	1.29	1.40
Misc props	641	647	6	1.0	13	15	1	9.2	2.10	2.27
ResHmstd: NewCon	0	845	845	0.0	0	12	12	0.0	0.00	1.39
All other NewCon	0	1,133	1,133	0.0	0	39	39	0.0	0.00	3.45
Total	262,187	263,577	1,390	0.5	4,866	5,233	367	7.5	1.86	1.99

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	3,129	2,863	-266	-8.5	County	51.53	55.12	0.00	0.00
(-) TIF Tax Capacity	596	598	2	0.3	City/Town	59.40	66.41	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	16.58	16.96	24.23	25.90
(=) Taxable Tax Capacity	2,532	2,265	-267	-10.6	Special District	1.46	1.46	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	128.97	139.95	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	990	-50	-4.8	1.19	1.17
Res Hmstd:Avg Val	130,600	127,000	-2.8	1,746	1,745	-1	0.0	1.34	1.37
Res Hmstd: Hi Val	174,100	169,300	-2.8	2,451	2,500	48	2.0	1.41	1.48
Res Hmstd: Ex-Hi Val	261,200	254,000	-2.8	3,864	4,011	147	3.8	1.48	1.58
Apartment	300,000	314,600	4.9	5,563	6,318	755	13.6	1.85	2.01
Comm/Ind: Lo Val	150,000	154,300	2.9	4,364	4,863	499	11.4	2.91	3.15
Comm/Ind: Med Val	300,000	308,500	2.8	10,062	11,154	1,092	10.9	3.35	3.62
Comm/Ind: Hi Val	1,000,000	1,028,400	2.8	36,650	40,526	3,876	10.6	3.67	3.94

Stearns County

Spring Hill city

<i>Tax Burdens by Property Class</i>	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	7.8	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

Tax Rates

	Tax Base				Tax Rates		Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	County	City/Town	School District	Special District	Base	Alter
Total Tax Capacity	44	36	-8	-17.3	County	51.59	55.18	0.00	0.00	
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	34.43	36.35	0.00	0.00	
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	21.03	24.40	16.96	17.00	
(=) Taxable Tax Capacity	44	36	-8	-17.3	Special District	1.46	1.46	0.00	0.00	
FD Distrib Tax Cap	0	0	0	0.0	Total	108.51	117.39	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	2,047	150	7.9	1.12	1.19

Stearns County

Waite Park city

<i>Tax Burdens by Property Class</i>	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	2,357	-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	-0.3	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	12,274	411	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	4.0	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	18,317	668	3.8	2.58	2.74

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	10,517	9,905	-611	-5.8	County	51.58	55.17	0.00	0.00
(-) TIF Tax Capacity	1,803	1,765	-38	-2.1	City/Town	57.30	61.92	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	18.64	20.05	11.40	13.13
(=) Taxable Tax Capacity	8,713	8,140	-573	-6.6	Special District	2.83	3.01	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	130.35	140.15	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	4,010	129	3.3	1.38	1.47
Apartment	300,000	295,900	-1.4	5,230	5,572	342	6.5	1.74	1.88
Comm/Ind: Lo Val	150,000	145,000	-3.3	4,203	4,350	148	3.5	2.80	3.00
Comm/Ind: Med Val	300,000	290,100	-3.3	9,749	10,043	294	3.0	3.25	3.46
Comm/Ind: Hi Val	1,000,000	967,000	-3.3	35,632	36,823	1,191	3.3	3.56	3.81

Stearns County

St. Augusta city

<i>Tax Burdens by Property Class</i>	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	19	11.1	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	38.2	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	8.7	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

Tax Rates

	Tax Base				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	3,394	3,246	-148	-4.4	County	51.58	55.17	0.00	0.00
(-) TIF Tax Capacity	6	33	27	457.8	City/Town	26.55	28.79	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	18.67	20.09	11.56	13.29
(=) Taxable Tax Capacity	3,388	3,213	-175	-5.2	Special District	0.69	0.62	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	97.49	104.68	11.56	13.29

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base
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	9,948	1,919	23.9	2.68	2.91
Comm/Ind: Hi Val	1,000,000	1,140,600	14.1	29,324	35,884	6,559	22.4	2.93	3.15

Stearns County

Eden Valley city (part)

<i>Tax Burdens by Property Class</i>	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	17.4	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	36.0	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

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	173	136	-37	-21.1	County	51.44	55.00	0.00	0.00
(-) TIF Tax Capacity	3	3	0	-2.1	City/Town	79.97	95.63	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	19.19	34.57	19.56	18.46
(=) Taxable Tax Capacity	170	133	-36	-21.5	Special District	1.46	1.46	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	152.06	186.66	19.56	18.46

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		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	6,817	2,004	41.6	3.21	3.92
Comm/Ind: Med Val	300,000	348,100		16.0	11,134	15,412	4,279	38.4	3.71	4.43
Comm/Ind: Hi Val	1,000,000	1,160,300		16.0	40,628	55,534	14,906	36.7	4.06	4.79

Stearns County

Sartell city (part)

<i>Tax Burdens by Property Class</i>	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	8,836	718	8.8	1.20	1.35
Res Non-Hm: exis	73,817	70,792	-3,025	-4.1	1,070	1,161	91	8.5	1.45	1.64
Apartments: exis	79,523	82,640	3,116	3.9	1,276	1,500	225	17.6	1.60	1.82
Low-inc Apts: ex	7,080	5,616	-1,464	-20.7	64	55	-10	-15.1	0.91	0.97
Seasnl Rec: exis	1,428	1,427	-1	-0.1	23	26	3	13.3	1.61	1.83
Com/Ind: Lo: exi	17,957	16,821	-1,136	-6.3	467	477	11	2.3	2.60	2.84
Com/Ind Hi: exis	152,010	153,657	1,648	1.1	5,213	5,697	485	9.3	3.43	3.71
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	204	37	21.9	3.50	3.84
Ag HGA: Exist	188	265	77	40.9	2	3	1	40.1	1.20	1.19
Ag Hmstd Land	577	1,136	559	97.0	3	7	4	113.8	0.55	0.59
Ag Non-Hmstd	9,290	7,640	-1,650	-17.8	110	101	-10	-8.8	1.19	1.32
Misc props	2,081	1,964	-117	-5.6	34	36	2	7.0	1.61	1.83
ResHmstd: NewCon	0	5,987	5,987	0.0	0	81	81	0.0	0.00	1.35
All other NewCon	0	21,329	21,329	0.0	0	707	707	0.0	0.00	3.32
Total	1,022,927	1,028,012	5,085	0.5	16,547	18,890	2,343	14.2	1.62	1.84

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	12,170	11,708	-462	-3.8	County	51.56	55.15	0.00	0.00
(-) TIF Tax Capacity	23	22	-1	-3.6	City/Town	33.76	36.19	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	32.94	36.71	9.22	16.76
(=) Taxable Tax Capacity	12,147	11,686	-461	-3.8	Special District	2.14	2.27	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	120.39	130.31	9.22	16.76

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	127,100	123,200	-3.1	1,389	1,471	82	5.9	1.09	1.19
Res Hmstd:Avg Val	190,600	184,700	-3.1	2,270	2,448	178	7.9	1.19	1.33
Res Hmstd: Hi Val	254,100	246,300	-3.1	3,150	3,426	276	8.8	1.24	1.39
Res Hmstd: Ex-Hi Val	381,200	369,500	-3.1	4,912	5,382	471	9.6	1.29	1.46
Apartment	300,000	311,800	3.9	4,791	5,602	810	16.9	1.6	1.8
Comm/Ind: Lo Val	150,000	151,600	1.1	3,946	4,394	448	11.4	2.63	2.9
Comm/Ind: Med Val	300,000	303,300	1.1	9,161	10,152	991	10.8	3.05	3.35
Comm/Ind: Hi Val	1,000,000	1,010,800	1.1	33,498	37,008	3,510	10.5	3.35	3.66

Stearns County

St. Cloud city (part)

<i>Tax Burdens by Property Class</i>	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	-596	-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	173	5.7	2.63	2.79
Com/Ind Hi: exis	772,081	745,644	-26,436	-3.4	26,565	27,213	648	2.4	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	160	15.4	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	10.0	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	3.9	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	60,996	977	1.6	1.83	1.94

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	42,213	37,790	-4,423	-10.5	County	51.55	55.14	0.00	0.00
(-) TIF Tax Capacity	1,396	1,026	-370	-26.5	City/Town	40.97	42.29	7.08	7.11
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	18.62	20.02	11.40	13.13
(=) Taxable Tax Capacity	40,817	36,764	-4,053	-9.9	Special District	2.82	3.80	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	113.96	121.26	18.48	20.24

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	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	5,063	236	4.9	1.61	1.72
Comm/Ind: Lo Val	150,000	144,900	-3.4	3,940	4,040	99	2.5	2.63	2.79
Comm/Ind: Med Val	300,000	289,700	-3.4	9,101	9,280	179	2.0	3.03	3.20
Comm/Ind: Hi Val	1,000,000	965,800	-3.4	33,185	33,955	769	2.3	3.32	3.52

Steele County

Ellendale city

<i>Tax Burdens by Property Class</i>	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	376	13	3.5	1.46	1.60
Res Non-Hm: exis	2,206	2,046	-160	-7.2	40	45	5	12.7	1.82	2.21
Apartments: exis	1,397	1,345	-52	-3.7	29	35	6	20.3	2.10	2.63
Low-inc Apts: ex	146	138	-8	-5.1	2	2	0	18.2	1.28	1.60
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	15.4	3.23	3.90
Com/Ind Hi: exis	1,147	1,108	-39	-3.4	49	57	8	16.5	4.27	5.15
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	28.0	4.27	5.15
Ag HGA: Exist	106	101	-5	-4.5	2	2	0	3.7	1.45	1.57
Ag Hmstd Land	611	671	60	9.8	6	8	2	34.8	0.99	1.21
Ag Non-Hmstd	226	152	-74	-32.7	4	3	-1	-15.0	1.59	2.00
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	1.60
All other NewCon	0	194	194	0.0	0	5	5	0.0	0.00	2.33
Total	32,709	31,076	-1,634	-5.0	561	612	51	9.0	1.72	1.97

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	352	274	-79	-22.3	County	56.81	64.42	0.00	0.00
(-) TIF Tax Capacity	12	12	0	2.7	City/Town	84.61	117.46	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	17.12	18.36	12.24	12.54
(=) Taxable Tax Capacity	340	261	-79	-23.2	Special District	0.00	0.00	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	158.54	200.24	12.24	12.54

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	70,100	65,900		-6.0	917	874	-42	-4.6	1.31	1.33
Res Hmstd:Avg Val	105,100	98,700		-6.1	1,517	1,532	15	1.0	1.44	1.55
Res Hmstd: Hi Val	140,100	131,600		-6.1	2,146	2,292	145	6.8	1.53	1.74
Res Hmstd: Ex-Hi Val	210,200	197,500		-6.0	3,407	3,813	406	11.9	1.62	1.93
Apartment	300,000	288,900		-3.7	6,313	7,594	1,281	20.3	2.10	2.63
Comm/Ind: Lo Val	150,000	144,900		-3.4	4,850	5,645	795	16.4	3.23	3.9
Comm/Ind: Med Val	300,000	289,700		-3.4	11,255	13,041	1,786	15.9	3.75	4.50
Comm/Ind: Hi Val	1,000,000	965,700		-3.4	41,145	47,870	6,725	16.3	4.11	4.96

Steele County

Medford city

<i>Tax Burdens by Property Class</i>	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	776	9	1.1	1.23	1.36
Res Non-Hm: exis	3,621	3,499	-122	-3.4	53	60	7	12.3	1.47	1.71
Apartments: exis	511	498	-13	-2.5	9	10	1	15.3	1.72	2.04
Low-inc Apts: ex	617	612	-6	-0.9	6	8	1	17.1	1.04	1.23
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	9	12.7	2.79	3.21
Com/Ind Hi: exis	14,664	14,110	-554	-3.8	544	601	57	10.5	3.71	4.26
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	17.4	3.71	4.26
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	20.8	0.61	0.74
Ag Non-Hmstd	636	355	-280	-44.1	9	6	-3	-33.7	1.35	1.60
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	1.36
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	1,582	89	5.9	1.74	1.98

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	1,027	862	-165	-16.1	County	56.73	64.32	0.00	0.00
(-) TIF Tax Capacity	36	28	-8	-21.5	City/Town	45.11	60.34	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	32.99	35.34	3.89	3.91
(=) Taxable Tax Capacity	991	834	-158	-15.9	Special District	0.00	0.00	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	134.83	160.01	3.89	3.91

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	101,800	93,100		-8.5	1,131	1,064	-67	-5.9	1.11	1.14
Res Hmstd:Avg Val	152,600	139,500		-8.6	1,882	1,892	10	0.5	1.23	1.36
Res Hmstd: Hi Val	203,400	186,000		-8.6	2,632	2,721	89	3.4	1.29	1.46
Res Hmstd: Ex-Hi Val	305,100	279,000		-8.6	4,135	4,379	245	5.9	1.36	1.57
Apartment	300,000	292,500		-2.5	5,173	5,965	792	15.3	1.72	2.04
Comm/Ind: Lo Val	150,000	144,300		-3.8	4,191	4,626	435	10.4	2.79	3.21
Comm/Ind: Med Val	300,000	288,700		-3.8	9,759	10,719	960	9.8	3.25	3.71
Comm/Ind: Hi Val	1,000,000	962,200		-3.8	35,745	39,419	3,675	10.3	3.57	4.1

Steele County

Owatonna city

<i>Tax Burdens by Property Class</i>	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	15,188	892	6.2	1.26	1.37
Res Non-Hm: exis	101,048	98,681	-2,367	-2.3	1,549	1,681	132	8.5	1.53	1.70
Apartments: exis	65,121	62,079	-3,042	-4.7	1,119	1,206	87	7.8	1.72	1.94
Low-inc Apts: ex	18,535	18,080	-455	-2.5	196	216	20	9.9	1.06	1.19
Seasnl Rec: exis	101	93	-8	-7.8	2	2	0	4.2	1.72	1.94
Com/Ind: Lo: exi	73,891	71,805	-2,086	-2.8	2,038	2,198	160	7.9	2.76	3.06
Com/Ind Hi: exis	229,786	205,029	-24,757	-10.8	8,309	8,243	-66	-0.8	3.62	4.02
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	247	16	6.8	3.58	3.97
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	-71.7	0.67	0.42
Ag Non-Hmstd	13,664	12,471	-1,193	-8.7	168	176	8	4.6	1.23	1.41
Misc props	4,710	4,420	-290	-6.2	89	94	5	5.7	1.89	2.13
ResHmstd: NewCon	0	3,905	3,905	0.0	0	54	54	0.0	0.00	1.37
All other NewCon	0	3,138	3,138	0.0	0	66	66	0.0	0.00	2.10
Total	1,651,179	1,592,339	-58,839	-3.6	27,999	29,370	1,371	4.9	1.70	1.84

Tax Base

Tax Rates

	Tax Base				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	19,466	16,893	-2,572	-13.2	County	55.43	62.85	0.00	0.00
(-) TIF Tax Capacity	284	258	-25	-8.9	City/Town	49.64	57.23	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	17.17	20.03	18.21	18.17
(=) Taxable Tax Capacity	19,182	16,635	-2,547	-13.3	Special District	0.63	0.72	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	122.86	140.84	18.21	18.17

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	102,400	99,600	-2,800	-2.7	1,164	1,185	21	1.8	1.14	1.19
Res Hmstd:Avg Val	153,500	149,300	-4,200	-2.7	1,931	2,039	107	5.6	1.26	1.37
Res Hmstd: Hi Val	204,600	199,000	-5,600	-2.7	2,698	2,892	194	7.2	1.32	1.45
Res Hmstd: Ex-Hi Val	307,000	298,600	-8,400	-2.7	4,235	4,602	367	8.7	1.38	1.54
Apartment	300,000	286,000	-14,000	-4.7	5,154	5,555	401	7.8	1.72	1.94
Comm/Ind: Lo Val	150,000	133,800	-16,200	-10.8	4,136	4,095	-41	-1.0	2.76	3.06
Comm/Ind: Med Val	300,000	267,700	-32,300	-10.8	9,560	9,323	-237	-2.5	3.19	3.48
Comm/Ind: Hi Val	1,000,000	892,300	-107,700	-10.8	34,873	34,435	-438	-1.3	3.49	3.86

Steele County

Blooming Prairie city (p

<i>Tax Burdens by Property Class</i>	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	1,020	-38	-3.6	1.52	1.52
Res Non-Hm: exis	7,299	7,553	254	3.5	134	153	20	14.8	1.83	2.03
Apartments: exis	1,299	1,304	4	0.3	28	31	3	11.7	2.17	2.42
Low-inc Apts: ex	841	852	11	1.3	11	13	1	12.7	1.33	1.48
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	234	9	3.9	3.30	3.63
Com/Ind Hi: exis	2,719	2,586	-133	-4.9	118	123	5	4.5	4.35	4.78
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	37.6	4.35	4.78
Ag HGA: Exist	88	49	-39	-43.9	1	1	-1	-49.2	1.44	1.30
Ag Hmstd Land	909	548	-360	-39.7	10	10	-1	-6.4	1.12	1.74
Ag Non-Hmstd	981	1,378	397	40.5	16	25	9	56.7	1.60	1.78
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	1.52
All other NewCon	0	1,544	1,544	0.0	0	31	31	0.0	0.00	1.98
Total	90,885	89,788	-1,097	-1.2	1,622	1,669	47	2.9	1.78	1.86

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	975	799	-176	-18.0	County	55.35	62.74	0.00	0.00
(-) TIF Tax Capacity	13	11	-2	-14.7	City/Town	72.60	82.84	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	30.83	31.64	17.10	18.50
(=) Taxable Tax Capacity	962	788	-174	-18.1	Special District	1.10	1.18	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	159.89	178.40	17.10	18.50

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	71,400	68,700		-3.8	978	862	-116	-11.8	1.37	1.26
Res Hmstd:Avg Val	107,000	103,000		-3.7	1,618	1,529	-89	-5.5	1.51	1.48
Res Hmstd: Hi Val	142,700	137,400		-3.7	2,282	2,262	-20	-0.9	1.6	1.65
Res Hmstd: Ex-Hi Val	214,100	206,100		-3.7	3,610	3,725	115	3.2	1.69	1.81
Apartment	300,000	301,000		0.3	6,509	7,269	761	11.7	2.17	2.42
Comm/Ind: Lo Val	150,000	142,600		-4.9	4,953	5,173	220	4.4	3.30	3.63
Comm/Ind: Med Val	300,000	285,300		-4.9	11,471	11,902	431	3.8	3.82	4.17
Comm/Ind: Hi Val	1,000,000	950,900		-4.9	41,889	43,685	1,796	4.3	4.19	4.59

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	-3.0	1.79	1.81
Res Non-Hm: exis	396	482	86	21.6	9	12	3	35.7	2.22	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	204	204	0	0.0	8	8	1	10.0	3.69	4.06
Com/Ind Hi: exis	1,288	1,335	48	3.7	61	69	8	13.9	4.70	5.16
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	14.2	4.70	5.16
Ag HGA: Exist	109	109	0	0.0	2	2	0	4.4	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	20.7	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	3.99
Total	4,007	4,139	132	3.3	120	135	15	12.4	2.99	3.26

Tax Base

Tax Rates

	Tax Base				Tax Rates		Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	County	City/Town	Base	Alter	Base	Alter
Total Tax Capacity	56	51	-4	-7.6	County	44.54	47.84	0.00	0.00	
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	#####	118.27	0.00	0.00	
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	0.89	1.12	66.37	76.45	
(=) Taxable Tax Capacity	56	51	-4	-7.6	Special District	1.35	1.39	0.00	0.00	
FD Distrib Tax Cap	0	0	0	0.0	Total	152.90	168.63	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	561	-29	-4.8	1.79	1.78
Res Hmstd:Avg Val	49,400	47,500	-3.8	886	844	-42	-4.7	1.79	1.78
Res Hmstd: Hi Val	65,800	63,300	-3.8	1,180	1,124	-55	-4.7	1.79	1.78
Res Hmstd: Ex-Hi Val	98,700	94,900	-3.9	1,881	1,842	-39	-2.1	1.91	1.94
Comm/Ind: Lo Val	150,000	155,500	3.7	5,535	6,374	840	15.2	3.69	4.1
Comm/Ind: Med Val	300,000	311,100	3.7	12,582	14,402	1,819	14.5	4.19	4.63
Comm/Ind: Hi Val	1,000,000	1,036,900	3.7	45,471	51,846	6,375	14.0	4.55	5.00

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	164	34	26.5	1.40	1.74
Res Non-Hm: exis	918	792	-126	-13.8	16	18	2	10.7	1.73	2.22
Apartments: exis	90	90	0	0.0	2	2	1	29.0	1.99	2.57
Low-inc Apts: ex	349	349	0	0.0	5	6	1	27.9	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	23.8	2.99	3.69
Com/Ind Hi: exis	695	718	23	3.3	26	33	7	28.3	3.75	4.66
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	29.6	3.75	4.65
Ag HGA: Exist	229	229	0	0.0	3	4	1	25.4	1.49	1.87
Ag Hmstd Land	93	104	10	11.2	0	0	0	108.9	0.24	0.45
Ag Non-Hmstd	63	70	8	12.0	1	1	0	52.2	1.06	1.44
Misc props	6	6	0	0.0	0	0	0	29.8	2.26	2.93
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	278	57	25.9	1.71	2.13

Tax Base

Tax Rates

	Estimated Market Value				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	143	113	-30	-20.8	County	44.30	47.27	0.00	0.00
(-) TIF Tax Capacity	2	2	0	0.0	City/Town	59.86	95.08	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	0.62	0.48	66.37	76.45
(=) Taxable Tax Capacity	141	112	-30	-21.0	Special District	1.35	1.39	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	106.13	144.22	66.37	76.45

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	37,800	38,400		1.6	501	626	125	25.0	1.32	1.63
Res Hmstd:Avg Val	56,700	57,500		1.4	751	937	186	24.7	1.32	1.63
Res Hmstd: Hi Val	75,600	76,700		1.5	1,002	1,255	253	25.3	1.32	1.64
Res Hmstd: Ex-Hi Val	113,500	115,200		1.5	1,688	2,155	467	27.7	1.49	1.87
Apartment	300,000	300,000		0.0	5,971	7,702	1,731	29.0	1.99	2.57
Comm/Ind: Lo Val	150,000	154,900		3.3	4,482	5,770	1,288	28.7	2.99	3.73
Comm/Ind: Med Val	300,000	309,800		3.3	10,127	13,006	2,879	28.4	3.38	4.2
Comm/Ind: Hi Val	1,000,000	1,032,800		3.3	36,467	46,777	10,310	28.3	3.65	4.53

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	57	0	-0.1	1.17	1.16
Res Non-Hm: exis	524	501	-23	-4.3	8	9	1	6.5	1.56	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	352	352	0	0.0	10	11	1	9.9	2.95	3.25
Com/Ind Hi: exis	275	351	77	28.0	11	15	4	40.9	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	173	184	11	6.3	7	8	1	17.1	3.78	4.17
Ag HGA: Exist	530	530	0	0.0	6	6	0	-0.6	1.19	1.18
Ag Hmstd Land	2,356	2,611	255	10.8	18	23	5	29.2	0.75	0.87
Ag Non-Hmstd	1,062	1,162	99	9.3	14	17	3	23.3	1.33	1.50
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	1.16
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	146	15	11.9	1.29	1.38

Tax Base

Tax Rates

	Tax Base				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	98	82	-15	-15.6	County	44.72	47.90	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	45.29	55.26	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	36.51	39.58	22.67	23.27
(=) Taxable Tax Capacity	98	82	-15	-15.6	Special District	6.33	6.99	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	132.84	149.74	22.67	23.27

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	33,300	33,600	300	0.9	385	380	-5	-1.2	1.16	1.13
Res Hmstd:Avg Val	49,900	50,300	400	0.8	576	569	-7	-1.3	1.16	1.13
Res Hmstd: Hi Val	66,500	67,000	500	0.8	768	758	-10	-1.3	1.16	1.13
Res Hmstd: Ex-Hi Val	99,700	100,500	800	0.8	1,268	1,317	49	3.8	1.27	1.31
Comm/Ind: Lo Val	150,000	191,900	41,900	27.9	4,428	6,648	2,221	50.1	2.95	3.46
Comm/Ind: Med Val	300,000	383,900	83,900	28.0	10,218	14,807	4,589	44.9	3.41	3.86
Comm/Ind: Hi Val	1,000,000	1,279,600	279,600	28.0	37,240	52,869	15,629	42.0	3.72	4.13

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	248	-2	-1.0	1.80	1.83
Res Non-Hm: exis	1,253	1,598	345	27.6	27	41	14	51.4	2.15	2.56
Apartments: exis	436	436	0	0.0	11	13	2	19.3	2.59	3.09
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	1,334	1,363	29	2.2	50	60	10	19.3	3.77	4.41
Com/Ind Hi: exis	973	1,017	44	4.5	48	59	11	22.3	4.92	5.76
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	29.3	4.91	5.75
Ag HGA: Exist	166	166	0	0.0	3	4	0	12.1	2.00	2.25
Ag Hmstd Land	678	714	36	5.3	6	7	2	29.7	0.84	1.03
Ag Non-Hmstd	6	7	0	6.2	0	0	0	29.4	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	1.83
All other NewCon	0	203	203	0.0	0	9	9	0.0	0.00	4.64
Total	19,299	19,938	638	3.3	424	483	59	13.9	2.20	2.42

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	212	177	-35	-16.7	County	41.80	44.46	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	#####	159.81	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	12.21	14.04	33.52	34.53
(=) Taxable Tax Capacity	212	177	-35	-16.7	Special District	1.35	1.39	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	180.41	219.69	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	625	-46	-6.8	1.74	1.66
Res Hmstd:Avg Val	57,900	56,400	-2.6	1,007	938	-69	-6.8	1.74	1.66
Res Hmstd: Hi Val	77,100	75,100	-2.6	1,346	1,249	-97	-7.2	1.75	1.66
Res Hmstd: Ex-Hi Val	115,700	112,600	-2.7	2,207	2,267	60	2.7	1.91	2.01
Apartment	300,000	300,000	0.0	7,771	9,274	1,503	19.3	2.59	3.09
Comm/Ind: Lo Val	150,000	156,700	4.5	5,661	6,997	1,336	23.6	3.77	4.46
Comm/Ind: Med Val	300,000	313,500	4.5	13,041	16,030	2,989	22.9	4.35	5.11
Comm/Ind: Hi Val	1,000,000	1,044,900	4.5	47,482	58,166	10,684	22.5	4.75	5.57

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	1,934	-12	-0.6	1.41	1.43
Res Non-Hm: exis	24,910	26,016	1,106	4.4	411	456	46	11.1	1.65	1.75
Apartments: exis	8,378	8,348	-31	-0.4	164	174	10	6.3	1.96	2.09
Low-inc Apts: ex	2,690	2,721	31	1.1	33	35	3	7.8	1.21	1.29
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	613	30	5.2	3.03	3.22
Com/Ind Hi: exis	17,102	17,100	-2	0.0	677	720	43	6.3	3.96	4.21
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	174	17	11.0	3.89	4.14
Ag HGA: Exist	345	337	-9	-2.5	5	5	0	0.8	1.50	1.55
Ag Hmstd Land	355	372	17	4.8	4	5	1	13.5	1.12	1.21
Ag Non-Hmstd	1,383	1,466	83	6.0	19	21	3	13.7	1.37	1.47
Misc props	278	274	-5	-1.7	7	8	0	5.3	2.59	2.77
ResHmstd: NewCon	0	1,054	1,054	0.0	0	15	15	0.0	0.00	1.43
All other NewCon	0	839	839	0.0	0	26	26	0.0	0.00	3.13
Total	216,478	217,079	601	0.3	4,005	4,187	182	4.5	1.85	1.93

Tax Base

Tax Rates

					County	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	2,490	2,228	-262	-10.5	County	43.85	47.03	0.00	0.00
(-) TIF Tax Capacity	90	90	0	0.0	City/Town	52.68	56.00	2.49	2.53
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	37.08	40.29	22.67	23.27
(=) Taxable Tax Capacity	2,400	2,138	-262	-10.9	Special District	3.02	3.26	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	136.63	146.58	25.16	25.80

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	79,900	78,500		-1.8	992	911	-81	-8.2	1.24	1.16
Res Hmstd:Avg Val	119,800	117,700		-1.8	1,674	1,638	-35	-2.1	1.4	1.39
Res Hmstd: Hi Val	159,700	156,800		-1.8	2,355	2,364	9	0.4	1.47	1.51
Res Hmstd: Ex-Hi Val	239,700	235,400		-1.8	3,722	3,823	101	2.7	1.55	1.62
Apartment	300,000	298,900		-0.4	5,879	6,248	369	6.3	1.96	2.09
Comm/Ind: Lo Val	150,000	150,000		0.0	4,550	4,835	284	6.3	3.03	3.22
Comm/Ind: Med Val	300,000	300,000		0.0	10,492	11,152	661	6.3	3.5	3.72
Comm/Ind: Hi Val	1,000,000	999,900		0.0	38,219	40,630	2,411	6.3	3.82	4.06

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	336	-20	-5.7	1.59	1.62
Res Non-Hm: exis	5,110	4,961	-149	-2.9	104	125	20	19.4	2.04	2.51
Apartments: exis	637	623	-14	-2.2	15	18	3	21.3	2.37	2.94
Low-inc Apts: ex	1,052	1,052	0	0.0	15	19	4	22.8	1.47	1.81
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	181	29	19.0	3.51	4.23
Com/Ind Hi: exis	21,108	25,289	4,181	19.8	963	1,401	438	45.5	4.56	5.54
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	92	18	24.0	4.56	5.54
Ag HGA: Exist	10	10	0	0.0	0	0	0	0.4	1.56	1.57
Ag Hmstd Land	301	315	14	4.8	2	3	1	36.4	0.81	1.06
Ag Non-Hmstd	485	513	29	5.9	8	11	3	37.5	1.62	2.11
Misc props	107	106	-2	-1.7	3	4	1	21.6	2.80	3.47
ResHmstd: NewCon	0	69	69	0.0	0	1	1	0.0	0.00	1.62
All other NewCon	0	712	712	0.0	0	37	37	0.0	0.00	5.25
Total	57,228	60,274	3,047	5.3	1,694	2,228	534	31.5	2.96	3.70

Tax Base

Tax Rates

	Tax Base				Tax Rates		Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	County	City/Town	Base	Alter	Base	Alter
Total Tax Capacity	821	823	1	0.2	County	45.82	46.49	0.00	0.00	
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	#####	157.46	0.00	0.00	
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	5.07	6.24	34.05	30.48	
(=) Taxable Tax Capacity	821	823	1	0.2	Special District	0.87	0.41	0.00	0.00	
FD Distrib Tax Cap	0	0	0	0.0	Total	162.21	210.60	34.05	30.48	

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	33,600	31,000		-7.7	525	486	-39	-7.4	1.56	1.57
Res Hmstd:Avg Val	50,400	46,400		-7.9	788	728	-60	-7.6	1.56	1.57
Res Hmstd: Hi Val	67,200	61,900		-7.9	1,050	971	-79	-7.5	1.56	1.57
Res Hmstd: Ex-Hi Val	100,900	92,900		-7.9	1,699	1,631	-67	-4.0	1.68	1.76
Apartment	300,000	293,300		-2.2	7,104	8,615	1,511	21.3	2.37	2.94
Comm/Ind: Lo Val	150,000	179,700		19.8	5,259	7,990	2,731	51.9	3.51	4.45
Comm/Ind: Med Val	300,000	359,400		19.8	12,101	17,944	5,842	48.3	4.03	4.99
Comm/Ind: Hi Val	1,000,000	1,198,100		19.8	44,031	64,397	20,366	46.3	4.40	5.37

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	12.4	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

Tax Rates

	Tax Base				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	1,971	1,751	-220	-11.2	County	47.67	48.30	0.00	0.00
(-) TIF Tax Capacity	20	20	0	0.0	City/Town	69.05	85.51	5.23	5.07
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	8.47	8.27	12.87	15.95
(=) Taxable Tax Capacity	1,951	1,730	-220	-11.3	Special District	0.87	0.41	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	126.06	142.49	18.10	21.02

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		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	4,740	534	12.7	2.80	3.12
Comm/Ind: Med Val	300,000	303,300		1.1	9,725	10,929	1,204	12.4	3.24	3.60
Comm/Ind: Hi Val	1,000,000	1,011,100		1.1	35,477	39,821	4,344	12.2	3.55	3.94

Swift County

Clontarf city

<i>Tax Burdens by Property Class</i>	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

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	82	73	-9	-11.0	County	48.69	49.37	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	49.94	58.85	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	8.75	8.58	12.87	15.95
(=) Taxable Tax Capacity	82	73	-9	-11.0	Special District	0.87	0.41	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	108.25	117.21	12.87	15.95

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Pctg Chng	Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change		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	605	16.2	2.49	2.73	
Comm/Ind: Med Val	300,000	317,500	5.8	8,633	9,932	1,298	15.0	2.88	3.13	
Comm/Ind: Hi Val	1,000,000	1,058,200	5.8	31,526	36,046	4,520	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

Tax Rates

	Tax Base				Tax Rates		Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	County	City/Town	Base	Alter	Base	Alter
Total Tax Capacity	66	60	-7	-10.3	County	48.49	49.14	0.00	0.00	
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	45.01	54.50	0.00	0.00	
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	8.54	8.35	12.87	15.95	
(=) Taxable Tax Capacity	66	60	-7	-10.3	Special District	0.87	0.41	0.00	0.00	
FD Distrib Tax Cap	0	0	0	0.0	Total	102.91	112.40	12.87	15.95	

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		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	-71	-2.0	2.40	2.61
Comm/Ind: Med Val	300,000	270,800		-9.7	8,353	8,061	-292	-3.5	2.78	2.98
Comm/Ind: Hi Val	1,000,000	902,800		-9.7	30,498	29,735	-763	-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

Tax Rates

	Tax Base				Tax Rates		Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	County	City/Town	School District	Special District	Base	Alter
Total Tax Capacity	51	44	-7	-14.2	48.65	49.33	8.75	8.58	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	28.41	33.09	0.00	0.00	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	0.87	0.41	12.87	15.95	12.87	15.95
(=) Taxable Tax Capacity	51	44	-7	-14.2	0.87	0.41	0.00	0.00	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	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	8,800	1,299	17.3	2.50	2.68
Comm/Ind: Hi Val	1,000,000	1,093,200	9.3	27,374	31,832	4,459	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	-17.7	1.37	1.12
Res Non-Hm: exis	271	280	9	3.5	5	5	0	-2.5	1.79	1.69
Apartments: exis	128	128	0	0.0	3	3	0	-6.5	2.15	2.01
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	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	-17.0	3.24	3.12
Com/Ind Hi: exis	8,225	8,706	482	5.9	346	353	7	2.0	4.21	4.05
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	0.4	4.21	4.05
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	-14.3	1.39	1.30
Ag Non-Hmstd	1,187	1,275	89	7.5	17	17	0	1.3	1.45	1.36
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	1.12
All other NewCon	0	1,127	1,127	0.0	0	45	45	0.0	0.00	3.99
Total	12,344	14,018	1,674	13.6	420	465	46	10.9	3.40	3.32

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	210	236	26	12.3	County	48.64	49.32	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	87.66	78.05	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	7.40	8.57	34.05	30.48
(=) Taxable Tax Capacity	210	236	26	12.3	Special District	0.87	0.41	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	144.57	136.35	34.05	30.48

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	28,000	28,000	28,000	0.0	388	314	-74	-19.0	1.39	1.12
Res Hmstd:Avg Val	42,000	42,100	42,100	0.2	582	473	-110	-18.8	1.39	1.12
Res Hmstd: Hi Val	55,900	56,000	56,000	0.2	775	629	-146	-18.9	1.39	1.12
Res Hmstd: Ex-Hi Val	83,900	84,000	84,000	0.1	1,202	997	-205	-17.1	1.43	1.19
Apartment	300,000	300,000	300,000	0.0	6,443	6,027	-416	-6.5	2.15	2.01
Comm/Ind: Lo Val	150,000	158,800	158,800	5.9	4,862	5,031	169	3.5	3.24	3.17
Comm/Ind: Med Val	300,000	317,600	317,600	5.9	11,175	11,469	293	2.6	3.73	3.61
Comm/Ind: Hi Val	1,000,000	1,058,600	1,058,600	5.9	40,636	41,507	871	2.1	4.06	3.92

Swift County

Kerkhoven city

<i>Tax Burdens by Property Class</i>	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

Tax Rates

	Tax Base				Tax Rates		Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	County	City/Town	Base	Alter	Base	Alter
Total Tax Capacity	309	259	-50	-16.3	County	47.88	48.54	0.00	0.00	
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	77.77	95.94	0.00	0.00	
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	16.55	16.18	20.47	21.34	
(=) Taxable Tax Capacity	309	259	-50	-16.3	Special District	0.87	0.41	0.00	0.00	
FD Distrib Tax Cap	0	0	0	0.0	Total	143.07	161.07	20.47	21.34	

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		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	14,524	3,835	35.9	3.56	4.02
Comm/Ind: Hi Val	1,000,000	1,205,300		20.5	38,989	52,126	13,137	33.7	3.9	4.32

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

Tax Rates

	Tax Base				County	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	177	176	-2	-1.0	County	48.53	49.20	0.00	0.00
(-) TIF Tax Capacity	3	3	0	0.0	City/Town	49.18	50.48	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	16.43	16.07	20.47	21.34
(=) Taxable Tax Capacity	174	172	-2	-1.0	Special District	0.87	0.41	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	115.01	116.16	20.47	21.34

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		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	4,197	204	5.1	2.66	2.74
Comm/Ind: Med Val	300,000	306,400		2.1	9,216	9,649	433	4.7	3.07	3.15
Comm/Ind: Hi Val	1,000,000	1,021,500		2.2	33,586	35,096	1,509	4.5	3.36	3.44

Todd County

Bertha city

<i>Tax Burdens by Property Class</i>	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	110	28	33.7	1.12	1.25
Res Non-Hm: exis	1,605	2,005	400	24.9	25	38	13	51.8	1.55	1.88
Apartments: exis	63	82	20	31.3	1	2	1	60.4	1.85	2.25
Low-inc Apts: ex	623	604	-20	-3.1	7	8	1	17.8	1.14	1.38
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	54	8	16.1	2.91	3.43
Com/Ind Hi: exis	146	137	-9	-6.1	6	6	1	11.0	3.82	4.51
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	21	4	22.4	3.81	4.48
Ag HGA: Exist	88	104	16	18.7	1	1	0	40.9	1.18	1.40
Ag Hmstd Land	280	261	-20	-7.0	2	2	0	21.6	0.58	0.76
Ag Non-Hmstd	204	250	46	22.6	3	4	1	52.3	1.32	1.64
Misc props	23	22	-1	-3.5	0	0	0	17.8	1.85	2.26
ResHmstd: NewCon	0	4	4	0.0	0	0	0	0.0	0.00	1.25
All other NewCon	0	29	29	0.0	0	1	1	0.0	0.00	1.88
Total	12,435	14,313	1,879	15.1	191	248	57	30.1	1.53	1.73

Tax Base

Tax Rates

	Tax Base				Tax Rates		Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	County	City/Town	School District	Special District	Base	Alter
Total Tax Capacity	135	123	-12	-8.8	55.25	61.91	19.23	20.02	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	42.19	58.04	0.00	0.00	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	34.81	44.32	19.23	20.02	0.00	0.00
(=) Taxable Tax Capacity	135	123	-12	-8.8	0.10	0.11	0.00	0.00	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	132.36	164.38	19.23	20.02	

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	33,600	40,100		19.3	375	476	101	26.9	1.12	1.19
Res Hmstd:Avg Val	50,300	60,000		19.3	561	712	151	26.8	1.12	1.19
Res Hmstd: Hi Val	67,100	80,100		19.4	749	983	235	31.3	1.12	1.23
Res Hmstd: Ex-Hi Val	100,600	120,000		19.3	1,243	1,778	535	43.0	1.24	1.48
Apartment	300,000	394,000		31.3	5,540	8,885	3,344	60.4	1.85	2.25
Comm/Ind: Lo Val	150,000	140,800		-6.1	4,365	4,833	468	10.7	2.91	3.43
Comm/Ind: Med Val	300,000	281,600		-6.1	10,089	11,084	994	9.9	3.36	3.94
Comm/Ind: Hi Val	1,000,000	938,800		-6.1	36,802	40,722	3,920	10.7	3.68	4.34

Todd County

Browerville city

<i>Tax Burdens by Property Class</i>	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	175	6	3.5	1.06	1.11
Res Non-Hm: exis	3,264	3,078	-186	-5.7	47	52	5	10.9	1.43	1.69
Apartments: exis	859	858	0	0.0	15	18	3	17.7	1.74	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	2,444	2,302	-142	-5.8	69	74	5	7.9	2.81	3.22
Com/Ind Hi: exis	2,239	2,312	74	3.3	83	99	16	18.7	3.72	4.28
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	6	24.4	3.73	4.26
Ag HGA: Exist	143	147	4	3.1	2	2	0	16.1	1.25	1.41
Ag Hmstd Land	21	16	-5	-24.5	0	0	0	3.3	0.48	0.65
Ag Non-Hmstd	106	98	-8	-7.3	1	2	0	11.3	1.34	1.61
Misc props	49	49	0	0.0	1	1	0	17.7	1.74	2.05
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	3.34
Total	25,670	25,658	-12	0.0	410	460	51	12.4	1.60	1.79

Tax Base

Tax Rates

	Baseline	Alternative	Change	Pctg Chng		Net Tax Cap (Pctg)		Ref Mkt Val	
						Base	Alter	Base	Alter
Total Tax Capacity	299	248	-51	-16.9	County	56.95	63.77	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	60.20	74.28	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	16.81	22.68	6.73	4.16
(=) Taxable Tax Capacity	299	248	-51	-16.9	Special District	0.10	0.11	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	134.06	160.84	6.73	4.16

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	49,200	48,800		-0.8	496	491	-5	-0.9	1.01	1.01
Res Hmstd:Avg Val	73,800	73,200		-0.8	744	737	-7	-0.9	1.01	1.01
Res Hmstd: Hi Val	98,300	97,600		-0.7	1,100	1,153	53	4.8	1.12	1.18
Res Hmstd: Ex-Hi Val	147,500	146,400		-0.7	1,837	2,029	192	10.4	1.25	1.39
Apartment	300,000	299,900		0.0	5,229	6,154	925	17.7	1.74	2.05
Comm/Ind: Lo Val	150,000	154,900		3.3	4,216	5,041	825	19.6	2.81	3.25
Comm/Ind: Med Val	300,000	309,900		3.3	9,804	11,675	1,872	19.1	3.27	3.77
Comm/Ind: Hi Val	1,000,000	1,032,900		3.3	35,880	42,623	6,743	18.8	3.59	4.13

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	24	1	4.9	1.05	1.20
Res Non-Hm: exis	640	660	20	3.1	9	12	3	29.8	1.45	1.82
Apartments: exis	50	50	0	0.0	1	1	0	26.4	1.76	2.23
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	27.6	1.36	1.73
Com/Ind: Lo: exi	218	219	2	0.8	6	7	1	22.0	2.82	3.41
Com/Ind Hi: exis	16	16	-1	-3.7	1	1	0	16.7	3.70	4.49
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	30.0	3.70	4.49
Ag HGA: Exist	360	380	20	5.7	4	5	1	22.2	1.07	1.24
Ag Hmstd Land	309	340	32	10.2	1	2	1	97.4	0.31	0.55
Ag Non-Hmstd	82	21	-61	-74.2	1	0	-1	-66.8	1.28	1.65
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	57	8	15.9	1.26	1.51

Tax Base

Tax Rates

	Tax Base				Tax Rates		Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	County	City/Town	School District	Special District	Base	Alter
Total Tax Capacity	40	30	-10	-24.5	55.71	62.13	25.83	0.10	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	46.70	65.16	37.76	0.11	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	25.83	37.76	15.99	0.00	15.99	16.55
(=) Taxable Tax Capacity	40	30	-10	-24.5	0.10	0.11	0.00	0.00	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	128.34	165.16		15.99	16.55

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	36,500	33,800		-7.4	381	391	10	2.6	1.04	1.16
Res Hmstd:Avg Val	54,700	50,700		-7.3	571	586	16	2.7	1.04	1.16
Res Hmstd: Hi Val	72,900	67,500		-7.4	761	781	20	2.6	1.04	1.16
Res Hmstd: Ex-Hi Val	109,400	101,300		-7.4	1,305	1,376	71	5.5	1.19	1.36
Apartment	300,000	300,000		0.0	5,292	6,690	1,398	26.4	1.76	2.23
Comm/Ind: Lo Val	150,000	144,400		-3.7	4,226	4,923	697	16.5	2.82	3.41
Comm/Ind: Med Val	300,000	288,800		-3.7	9,781	11,347	1,566	16.0	3.26	3.93
Comm/Ind: Hi Val	1,000,000	962,700		-3.7	35,704	41,610	5,906	16.5	3.57	4.32

Todd County

Clarissa city

<i>Tax Burdens by Property Class</i>	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	179	31	21.3	1.10	1.35
Res Non-Hm: exis	1,567	1,386	-182	-11.6	23	27	4	18.3	1.47	1.97
Apartments: exis	1,438	1,438	-1	-0.1	25	34	9	34.5	1.77	2.38
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	25.2	1.33	1.82
Com/Ind: Lo: exi	2,053	2,029	-24	-1.2	58	73	15	25.8	2.81	3.58
Com/Ind Hi: exis	573	557	-17	-2.9	21	26	5	24.1	3.68	4.70
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	19	5	34.9	3.68	4.67
Ag HGA: Exist	208	211	3	1.5	3	3	1	26.6	1.21	1.51
Ag Hmstd Land	249	229	-21	-8.3	1	2	0	43.8	0.44	0.68
Ag Non-Hmstd	168	142	-26	-15.6	2	2	0	17.3	1.25	1.74
Misc props	33	32	0	-0.8	1	1	0	33.6	1.88	2.53
ResHmstd: NewCon	0	9	9	0.0	0	0	0	0.0	0.00	1.35
All other NewCon	0	124	124	0.0	0	2	2	0.0	0.00	1.97
Total	20,081	19,896	-186	-0.9	296	370	74	24.9	1.47	1.86

Tax Base

Tax Rates

	Estimated Market Value				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	223	175	-48	-21.4	County	52.28	57.78	0.00	0.00
(-) TIF Tax Capacity	7	7	0	0.0	City/Town	65.63	93.08	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	6.93	22.74	20.48	20.60
(=) Taxable Tax Capacity	216	169	-48	-22.0	Special District	0.10	0.11	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	124.94	173.71	20.48	20.60

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base
Res Hmstd: Lo Val	42,500	42,300	-0.5	448	528	80	17.9	1.05	1.25
Res Hmstd:Avg Val	63,600	63,300	-0.5	670	790	120	17.9	1.05	1.25
Res Hmstd: Hi Val	84,800	84,300	-0.6	937	1,123	186	19.8	1.11	1.33
Res Hmstd: Ex-Hi Val	127,300	126,600	-0.5	1,593	2,011	418	26.2	1.25	1.59
Apartment	300,000	299,800	-0.1	5,300	7,128	1,828	34.5	1.77	2.38
Comm/Ind: Lo Val	150,000	145,700	-2.9	4,217	5,214	996	23.6	2.81	3.58
Comm/Ind: Med Val	300,000	291,400	-2.9	9,737	12,016	2,279	23.4	3.25	4.12
Comm/Ind: Hi Val	1,000,000	971,200	-2.9	35,499	43,983	8,484	23.9	3.55	4.53

Todd County

Eagle Bend city

<i>Tax Burdens by Property Class</i>	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	136	-4	-3.2	1.18	1.40
Res Non-Hm: exis	2,297	2,232	-66	-2.9	36	48	12	33.1	1.56	2.14
Apartments: exis	260	304	44	16.9	5	8	3	61.6	1.85	2.56
Low-inc Apts: ex	364	320	-44	-12.1	4	5	1	20.6	1.14	1.57
Seasnl Rec: exis	7	3	-4	-52.2	0	0	0	-32.5	1.39	1.97
Com/Ind: Lo: exi	2,430	2,318	-112	-4.6	71	88	17	24.3	2.92	3.80
Com/Ind Hi: exis	101	96	-5	-4.9	4	5	1	24.4	3.82	5.00
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	26	7	37.3	3.82	4.99
Ag HGA: Exist	574	502	-72	-12.5	7	7	0	5.2	1.23	1.48
Ag Hmstd Land	491	440	-51	-10.3	2	3	1	43.7	0.47	0.75
Ag Non-Hmstd	135	122	-13	-9.5	2	2	1	29.3	1.32	1.88
Misc props	25	25	0	0.0	0	1	0	38.0	1.79	2.46
ResHmstd: NewCon	0	31	31	0.0	0	0	0	0.0	0.00	1.40
All other NewCon	0	66	66	0.0	0	2	2	0.0	0.00	2.29
Total	19,164	16,749	-2,415	-12.6	291	331	40	13.9	1.52	1.98

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	207	146	-61	-29.4	County	52.86	57.96	0.00	0.00
(-) TIF Tax Capacity	2	2	0	3.7	City/Town	73.73	112.54	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	5.17	17.75	20.48	20.60
(=) Taxable Tax Capacity	205	144	-61	-29.7	Special District	0.10	0.11	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	131.86	188.37	20.48	20.60

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	43,700	35,600		-18.5	491	476	-15	-3.1	1.12	1.34
Res Hmstd:Avg Val	65,500	53,400		-18.5	736	714	-22	-3.0	1.12	1.34
Res Hmstd: Hi Val	87,300	71,200		-18.4	1,036	951	-85	-8.2	1.19	1.34
Res Hmstd: Ex-Hi Val	131,000	106,800		-18.5	1,741	1,711	-30	-1.7	1.33	1.60
Apartment	300,000	350,800		16.9	5,559	8,983	3,423	61.6	1.85	2.56
Comm/Ind: Lo Val	150,000	142,700		-4.9	4,373	5,420	1,047	23.9	2.92	3.8
Comm/Ind: Med Val	300,000	285,300		-4.9	10,101	12,456	2,355	23.3	3.37	4.37
Comm/Ind: Hi Val	1,000,000	951,000		-4.9	36,832	45,710	8,878	24.1	3.68	4.81

Todd County

Grey Eagle city

<i>Tax Burdens by Property Class</i>	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	163	13	8.4	1.40	1.53
Res Non-Hm: exis	1,255	1,173	-82	-6.6	21	24	3	12.8	1.67	2.01
Apartments: exis	161	231	70	43.3	3	6	2	73.4	2.03	2.46
Low-inc Apts: ex	583	545	-38	-6.6	7	8	1	12.7	1.24	1.50
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	62	8	15.1	3.14	3.69
Com/Ind Hi: exis	168	138	-30	-17.8	7	7	0	-3.3	4.14	4.86
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	9	2	25.0	4.14	4.86
Ag HGA: Exist	54	53	-1	-1.5	1	1	0	-0.9	1.26	1.27
Ag Hmstd Land	124	151	27	21.6	1	1	0	61.3	0.60	0.79
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	1.53
All other NewCon	0	55	55	0.0	0	1	1	0.0	0.00	1.79
Total	14,963	14,895	-68	-0.5	252	282	30	12.0	1.68	1.89

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	160	132	-29	-17.8	County	56.24	62.91	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	66.80	81.64	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	26.37	38.55	15.99	16.55
(=) Taxable Tax Capacity	160	132	-29	-17.8	Special District	0.54	0.59	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	149.94	183.68	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	795	0	0.0	1.26	1.27
Res Hmstd:Avg Val	94,700	94,100	-0.6	1,284	1,356	71	5.6	1.36	1.44
Res Hmstd: Hi Val	126,200	125,400	-0.6	1,835	2,034	199	10.8	1.45	1.62
Res Hmstd: Ex-Hi Val	189,300	188,000	-0.7	2,939	3,391	452	15.4	1.55	1.80
Apartment	300,000	429,900	43.3	6,103	10,582	4,479	73.4	2.03	2.46
Comm/Ind: Lo Val	150,000	123,400	-17.7	4,712	4,550	-162	-3.4	3.14	3.69
Comm/Ind: Med Val	300,000	246,700	-17.8	10,916	10,232	-684	-6.3	3.64	4.15
Comm/Ind: Hi Val	1,000,000	822,300	-17.8	39,864	38,213	-1,652	-4.1	3.99	4.65

Todd County

Hewitt city

<i>Tax Burdens by Property Class</i>	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	68	4	6.0	1.23	1.35
Res Non-Hm: exis	1,067	1,141	73	6.9	18	24	6	33.9	1.66	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	36	35	-1	-2.8	1	1	0	23.9	1.49	1.90
Com/Ind: Lo: exi	409	396	-13	-3.2	12	15	2	17.3	3.04	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	262	303	41	15.7	10	15	4	40.2	3.99	4.84
Ag HGA: Exist	748	739	-8	-1.1	10	11	1	13.0	1.34	1.53
Ag Hmstd Land	1,080	1,037	-43	-4.0	6	8	2	33.7	0.52	0.73
Ag Non-Hmstd	413	357	-57	-13.7	6	6	1	10.8	1.41	1.81
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	1.35
All other NewCon	0	7	7	0.0	0	0	0	0.0	0.00	3.68
Total	9,247	9,080	-167	-1.8	127	148	21	16.3	1.37	1.62

Tax Base

Tax Rates

	Tax Base				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	91	71	-20	-22.5	County	53.73	59.61	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	53.85	79.28	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	33.40	42.21	19.23	20.02
(=) Taxable Tax Capacity	91	71	-20	-22.5	Special District	0.10	0.11	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	141.08	181.21	19.23	20.02

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	37,900	36,600	-3.4	456	471	15	3.3	1.20	1.29	
Res Hmstd:Avg Val	56,900	54,900	-3.5	685	707	22	3.2	1.20	1.29	
Res Hmstd: Hi Val	75,800	73,100	-3.6	912	941	29	3.2	1.20	1.29	
Res Hmstd: Ex-Hi Val	113,800	109,800	-3.5	1,554	1,714	159	10.3	1.37	1.56	

Todd County

Long Prairie city

<i>Tax Burdens by Property Class</i>	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	864	91	11.7	1.13	1.28
Res Non-Hm: exis	14,147	14,088	-59	-0.4	205	248	42	20.7	1.45	1.76
Apartments: exis	4,919	4,910	-8	-0.2	85	103	18	21.3	1.73	2.10
Low-inc Apts: ex	3,011	3,011	0	0.0	32	39	7	21.1	1.06	1.28
Seasnl Rec: exis	133	268	135	101.8	2	4	3	149.2	1.34	1.65
Com/Ind: Lo: exi	12,296	12,473	177	1.4	341	406	65	19.0	2.77	3.25
Com/Ind Hi: exis	14,069	13,674	-395	-2.8	513	585	73	14.2	3.64	4.28
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	84	17	25.7	3.64	4.28
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	-60.8	0.63	0.75
Ag Non-Hmstd	231	360	129	55.8	3	6	3	92.3	1.25	1.55
Misc props	416	401	-15	-3.5	8	10	1	17.0	2.03	2.46
ResHmstd: NewCon	0	130	130	0.0	0	2	2	0.0	0.00	1.28
All other NewCon	0	195	195	0.0	0	8	8	0.0	0.00	4.00
Total	119,615	119,101	-514	-0.4	2,029	2,358	329	16.2	1.70	1.98

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	1,425	1,232	-193	-13.5	County	56.95	63.77	0.00	0.00
(-) TIF Tax Capacity	118	105	-13	-11.1	City/Town	41.23	51.39	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	27.06	39.40	15.99	16.55
(=) Taxable Tax Capacity	1,307	1,127	-180	-13.8	Special District	0.10	0.11	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	125.34	154.67	15.99	16.55

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	61,400	60,600		-1.3	622	663	40	6.5	1.01	1.09
Res Hmstd:Avg Val	92,000	90,800		-1.3	1,011	1,105	94	9.3	1.1	1.22
Res Hmstd: Hi Val	122,600	120,900		-1.4	1,471	1,662	192	13.0	1.2	1.37
Res Hmstd: Ex-Hi Val	184,000	181,500		-1.4	2,394	2,784	391	16.3	1.30	1.53
Apartment	300,000	299,500		-0.2	5,180	6,286	1,106	21.4	1.73	2.1
Comm/Ind: Lo Val	150,000	145,800		-2.8	4,159	4,742	583	14.0	2.77	3.25
Comm/Ind: Med Val	300,000	291,600		-2.8	9,624	10,940	1,316	13.7	3.21	3.75
Comm/Ind: Hi Val	1,000,000	972,000		-2.8	35,128	40,067	4,940	14.1	3.51	4.12

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	55.4	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	11.9	1.06	1.29

Tax Base

Tax Rates

	Estimated Market Value				County	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	36	26	-10	-26.8	County	56.95	63.77	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	21.41	37.74	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	25.20	26.39	15.12	16.34
(=) Taxable Tax Capacity	36	26	-10	-26.8	Special District	0.87	0.95	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	104.43	128.85	15.12	16.34

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change		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	-6.0	0.87	0.95	
Res Hmstd: Hi Val	119,100	102,900	-13.6	1,159	1,133	-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)

<i>Tax Burdens by Property Class</i>	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	4.7	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	16.3	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	5.4	1.43	1.51

Tax Base

Tax Rates

	Baseline	Alternative	Change	Pctg Chng		Net Tax Cap (Pctg)		Ref Mkt Val	
						Base	Alter	Base	Alter
Total Tax Capacity	2	1	0	-15.2	County	56.93	63.75	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	42.05	54.33	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	24.24	28.67	36.72	27.52
(=) Taxable Tax Capacity	2	1	0	-15.2	Special District	0.10	0.11	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	123.32	146.87	36.72	27.52

**Tax Burdens on
Hypothetical Properties**

	Estimated Market Value			Pctg Chng	Net Tax			Pctg Chng	Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change		Base	Alter
Res Hmstd: Lo Val	98,600	98,600	0.0	1,294	1,303	9	0.7	1.31	1.32	
Res Hmstd:Avg Val	147,900	147,900	0.0	2,128	2,228	100	4.7	1.44	1.51	
Res Hmstd: Hi Val	197,200	197,200	0.0	2,961	3,153	192	6.5	1.50	1.6	
Res Hmstd: Ex-Hi Val	295,800	295,800	0.0	4,628	5,002	375	8.1	1.56	1.69	
Seas Rec: Lo Val	50,000	49,000	-2.0	655	760	106	16.2	1.31	1.55	
Seas Rec: Hi Val	150,000	147,100	-1.9	2,048	2,371	323	15.8	1.37	1.61	

Todd County

Osakis city (part)

<i>Tax Burdens by Property Class</i>	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	3.17
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

Tax Rates

	Baseline	Alternative	Change	Pctg Chng		Net Tax Cap (Pctg)		Ref Mkt Val	
						Base	Alter	Base	Alter
Total Tax Capacity	260	248	-11	-4.4	County	56.58	63.38	0.00	0.00
(-) TIF Tax Capacity	19	17	-3	-13.3	City/Town	47.53	55.70	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	35.40	38.17	3.46	3.52
(=) Taxable Tax Capacity	240	231	-9	-3.6	Special District	0.87	0.95	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	140.38	158.20	3.46	3.52

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		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	5,835	750	14.7	1.42	1.6
Seas Rec: Lo Val	50,000	48,400		-3.2	740	806	66	8.9	1.48	1.67
Seas Rec: Hi Val	150,000	145,200		-3.2	2,304	2,504	200	8.7	1.54	1.72
Comm/Ind: Lo Val	150,000	143,800		-4.1	4,309	4,565	256	5.9	2.87	3.17
Comm/Ind: Med Val	300,000	287,700		-4.1	10,037	10,575	537	5.4	3.35	3.68
Comm/Ind: Hi Val	1,000,000	959,000		-4.1	36,770	38,912	2,143	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	454	22	5.2	1.11	1.19
Res Non-Hm: exis	10,068	10,152	84	0.8	151	181	30	19.6	1.50	1.78
Apartments: exis	2,220	2,228	8	0.4	40	48	8	19.4	1.81	2.16
Low-inc Apts: ex	372	372	0	0.0	4	5	1	18.7	1.11	1.31
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	269	21	8.6	2.88	3.33
Com/Ind Hi: exis	4,257	4,600	343	8.1	162	202	40	24.9	3.80	4.39
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	27.5	3.80	4.39
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	23	21	-2	-7.5	0	0	0	11.3	1.35	1.62
Misc props	276	222	-53	-19.4	5	5	0	-3.6	1.87	2.23
ResHmstd: NewCon	0	139	139	0.0	0	2	2	0.0	0.00	1.19
All other NewCon	0	661	661	0.0	0	24	24	0.0	0.00	3.57
Total	65,047	65,285	238	0.4	1,061	1,213	153	14.4	1.63	1.86

Tax Base

Tax Rates

	Tax Base				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	744	622	-122	-16.4	County	54.29	60.58	0.00	0.00
(-) TIF Tax Capacity	4	4	0	-1.4	City/Town	74.10	88.00	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	6.10	13.16	13.07	13.38
(=) Taxable Tax Capacity	741	618	-122	-16.5	Special District	0.10	0.11	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	134.59	161.85	13.07	13.38

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base
Res Hmstd: Lo Val	43,100	42,600	-1.2	464	471	7	1.4	1.08	1.10
Res Hmstd:Avg Val	64,600	63,800	-1.2	695	705	9	1.4	1.08	1.10
Res Hmstd: Hi Val	86,100	85,000	-1.3	976	1,011	34	3.5	1.13	1.19
Res Hmstd: Ex-Hi Val	129,200	127,600	-1.2	1,652	1,819	167	10.1	1.28	1.43
Apartment	300,000	301,100	0.4	5,439	6,495	1,055	19.4	1.81	2.16
Comm/Ind: Lo Val	150,000	162,100	8.1	4,323	5,524	1,201	27.8	2.88	3.41
Comm/Ind: Med Val	300,000	324,200	8.1	10,022	12,644	2,623	26.2	3.34	3.90
Comm/Ind: Hi Val	1,000,000	1,080,600	8.1	36,616	45,872	9,256	25.3	3.66	4.25

Traverse County

Browns Valley city

<i>Tax Burdens by Property Class</i>	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	133	-13	-8.9	2.44	2.17
Res Non-Hm: exis	1,971	1,718	-253	-12.8	58	60	2	2.8	2.95	3.48
Apartments: exis	125	125	0	0.0	4	5	1	17.9	3.49	4.12
Low-inc Apts: ex	524	524	0	0.0	11	13	2	17.5	2.15	2.53
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	69	12	22.0	4.85	5.63
Com/Ind Hi: exis	233	268	35	14.8	15	20	5	33.7	6.34	7.38
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	21.2	6.34	7.38
Ag HGA: Exist	131	131	0	-0.2	3	3	0	-12.1	2.47	2.18
Ag Hmstd Land	169	170	1	0.8	2	2	0	24.6	0.97	1.19
Ag Non-Hmstd	113	113	0	-0.4	3	3	1	19.4	2.49	2.98
Misc props	9	9	0	0.0	0	0	0	17.5	2.87	3.37
ResHmstd: NewCon	0	72	72	0.0	0	2	2	0.0	0.00	2.17
All other NewCon	0	7	7	0.0	0	0	0	0.0	0.00	3.15
Total	10,544	10,601	57	0.5	306	319	13	4.1	2.90	3.01

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	113	89	-23	-20.7	County	42.30	38.47	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	#####	257.27	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	-0.01	0.00	38.14	38.95
(=) Taxable Tax Capacity	113	89	-23	-20.7	Special District	2.54	2.50	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	248.93	298.24	38.14	38.95

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	23,900	24,400		2.1	591	532	-59	-10.0	2.47	2.18
Res Hmstd:Avg Val	35,900	36,700		2.2	887	800	-87	-9.8	2.47	2.18
Res Hmstd: Hi Val	47,800	48,900		2.3	1,181	1,065	-116	-9.8	2.47	2.18
Res Hmstd: Ex-Hi Val	71,700	73,300		2.2	1,772	1,597	-174	-9.8	2.47	2.18
Apartment	300,000	300,000		0.0	10,479	12,353	1,873	17.9	3.49	4.12
Comm/Ind: Lo Val	150,000	172,300		14.9	7,272	10,089	2,818	38.7	4.85	5.86
Comm/Ind: Med Val	300,000	344,500		14.8	16,777	22,791	6,015	35.9	5.59	6.62
Comm/Ind: Hi Val	1,000,000	1,148,500		14.9	61,134	82,097	20,964	34.3	6.11	7.15

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	16	0	2.4	1.24	1.26
Res Non-Hm: exis	154	175	21	13.7	3	3	1	31.9	1.65	1.92
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	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	482	483	1	0.2	15	17	2	14.1	3.06	3.48
Com/Ind Hi: exis	576	582	6	1.0	23	27	4	15.2	4.01	4.57
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	18.6	4.01	4.57
Ag HGA: Exist	188	193	4	2.3	2	2	0	4.0	1.24	1.26
Ag Hmstd Land	609	621	13	2.1	7	8	1	20.4	1.08	1.27
Ag Non-Hmstd	434	471	38	8.7	6	8	2	28.1	1.41	1.66
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	1.26
All other NewCon	0	26	26	0.0	0	0	0	0.0	0.00	1.41
Total	3,887	4,019	132	3.4	79	91	12	15.0	2.03	2.26

Tax Base

Tax Rates

	Tax Base				Tax Rates		Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	County	City/Town	Base	Alter	Base	Alter
Total Tax Capacity	48	44	-4	-8.5	County	47.51	45.04	0.00	0.00	
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	83.70	109.78	0.00	0.00	
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	3.45	4.31	21.65	22.71	
(=) Taxable Tax Capacity	48	44	-4	-8.5	Special District	6.03	6.79	0.00	0.00	
FD Distrib Tax Cap	0	0	0	0.0	Total	140.69	165.91	21.65	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	20,200	20,400	1.0	247	249	2	0.9	1.22	1.22
Res Hmstd:Avg Val	30,300	30,600	1.0	371	374	3	0.9	1.22	1.22
Res Hmstd: Hi Val	40,400	40,800	1.0	494	499	5	0.9	1.22	1.22
Res Hmstd: Ex-Hi Val	60,600	61,200	1.0	741	748	7	0.9	1.22	1.22
Comm/Ind: Lo Val	150,000	151,600	1.1	4,589	5,297	707	15.4	3.06	3.49
Comm/Ind: Med Val	300,000	303,100	1.0	10,600	12,216	1,616	15.2	3.53	4.03
Comm/Ind: Hi Val	1,000,000	1,010,400	1.0	38,649	44,521	5,872	15.2	3.86	4.41

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	-30.4	2.17	1.48
Res Non-Hm: exis	181	313	132	72.6	5	7	2	45.6	2.60	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	47	39	-9	-18.3	2	1	-1	-28.9	4.04	3.51
Com/Ind Hi: exis	176	235	59	33.4	9	11	2	19.1	5.01	4.48
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	79.9	5.01	4.48
Ag HGA: Exist	61	63	2	3.1	1	1	0	-30.6	2.17	1.46
Ag Hmstd Land	768	836	68	8.9	6	6	1	12.1	0.73	0.76
Ag Non-Hmstd	298	229	-69	-23.0	4	3	-1	-25.2	1.47	1.43
Misc props	11	1	-10	-88.0	0	0	0	-90.5	2.57	2.03
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	4.8	1.93	1.81

Tax Base

Tax Rates

	Tax Base				Tax Rates		Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	County	City/Town	School District	Special District	Base	Alter
Total Tax Capacity	19	21	2	10.5	66.58	63.14	1.89	6.03	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	72.30	65.45	7.19	6.79	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0					#####	60.52
(=) Taxable Tax Capacity	19	21	2	10.5					0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	146.81	142.56		#####	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	-94	-31.2	2.17	1.46
Res Hmstd:Avg Val	20,900	21,300	1.9	453	311	-142	-31.4	2.17	1.46
Res Hmstd: Hi Val	27,900	28,500	2.2	605	416	-189	-31.2	2.17	1.46
Res Hmstd: Ex-Hi Val	41,800	42,700	2.2	907	624	-283	-31.2	2.17	1.46
Comm/Ind: Lo Val	150,000	200,000	33.3	6,054	7,504	1,451	24.0	4.04	3.75
Comm/Ind: Med Val	300,000	400,100	33.4	13,575	16,466	2,891	21.3	4.52	4.12
Comm/Ind: Hi Val	1,000,000	1,333,500	33.4	48,673	58,268	9,595	19.7	4.87	4.37

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	461	-40	-8.0	1.62	1.49
Res Non-Hm: exis	3,761	3,721	-40	-1.1	74	77	3	4.0	1.97	2.07
Apartments: exis	2,096	2,084	-12	-0.6	50	52	2	4.5	2.36	2.48
Low-inc Apts: ex	316	316	0	0.0	5	5	0	5.1	1.45	1.52
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	235	10	4.5	3.52	3.70
Com/Ind Hi: exis	3,655	3,679	25	0.7	169	179	10	5.7	4.63	4.86
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	82	7	9.1	4.52	4.75
Ag HGA: Exist	48	45	-3	-6.3	1	1	0	-20.0	1.53	1.31
Ag Hmstd Land	670	675	5	0.7	6	6	0	4.2	0.87	0.90
Ag Non-Hmstd	590	571	-20	-3.3	10	10	0	1.6	1.72	1.80
Misc props	25	25	0	0.0	1	1	0	5.1	2.35	2.47
ResHmstd: NewCon	0	102	102	0.0	0	2	2	0.0	0.00	1.49
All other NewCon	0	166	166	0.0	0	6	6	0.0	0.00	3.75
Total	50,072	50,482	410	0.8	1,115	1,115	0	0.0	2.23	2.21

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	586	499	-87	-14.8	County	45.32	42.46	0.00	0.00
(-) TIF Tax Capacity	10	10	0	0.0	City/Town	#####	130.02	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	0.75	1.13	21.65	22.71
(=) Taxable Tax Capacity	575	489	-87	-15.1	Special District	6.03	6.79	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	171.68	180.39	21.65	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	39,100	39,300	0.5	600	515	-85	-14.2	1.53	1.31
Res Hmstd:Avg Val	58,600	58,900	0.5	898	771	-127	-14.2	1.53	1.31
Res Hmstd: Hi Val	78,100	78,500	0.5	1,208	1,050	-158	-13.1	1.55	1.34
Res Hmstd: Ex-Hi Val	117,100	117,700	0.5	1,997	1,910	-87	-4.4	1.71	1.62
Apartment	300,000	298,300	-0.6	7,087	7,404	317	4.5	2.36	2.48
Comm/Ind: Lo Val	150,000	151,000	0.7	5,286	5,598	312	5.9	3.52	3.71
Comm/Ind: Med Val	300,000	302,000	0.7	12,226	12,932	706	5.8	4.08	4.28
Comm/Ind: Hi Val	1,000,000	1,006,800	0.7	44,613	47,164	2,551	5.7	4.46	4.68

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	641	-19	-2.8	1.40	1.40
Res Non-Hm: exis	4,281	5,218	937	21.9	71	89	19	26.3	1.66	1.71
Apartments: exis	1,749	1,724	-25	-1.4	34	35	1	3.7	1.93	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	3,322	3,171	-151	-4.5	100	101	0	0.3	3.02	3.17
Com/Ind Hi: exis	847	1,031	184	21.7	34	43	9	27.9	3.97	4.17
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	39	4	11.0	3.97	4.17
Ag HGA: Exist	181	180	-1	-0.4	3	3	0	1.1	1.46	1.48
Ag Hmstd Land	767	781	13	1.7	10	11	1	8.9	1.30	1.39
Ag Non-Hmstd	9	10	1	5.4	0	0	0	11.1	1.42	1.50
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	1.40
All other NewCon	0	432	432	0.0	0	14	14	0.0	0.00	3.32
Total	59,231	59,619	387	0.7	951	983	32	3.4	1.61	1.65

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	633	563	-69	-11.0	County	53.91	52.33	0.00	0.00
(-) TIF Tax Capacity	139	119	-20	-14.4	City/Town	68.99	77.81	6.37	6.70
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	18.77	19.23	8.67	8.80
(=) Taxable Tax Capacity	494	444	-49	-10.0	Special District	0.50	0.52	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	142.16	149.90	15.04	15.50

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	95,300	92,500		-2.9	1,212	1,096	-115	-9.5	1.27	1.19
Res Hmstd:Avg Val	142,800	138,600		-2.9	2,001	1,921	-80	-4.0	1.40	1.39
Res Hmstd: Hi Val	190,400	184,900		-2.9	2,792	2,749	-43	-1.5	1.47	1.49
Res Hmstd: Ex-Hi Val	285,600	277,300		-2.9	4,374	4,402	28	0.6	1.53	1.59
Apartment	300,000	295,700		-1.4	5,782	5,999	217	3.7	1.93	2.03
Comm/Ind: Lo Val	150,000	182,500		21.7	4,523	6,112	1,589	35.1	3.02	3.35
Comm/Ind: Med Val	300,000	365,000		21.7	10,479	13,731	3,253	31.0	3.49	3.76
Comm/Ind: Hi Val	1,000,000	1,216,700		21.7	38,271	49,289	11,019	28.8	3.83	4.05

Wabasha County

Hammond city

<i>Tax Burdens by Property Class</i>	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	36	-7	-16.5	1.01	1.11
Res Non-Hm: exis	895	662	-232	-26.0	12	10	-1	-11.5	1.32	1.58
Apartments: exis	245	252	8	3.1	4	5	1	22.8	1.60	1.90
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	154	142	-12	-7.7	4	4	0	6.3	2.63	3.03
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	67	69	1	1.8	2	3	0	17.3	3.47	3.99
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	64	64	0.0	0	1	1	0.0	0.00	1.43
Misc props	19	19	0	0.0	0	0	0	19.1	1.60	1.90
ResHmstd: NewCon	0	45	45	0.0	0	1	1	0.0	0.00	1.11
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	60	-5	-8.2	1.16	1.34

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	58	37	-21	-36.5	County	54.00	52.46	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	42.67	67.25	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	21.85	22.38	10.97	11.99
(=) Taxable Tax Capacity	58	37	-21	-36.5	Special District	0.50	0.52	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	119.02	142.61	10.97	11.99

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	58,500	44,500	-23.9	526	434	-92	-17.5	0.9	0.98
Res Hmstd:Avg Val	87,700	66,700	-23.9	847	651	-196	-23.1	0.97	0.98
Res Hmstd: Hi Val	116,900	88,900	-24.0	1,252	957	-295	-23.6	1.07	1.08
Res Hmstd: Ex-Hi Val	175,400	133,300	-24.0	2,066	1,701	-365	-17.7	1.18	1.28
Apartment	300,000	309,200	3.1	4,793	5,883	1,090	22.7	1.6	1.90

Wabasha County

Kellogg city

<i>Tax Burdens by Property Class</i>	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	278	-29	-9.4	1.44	1.37
Res Non-Hm: exis	1,640	2,009	369	22.5	29	36	7	24.1	1.76	1.78
Apartments: exis	373	371	-2	-0.6	8	8	0	2.2	2.02	2.08
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	0	5.5	1.54	1.64
Com/Ind: Lo: exi	1,364	1,397	33	2.4	42	45	3	6.1	3.11	3.22
Com/Ind Hi: exis	449	466	17	3.8	18	20	1	8.0	4.08	4.24
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	0	5.9	4.08	4.24
Ag HGA: Exist	393	392	-1	-0.2	6	6	0	-1.2	1.56	1.54
Ag Hmstd Land	120	123	3	2.3	1	1	0	12.9	0.49	0.54
Ag Non-Hmstd	68	68	0	0.0	1	1	0	5.7	1.44	1.52
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	1.37
All other NewCon	0	40	40	0.0	0	1	1	0.0	0.00	2.19
Total	26,119	25,777	-342	-1.3	424	410	-14	-3.3	1.62	1.59

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	275	229	-46	-16.9	County	53.87	52.30	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	75.14	90.42	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	14.47	8.99	21.92	17.39
(=) Taxable Tax Capacity	<u>275</u>	<u>229</u>	<u>-46</u>	<u>-16.9</u>	Special District	<u>0.50</u>	<u>0.52</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	0	0	0	0.0	Total	143.98	152.23	21.92	17.39

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	77,900	74,400		-4.5	990	809	-181	-18.3	1.27	1.09
Res Hmstd:Avg Val	116,800	111,600		-4.5	1,670	1,479	-191	-11.5	1.43	1.33
Res Hmstd: Hi Val	155,700	148,800		-4.4	2,351	2,161	-190	-8.1	1.51	1.45
Res Hmstd: Ex-Hi Val	233,600	223,200		-4.5	3,713	3,525	-188	-5.1	1.59	1.58
Apartment	300,000	298,100		-0.6	6,057	6,191	134	2.2	2.02	2.08
Comm/Ind: Lo Val	150,000	155,700		3.8	4,667	5,078	411	8.8	3.11	3.26
Comm/Ind: Med Val	300,000	311,500		3.8	10,780	11,684	904	8.4	3.59	3.75
Comm/Ind: Hi Val	1,000,000	1,038,200		3.8	39,308	42,501	3,193	8.1	3.93	4.09

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	548	6	1.0	1.41	1.45
Res Non-Hm: exis	4,241	4,438	197	4.7	72	79	7	9.6	1.70	1.79
Apartments: exis	400	397	-3	-0.7	8	8	0	5.3	1.87	1.99
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	7.5	1.32	1.41
Com/Ind: Lo: exi	2,016	1,934	-82	-4.1	59	60	1	1.5	2.92	3.09
Com/Ind Hi: exis	703	706	3	0.5	27	28	2	6.5	3.78	4.01
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	18	1	7.0	3.77	3.99
Ag HGA: Exist	450	448	-2	-0.5	7	7	0	3.8	1.49	1.55
Ag Hmstd Land	564	588	24	4.2	3	4	0	15.5	0.54	0.60
Ag Non-Hmstd	126	152	27	21.3	2	2	0	30.2	1.24	1.33
Misc props	214	223	9	4.1	4	4	0	10.4	1.87	1.99
ResHmstd: NewCon	0	152	152	0.0	0	2	2	0.0	0.00	1.45
All other NewCon	0	89	89	0.0	0	2	2	0.0	0.00	2.25
Total	47,782	47,533	-250	-0.5	741	764	23	3.1	1.55	1.61

Tax Base

Tax Rates

	Tax Base				Tax Rates		Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	County	City/Town	School District	Special District	Base	Alter
Total Tax Capacity	503	440	-62	-12.4	53.27	51.62	0.00	0.00	0.00	0.00
(-) TIF Tax Capacity	16	15	0	-2.2	53.51	63.79	9.39	9.45	9.39	9.45
(-) FD Contrib Tax Cap	0	0	0	0.0	16.73	17.21	23.03	22.87	23.03	22.87
(=) Taxable Tax Capacity	487	425	-62	-12.8	0.50	0.52	0.00	0.00	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	124.01	133.15	32.42	32.32	

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	97,800	96,100	-1.7	1,245	1,210	-36	-2.9	1.27	1.26	
Res Hmstd:Avg Val	146,600	144,100	-1.7	2,053	2,061	9	0.4	1.40	1.43	
Res Hmstd: Hi Val	195,500	192,100	-1.7	2,862	2,913	51	1.8	1.46	1.52	
Res Hmstd: Ex-Hi Val	293,300	288,200	-1.7	4,480	4,618	139	3.1	1.53	1.60	
Apartment	300,000	297,800	-0.7	5,623	5,919	296	5.3	1.87	1.99	
Comm/Ind: Lo Val	150,000	150,700	0.5	4,375	4,659	283	6.5	2.92	3.09	
Comm/Ind: Med Val	300,000	301,500	0.5	10,047	10,703	656	6.5	3.35	3.55	
Comm/Ind: Hi Val	1,000,000	1,004,800	0.5	36,513	38,893	2,379	6.5	3.65	3.87	

Wabasha County

Millville city

<i>Tax Burdens by Property Class</i>	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	64	3	5.3	0.86	0.90
Res Non-Hm: exis	611	525	-86	-14.0	7	6	-1	-11.2	1.08	1.11
Apartments: exis	209	214	5	2.4	3	3	0	5.7	1.32	1.37
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	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	28	1	4.4	2.30	2.39
Com/Ind Hi: exis	43	47	4	9.1	1	1	0	13.2	3.04	3.15
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	5.6	3.04	3.15
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	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	104	4	4.1	1.10	1.14

Tax Base

Tax Rates

	Baseline	Alternative	Change	Pctg Chng		Net Tax Cap (Pctg)		Ref Mkt Val	
						Base	Alter	Base	Alter
Total Tax Capacity	99	84	-15	-14.7	County	53.99	52.45	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	25.29	29.65	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	19.12	19.61	8.67	8.80
(=) Taxable Tax Capacity	99	84	-15	-14.7	Special District	0.50	0.52	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	98.89	102.24	8.67	8.80

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	79,700	80,800		1.4	557	591	34	6.1	0.7	0.73
Res Hmstd:Avg Val	119,500	121,100		1.3	1,020	1,075	55	5.4	0.85	0.89
Res Hmstd: Hi Val	159,400	161,500		1.3	1,486	1,561	75	5.1	0.93	0.97
Res Hmstd: Ex-Hi Val	239,100	242,300		1.3	2,415	2,533	118	4.9	1.01	1.05
Apartment	300,000	307,100		2.4	3,968	4,195	226	5.7	1.32	1.37
Comm/Ind: Lo Val	150,000	163,700		9.1	3,454	4,014	560	16.2	2.30	2.45
Comm/Ind: Med Val	300,000	327,400		9.1	8,016	9,178	1,163	14.5	2.67	2.80
Comm/Ind: Hi Val	1,000,000	1,091,300		9.1	29,304	33,277	3,973	13.6	2.93	3.05

Wabasha County

Plainview city

<i>Tax Burdens by Property Class</i>	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	1,913	-64	-3.2	1.41	1.40
Res Non-Hm: exis	10,302	12,457	2,155	20.9	172	217	44	25.7	1.67	1.74
Apartments: exis	3,330	3,333	3	0.1	66	69	4	5.4	1.97	2.07
Low-inc Apts: ex	3,088	2,939	-149	-4.8	37	37	0	0.2	1.19	1.26
Seasnl Rec: exis	400	270	-130	-32.4	7	5	-2	-26.5	1.74	1.90
Com/Ind: Lo: exi	11,884	12,136	252	2.1	366	393	27	7.4	3.08	3.24
Com/Ind Hi: exis	13,848	13,918	70	0.5	564	597	32	5.7	4.08	4.29
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	149	14	10.4	4.08	4.29
Ag HGA: Exist	814	812	-2	-0.2	12	12	0	-0.2	1.45	1.46
Ag Hmstd Land	1,808	1,984	175	9.7	12	15	3	22.7	0.68	0.76
Ag Non-Hmstd	774	908	134	17.3	12	14	3	23.7	1.51	1.59
Misc props	782	784	3	0.3	17	18	1	5.9	2.19	2.31
ResHmstd: NewCon	0	1,149	1,149	0.0	0	16	16	0.0	0.00	1.40
All other NewCon	0	379	379	0.0	0	7	7	0.0	0.00	1.74
Total	190,169	191,643	1,474	0.8	3,377	3,461	84	2.5	1.78	1.81

Tax Base

Tax Rates

	Baseline	Alternative	Change	Pctg Chng		Net Tax Cap (Pctg)		Ref Mkt Val	
						Base	Alter	Base	Alter
Total Tax Capacity	2,131	1,904	-227	-10.6	County	52.90	51.37	0.00	0.00
(-) TIF Tax Capacity	113	99	-13	-11.7	City/Town	78.26	87.53	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	18.98	19.45	8.67	8.80
(=) Taxable Tax Capacity	2,019	1,805	-214	-10.6	Special District	0.50	0.52	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	150.63	158.88	8.67	8.80

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	92,400	90,600		-1.9	1,183	1,057	-126	-10.6	1.28	1.17
Res Hmstd:Avg Val	138,600	135,900		-1.9	1,960	1,881	-79	-4.0	1.41	1.38
Res Hmstd: Hi Val	184,700	181,100		-1.9	2,736	2,704	-32	-1.2	1.48	1.49
Res Hmstd: Ex-Hi Val	277,200	271,800		-1.9	4,293	4,354	61	1.4	1.55	1.60
Apartment	300,000	300,300		0.1	5,909	6,228	319	5.4	1.97	2.07
Comm/Ind: Lo Val	150,000	150,800		0.5	4,618	4,891	273	5.9	3.08	3.24
Comm/Ind: Med Val	300,000	301,500		0.5	10,732	11,352	620	5.8	3.58	3.77
Comm/Ind: Hi Val	1,000,000	1,005,100		0.5	39,264	41,519	2,254	5.7	3.93	4.13

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	1,496	-156	-9.5	1.29	1.19
Res Non-Hm: exis	35,499	35,426	-72	-0.2	529	501	-28	-5.3	1.49	1.41
Apartments: exis	3,887	3,864	-23	-0.6	67	63	-4	-5.4	1.72	1.64
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	151	-11	-7.0	1.40	1.37
Com/Ind: Lo: exi	14,993	14,901	-91	-0.6	413	402	-11	-2.6	2.75	2.70
Com/Ind Hi: exis	15,190	15,481	291	1.9	546	547	1	0.2	3.60	3.54
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	104	8	8.8	3.58	3.52
Ag HGA: Exist	1,565	1,383	-182	-11.6	21	17	-4	-17.8	1.31	1.22
Ag Hmstd Land	2,343	2,389	47	2.0	12	12	0	1.1	0.50	0.49
Ag Non-Hmstd	3,702	3,877	175	4.7	44	45	1	2.1	1.20	1.17
Misc props	814	873	59	7.3	16	16	0	2.4	1.93	1.84
ResHmstd: NewCon	0	431	431	0.0	0	5	5	0.0	0.00	1.19
All other NewCon	0	687	687	0.0	0	10	10	0.0	0.00	1.41
Total	220,138	218,746	-1,392	-0.6	3,557	3,369	-188	-5.3	1.62	1.54

Tax Base

Tax Rates

	Baseline	Alternative	Change	Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val		
					Base	Alter	Base	Alter	
Total Tax Capacity	2,484	2,307	-178	-7.2	County	52.76	51.24	0.00	0.00
(-) TIF Tax Capacity	330	272	-58	-17.6	City/Town	52.37	56.31	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	14.42	8.96	21.92	17.39
(=) Taxable Tax Capacity	2,154	2,034	-120	-5.6	Special District	0.50	0.52	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	120.05	117.04	21.92	17.39

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base
Res Hmstd: Lo Val	110,800	108,700	-1.9	1,300	1,140	-160	-12.3	1.17	1.05
Res Hmstd:Avg Val	166,100	163,000	-1.9	2,135	1,927	-208	-9.7	1.29	1.18
Res Hmstd: Hi Val	221,400	217,200	-1.9	2,970	2,713	-257	-8.7	1.34	1.25
Res Hmstd: Ex-Hi Val	332,200	325,900	-1.9	4,643	4,288	-354	-7.6	1.4	1.32
Apartment	300,000	298,300	-0.6	5,159	4,883	-277	-5.4	1.72	1.64
Seas Rec: Lo Val	50,000	47,500	-5.0	638	595	-43	-6.7	1.28	1.25
Seas Rec: Hi Val	150,000	142,500	-5.0	1,999	1,869	-130	-6.5	1.33	1.31
Comm/Ind: Lo Val	150,000	152,900	1.9	4,129	4,146	18	0.4	2.75	2.71
Comm/Ind: Med Val	300,000	305,700	1.9	9,524	9,550	27	0.3	3.17	3.12
Comm/Ind: Hi Val	1,000,000	1,019,100	1.9	34,701	34,781	79	0.2	3.47	3.41

Wabasha County

Zumbro Falls city

<i>Tax Burdens by Property Class</i>	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	101	3	3.3	1.18	1.48
Res Non-Hm: exis	1,767	1,486	-281	-15.9	26	28	1	4.8	1.49	1.85
Apartments: exis	232	226	-5	-2.3	4	5	1	24.2	1.68	2.14
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	26.5	1.68	2.14
Com/Ind: Lo: exi	1,299	1,033	-266	-20.5	35	34	-1	-3.5	2.71	3.29
Com/Ind Hi: exis	5	5	0	-4.1	0	0	0	16.8	3.55	4.32
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	1	23.6	3.55	4.32
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	37.9	0.60	0.78
Ag Non-Hmstd	365	385	20	5.5	4	6	2	37.3	1.19	1.56
Misc props	98	93	-5	-4.7	2	3	0	19.4	2.26	2.84
ResHmstd: NewCon	0	789	789	0.0	0	12	12	0.0	0.00	1.48
All other NewCon	0	288	288	0.0	0	5	5	0.0	0.00	1.85
Total	12,301	11,385	-916	-7.4	177	202	25	14.1	1.44	1.77

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	134	110	-24	-18.0	County	53.97	52.42	0.00	0.00
(-) TIF Tax Capacity	19	28	9	44.7	City/Town	50.04	83.81	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	14.92	18.77	18.62	19.11
(=) Taxable Tax Capacity	115	82	-33	-28.5	Special District	0.50	0.53	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	119.44	155.53	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	733	-58	-7.3	1	1.12
Res Hmstd:Avg Val	118,700	97,900	-17.5	1,373	1,268	-106	-7.7	1.16	1.29
Res Hmstd: Hi Val	158,200	130,400	-17.6	1,954	1,881	-73	-3.8	1.24	1.44
Res Hmstd: Ex-Hi Val	237,300	195,600	-17.6	3,117	3,111	-7	-0.2	1.31	1.59
Apartment	300,000	293,100	-2.3	5,037	6,258	1,221	24.2	1.68	2.14
Comm/Ind: Lo Val	150,000	143,900	-4.1	4,065	4,735	670	16.5	2.71	3.29
Comm/Ind: Med Val	300,000	287,800	-4.1	9,393	10,894	1,501	16.0	3.13	3.79
Comm/Ind: Hi Val	1,000,000	959,200	-4.1	34,254	39,923	5,669	16.6	3.43	4.16

Wabasha County

Bellechester city (part)

<i>Tax Burdens by Property Class</i>	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	18	1	5.8	0.87	0.96
Res Non-Hm: exis	131	188	57	43.1	1	2	1	58.3	1.09	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	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	8.6	3.11	3.32
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	10.4	1.03	1.08
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	22	2	9.8	0.90	1.00

Tax Base

Tax Rates

	Estimated Market Value				County	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	22	18	-5	-20.7	County	53.97	52.43	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	28.36	35.19	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	19.96	19.45	6.08	12.88
(=) Taxable Tax Capacity	22	18	-5	-20.7	Special District	1.12	1.16	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	103.42	108.23	6.08	12.88

**Tax Burdens on
Hypothetical Properties**

	Estimated Market Value			Pctg Chng	Net Tax			Pctg Chng	Effective Tax Rates	
	Baseline	Alternative	Change		Baseline	Alternative	Change		Base	Alter
Res Hmstd: Lo Val	73,800	71,000	-2,800	-3.8	513	553	40	7.7	0.69	0.78
Res Hmstd: Avg Val	110,700	106,400	-4,300	-3.9	939	989	50	5.3	0.85	0.93
Res Hmstd: Hi Val	147,500	141,800	-5,700	-3.9	1,375	1,452	77	5.6	0.93	1.02
Res Hmstd: Ex-Hi Val	221,300	212,800	-8,500	-3.8	2,250	2,381	132	5.8	1.02	1.12

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	2,874	-4	-0.2	1.29	1.32
Res Non-Hm: exis	53,691	54,502	812	1.5	845	895	51	6.0	1.57	1.64
Apartments: exis	3,205	3,453	248	7.7	56	64	8	13.4	1.75	1.84
Low-inc Apts: ex	1,164	1,127	-36	-3.1	13	13	0	1.9	1.08	1.13
Seasnl Rec: exis	28,386	24,836	-3,550	-12.5	402	372	-30	-7.5	1.42	1.50
Com/Ind: Lo: exi	17,651	17,284	-367	-2.1	493	508	14	2.9	2.79	2.94
Com/Ind Hi: exis	25,123	25,633	510	2.0	920	987	67	7.3	3.66	3.85
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	99	10	10.8	3.61	3.80
Ag HGA: Exist	173	172	-1	-0.5	2	2	0	2.1	1.31	1.34
Ag Hmstd Land	114	118	4	3.5	0	1	0	12.3	0.43	0.47
Ag Non-Hmstd	1,133	1,091	-43	-3.8	14	14	0	1.6	1.25	1.32
Misc props	1,178	1,187	10	0.8	21	22	1	6.1	1.78	1.88
ResHmstd: NewCon	0	467	467	0.0	0	6	6	0.0	0.00	1.32
All other NewCon	0	1,172	1,172	0.0	0	26	26	0.0	0.00	2.18
Total	356,604	350,957	-5,647	-1.6	5,735	5,883	148	2.6	1.61	1.68

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	4,000	3,636	-363	-9.1	County	52.97	51.45	0.00	0.00
(-) TIF Tax Capacity	139	141	2	1.8	City/Town	56.46	60.99	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	15.08	18.99	18.62	19.11
(=) Taxable Tax Capacity	3,861	3,495	-366	-9.5	Special District	0.50	0.52	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	125.01	131.95	18.62	19.11

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	106,100	103,700		-2.3	1,247	1,198	-49	-3.9	1.18	1.16
Res Hmstd:Avg Val	159,000	155,400		-2.3	2,054	2,041	-14	-0.7	1.29	1.31
Res Hmstd: Hi Val	212,000	207,200		-2.3	2,863	2,885	21	0.8	1.35	1.39
Res Hmstd: Ex-Hi Val	318,000	310,800		-2.3	4,481	4,573	92	2.0	1.41	1.47
Apartment	300,000	323,200		7.7	5,246	5,949	702	13.4	1.75	1.84
Seas Rec: Lo Val	50,000	43,700		-12.6	663	613	-50	-7.5	1.33	1.40
Seas Rec: Hi Val	150,000	131,200		-12.5	2,073	1,909	-164	-7.9	1.38	1.45
Comm/Ind: Lo Val	150,000	153,000		2.0	4,191	4,521	330	7.9	2.79	2.95
Comm/Ind: Med Val	300,000	306,100		2.0	9,685	10,419	733	7.6	3.23	3.40
Comm/Ind: Hi Val	1,000,000	1,020,300		2.0	35,326	37,931	2,604	7.4	3.53	3.72

Wabasha County

Minneiska city (part)

<i>Tax Burdens by Property Class</i>	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	39	2	4.6	0.95	0.99
Res Non-Hm: exis	285	287	2	0.7	3	3	0	1.9	1.17	1.18
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	466	462	-4	-0.9	4	5	0	1.9	0.96	0.99
Com/Ind: Lo: exi	81	86	5	6.1	2	2	0	8.7	2.28	2.33
Com/Ind Hi: exis	168	248	80	47.6	5	7	3	51.3	2.94	3.01
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	4.3	2.94	3.01
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	6.3	0.83	0.85
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	0.99
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	58	5	8.7	1.07	1.13

Tax Base

Tax Rates

	Baseline	Alternative	Change	Pctg Chng		Net Tax Cap (Pctg)		Ref Mkt Val	
						Base	Alter	Base	Alter
Total Tax Capacity	52	48	-5	-8.7	County	53.99	52.45	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	11.57	13.07	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	17.35	18.83	29.38	29.33
(=) Taxable Tax Capacity	52	48	-5	-8.7	Special District	0.50	0.52	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	83.40	84.87	29.38	29.33

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	97,300	97,600		0.3	813	873	61	7.5	0.84	0.89
Res Hmstd:Avg Val	145,800	146,300		0.3	1,403	1,466	63	4.5	0.96	1.00
Res Hmstd: Hi Val	194,400	195,100		0.4	1,995	2,061	66	3.3	1.03	1.06
Res Hmstd: Ex-Hi Val	291,700	292,700		0.3	3,180	3,250	70	2.2	1.09	1.11
Seas Rec: Lo Val	50,000	49,600		-0.8	455	462	7	1.6	0.91	0.93
Seas Rec: Hi Val	150,000	148,700		-0.9	1,449	1,476	27	1.9	0.97	0.99
Comm/Ind: Lo Val	150,000	221,400		47.6	3,416	5,650	2,234	65.4	2.28	2.55
Comm/Ind: Med Val	300,000	442,800		47.6	7,824	12,321	4,497	57.5	2.61	2.78
Comm/Ind: Hi Val	1,000,000	1,475,900		47.6	28,394	43,445	15,052	53.0	2.84	2.94

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	1	7.3	0.80	0.88
Res Non-Hm: exis	353	385	31	8.9	4	6	1	25.6	1.25	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	4	4	0	0.0	0	0	0	17.6	1.15	1.35
Com/Ind: Lo: exi	248	245	-3	-1.2	6	7	1	12.0	2.48	2.81
Com/Ind Hi: exis	143	202	59	41.0	5	7	3	60.0	3.26	3.70
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	20.7	3.26	3.70
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	-46.8	0.33	0.56
Ag Non-Hmstd	97	160	63	65.4	1	2	1	95.4	1.07	1.27
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	0.88
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	37	7	21.7	1.36	1.66

Tax Base

Tax Rates

	Tax Base				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	26	23	-3	-12.0	County	79.24	88.53	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	19.20	21.82	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	8.92	16.54	13.07	13.37
(=) Taxable Tax Capacity	26	23	-3	-12.0	Special District	0.11	0.12	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	107.47	127.00	13.07	13.37

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	34,800	33,700	-3.2	280	302	22	7.7	0.81	0.9	
Res Hmstd:Avg Val	52,200	50,500	-3.3	420	452	32	7.6	0.81	0.9	
Res Hmstd: Hi Val	69,600	67,400	-3.2	561	604	43	7.7	0.81	0.9	
Res Hmstd: Ex-Hi Val	104,500	101,100	-3.3	981	1,062	81	8.2	0.94	1.05	
Comm/Ind: Lo Val	150,000	211,400	40.9	3,713	6,477	2,764	74.5	2.48	3.06	
Comm/Ind: Med Val	300,000	422,900	41.0	8,598	14,294	5,696	66.2	2.87	3.38	
Comm/Ind: Hi Val	1,000,000	1,409,600	41.0	31,395	50,760	19,366	61.7	3.14	3.60	

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	478	-39	-7.6	1.41	1.35
Res Non-Hm: exis	6,738	6,617	-120	-1.8	119	128	9	7.6	1.76	1.93
Apartments: exis	396	396	0	0.0	8	9	1	9.3	2.09	2.28
Low-inc Apts: ex	1,035	1,471	436	42.2	13	20	7	55.0	1.26	1.38
Seasnl Rec: exis	3,475	3,046	-429	-12.3	60	58	-2	-3.7	1.73	1.90
Com/Ind: Lo: exi	5,357	5,224	-133	-2.5	173	183	10	5.7	3.23	3.50
Com/Ind Hi: exis	959	841	-118	-12.3	41	39	-2	-4.9	4.29	4.65
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	14.3	4.27	4.63
Ag HGA: Exist	90	85	-5	-6.0	1	1	0	-16.4	1.36	1.21
Ag Hmstd Land	223	223	0	0.0	1	2	0	13.3	0.63	0.71
Ag Non-Hmstd	671	679	8	1.2	11	12	1	11.6	1.60	1.77
Misc props	35	35	0	0.0	1	1	0	9.3	2.09	2.28
ResHmstd: NewCon	0	157	157	0.0	0	2	2	0.0	0.00	1.35
All other NewCon	0	147	147	0.0	0	4	4	0.0	0.00	2.75
Total	56,728	55,377	-1,351	-2.4	992	990	-2	-0.2	1.75	1.79

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	611	505	-107	-17.4	County	77.76	86.73	0.00	0.00
(-) TIF Tax Capacity	5	4	0	-5.7	City/Town	55.54	68.04	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	29.30	24.61	5.47	3.86
(=) Taxable Tax Capacity	607	500	-106	-17.5	Special District	0.11	0.12	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	162.70	179.49	5.47	3.86

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	62,000	59,700		-3.7	795	666	-129	-16.2	1.28	1.12
Res Hmstd:Avg Val	93,000	89,600		-3.7	1,275	1,119	-156	-12.2	1.37	1.25
Res Hmstd: Hi Val	124,000	119,400		-3.7	1,825	1,714	-111	-6.1	1.47	1.44
Res Hmstd: Ex-Hi Val	186,000	179,100		-3.7	2,923	2,905	-18	-0.6	1.57	1.62
Apartment	300,000	300,000		0.0	6,265	6,847	581	9.3	2.09	2.28
Seas Rec: Lo Val	50,000	43,800		-12.4	851	823	-29	-3.4	1.70	1.88
Seas Rec: Hi Val	150,000	131,500		-12.3	2,638	2,539	-100	-3.8	1.76	1.93
Comm/Ind: Lo Val	150,000	131,500		-12.3	4,842	4,599	-242	-5.0	3.23	3.5
Comm/Ind: Med Val	300,000	263,000		-12.3	11,270	10,501	-768	-6.8	3.76	3.99
Comm/Ind: Hi Val	1,000,000	876,800		-12.3	41,267	39,046	-2,222	-5.4	4.13	4.45

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	2.6	1.20	1.22
Res Non-Hm: exis	422	348	-74	-17.6	7	6	0	-3.5	1.56	1.82
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	677	608	-70	-10.3	10	10	0	4.2	1.41	1.63
Com/Ind: Lo: exi	192	120	-72	-37.4	6	4	-2	-29.7	2.95	3.31
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	20.0	3.86	4.34
Ag HGA: Exist	71	71	0	0.0	1	1	0	-0.3	1.15	1.15
Ag Hmstd Land	155	154	0	-0.3	1	1	0	29.6	0.37	0.48
Ag Non-Hmstd	376	425	49	13.0	5	7	2	31.7	1.33	1.55
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	1.22
All other NewCon	0	34	34	0.0	0	1	1	0.0	0.00	1.63
Total	3,851	3,743	-108	-2.8	55	57	2	4.1	1.42	1.52

Tax Base

Tax Rates

	Tax Base				Tax Rates		Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	County	City/Town	Base	Alter	Base	Alter
Total Tax Capacity	40	32	-8	-20.5	County	79.22	88.51	0.00	0.00	
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	46.45	58.42	0.00	0.00	
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	7.22	7.98	22.14	21.85	
(=) Taxable Tax Capacity	40	32	-8	-20.5	Special District	0.11	0.12	0.00	0.00	
FD Distrib Tax Cap	0	0	0	0.0	Total	133.00	155.03	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	510	3	0.7	1.15	1.15
Res Hmstd:Avg Val	65,900	66,500	0.9	759	764	5	0.7	1.15	1.15
Res Hmstd: Hi Val	87,900	88,700	0.9	1,070	1,115	45	4.2	1.22	1.26
Res Hmstd: Ex-Hi Val	131,900	133,100	0.9	1,793	1,963	170	9.5	1.36	1.47
Seas Rec: Lo Val	50,000	44,800	-10.4	703	732	29	4.1	1.41	1.63
Seas Rec: Hi Val	150,000	134,500	-10.3	2,193	2,270	77	3.5	1.46	1.69

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	164	-51	-23.9	1.59	1.58
Res Non-Hm: exis	2,232	1,882	-350	-15.7	45	46	2	3.6	2.01	2.47
Apartments: exis	999	999	0	0.0	24	30	6	23.3	2.39	2.95
Low-inc Apts: ex	346	346	0	0.0	5	6	1	22.8	1.47	1.80
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	116	18	17.9	3.56	4.27
Com/Ind Hi: exis	1,395	1,440	46	3.3	65	81	16	24.1	4.68	5.62
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	27.3	4.68	5.62
Ag HGA: Exist	461	361	-100	-21.7	8	6	-2	-19.5	1.69	1.74
Ag Hmstd Land	954	948	-6	-0.6	7	9	2	30.8	0.73	0.97
Ag Non-Hmstd	230	218	-12	-5.3	4	5	1	19.2	1.74	2.19
Misc props	105	105	0	0.0	3	3	1	23.3	2.39	2.95
ResHmstd: NewCon	0	7	7	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	23,727	20,113	-3,614	-15.2	504	505	0	0.1	2.13	2.51

Tax Base

Tax Rates

	Tax Base				Tax Rates		Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	County	City/Town	Base	Alter	Base	Alter
Total Tax Capacity	267	193	-74	-27.7	County	75.74	83.78	0.00	0.00	
(-) TIF Tax Capacity	20	12	-9	-42.4	City/Town	93.21	130.24	0.00	0.00	
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	4.79	4.67	22.14	21.85	
(=) Taxable Tax Capacity	247	181	-65	-26.5	Special District	0.11	0.12	0.00	0.00	
FD Distrib Tax Cap	0	0	0	0.0	Total	173.86	218.81	22.14	21.85	

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	40,700	31,100		-23.6	635	476	-159	-25.0	1.56	1.53
Res Hmstd:Avg Val	61,000	46,700		-23.4	952	715	-236	-24.8	1.56	1.53
Res Hmstd: Hi Val	81,300	62,200		-23.5	1,294	953	-342	-26.4	1.59	1.53
Res Hmstd: Ex-Hi Val	122,000	93,400		-23.4	2,129	1,617	-512	-24.0	1.74	1.73
Apartment	300,000	300,000		0.0	7,184	8,861	1,677	23.3	2.39	2.95
Comm/Ind: Lo Val	150,000	154,900		3.3	5,343	6,676	1,333	25.0	3.56	4.31
Comm/Ind: Med Val	300,000	309,800		3.3	12,355	15,376	3,021	24.5	4.12	4.96
Comm/Ind: Hi Val	1,000,000	1,032,700		3.3	45,082	55,980	10,898	24.2	4.51	5.42

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	117	-12	-9.1	1.33	1.27
Res Non-Hm: exis	1,551	1,600	48	3.1	27	33	5	20.0	1.75	2.03
Apartments: exis	270	270	0	-0.1	6	7	1	16.9	2.15	2.52
Low-inc Apts: ex	209	209	0	0.0	3	3	0	16.6	1.30	1.52
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	77	9	13.8	3.31	3.78
Com/Ind Hi: exis	636	605	-31	-4.8	28	30	3	9.2	4.39	5.03
Publ U: Elec Gen	630	675	45	7.2	21	27	6	26.0	3.41	4.01
Publ U: Other	593	637	43	7.3	25	31	6	22.8	4.22	4.83
Ag HGA: Exist	332	302	-31	-9.2	4	3	-1	-18.8	1.27	1.13
Ag Hmstd Land	452	430	-22	-5.0	3	4	1	17.6	0.66	0.82
Ag Non-Hmstd	164	212	47	28.7	3	4	1	52.6	1.68	1.99
Misc props	80	76	-4	-5.1	2	2	0	11.0	2.15	2.52
ResHmstd: NewCon	0	43	43	0.0	0	1	1	0.0	0.00	1.27
All other NewCon	0	82	82	0.0	0	3	3	0.0	0.00	3.78
Total	16,675	16,440	-235	-1.4	319	342	23	7.3	1.91	2.08

Tax Base

Tax Rates

	Tax Base				Tax Rates		Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	County	City/Town	School District	Special District	Base	Alter
Total Tax Capacity	190	155	-35	-18.5	78.29	87.35	0.00	0.00	0.00	0.00
(-) TIF Tax Capacity	9	9	0	-2.3	64.14	82.27	5.60	3.18	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	25.38	29.32	0.11	0.12	0.00	0.00
(=) Taxable Tax Capacity	182	147	-35	-19.3	0.11	0.12	0.00	0.00	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	167.91	199.06	5.60	3.18	

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	39,000	37,200		-4.6	521	456	-65	-12.4	1.34	1.23
Res Hmstd:Avg Val	58,400	55,700		-4.6	780	683	-97	-12.4	1.34	1.23
Res Hmstd: Hi Val	77,900	74,300		-4.6	1,049	911	-138	-13.2	1.35	1.23
Res Hmstd: Ex-Hi Val	116,900	111,500		-4.6	1,761	1,713	-48	-2.7	1.51	1.54
Apartment	300,000	299,800		-0.1	6,465	7,555	1,090	16.9	2.15	2.52
Comm/Ind: Lo Val	150,000	142,800		-4.8	4,961	5,404	443	8.9	3.31	3.78
Comm/Ind: Med Val	300,000	285,600		-4.8	11,547	12,504	956	8.3	3.85	4.38
Comm/Ind: Hi Val	1,000,000	951,900		-4.8	42,284	46,051	3,767	8.9	4.23	4.84

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	316	49	18.1	1.49	1.64
Res Non-Hm: exis	1,358	1,704	346	25.5	25	37	12	45.9	1.86	2.16
Apartments: exis	2,984	3,017	33	1.1	63	76	12	19.5	2.12	2.51
Low-inc Apts: ex	1,246	1,246	0	0.0	16	19	3	18.0	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	1,588	1,680	93	5.8	52	63	11	22.0	3.26	3.75
Com/Ind Hi: exis	1,135	1,285	151	13.3	49	64	15	30.7	4.30	4.96
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	92	21	30.2	4.30	4.96
Ag HGA: Exist	77	83	6	7.7	1	1	0	9.2	1.33	1.35
Ag Hmstd Land	173	274	101	58.1	1	2	1	119.5	0.61	0.85
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	40.6	2.23	2.72
ResHmstd: NewCon	0	125	125	0.0	0	2	2	0.0	0.00	1.64
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	677	126	22.8	1.94	2.21

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	325	312	-13	-4.1	County	77.62	86.83	0.00	0.00
(-) TIF Tax Capacity	18	18	0	0.0	City/Town	74.18	88.10	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	7.57	15.13	13.07	13.38
(=) Taxable Tax Capacity	307	294	-13	-4.3	Special District	0.11	0.12	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	159.48	190.18	13.07	13.38

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base
Res Hmstd: Lo Val	74,500	79,700	7.0	987	1,051	63	6.4	1.33	1.32
Res Hmstd:Avg Val	111,700	119,500	7.0	1,656	1,929	273	16.5	1.48	1.61
Res Hmstd: Hi Val	148,900	159,300	7.0	2,331	2,807	476	20.4	1.57	1.76
Res Hmstd: Ex-Hi Val	223,300	238,900	7.0	3,682	4,564	882	24.0	1.65	1.91
Apartment	300,000	303,300	1.1	6,373	7,616	1,243	19.5	2.12	2.51
Comm/Ind: Lo Val	150,000	169,900	13.3	4,883	6,616	1,733	35.5	3.26	3.89
Comm/Ind: Med Val	300,000	339,800	13.3	11,328	15,042	3,714	32.8	3.78	4.43
Comm/Ind: Hi Val	1,000,000	1,132,700	13.3	41,407	54,365	12,958	31.3	4.14	4.8

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	1,142	-110	-8.8	1.26	1.27
Res Non-Hm: exis	17,543	17,051	-492	-2.8	284	304	20	6.9	1.62	1.78
Apartments: exis	5,894	5,200	-694	-11.8	112	109	-3	-2.9	1.90	2.09
Low-inc Apts: ex	1,429	1,368	-61	-4.3	17	18	1	4.9	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	18,608	19,322	715	3.8	552	624	72	13.1	2.97	3.23
Com/Ind Hi: exis	17,313	17,930	617	3.6	673	760	88	13.0	3.88	4.24
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	10	25.0	3.88	4.24
Ag HGA: Exist	342	302	-39	-11.5	5	4	0	-10.2	1.38	1.40
Ag Hmstd Land	426	452	26	6.2	2	3	0	21.2	0.51	0.58
Ag Non-Hmstd	405	390	-15	-3.8	5	6	0	7.6	1.35	1.50
Misc props	310	125	-185	-59.6	7	3	-4	-62.8	2.27	2.09
ResHmstd: NewCon	0	1,107	1,107	0.0	0	14	14	0.0	0.00	1.27
All other NewCon	0	1,040	1,040	0.0	0	33	33	0.0	0.00	3.19
Total	162,334	155,664	-6,670	-4.1	2,948	3,068	120	4.1	1.82	1.97

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	1,910	1,595	-315	-16.5	County	77.76	86.75	0.00	0.00
(-) TIF Tax Capacity	7	8	0	5.5	City/Town	35.03	37.07	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	18.83	23.73	21.50	20.73
(=) Taxable Tax Capacity	1,903	1,587	-316	-16.6	Special District	3.05	2.94	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	134.66	150.50	21.50	20.73

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	58,400	53,200		-8.9	678	591	-88	-12.9	1.16	1.11
Res Hmstd:Avg Val	87,600	79,800		-8.9	1,074	914	-160	-14.9	1.23	1.15
Res Hmstd: Hi Val	116,700	106,300		-8.9	1,555	1,404	-151	-9.7	1.33	1.32
Res Hmstd: Ex-Hi Val	175,200	159,600		-8.9	2,521	2,388	-133	-5.3	1.44	1.5
Apartment	300,000	264,700		-11.8	5,695	5,528	-167	-2.9	1.9	2.09
Comm/Ind: Lo Val	150,000	155,300		3.5	4,451	5,071	620	13.9	2.97	3.27
Comm/Ind: Med Val	300,000	310,700		3.6	10,279	11,659	1,381	13.4	3.43	3.75
Comm/Ind: Hi Val	1,000,000	1,035,700		3.6	37,473	42,393	4,921	13.1	3.75	4.09

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	1,126	81	7.7	1.17	1.27
Res Non-Hm: exis	10,788	11,749	961	8.9	149	192	43	28.8	1.38	1.63
Apartments: exis	1,904	1,932	28	1.5	32	37	5	14.1	1.70	1.91
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	1	0	12.5	1.70	1.91
Com/Ind: Lo: exi	4,018	4,134	116	2.9	110	125	15	13.5	2.74	3.03
Com/Ind Hi: exis	748	839	92	12.3	27	34	6	23.8	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	532	643	111	20.9	19	26	6	33.3	3.62	3.99
Ag HGA: Exist	59	59	0	0.0	1	1	0	0.5	0.98	0.98
Ag Hmstd Land	558	581	23	4.2	3	4	1	17.3	0.59	0.67
Ag Non-Hmstd	450	471	20	4.5	6	7	1	17.1	1.27	1.42
Misc props	116	116	0	0.0	2	2	0	12.5	1.70	1.91
ResHmstd: NewCon	0	874	874	0.0	0	11	11	0.0	0.00	1.27
All other NewCon	0	331	331	0.0	0	5	5	0.0	0.00	1.63
Total	108,464	110,667	2,203	2.0	1,396	1,571	175	12.5	1.29	1.42

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	1,119	972	-147	-13.2	County	51.29	55.91	0.00	0.00
(-) TIF Tax Capacity	19	30	11	59.4	City/Town	60.31	70.34	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	14.83	15.47	11.27	13.26
(=) Taxable Tax Capacity	1,100	942	-158	-14.4	Special District	0.18	0.20	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	126.61	141.92	11.27	13.26

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base
Res Hmstd: Lo Val	82,900	82,600	-0.4	845	859	14	1.6	1.02	1.04
Res Hmstd:Avg Val	124,300	123,800	-0.4	1,453	1,551	97	6.7	1.17	1.25
Res Hmstd: Hi Val	165,600	164,900	-0.4	2,060	2,241	181	8.8	1.24	1.36
Res Hmstd: Ex-Hi Val	248,500	247,500	-0.4	3,278	3,628	351	10.7	1.32	1.47
Apartment	300,000	304,400	1.5	5,086	5,804	718	14.1	1.7	1.91
Comm/Ind: Lo Val	150,000	168,400	12.3	4,117	5,277	1,160	28.2	2.74	3.13
Comm/Ind: Med Val	300,000	336,800	12.3	9,549	12,001	2,452	25.7	3.18	3.56
Comm/Ind: Hi Val	1,000,000	1,122,500	12.3	34,900	43,375	8,475	24.3	3.49	3.86

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	391	13	3.5	1.05	1.16
Res Non-Hm: exis	4,003	4,939	937	23.4	54	78	25	46.1	1.34	1.59
Apartments: exis	926	926	0	0.0	15	18	3	18.4	1.63	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	2,947	2,946	-1	0.0	78	90	12	14.7	2.66	3.05
Com/Ind Hi: exis	525	652	128	24.4	18	26	8	42.9	3.50	4.02
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	33	9	35.9	3.50	4.02
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	25.7	0.90	1.08
Ag Non-Hmstd	37	37	0	0.0	0	1	0	19.7	1.20	1.44
Misc props	54	43	-11	-20.0	1	1	0	-5.3	1.63	1.92
ResHmstd: NewCon	0	59	59	0.0	0	1	1	0.0	0.00	1.16
All other NewCon	0	27	27	0.0	0	1	1	0.0	0.00	3.17
Total	45,272	44,347	-926	-2.0	570	641	71	12.4	1.26	1.44

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	482	380	-102	-21.2	County	50.77	55.20	0.00	0.00
(-) TIF Tax Capacity	15	16	2	10.7	City/Town	61.87	80.69	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	7.40	7.77	12.24	12.54
(=) Taxable Tax Capacity	468	364	-104	-22.2	Special District	0.18	0.20	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	120.23	143.87	12.24	12.54

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	63,300	59,400		-6.2	585	587	2	0.3	0.92	0.99
Res Hmstd:Avg Val	95,000	89,200		-6.1	972	975	3	0.3	1.02	1.09
Res Hmstd: Hi Val	126,600	118,900		-6.1	1,419	1,478	59	4.2	1.12	1.24
Res Hmstd: Ex-Hi Val	189,900	178,300		-6.1	2,314	2,484	170	7.3	1.22	1.39
Apartment	300,000	300,000		0.0	4,876	5,771	896	18.4	1.63	1.92
Comm/Ind: Lo Val	150,000	186,600		24.4	3,987	6,048	2,060	51.7	2.66	3.24
Comm/Ind: Med Val	300,000	373,100		24.4	9,243	13,554	4,311	46.6	3.08	3.63
Comm/Ind: Hi Val	1,000,000	1,243,700		24.4	33,768	48,594	14,825	43.9	3.38	3.91

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	66	-7	-9.2	1.03	1.16
Res Non-Hm: exis	1,195	1,308	113	9.4	16	22	6	40.2	1.32	1.70
Apartments: exis	34	34	0	-0.9	1	1	0	25.2	1.63	2.06
Low-inc Apts: ex	102	101	-1	-0.8	1	1	0	25.3	0.99	1.25
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	20	3	17.2	2.66	3.21
Com/Ind Hi: exis	440	388	-52	-11.7	15	16	1	6.4	3.51	4.24
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	22.6	3.51	4.24
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	33.3	1.21	1.54
Ag Non-Hmstd	148	153	5	3.5	2	2	1	31.5	1.21	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	10,186	8,870	-1,316	-12.9	134	141	7	5.5	1.31	1.59

Tax Base

Tax Rates

	Tax Base				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	110	78	-32	-29.3	County	50.00	54.01	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	57.51	86.25	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	13.53	13.56	11.27	13.26
(=) Taxable Tax Capacity	110	78	-32	-29.3	Special District	0.18	0.20	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	121.23	154.02	11.27	13.26

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates	
	Baseline	Alternative	Change		Baseline	Alternative	Change	Pctg Chng	Base
Res Hmstd: Lo Val	56,600	45,400	-19.8	524	480	-44	-8.4	0.92	1.06
Res Hmstd:Avg Val	84,800	68,100	-19.7	827	720	-108	-13.0	0.98	1.06
Res Hmstd: Hi Val	113,100	90,800	-19.7	1,228	1,071	-157	-12.8	1.09	1.18
Res Hmstd: Ex-Hi Val	169,600	136,100	-19.8	2,027	1,892	-136	-6.7	1.2	1.39
Apartment	300,000	297,200	-0.9	4,884	6,116	1,232	25.2	1.63	2.06
Comm/Ind: Lo Val	150,000	132,400	-11.7	3,995	4,249	254	6.4	2.66	3.21
Comm/Ind: Med Val	300,000	264,800	-11.7	9,266	9,676	410	4.4	3.09	3.65
Comm/Ind: Hi Val	1,000,000	882,700	-11.7	33,864	35,845	1,981	5.9	3.39	4.06

Waseca County

Waseca city

Tax Burdens by Property 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	4,063	493	13.8	1.20	1.41
Res Non-Hm: exis	45,143	47,024	1,881	4.2	661	854	193	29.2	1.46	1.82
Apartments: exis	15,431	15,410	-21	-0.1	269	324	55	20.4	1.74	2.10
Low-inc Apts: ex	6,175	5,806	-369	-6.0	65	75	10	15.3	1.05	1.29
Seasnl Rec: exis	134	128	-6	-4.6	2	3	0	15.0	1.74	2.10
Com/Ind: Lo: exi	27,728	26,677	-1,051	-3.8	779	866	86	11.1	2.81	3.24
Com/Ind Hi: exis	51,721	51,467	-254	-0.5	1,929	2,191	262	13.6	3.73	4.26
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	257	25	10.6	3.71	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	771	808	37	4.8	10	12	2	17.6	1.35	1.51
Misc props	1,067	1,061	-6	-0.5	21	25	4	18.9	1.93	2.31
ResHmstd: NewCon	0	966	966	0.0	0	14	14	0.0	0.00	1.41
All other NewCon	0	1,045	1,045	0.0	0	35	35	0.0	0.00	3.34
Total	453,005	445,215	-7,791	-1.7	7,539	8,717	1,178	15.6	1.66	1.96

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	5,293	4,622	-671	-12.7	County	49.95	54.47	0.00	0.00
(-) TIF Tax Capacity	169	166	-3	-1.7	City/Town	63.80	73.52	3.66	3.65
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	19.22	21.28	2.06	17.27
(=) Taxable Tax Capacity	5,123	4,455	-668	-13.0	Special District	1.77	2.00	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	134.74	151.27	5.73	20.92

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Change		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	82,800	80,100	-2,700	-3.3	865	925	60	6.9	1.04	1.15
Res Hmstd:Avg Val	124,100	120,000	-4,100	-3.3	1,483	1,666	184	12.4	1.19	1.39
Res Hmstd: Hi Val	165,500	160,100	-5,400	-3.3	2,101	2,411	310	14.8	1.27	1.51
Res Hmstd: Ex-Hi Val	248,300	240,100	-8,200	-3.3	3,339	3,898	559	16.7	1.34	1.62
Apartment	300,000	299,600	-400	-0.1	5,225	6,292	1,067	20.4	1.74	2.10
Comm/Ind: Lo Val	150,000	149,300	-700	-0.5	4,216	4,844	628	14.9	2.81	3.24
Comm/Ind: Med Val	300,000	298,500	-1,500	-0.5	9,810	11,188	1,378	14.1	3.27	3.75
Comm/Ind: Hi Val	1,000,000	995,100	-4,900	-0.5	35,911	40,839	4,928	13.7	3.59	4.10

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	-1.2	1.10	1.13
Res Non-Hm: exis	202	202	0	0.0	3	3	0	5.1	1.33	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	339	334	-5	-1.5	2	2	0	3.5	0.66	0.70
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	5.5	1.59	1.68
ResHmstd: NewCon	0	0	0	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	675	666	-9	-1.3	6	7	0	3.4	0.96	1.01

Tax Base

Tax Rates

					County	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	5	5	0	-6.5	County	50.69	55.29	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	49.45	53.13	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	3.88	3.65	28.67	27.34
(=) Taxable Tax Capacity	5	5	0	-6.5	Special District	0.18	0.20	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	104.20	112.27	28.67	27.34

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	79,000	76,100	-3.7	748	721	-27	-3.6	0.95	0.95	
Res Hmstd:Avg Val	118,500	114,200	-3.6	1,309	1,292	-17	-1.3	1.10	1.13	
Res Hmstd: Hi Val	158,000	152,300	-3.6	1,869	1,862	-7	-0.4	1.18	1.22	
Res Hmstd: Ex-Hi Val	237,000	228,400	-3.6	2,990	3,001	11	0.4	1.26	1.31	
Seas Rec: Lo Val	50,000	49,300	-1.4	559	594	35	6.3	1.12	1.21	
Seas Rec: Hi Val	150,000	147,800	-1.5	1,761	1,871	110	6.3	1.17	1.27	

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	3,720	8	0.2	0.98	1.07
Res Non-Hm: exis	62,294	57,935	-4,359	-7.0	658	665	7	1.1	1.06	1.15
Apartments: exis	1,636	1,538	-98	-6.0	21	21	0	0.9	1.29	1.39
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	1.1	0.98	1.07
Com/Ind: Lo: exi	3,720	3,637	-83	-2.2	87	94	6	7.4	2.35	2.58
Com/Ind Hi: exis	21,560	21,350	-210	-1.0	663	721	58	8.8	3.08	3.38
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	242	18	8.3	3.09	3.39
Ag HGA: Exist	14,515	13,833	-682	-4.7	144	149	5	3.1	1.00	1.08
Ag Hmstd Land	18,987	18,761	-226	-1.2	68	75	7	9.8	0.36	0.40
Ag Non-Hmstd	32,942	28,097	-4,845	-14.7	272	252	-20	-7.4	0.82	0.90
Misc props	219	257	37	17.0	2	3	1	28.0	0.97	1.06
ResHmstd: NewCon	0	1,176	1,176	0.0	0	13	13	0.0	0.00	1.07
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	5,993	115	1.9	1.08	1.19

Tax Base

Tax Rates

					Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	5,793	5,304	-489	-8.4	County	29.75	31.82	0.23	0.18
(-) TIF Tax Capacity	6	6	0	-8.0	City/Town	27.04	30.08	0.00	0.00
(-) FD Contrib Tax Cap	206	237	31	15.1	School District	21.08	23.16	16.12	17.72
(=) Taxable Tax Capacity	5,581	5,061	-520	-9.3	Special District	4.12	4.47	0.00	0.00
FD Distrib Tax Cap	204	189	-15	-7.3	Total	82.00	89.53	16.35	17.90

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base
Res Hmstd: Lo Val	267,200	245,900	-8.0	2,496	2,506	10	0.4	0.93	1.02
Res Hmstd:Avg Val	400,500	368,600	-8.0	3,927	3,923	-4	-0.1	0.98	1.06
Res Hmstd: Hi Val	533,900	491,300	-8.0	5,320	5,278	-42	-0.8	1	1.07
Res Hmstd: Ex-Hi Val	801,100	737,200	-8.0	8,496	8,450	-46	-0.5	1.06	1.15
Apartment	300,000	282,000	-6.0	3,565	3,661	95	2.7	1.19	1.3
Comm/Ind: Lo Val	150,000	148,500	-1.0	3,536	3,842	305	8.6	2.36	2.59
Comm/Ind: Med Val	300,000	297,100	-1.0	8,169	8,866	697	8.5	2.72	2.98
Comm/Ind: Hi Val	1,000,000	990,300	-1.0	29,789	32,362	2,573	8.6	2.98	3.27

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	1,425	82	6.1	0.97	1.08
Res Non-Hm: exis	44,926	35,117	-9,809	-21.8	510	436	-74	-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	-2.9	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	10.2	1.75	1.93
ResHmstd: NewCon	0	2,027	2,027	0.0	0	22	22	0.0	0.00	1.08
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	3,551	193	5.8	1.39	1.55

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	2,940	2,680	-261	-8.9	County	27.23	29.13	0.23	0.18
(-) TIF Tax Capacity	154	147	-6	-4.2	City/Town	35.64	40.45	0.00	0.00
(-) FD Contrib Tax Cap	236	281	45	19.1	School District	20.29	22.34	15.89	17.60
(=) Taxable Tax Capacity	2,550	2,251	-299	-11.7	Special District	4.02	4.37	0.00	0.00
FD Distrib Tax Cap	633	631	-2	-0.3	Total	87.18	96.29	16.12	17.78

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	153,700	146,600		-4.6	1,354	1,441	87	6.4	0.88	0.98
Res Hmstd:Avg Val	230,400	219,700		-4.6	2,215	2,338	123	5.5	0.96	1.06
Res Hmstd: Hi Val	307,100	292,900		-4.6	3,077	3,236	160	5.2	1.00	1.10
Res Hmstd: Ex-Hi Val	460,700	439,400		-4.6	4,759	5,012	253	5.3	1.03	1.14
Apartment	300,000	300,900		0.3	3,753	4,157	404	10.8	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	9,058	818	9.9	2.75	3.02
Comm/Ind: Hi Val	1,000,000	999,300		-0.1	30,053	33,037	2,984	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	1,375	84	6.5	1.05	1.14
Res Non-Hm: exis	13,597	14,577	981	7.2	151	176	25	16.6	1.11	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	3,178	3,143	-35	-1.1	33	36	3	8.2	1.05	1.15
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	1	12.4	2.82	3.01
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	1.14
All other NewCon	0	504	504	0.0	0	6	6	0.0	0.00	1.20
Total	139,723	139,812	89	0.1	1,486	1,611	125	8.4	1.06	1.15

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	1,480	1,444	-36	-2.5	County	29.75	31.82	0.23	0.18
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	21.82	22.51	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	22.52	25.96	24.05	24.91
(=) Taxable Tax Capacity	1,480	1,444	-36	-2.5	Special District	5.74	6.81	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	79.83	87.10	24.28	25.09

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	254,700	250,700	-1.6	2,509	2,685	176	7.0	0.98	1.07
Res Hmstd:Avg Val	381,800	375,800	-1.6	3,946	4,186	240	6.1	1.03	1.11
Res Hmstd: Hi Val	509,000	501,000	-1.6	5,317	5,623	305	5.7	1.04	1.12
Res Hmstd: Ex-Hi Val	763,600	751,700	-1.6	8,476	8,981	505	6.0	1.11	1.19

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	3,930	212	5.7	0.97	1.04
Res Non-Hm: exis	66,119	66,096	-23	0.0	721	767	46	6.4	1.09	1.16
Apartments: exis	448	448	0	0.0	5	6	0	6.8	1.21	1.29
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	375	9	2.4	1.01	1.09
Com/Ind: Lo: exi	5,092	4,991	-100	-2.0	123	128	6	4.5	2.41	2.57
Com/Ind Hi: exis	7,165	7,718	554	7.7	228	262	34	15.1	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	164	15	10.0	3.17	3.38
Ag HGA: Exist	17,173	16,266	-907	-5.3	161	165	4	2.7	0.94	1.02
Ag Hmstd Land	20,951	20,464	-487	-2.3	68	74	6	8.7	0.32	0.36
Ag Non-Hmstd	22,470	22,917	447	2.0	189	210	20	10.8	0.84	0.92
Misc props	589	559	-29	-5.0	6	6	0	1.3	1.00	1.06
ResHmstd: NewCon	0	1,099	1,099	0.0	0	11	11	0.0	0.00	1.04
All other NewCon	0	1,000	1,000	0.0	0	13	13	0.0	0.00	1.27
Total	564,089	557,183	-6,906	-1.2	5,734	6,111	376	6.6	1.02	1.10

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	5,778	5,546	-233	-4.0	County	29.75	31.82	0.23	0.18
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	33.55	35.77	0.00	0.00
(-) FD Contrib Tax Cap	120	121	1	0.9	School District	16.44	18.66	14.76	14.94
(=) Taxable Tax Capacity	5,659	5,425	-234	-4.1	Special District	5.64	6.08	0.00	0.00
FD Distrib Tax Cap	406	342	-64	-15.7	Total	85.38	92.34	14.99	15.12

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Pctg Chng	Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change		Base	Alter
Res Hmstd: Lo Val	197,500	194,100		-1.7	1,788	1,903	116	6.5	0.91	0.98
Res Hmstd:Avg Val	296,100	290,900		-1.8	2,866	3,024	158	5.5	0.97	1.04
Res Hmstd: Hi Val	394,800	387,900		-1.7	3,945	4,147	201	5.1	1	1.07
Res Hmstd: Ex-Hi Val	592,300	582,000		-1.7	6,141	6,443	302	4.9	1.04	1.11
Apartment	300,000	300,000		0.0	3,651	3,916	265	7.3	1.22	1.31
Seas Rec: Lo Val	50,000	47,400		-5.2	465	477	12	2.6	0.93	1.01
Seas Rec: Hi Val	150,000	142,100		-5.3	1,479	1,512	34	2.3	0.99	1.06
Comm/Ind: Lo Val	150,000	161,600		7.7	3,622	4,259	637	17.6	2.41	2.64
Comm/Ind: Med Val	300,000	323,200		7.7	8,377	9,731	1,354	16.2	2.79	3.01
Comm/Ind: Hi Val	1,000,000	1,077,300		7.7	30,565	35,266	4,701	15.4	3.06	3.27

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	2,837	118	4.4	1.05	1.15
Res Non-Hm: exis	48,159	46,095	-2,065	-4.3	525	545	20	3.7	1.09	1.18
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	7,893	7,521	-372	-4.7	89	93	4	4.6	1.13	1.24
Com/Ind: Lo: exi	714	708	-6	-0.8	17	18	1	7.7	2.39	2.60
Com/Ind Hi: exis	13,817	13,057	-760	-5.5	432	444	12	2.7	3.13	3.40
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	41	5	14.0	3.13	3.40
Ag HGA: Exist	500	460	-40	-7.9	5	5	0	0.3	0.98	1.06
Ag Hmstd Land	74	77	4	5.2	0	0	0	27.3	0.33	0.40
Ag Non-Hmstd	3,004	2,647	-357	-11.9	24	23	-1	-2.6	0.79	0.88
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	1.15
All other NewCon	0	311	311	0.0	0	4	4	0.0	0.00	1.18
Total	333,183	319,981	-13,202	-4.0	3,847	4,017	170	4.4	1.15	1.26

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	3,825	3,653	-172	-4.5	County	29.75	31.83	0.23	0.18
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	9.33	10.58	0.00	0.00
(-) FD Contrib Tax Cap	117	118	1	0.7	School District	34.30	38.30	18.43	18.79
(=) Taxable Tax Capacity	<u>3,707</u>	<u>3,535</u>	<u>-173</u>	<u>-4.7</u>	Special District	<u>5.74</u>	<u>6.81</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	51	43	-8	-15.5	Total	79.13	87.51	18.66	18.97

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	487,300	467,300	-4.1	4,765	4,976	210	4.4	0.98	1.06
Res Hmstd:Avg Val	730,500	700,500	-4.1	7,600	7,897	298	3.9	1.04	1.13
Res Hmstd: Hi Val	973,800	933,800	-4.1	10,460	10,892	432	4.1	1.07	1.17
Res Hmstd: Ex-Hi Val	1,461,100	1,401,100	-4.1	16,190	16,890	700	4.3	1.11	1.21
Comm/Ind: Lo Val	150,000	141,700	-5.5	3,587	3,678	91	2.5	2.39	2.6
Comm/Ind: Med Val	300,000	283,500	-5.5	8,276	8,429	152	1.8	2.76	2.97
Comm/Ind: Hi Val	1,000,000	945,000	-5.5	30,160	30,902	742	2.5	3.02	3.27

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	13,002	498	4.0	0.96	1.05
Res Non-Hm: exis	207,417	194,261	-13,156	-6.3	2,226	2,262	36	1.6	1.07	1.16
Apartments: exis	45,520	44,997	-523	-1.1	559	604	45	8.1	1.23	1.34
Low-inc Apts: ex	12,270	14,614	2,344	19.1	93	121	28	29.9	0.76	0.83
Seasnl Rec: exis	23,876	21,173	-2,703	-11.3	248	241	-7	-2.9	1.04	1.14
Com/Ind: Lo: exi	41,402	40,229	-1,173	-2.8	1,011	1,058	47	4.6	2.44	2.63
Com/Ind Hi: exis	210,594	202,030	-8,564	-4.1	6,745	6,977	231	3.4	3.20	3.45
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	357	39	12.2	3.20	3.44
Ag HGA: Exist	8,995	8,913	-82	-0.9	84	92	7	8.6	0.94	1.03
Ag Hmstd Land	10,572	10,057	-514	-4.9	32	35	2	7.4	0.31	0.35
Ag Non-Hmstd	20,153	19,489	-664	-3.3	171	183	12	6.9	0.85	0.94
Misc props	5,852	5,832	-19	-0.3	87	95	7	8.2	1.49	1.62
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	2.73
Total	1,902,825	1,823,074	-79,751	-4.2	24,080	25,194	1,114	4.6	1.27	1.38

Tax Base

Tax Rates

	Tax Base				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	21,776	19,976	-1,801	-8.3	County	29.75	31.82	0.23	0.18
(-) TIF Tax Capacity	1,170	1,123	-47	-4.0	City/Town	33.52	37.92	0.00	0.00
(-) FD Contrib Tax Cap	2,050	1,971	-79	-3.9	School District	15.38	17.19	15.28	15.40
(=) Taxable Tax Capacity	18,556	16,882	-1,674	-9.0	Special District	7.19	8.01	0.00	0.00
FD Distrib Tax Cap	2,143	2,280	137	6.4	Total	85.84	94.95	15.50	15.58

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Pctg Chng	Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change		Base	Alter
Res Hmstd: Lo Val	167,100	159,000		-4.8	1,472	1,540	68	4.6	0.88	0.97
Res Hmstd:Avg Val	250,500	238,400		-4.8	2,392	2,485	93	3.9	0.95	1.04
Res Hmstd: Hi Val	333,900	317,700		-4.9	3,312	3,429	117	3.5	0.99	1.08
Res Hmstd: Ex-Hi Val	501,000	476,800		-4.8	5,080	5,270	190	3.7	1.01	1.11
Apartment	300,000	296,600		-1.1	3,684	3,982	298	8.1	1.23	1.34
Comm/Ind: Lo Val	150,000	143,900		-4.1	3,661	3,783	121	3.3	2.44	2.63
Comm/Ind: Med Val	300,000	287,800		-4.1	8,466	8,702	236	2.8	2.82	3.02
Comm/Ind: Hi Val	1,000,000	959,300		-4.1	30,887	31,890	1,004	3.2	3.09	3.32

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	10,745	685	6.8	1.05	1.14
Res Non-Hm: exis	139,823	130,337	-9,486	-6.8	1,677	1,683	6	0.3	1.20	1.29
Apartments: exis	2,675	2,675	0	0.0	37	40	3	8.5	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	8.0	1.37	1.49
Com/Ind: Lo: exi	18,154	17,690	-463	-2.6	461	485	25	5.3	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	551	53	10.6	3.29	3.56
Ag HGA: Exist	15,454	14,622	-832	-5.4	146	149	3	1.9	0.94	1.02
Ag Hmstd Land	20,278	20,515	238	1.2	61	69	8	12.9	0.30	0.33
Ag Non-Hmstd	32,227	29,710	-2,517	-7.8	277	277	0	0.0	0.86	0.93
Misc props	2,031	2,819	788	38.8	28	46	19	66.3	1.38	1.65
ResHmstd: NewCon	0	16,816	16,816	0.0	0	192	192	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	17,660	1,210	7.4	1.26	1.36

Tax Base

Tax Rates

	Tax Base				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	14,293	13,333	-960	-6.7	County	29.75	31.82	0.23	0.18
(-) TIF Tax Capacity	669	82	-587	-87.8	City/Town	33.48	35.75	0.00	0.00
(-) FD Contrib Tax Cap	972	989	17	1.8	School District	22.33	25.56	22.24	23.06
(=) Taxable Tax Capacity	12,652	12,262	-390	-3.1	Special District	4.45	5.32	0.00	0.00
FD Distrib Tax Cap	1,793	1,715	-78	-4.3	Total	90.01	98.45	22.47	23.24

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base
Res Hmstd: Lo Val	146,600	143,900	-1.8	1,409	1,512	103	7.3	0.96	1.05
Res Hmstd:Avg Val	219,800	215,800	-1.8	2,298	2,451	153	6.7	1.05	1.14
Res Hmstd: Hi Val	293,000	287,700	-1.8	3,187	3,389	202	6.3	1.09	1.18
Res Hmstd: Ex-Hi Val	439,600	431,600	-1.8	4,945	5,252	307	6.2	1.12	1.22
Apartment	300,000	300,000	0.0	4,050	4,389	339	8.4	1.35	1.46
Comm/Ind: Lo Val	150,000	144,300	-3.8	3,807	3,957	150	3.9	2.54	2.74
Comm/Ind: Med Val	300,000	288,500	-3.8	8,771	9,070	299	3.4	2.92	3.14
Comm/Ind: Hi Val	1,000,000	961,700	-3.8	31,936	33,161	1,225	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	8,138	81	1.0	0.96	1.06
Res Non-Hm: exis	111,647	91,369	-20,278	-18.2	1,161	1,052	-110	-9.4	1.04	1.15
Apartments: exis	1,244	1,244	0	0.0	14	16	2	12.7	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	34.7	1.03	1.18
Com/Ind: Lo: exi	19,753	19,346	-407	-2.1	465	498	32	7.0	2.35	2.57
Com/Ind Hi: exis	99,374	95,218	-4,155	-4.2	3,093	3,222	129	4.2	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	15.6	3.08	3.37
Ag HGA: Exist	6,978	6,277	-701	-10.1	66	66	0	0.1	0.95	1.05
Ag Hmstd Land	8,807	7,657	-1,150	-13.1	28	27	-1	-3.6	0.31	0.35
Ag Non-Hmstd	31,274	29,136	-2,138	-6.8	250	261	11	4.3	0.80	0.90
Misc props	10,008	10,008	0	0.0	112	127	14	12.7	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	14,002	414	3.0	1.19	1.33

Tax Base

Tax Rates

	Tax Base				Tax Rates		Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	County	City/Town	School District	Special District	Base	Alter
Total Tax Capacity	12,908	11,761	-1,148	-8.9	29.75	31.82	0.23	0.18		
(-) TIF Tax Capacity	0	0	0	0.0	21.82	27.26	0.00	0.00		
(-) FD Contrib Tax Cap	903	905	2	0.3	22.82	24.56	15.77	16.93		
(=) Taxable Tax Capacity	12,006	10,856	-1,150	-9.6	5.55	6.09	0.00	0.00		
FD Distrib Tax Cap	832	706	-126	-15.1	Total	79.93	89.72	16.00	17.11	

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base
Res Hmstd: Lo Val	260,900	237,500	-9.0	2,365	2,395	30	1.2	0.91	1.01
Res Hmstd:Avg Val	391,200	356,100	-9.0	3,733	3,758	25	0.7	0.95	1.06
Res Hmstd: Hi Val	521,500	474,700	-9.0	5,046	5,071	25	0.5	0.97	1.07
Res Hmstd: Ex-Hi Val	782,400	712,100	-9.0	8,070	8,083	13	0.2	1.03	1.14
Apartment	300,000	300,000	0.0	3,478	3,878	400	11.5	1.16	1.29
Comm/Ind: Lo Val	150,000	143,700	-4.2	3,539	3,701	162	4.6	2.36	2.58
Comm/Ind: Med Val	300,000	287,500	-4.2	8,178	8,506	329	4.0	2.73	2.96
Comm/Ind: Hi Val	1,000,000	958,200	-4.2	29,824	31,155	1,331	4.5	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	453	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	4.1	0.97	1.08

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	689	632	-57	-8.2	County	29.75	31.82	0.23	0.18
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	17.20	20.15	0.00	0.00
(-) FD Contrib Tax Cap	15	16	1	7.4	School District	20.29	22.34	15.89	17.60
(=) Taxable Tax Capacity	674	616	-58	-8.6	Special District	2.66	2.82	0.00	0.00
FD Distrib Tax Cap	29	19	-10	-34.8	Total	69.90	77.13	16.12	17.78

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Pctg Chng	Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change		Base	Alter
Res Hmstd: Lo Val	300,600	279,100		-7.2	2,484	2,556	72	2.9	0.83	0.92
Res Hmstd:Avg Val	450,600	418,300		-7.2	3,876	3,970	94	2.4	0.86	0.95
Res Hmstd: Hi Val	600,700	557,700		-7.2	5,344	5,405	61	1.1	0.89	0.97
Res Hmstd: Ex-Hi Val	901,200	836,700		-7.2	8,454	8,591	137	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	1,448	18.5	2.61	2.87
Comm/Ind: Hi Val	1,000,000	1,079,500		8.0	28,569	33,599	5,030	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	9,743	210	2.2	1.19	1.28
Res Non-Hm: exis	77,405	67,733	-9,672	-12.5	1,001	940	-61	-6.1	1.29	1.39
Apartments: exis	17,291	17,209	-82	-0.5	251	270	19	7.7	1.45	1.57
Low-inc Apts: ex	11,935	11,981	46	0.4	107	116	9	8.4	0.90	0.97
Seasnl Rec: exis	925	825	-100	-10.9	11	11	0	-3.8	1.18	1.28
Com/Ind: Lo: exi	7,652	7,698	46	0.6	199	216	17	8.6	2.59	2.80
Com/Ind Hi: exis	45,651	44,143	-1,508	-3.3	1,551	1,621	70	4.5	3.40	3.67
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	206	21	11.6	3.40	3.67
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	19.1	0.51	0.60
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	28	28	0.0	0.00	1.28
All other NewCon	0	1,467	1,467	0.0	0	21	21	0.0	0.00	1.41
Total	966,947	921,160	-45,787	-4.7	12,838	13,172	334	2.6	1.33	1.43

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	10,519	9,708	-811	-7.7	County	29.75	31.83	0.23	0.18
(-) TIF Tax Capacity	144	144	0	-0.2	City/Town	31.39	33.66	0.00	0.00
(-) FD Contrib Tax Cap	424	443	19	4.4	School District	34.30	38.30	18.43	18.79
(=) Taxable Tax Capacity	9,951	9,121	-830	-8.3	Special District	5.70	6.67	0.00	0.00
FD Distrib Tax Cap	926	762	-164	-17.7	Total	101.14	110.46	18.66	18.97

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	223,100	212,400		-4.8	2,501	2,549	48	1.9	1.12	1.20
Res Hmstd:Avg Val	334,400	318,400		-4.8	3,935	4,026	91	2.3	1.18	1.26
Res Hmstd: Hi Val	445,800	424,500		-4.8	5,341	5,494	153	2.9	1.2	1.29
Res Hmstd: Ex-Hi Val	668,800	636,800		-4.8	8,440	8,620	180	2.1	1.26	1.35
Apartment	300,000	298,600		-0.5	4,353	4,689	336	7.7	1.45	1.57
Comm/Ind: Lo Val	150,000	145,000		-3.3	3,891	4,062	171	4.4	2.59	2.80
Comm/Ind: Med Val	300,000	290,100		-3.3	8,986	9,347	361	4.0	3	3.22
Comm/Ind: Hi Val	1,000,000	967,000		-3.3	32,763	34,203	1,441	4.4	3.28	3.54

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	1,166	7	0.6	1.11	1.22
Res Non-Hm: exis	25,871	23,878	-1,993	-7.7	308	317	8	2.7	1.19	1.33
Apartments: exis	284	284	0	0.0	4	4	0	11.5	1.34	1.49
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	51	-10	-16.7	1.14	1.26
Com/Ind: Lo: exi	1,157	1,588	431	37.2	29	43	14	48.9	2.51	2.72
Com/Ind Hi: exis	2,723	2,648	-76	-2.8	90	94	5	5.5	3.29	3.57
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	6	13.8	3.29	3.57
Ag HGA: Exist	258	236	-22	-8.7	3	3	0	0.9	1.05	1.16
Ag Hmstd Land	1,124	904	-219	-19.5	5	4	-1	-11.1	0.43	0.47
Ag Non-Hmstd	3,214	1,942	-1,272	-39.6	27	20	-7	-25.7	0.86	1.05
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	1.22
All other NewCon	0	38	38	0.0	0	1	1	0.0	0.00	1.93
Total	145,887	132,496	-13,391	-9.2	1,731	1,757	26	1.5	1.19	1.33

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	1,554	1,388	-166	-10.7	County	29.75	31.82	0.23	0.18
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	38.74	45.20	0.00	0.00
(-) FD Contrib Tax Cap	38	38	0	0.6	School District	20.29	22.34	15.89	17.60
(=) Taxable Tax Capacity	1,517	1,350	-167	-11.0	Special District	5.35	5.76	0.00	0.00
FD Distrib Tax Cap	43	48	5	11.3	Total	94.14	105.12	16.12	17.78

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Pctg Chng	Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change		Base	Alter
Res Hmstd: Lo Val	260,200	237,200	-8.8	2,731	2,748	17	0.6	1.05	1.16	
Res Hmstd:Avg Val	390,100	355,700	-8.8	4,280	4,317	37	0.9	1.1	1.21	
Res Hmstd: Hi Val	520,000	474,100	-8.8	5,781	5,827	46	0.8	1.11	1.23	
Res Hmstd: Ex-Hi Val	780,200	711,400	-8.8	9,262	9,299	37	0.4	1.19	1.31	
Apartment	300,000	300,000	0.0	4,014	4,476	462	11.5	1.34	1.49	
Comm/Ind: Lo Val	150,000	145,800	-2.8	3,759	3,964	205	5.5	2.51	2.72	
Comm/Ind: Med Val	300,000	291,700	-2.8	8,690	9,131	441	5.1	2.9	3.13	
Comm/Ind: Hi Val	1,000,000	972,300	-2.8	31,704	33,400	1,696	5.4	3.17	3.44	

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	2,372	-20	-0.8	1.39	1.43
Res Non-Hm: exis	22,717	23,949	1,232	5.4	359	398	39	10.9	1.58	1.66
Apartments: exis	13,948	14,103	155	1.1	255	274	19	7.4	1.83	1.94
Low-inc Apts: ex	3,503	3,503	0	0.0	40	42	2	5.9	1.13	1.20
Seasnl Rec: exis	27	27	0	1.1	0	0	0	8.8	1.37	1.48
Com/Ind: Lo: exi	10,418	10,763	345	3.3	301	331	30	10.0	2.89	3.07
Com/Ind Hi: exis	56,339	55,627	-712	-1.3	2,128	2,241	113	5.3	3.78	4.03
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	771	69	9.8	3.77	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	7,283	7,107	-176	-2.4	94	99	5	4.9	1.30	1.39
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	1.43
All other NewCon	0	49	49	0.0	0	1	1	0.0	0.00	2.40
Total	304,346	299,783	-4,563	-1.5	6,271	6,531	260	4.1	2.06	2.18

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	3,883	3,646	-238	-6.1	County	29.75	31.83	0.23	0.18
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	59.96	64.64	0.00	0.00
(-) FD Contrib Tax Cap	594	553	-42	-7.0	School District	35.20	37.74	20.83	20.06
(=) Taxable Tax Capacity	3,289	3,093	-196	-6.0	Special District	4.71	5.12	0.00	0.00
FD Distrib Tax Cap	594	517	-77	-12.9	Total	129.62	139.32	21.06	20.24

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	123,100	118,700		-3.6	1,593	1,524	-69	-4.3	1.29	1.28
Res Hmstd:Avg Val	184,600	177,900		-3.6	2,575	2,543	-33	-1.3	1.4	1.43
Res Hmstd: Hi Val	246,100	237,200		-3.6	3,557	3,563	6	0.2	1.45	1.50
Res Hmstd: Ex-Hi Val	369,200	355,900		-3.6	5,523	5,606	83	1.5	1.5	1.58
Apartment	300,000	303,300		1.1	5,493	5,896	403	7.3	1.83	1.94
Comm/Ind: Lo Val	150,000	148,100		-1.3	4,329	4,549	221	5.1	2.89	3.07
Comm/Ind: Med Val	300,000	296,200		-1.3	9,995	10,497	502	5.0	3.33	3.54
Comm/Ind: Hi Val	1,000,000	987,400		-1.3	36,438	38,341	1,903	5.2	3.64	3.88

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	2,991	99	3.4	1.19	1.26
Res Non-Hm: exis	35,396	33,382	-2,014	-5.7	502	510	8	1.6	1.42	1.53
Apartments: exis	5,284	5,027	-257	-4.9	86	88	3	2.9	1.62	1.75
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	7.6	1.47	1.58
Com/Ind: Lo: exi	9,533	9,316	-218	-2.3	260	273	13	5.0	2.73	2.93
Com/Ind Hi: exis	29,106	27,131	-1,975	-6.8	1,039	1,043	4	0.4	3.57	3.84
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	14.9	3.54	3.82
Ag HGA: Exist	369	361	-8	-2.2	5	5	0	5.0	1.33	1.43
Ag Hmstd Land	1,665	1,707	42	2.5	12	13	1	10.8	0.73	0.79
Ag Non-Hmstd	439	439	0	0.0	5	5	0	10.0	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	5,181	174	3.5	1.51	1.60

Tax Base

Tax Rates

	Tax Base				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	3,737	3,285	-452	-12.1	County	29.75	31.82	0.23	0.18
(-) TIF Tax Capacity	491	297	-194	-39.5	City/Town	43.22	49.47	0.00	0.00
(-) FD Contrib Tax Cap	307	299	-8	-2.6	School District	35.20	37.74	20.83	20.06
(=) Taxable Tax Capacity	2,939	2,689	-250	-8.5	Special District	4.71	5.12	0.00	0.00
FD Distrib Tax Cap	1,100	1,040	-61	-5.5	Total	112.88	124.15	21.06	20.24

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base
Res Hmstd: Lo Val	104,900	102,900	-1.9	1,127	1,138	11	1.0	1.07	1.11
Res Hmstd:Avg Val	157,300	154,300	-1.9	1,876	1,938	62	3.3	1.19	1.26
Res Hmstd: Hi Val	209,700	205,700	-1.9	2,625	2,738	113	4.3	1.25	1.33
Res Hmstd: Ex-Hi Val	314,600	308,600	-1.9	4,124	4,338	214	5.2	1.31	1.41
Apartment	300,000	285,400	-4.9	4,865	5,007	142	2.9	1.62	1.75
Comm/Ind: Lo Val	150,000	139,800	-6.8	4,095	4,102	7	0.2	2.73	2.93
Comm/Ind: Med Val	300,000	279,600	-6.8	9,449	9,384	-65	-0.7	3.15	3.36
Comm/Ind: Hi Val	1,000,000	932,100	-6.8	34,434	34,470	36	0.1	3.44	3.7

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	1.5	1.20	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	451	451	0	0.0	12	12	1	4.4	2.60	2.71
Com/Ind Hi: exis	6,162	6,162	0	0.0	210	220	9	4.5	3.41	3.56
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	8.2	3.41	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	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	257	12	4.8	3.32	3.47

Tax Base

Tax Rates

	Estimated Market Value				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	144	145	0	0.3	County	29.76	31.83	0.23	0.18
(-) TIF Tax Capacity	59	61	2	3.0	City/Town	40.39	39.05	0.00	0.00
(-) FD Contrib Tax Cap	55	53	-2	-4.3	School District	27.70	28.33	15.00	14.78
(=) Taxable Tax Capacity	30	31	1	3.4	Special District	6.73	7.49	0.00	0.00
FD Distrib Tax Cap	707	663	-44	-6.2	Total	104.58	106.69	15.23	14.97

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base
Comm/Ind: Lo Val	150,000	150,000	0.0	3,895	4,067	172	4.4	2.6	2.71
Comm/Ind: Med Val	300,000	300,000	0.0	9,012	9,414	402	4.5	3.00	3.14
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	32,892	34,369	1,477	4.5	3.29	3.44

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	16,473	525	3.3	1.16	1.23
Res Non-Hm: exis	205,937	195,794	-10,143	-4.9	2,604	2,633	29	1.1	1.26	1.34
Apartments: exis	32,722	30,039	-2,683	-8.2	486	476	-10	-2.1	1.49	1.59
Low-inc Apts: ex	27,416	29,458	2,042	7.4	251	288	37	14.7	0.92	0.98
Seasnl Rec: exis	5,744	7,011	1,266	22.0	83	107	24	29.0	1.44	1.52
Com/Ind: Lo: exi	37,969	37,896	-73	-0.2	995	1,065	70	7.0	2.62	2.81
Com/Ind Hi: exis	252,299	240,342	-11,957	-4.7	8,679	8,860	181	2.1	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	412	45	12.1	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	6.3	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	1.23
All other NewCon	0	4,208	4,208	0.0	0	73	73	0.0	0.00	1.74
Total	1,946,357	1,899,842	-46,515	-2.4	29,430	30,494	1,064	3.6	1.51	1.61

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	22,443	20,957	-1,486	-6.6	County	27.23	29.13	0.23	0.18
(-) TIF Tax Capacity	3,029	1,989	-1,041	-34.4	City/Town	52.46	54.54	0.00	0.00
(-) FD Contrib Tax Cap	2,276	2,241	-35	-1.5	School District	20.29	22.34	15.89	17.60
(=) Taxable Tax Capacity	17,138	16,728	-410	-2.4	Special District	6.01	6.62	0.00	0.00
FD Distrib Tax Cap	2,361	2,139	-222	-9.4	Total	106.00	112.63	16.12	17.78

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Pctg Chng	Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change		Base	Alter
Res Hmstd: Lo Val	166,000	161,500		-2.7	1,804	1,850	46	2.6	1.09	1.15
Res Hmstd:Avg Val	248,900	242,100		-2.7	2,891	2,983	92	3.2	1.16	1.23
Res Hmstd: Hi Val	331,800	322,800		-2.7	3,978	4,118	139	3.5	1.2	1.28
Res Hmstd: Ex-Hi Val	497,900	484,300		-2.7	6,080	6,316	236	3.9	1.22	1.30
Apartment	300,000	275,400		-8.2	4,459	4,367	-91	-2.1	1.49	1.59
Comm/Ind: Lo Val	150,000	142,900		-4.7	3,930	4,015	84	2.1	2.62	2.81
Comm/Ind: Med Val	300,000	285,800		-4.7	9,091	9,220	130	1.4	3.03	3.23
Comm/Ind: Hi Val	1,000,000	952,600		-4.7	33,171	33,802	631	1.9	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	304	-2	-0.5	1.11	1.23
Res Non-Hm: exis	5,788	5,657	-130	-2.3	75	83	8	10.9	1.29	1.46
Apartments: exis	636	636	0	0.0	10	11	1	14.1	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	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	73	3	3.6	2.65	2.91
Com/Ind Hi: exis	2,434	2,582	148	6.1	84	99	14	16.8	3.47	3.82
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	15.9	3.47	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	145	145	0.0	0	2	2	0.0	0.00	1.23
All other NewCon	0	528	528	0.0	0	10	10	0.0	0.00	1.93
Total	39,227	37,081	-2,145	-5.5	552	590	38	6.8	1.41	1.59

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	435	374	-61	-14.0	County	29.76	31.83	0.23	0.18
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	37.53	47.40	0.00	0.00
(-) FD Contrib Tax Cap	34	33	0	-1.3	School District	34.30	38.30	18.43	18.79
(=) Taxable Tax Capacity	401	340	-60	-15.1	Special District	5.74	6.81	0.00	0.00
FD Distrib Tax Cap	102	82	-19	-18.8	Total	107.34	124.34	18.66	18.97

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Pctg Chng	Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change		Base	Alter
Res Hmstd: Lo Val	106,600	96,200		-9.8	1,067	1,023	-44	-4.1	1.00	1.06
Res Hmstd:Avg Val	159,800	144,100		-9.8	1,785	1,763	-22	-1.2	1.12	1.22
Res Hmstd: Hi Val	213,000	192,100		-9.8	2,503	2,505	2	0.1	1.18	1.30
Res Hmstd: Ex-Hi Val	319,600	288,300		-9.8	3,942	3,991	49	1.2	1.23	1.38
Apartment	300,000	300,000		0.0	4,585	5,232	647	14.1	1.53	1.74
Comm/Ind: Lo Val	150,000	159,100		6.1	3,974	4,717	743	18.7	2.65	2.97
Comm/Ind: Med Val	300,000	318,200		6.1	9,179	10,796	1,617	17.6	3.06	3.39
Comm/Ind: Hi Val	1,000,000	1,060,700		6.1	33,471	39,167	5,695	17.0	3.35	3.69

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	2,398	131	5.8	1.06	1.18
Res Non-Hm: exis	35,728	34,309	-1,419	-4.0	431	458	27	6.3	1.21	1.34
Apartments: exis	55,856	57,511	1,655	3.0	788	902	114	14.5	1.41	1.57
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	0	9.2	1.27	1.41
Com/Ind: Lo: exi	15,236	15,228	-8	-0.1	384	421	36	9.4	2.52	2.76
Com/Ind Hi: exis	173,264	167,530	-5,734	-3.3	5,735	6,070	335	5.8	3.31	3.62
Publ U: Elec Gen	152,977	158,090	5,113	3.3	3,569	4,112	543	15.2	2.33	2.60
Publ U: Other	23,558	25,780	2,222	9.4	779	933	154	19.8	3.30	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	80	83	3	3.3	1	1	0	14.9	1.00	1.11
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	1.18
All other NewCon	0	1,505	1,505	0.0	0	25	25	0.0	0.00	1.67
Total	670,042	664,333	-5,708	-0.9	13,958	15,327	1,369	9.8	2.08	2.31

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	10,430	10,186	-243	-2.3	County	29.75	31.83	0.23	0.18
(-) TIF Tax Capacity	0	27	27	0.0	City/Town	45.02	51.71	0.00	0.00
(-) FD Contrib Tax Cap	2,117	2,336	219	10.3	School District	20.29	22.34	15.89	17.60
(=) Taxable Tax Capacity	8,312	7,823	-489	-5.9	Special District	4.95	5.42	0.00	0.00
FD Distrib Tax Cap	508	406	-103	-20.2	Total	100.01	111.30	16.12	17.78

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	132,800	127,000		-4.4	1,289	1,352	63	4.9	0.97	1.06
Res Hmstd:Avg Val	199,100	190,400		-4.4	2,119	2,234	115	5.4	1.06	1.17
Res Hmstd: Hi Val	265,400	253,800		-4.4	2,949	3,116	167	5.7	1.11	1.23
Res Hmstd: Ex-Hi Val	398,300	380,900		-4.4	4,612	4,884	272	5.9	1.16	1.28
Apartment	300,000	308,900		3.0	4,234	4,847	613	14.5	1.41	1.57
Comm/Ind: Lo Val	150,000	145,000		-3.3	3,784	4,005	220	5.8	2.52	2.76
Comm/Ind: Med Val	300,000	290,100		-3.3	8,749	9,219	470	5.4	2.92	3.18
Comm/Ind: Hi Val	1,000,000	966,900		-3.3	31,919	33,740	1,821	5.7	3.19	3.49

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	-20.9	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	739	13	1.8	0.97	1.05

Tax Base

Tax Rates

	Estimated Market Value				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	816	744	-72	-8.8	County	29.75	31.83	0.23	0.18
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	22.27	24.43	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	20.29	22.34	15.89	17.60
(=) Taxable Tax Capacity	816	744	-72	-8.8	Special District	2.85	3.03	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	75.17	81.63	16.12	17.78

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	280,700	267,700	-13,000	-4.6	2,443	2,554	111	4.6	0.87	0.95
Res Hmstd: Avg Val	420,900	401,500	-19,400	-4.6	3,842	3,982	140	3.6	0.91	0.99
Res Hmstd: Hi Val	561,100	535,200	-25,900	-4.6	5,237	5,392	155	3.0	0.93	1.01
Res Hmstd: Ex-Hi Val	841,800	802,900	-38,900	-4.6	8,327	8,600	273	3.3	0.99	1.07
Seas Rec: Lo Val	50,000	36,700	-13,300	-26.6	414	330	-84	-20.2	0.83	0.9
Seas Rec: Hi Val	150,000	110,100	-39,900	-26.6	1,325	1,033	-293	-22.1	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	1,978	52	2.7	1.07	1.16
Res Non-Hm: exis	25,543	23,707	-1,836	-7.2	303	305	2	0.6	1.19	1.29
Apartments: exis	454	454	0	0.0	6	7	1	9.1	1.32	1.45
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	0	1.4	1.18	1.28
Com/Ind: Lo: exi	3,210	3,210	0	0.0	79	86	7	9.2	2.47	2.69
Com/Ind Hi: exis	10,177	10,133	-44	-0.4	329	358	29	8.7	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	1,213	1,234	21	1.7	39	44	4	11.0	3.23	3.53
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	8.9	0.47	0.51
Ag Non-Hmstd	3,070	2,593	-477	-15.5	29	26	-2	-8.0	0.93	1.01
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	1.16
All other NewCon	0	14	14	0.0	0	0	0	0.0	0.00	1.29
Total	226,451	214,780	-11,671	-5.2	2,737	2,843	106	3.9	1.21	1.32

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	2,479	2,252	-227	-9.2	County	29.75	31.82	0.23	0.18
(-) TIF Tax Capacity	37	38	1	4.0	City/Town	40.37	44.39	0.00	0.00
(-) FD Contrib Tax Cap	89	103	14	15.2	School District	20.29	22.34	15.89	17.60
(=) Taxable Tax Capacity	2,353	2,110	-242	-10.3	Special District	2.66	2.82	0.00	0.00
FD Distrib Tax Cap	212	172	-40	-18.9	Total	93.07	101.38	16.12	17.78

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Pctg Chng	Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change		Base	Alter
Res Hmstd: Lo Val	189,100	178,300		-5.7	1,863	1,910	47	2.5	0.99	1.07
Res Hmstd:Avg Val	283,500	267,300		-5.7	2,978	3,051	73	2.5	1.05	1.14
Res Hmstd: Hi Val	378,000	356,400		-5.7	4,095	4,194	99	2.4	1.08	1.18
Res Hmstd: Ex-Hi Val	567,100	534,700		-5.7	6,348	6,459	111	1.7	1.12	1.21
Apartment	300,000	300,000		0.0	3,974	4,335	361	9.1	1.32	1.45
Comm/Ind: Lo Val	150,000	149,400		-0.4	3,699	4,022	324	8.7	2.47	2.69
Comm/Ind: Med Val	300,000	298,700		-0.4	8,550	9,288	739	8.6	2.85	3.11
Comm/Ind: Hi Val	1,000,000	995,700		-0.4	31,187	33,895	2,708	8.7	3.12	3.40

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	870	33	4.0	1.00	1.14
Res Non-Hm: exis	12,521	11,838	-683	-5.5	141	153	12	8.6	1.12	1.29
Apartments: exis	256	256	0	0.0	3	4	1	15.1	1.33	1.53
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	-1.6	1.05	1.20
Com/Ind: Lo: exi	962	962	0	0.0	24	26	3	10.7	2.49	2.75
Com/Ind Hi: exis	1,018	1,001	-17	-1.7	33	36	3	8.9	3.26	3.61
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	1	12.6	3.26	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	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	1.14
All other NewCon	0	33	33	0.0	0	0	0	0.0	0.00	1.29
Total	99,838	91,795	-8,043	-8.1	1,063	1,118	55	5.2	1.06	1.22

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	1,023	857	-166	-16.2	County	29.75	31.82	0.23	0.18
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	40.96	51.46	0.00	0.00
(-) FD Contrib Tax Cap	15	15	0	3.0	School District	20.29	22.34	15.89	17.60
(=) Taxable Tax Capacity	1,008	842	-166	-16.5	Special District	2.66	2.82	0.00	0.00
FD Distrib Tax Cap	176	133	-43	-24.6	Total	93.66	108.44	16.12	17.78

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	134,300	122,500		-8.8	1,223	1,262	39	3.2	0.91	1.03
Res Hmstd:Avg Val	201,400	183,700		-8.8	2,020	2,094	74	3.7	1.00	1.14
Res Hmstd: Hi Val	268,500	244,900		-8.8	2,817	2,926	109	3.9	1.05	1.19
Res Hmstd: Ex-Hi Val	402,800	367,300		-8.8	4,412	4,591	178	4.0	1.1	1.25
Apartment	300,000	300,000		0.0	3,996	4,600	604	15.1	1.33	1.53
Comm/Ind: Lo Val	150,000	147,500		-1.7	3,730	4,061	332	8.9	2.49	2.75
Comm/Ind: Med Val	300,000	295,000		-1.7	8,622	9,368	746	8.7	2.87	3.18
Comm/Ind: Hi Val	1,000,000	983,400		-1.7	31,452	34,234	2,781	8.8	3.15	3.48

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	477	18	3.8	0.93	1.01
Res Non-Hm: exis	3,720	4,280	560	15.1	37	45	8	22.4	0.99	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	0	0	0	0.0	0	0	0	12.6	2.20	2.47
Com/Ind Hi: exis	363	363	0	0.0	10	12	1	12.9	2.87	3.24
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	18.7	2.85	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	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	1.01
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	554	31	5.9	0.97	1.05

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	552	531	-21	-3.8	County	29.75	31.82	0.23	0.18
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	6.53	7.16	0.00	0.00
(-) FD Contrib Tax Cap	3	6	3	84.1	School District	34.12	38.06	18.34	18.69
(=) Taxable Tax Capacity	548	525	-23	-4.3	Special District	5.53	6.06	0.00	0.00
FD Distrib Tax Cap	36	37	1	4.0	Total	75.92	83.10	18.57	18.87

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Pctg Chng	Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change		Base	Alter
Res Hmstd: Lo Val	243,400	233,600		-4.0	2,147	2,247	101	4.7	0.88	0.96
Res Hmstd:Avg Val	364,900	350,300		-4.0	3,404	3,525	121	3.5	0.93	1.01
Res Hmstd: Hi Val	486,300	466,800		-4.0	4,595	4,760	165	3.6	0.94	1.02
Res Hmstd: Ex-Hi Val	729,700	700,400		-4.0	7,331	7,559	228	3.1	1.00	1.08
Comm/Ind: Lo Val	150,000	150,000		0.0	3,291	3,707	416	12.6	2.19	2.47
Comm/Ind: Med Val	300,000	300,000		0.0	7,586	8,554	968	12.8	2.53	2.85
Comm/Ind: Hi Val	1,000,000	1,000,000		0.0	27,630	31,177	3,547	12.8	2.76	3.12

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	26,068	705	2.8	1.20	1.25
Res Non-Hm: exis	147,652	143,488	-4,165	-2.8	1,945	1,988	43	2.2	1.32	1.39
Apartments: exis	37,045	37,398	353	1.0	577	618	41	7.0	1.56	1.65
Low-inc Apts: ex	7,332	7,197	-135	-1.8	71	74	3	3.8	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	647	32	5.2	2.68	2.85
Com/Ind Hi: exis	231,651	229,350	-2,302	-1.0	8,126	8,557	431	5.3	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	9.8	3.50	3.72
Ag HGA: Exist	8,075	6,523	-1,552	-19.2	99	83	-16	-16.6	1.23	1.27
Ag Hmstd Land	17,380	18,491	1,111	6.4	86	102	16	18.3	0.50	0.55
Ag Non-Hmstd	61,555	57,309	-4,246	-6.9	653	654	1	0.1	1.06	1.14
Misc props	2,702	3,533	831	30.8	42	61	18	43.5	1.57	1.72
ResHmstd: NewCon	0	11,373	11,373	0.0	0	142	142	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	40,466	1,620	4.2	1.44	1.52

Tax Base

Tax Rates

	Tax Base				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	29,776	27,458	-2,318	-7.8	County	29.75	31.82	0.23	0.18
(-) TIF Tax Capacity	913	891	-23	-2.5	City/Town	38.11	41.26	0.00	0.00
(-) FD Contrib Tax Cap	2,191	2,053	-138	-6.3	School District	34.97	37.52	20.92	20.19
(=) Taxable Tax Capacity	26,671	24,514	-2,157	-8.1	Special District	4.71	5.12	0.00	0.00
FD Distrib Tax Cap	5,880	5,570	-310	-5.3	Total	107.54	115.73	21.15	20.37

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates	
	Baseline	Alternative	Change		Baseline	Alternative	Change	Pctg Chng	Base
Res Hmstd: Lo Val	136,800	134,200	-1.9	1,511	1,535	24	1.6	1.10	1.14
Res Hmstd:Avg Val	205,000	201,100	-1.9	2,450	2,515	65	2.7	1.2	1.25
Res Hmstd: Hi Val	273,300	268,100	-1.9	3,391	3,497	106	3.1	1.24	1.30
Res Hmstd: Ex-Hi Val	410,100	402,300	-1.9	5,274	5,463	189	3.6	1.29	1.36
Apartment	300,000	302,900	1.0	4,667	4,999	331	7.1	1.56	1.65
Comm/Ind: Lo Val	150,000	148,500	-1.0	4,025	4,230	205	5.1	2.68	2.85
Comm/Ind: Med Val	300,000	297,000	-1.0	9,286	9,756	471	5.1	3.1	3.28
Comm/Ind: Hi Val	1,000,000	990,100	-1.0	33,836	35,611	1,775	5.2	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	59,040	1,095	1.9	1.20	1.25
Res Non-Hm: exis	508,758	471,485	-37,273	-7.3	6,539	6,271	-267	-4.1	1.29	1.33
Apartments: exis	249,605	250,841	1,236	0.5	3,782	3,962	180	4.8	1.52	1.58
Low-inc Apts: ex	10,842	10,473	-369	-3.4	91	92	1	1.5	0.84	0.88
Seasnl Rec: exis	1,890	2,884	994	52.6	29	44	15	51.1	1.56	1.54
Com/Ind: Lo: exi	46,770	46,732	-38	-0.1	1,233	1,296	63	5.1	2.64	2.77
Com/Ind Hi: exis	913,211	880,905	-32,306	-3.5	31,331	31,821	490	1.6	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	1,657	138	9.1	3.52	3.71
Ag HGA: Exist	2,777	2,580	-198	-7.1	32	31	-1	-3.8	1.15	1.19
Ag Hmstd Land	8,217	7,472	-745	-9.1	38	35	-3	-7.9	0.46	0.46
Ag Non-Hmstd	80,773	73,887	-6,886	-8.5	802	781	-21	-2.7	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	751	751	0.0	0.00	1.25
All other NewCon	0	33,621	33,621	0.0	0	698	698	0.0	0.00	2.08
Total	6,678,702	6,602,769	-75,934	-1.1	103,347	106,482	3,135	3.0	1.55	1.61

Tax Base

Tax Rates

	Tax Base				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	77,533	73,711	-3,822	-4.9	County	29.75	31.82	0.23	0.18
(-) TIF Tax Capacity	179	179	0	0.0	City/Town	34.92	35.89	2.57	2.57
(-) FD Contrib Tax Cap	8,540	7,552	-988	-11.6	School District	32.22	34.40	19.50	19.14
(=) Taxable Tax Capacity	68,814	65,979	-2,834	-4.1	Special District	5.55	6.07	0.00	0.00
FD Distrib Tax Cap	7,071	7,343	273	3.9	Total	102.44	108.18	22.30	21.89

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates	
	Baseline	Alternative	Change		Baseline	Alternative	Change	Pctg Chng	Base
Res Hmstd: Lo Val	172,800	169,400	-2.0	1,939	1,965	27	1.4	1.12	1.16
Res Hmstd:Avg Val	259,100	254,000	-2.0	3,093	3,148	55	1.8	1.19	1.24
Res Hmstd: Hi Val	345,300	338,500	-2.0	4,246	4,330	84	2.0	1.23	1.28
Res Hmstd: Ex-Hi Val	518,100	507,900	-2.0	6,509	6,628	118	1.8	1.26	1.30
Apartment	300,000	301,500	0.5	4,511	4,737	226	5.0	1.50	1.57
Comm/Ind: Lo Val	150,000	144,700	-3.5	3,999	4,059	60	1.5	2.67	2.81
Comm/Ind: Med Val	300,000	289,400	-3.5	9,219	9,320	101	1.1	3.07	3.22
Comm/Ind: Hi Val	1,000,000	964,600	-3.5	33,580	34,080	501	1.5	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	16,741	58	0.3	1.04	1.09
Res Non-Hm: exis	109,266	110,513	1,248	1.1	1,283	1,363	80	6.2	1.17	1.23
Apartments: exis	81,581	67,483	-14,098	-17.3	1,151	1,016	-135	-11.7	1.41	1.51
Low-inc Apts: ex	33,488	47,013	13,524	40.4	287	426	139	48.3	0.86	0.91
Seasnl Rec: exis	2,246	2,178	-68	-3.0	30	31	1	3.3	1.32	1.41
Com/Ind: Lo: exi	31,565	30,921	-644	-2.0	807	841	34	4.2	2.56	2.72
Com/Ind Hi: exis	433,121	419,658	-13,463	-3.1	14,545	15,004	459	3.2	3.36	3.58
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	689	66	10.6	3.36	3.58
Ag HGA: Exist	239	229	-10	-4.0	3	3	0	0.8	1.08	1.13
Ag Hmstd Land	77	77	0	0.0	0	0	0	17.1	0.20	0.23
Ag Non-Hmstd	9,072	9,071	-2	0.0	90	96	6	6.8	0.99	1.06
Misc props	2,757	2,757	0	0.0	38	41	2	5.9	1.39	1.47
ResHmstd: NewCon	0	4,883	4,883	0.0	0	53	53	0.0	0.00	1.09
All other NewCon	0	9,688	9,688	0.0	0	281	281	0.0	0.00	2.90
Total	2,329,709	2,261,115	-68,594	-2.9	35,540	36,584	1,044	2.9	1.53	1.62

Tax Base

Tax Rates

	Tax Base				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	28,129	25,566	-2,563	-9.1	County	29.75	31.83	0.23	0.18
(-) TIF Tax Capacity	452	492	39	8.7	City/Town	35.79	39.22	0.00	0.00
(-) FD Contrib Tax Cap	3,870	3,707	-163	-4.2	School District	27.76	28.43	15.03	14.81
(=) Taxable Tax Capacity	<u>23,807</u>	<u>21,367</u>	<u>-2,440</u>	<u>-10.2</u>	Special District	<u>5.92</u>	<u>6.53</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	4,429	4,184	-244	-5.5	Total	99.21	106.01	15.26	14.99

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	126,700	121,200		-4.3	1,192	1,187	-5	-0.4	0.94	0.98
Res Hmstd:Avg Val	190,000	181,700		-4.4	1,974	1,977	4	0.2	1.04	1.09
Res Hmstd: Hi Val	253,200	242,100		-4.4	2,754	2,766	12	0.4	1.09	1.14
Res Hmstd: Ex-Hi Val	379,900	363,300		-4.4	4,318	4,348	30	0.7	1.14	1.2
Apartment	300,000	248,200		-17.3	4,178	3,661	-517	-12.4	1.39	1.48
Comm/Ind: Lo Val	150,000	145,300		-3.1	3,836	3,952	116	3.0	2.56	2.72
Comm/Ind: Med Val	300,000	290,700		-3.1	8,874	9,111	237	2.7	2.96	3.13
Comm/Ind: Hi Val	1,000,000	968,900		-3.1	32,384	33,364	980	3.0	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	5,584	-297	-5.0	0.94	1.02
Res Non-Hm: exis	67,008	59,780	-7,227	-10.8	688	671	-17	-2.4	1.03	1.12
Apartments: exis	995	995	0	0.0	12	13	1	9.6	1.19	1.31
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	50	3	5.8	0.98	1.09
Com/Ind: Lo: exi	4,677	4,645	-32	-0.7	110	116	6	5.5	2.35	2.50
Com/Ind Hi: exis	9,619	9,600	-19	-0.2	296	313	18	6.0	3.07	3.27
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	23	11.4	3.14	3.35
Ag HGA: Exist	13,007	12,035	-972	-7.5	116	118	2	1.6	0.89	0.98
Ag Hmstd Land	14,814	13,404	-1,410	-9.5	40	40	0	0.2	0.27	0.30
Ag Non-Hmstd	26,409	19,286	-7,123	-27.0	194	157	-37	-19.1	0.73	0.81
Misc props	177	177	0	0.0	2	2	0	10.2	1.00	1.10
ResHmstd: NewCon	0	1,277	1,277	0.0	0	13	13	0.0	0.00	1.02
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	7,309	-276	-3.6	0.98	1.08

Tax Base

Tax Rates

	Tax Base				Tax Rates		Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	County	City/Town	School District	Special District	Base	Alter
Total Tax Capacity	8,104	7,024	-1,079	-13.3	29.75	31.82	28.61	5.58	0.23	0.18
(-) TIF Tax Capacity	0	0	0	0.0	11.09	13.22	11.09	0.00	0.00	0.00
(-) FD Contrib Tax Cap	175	158	-17	-9.6	28.61	31.78	28.61	0.00	17.40	18.30
(=) Taxable Tax Capacity	7,929	6,866	-1,063	-13.4	5.58	6.27	5.58	6.27	0.00	0.00
FD Distrib Tax Cap	303	275	-28	-9.2	Total	75.03	83.10	75.03	17.62	18.48

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	311,900	272,800	-39,100	-12.5	2,798	2,666	-133	-4.7	0.9	0.98
Res Hmstd: Avg Val	467,700	409,100	-58,600	-12.5	4,334	4,152	-181	-4.2	0.93	1.01
Res Hmstd: Hi Val	623,400	545,300	-78,100	-12.5	6,008	5,633	-374	-6.2	0.96	1.03
Res Hmstd: Ex-Hi Val	935,400	818,200	-117,200	-12.5	9,484	8,972	-512	-5.4	1.01	1.1
Apartment	300,000	300,000	0	0.0	3,343	3,671	328	9.8	1.11	1.22
Comm/Ind: Lo Val	150,000	149,700	-300	-0.2	3,599	3,819	220	6.1	2.4	2.55
Comm/Ind: Med Val	300,000	299,400	-600	-0.2	8,309	8,817	507	6.1	2.77	2.94
Comm/Ind: Hi Val	1,000,000	998,000	-2,000	-0.2	30,292	32,150	1,858	6.1	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	12.3	1.20	1.34
Res Non-Hm: exis	71	71	0	0.0	1	1	0	14.1	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	13.8	1.36	1.54
Com/Ind: Lo: exi	450	450	0	0.0	12	14	1	10.5	2.73	3.02
Com/Ind Hi: exis	1,467	1,704	237	16.2	52	67	15	28.4	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	51	52	1	1.8	2	2	0	12.5	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	24	24	0	0.0	0	0	0	15.4	1.09	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	2,316	2,554	238	10.3	71	88	17	23.9	3.06	3.44

Tax Base

Tax Rates

	Tax Base				Tax Rates		Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	County	City/Town	Base	Alter	Base	Alter
Total Tax Capacity	41	45	5	11.1	County	28.47	30.65	0.23	0.18	
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	55.20	65.99	0.00	0.00	
(-) FD Contrib Tax Cap	12	14	2	15.1	School District	20.23	23.64	26.62	28.66	
(=) Taxable Tax Capacity	28	31	3	9.4	Special District	4.83	5.21	0.00	0.00	
FD Distrib Tax Cap	1	0	-1	-100.0	Total	108.73	125.49	26.85	28.84	

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	99,700	99,700	99,700	0.0	1,069	1,184	115	10.7	1.07	1.19
Res Hmstd:Avg Val	149,500	149,500	149,500	0.0	1,789	2,009	220	12.3	1.2	1.34
Res Hmstd: Hi Val	199,300	199,300	199,300	0.0	2,509	2,833	324	12.9	1.26	1.42
Res Hmstd: Ex-Hi Val	299,000	299,000	299,000	0.0	3,951	4,485	534	13.5	1.32	1.5
Comm/Ind: Lo Val	150,000	174,300	174,300	16.2	4,102	5,487	1,385	33.8	2.73	3.15
Comm/Ind: Med Val	300,000	348,500	348,500	16.2	9,438	12,337	2,899	30.7	3.15	3.54
Comm/Ind: Hi Val	1,000,000	1,161,800	1,161,800	16.2	34,338	44,317	9,978	29.1	3.43	3.81

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	189	13	7.3	0.97	1.06
Res Non-Hm: exis	685	473	-213	-31.0	7	5	-2	-24.8	1.06	1.16
Apartments: exis	11,447	11,447	0	0.0	147	160	14	9.3	1.28	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	750	582	-168	-22.5	19	15	-3	-16.7	2.47	2.65
Com/Ind Hi: exis	5,414	5,596	182	3.4	175	194	20	11.2	3.23	3.47
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	12.7	3.23	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	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	1.06
All other NewCon	0	196	196	0.0	0	7	7	0.0	0.00	3.40
Total	36,860	36,509	-351	-1.0	534	584	50	9.3	1.45	1.60

Tax Base

Tax Rates

	Tax Base				Tax Rates		Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	County	City/Town	School District	Special District	Base	Alter
Total Tax Capacity	458	440	-19	-4.0	29.75	31.83	18.43	0.00	0.23	0.18
(-) TIF Tax Capacity	0	0	0	0.0	17.69	19.88	18.43	0.00	0.00	0.00
(-) FD Contrib Tax Cap	48	47	0	-0.5	34.30	38.30	18.43	0.00	18.79	18.79
(=) Taxable Tax Capacity	411	393	-18	-4.5	5.74	6.81	0.00	0.00	0.00	0.00
FD Distrib Tax Cap	62	54	-8	-12.5	Total	87.49	96.81	18.66	18.97	18.97

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	132,200	129,400		-2.1	1,150	1,250	100	8.7	0.87	0.97
Res Hmstd:Avg Val	198,100	193,900		-2.1	1,909	2,053	144	7.6	0.96	1.06
Res Hmstd: Hi Val	264,100	258,400		-2.2	2,669	2,856	187	7.0	1.01	1.11
Res Hmstd: Ex-Hi Val	396,300	387,800		-2.1	4,191	4,467	276	6.6	1.06	1.15
Apartment	300,000	300,000		0.0	3,841	4,199	358	9.3	1.28	1.4
Comm/Ind: Lo Val	150,000	155,000		3.3	3,703	4,153	450	12.1	2.47	2.68
Comm/Ind: Med Val	300,000	310,100		3.4	8,546	9,540	994	11.6	2.85	3.08
Comm/Ind: Hi Val	1,000,000	1,033,500		3.4	31,150	34,668	3,518	11.3	3.11	3.35

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	127	-4	-3.0	1.63	1.59
Res Non-Hm: exis	1,144	1,214	70	6.1	23	29	5	22.4	2.05	2.37
Apartments: exis	98	98	0	0.0	2	3	0	16.0	2.42	2.81
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	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	2.1	3.56	4.06
Com/Ind Hi: exis	699	699	0	0.1	32	37	5	14.5	4.62	5.29
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	17.3	4.62	5.29
Ag HGA: Exist	116	116	0	0.0	2	2	0	-4.1	1.62	1.55
Ag Hmstd Land	81	84	3	3.5	0	1	0	34.2	0.52	0.68
Ag Non-Hmstd	12	290	278	#####	0	6	5	#####	1.63	1.94
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	1.59
All other NewCon	0	36	36	0.0	0	1	1	0.0	0.00	4.03
Total	11,433	11,791	358	3.1	238	256	18	7.6	2.09	2.18

Tax Base

Tax Rates

	Estimated Market Value				Net Tax				Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Total Tax Capacity	129	101	-28	-21.5	County	53.62	54.81		0.00	0.00
(-) TIF Tax Capacity	2	3	1	32.9	City/Town	98.07	130.77		0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	10.24	7.93		38.89	38.77
(=) Taxable Tax Capacity	126	98	-28	-22.4	Special District	0.82	0.40		0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	162.75	193.90		38.89	38.77

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	30,200	30,000	-0.7	488	465	-23	-4.7	1.62	1.55
Res Hmstd:Avg Val	45,300	45,000	-0.7	732	698	-34	-4.7	1.62	1.55
Res Hmstd: Hi Val	60,300	59,900	-0.7	975	929	-46	-4.7	1.62	1.55
Res Hmstd: Ex-Hi Val	90,500	90,000	-0.6	1,534	1,529	-5	-0.3	1.69	1.7
Apartment	300,000	300,000	0.0	7,270	8,434	1,165	16.0	2.42	2.81
Comm/Ind: Lo Val	150,000	150,100	0.1	5,344	6,099	755	14.1	3.56	4.06
Comm/Ind: Med Val	300,000	300,200	0.1	12,275	14,036	1,761	14.3	4.09	4.68
Comm/Ind: Hi Val	1,000,000	1,000,700	0.1	44,619	51,077	6,458	14.5	4.46	5.10

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	-1	-2.2	1.75	1.66
Res Non-Hm: exis	274	244	-29	-10.6	6	7	0	3.2	2.31	2.67
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	408	415	7	1.7	15	18	2	15.3	3.76	4.26
Com/Ind Hi: exis	83	152	69	83.8	4	8	4	109.0	4.86	5.53
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	20.9	4.86	5.53
Ag HGA: Exist	45	45	0	0.0	1	1	0	-5.2	1.77	1.67
Ag Hmstd Land	524	565	41	7.9	4	5	1	30.5	0.79	0.96
Ag Non-Hmstd	3	3	0	0.0	0	0	0	17.6	1.72	2.02
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	1.66
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	67	9	14.7	2.08	2.26

Tax Base

Tax Rates

	Tax Base				Tax Rates		Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	County	City/Town	Base	Alter	Base	Alter
Total Tax Capacity	29	25	-4	-13.5	County	51.81	52.80	0.00	0.00	
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	#####	145.65	0.00	0.00	
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	3.58	3.47	44.65	46.05	
(=) Taxable Tax Capacity	29	25	-4	-13.5	Special District	0.82	0.40	0.00	0.00	
FD Distrib Tax Cap	0	0	0	0.0	Total	171.99	202.31	44.65	46.05	

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	19,000	19,500		2.6	336	326	-9	-2.7	1.77	1.67
Res Hmstd:Avg Val	28,500	29,300		2.8	503	491	-13	-2.5	1.77	1.67
Res Hmstd: Hi Val	38,000	39,100		2.9	671	655	-17	-2.5	1.77	1.67
Res Hmstd: Ex-Hi Val	56,900	58,500		2.8	1,005	979	-26	-2.5	1.77	1.67
Comm/Ind: Lo Val	150,000	275,700		83.8	5,638	13,342	7,704	136.6	3.76	4.84
Comm/Ind: Med Val	300,000	551,400		83.8	12,933	28,584	15,652	121.0	4.31	5.18
Comm/Ind: Hi Val	1,000,000	1,838,200		83.8	46,974	99,727	52,753	112.3	4.7	5.43

Watonwan County

La Salle city

<i>Tax Burdens by Property Class</i>	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	8.9	1.00	1.09
Res Non-Hm: exis	86	86	0	0.0	1	1	0	17.9	1.41	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	530	544	15	2.8	14	17	3	18.3	2.72	3.13
Com/Ind Hi: exis	376	377	1	0.2	13	15	2	15.7	3.55	4.09
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	27.4	3.55	4.09
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	1.09
All other NewCon	0	39	39	0.0	0	1	1	0.0	0.00	3.13
Total	3,064	3,150	86	2.8	52	60	9	17.0	1.68	1.92

Tax Base

Tax Rates

	Estimated Market Value				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	38	31	-7	-18.0	County	54.41	55.80	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	47.66	71.01	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	14.18	15.03	22.86	22.69
(=) Taxable Tax Capacity	38	31	-7	-18.0	Special District	0.82	0.40	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	117.07	142.23	22.86	22.69

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	32,600	32,800	0.6	326	354	29	8.8	1	1.08	
Res Hmstd:Avg Val	48,800	49,000	0.4	488	529	42	8.6	1	1.08	
Res Hmstd: Hi Val	65,100	65,400	0.5	650	707	56	8.6	1	1.08	
Res Hmstd: Ex-Hi Val	97,700	98,200	0.5	1,083	1,216	133	12.3	1.11	1.24	
Comm/Ind: Lo Val	150,000	150,400	0.3	4,076	4,707	631	15.5	2.72	3.13	
Comm/Ind: Med Val	300,000	300,700	0.2	9,395	10,859	1,464	15.6	3.13	3.61	
Comm/Ind: Hi Val	1,000,000	1,002,400	0.2	34,221	39,584	5,363	15.7	3.42	3.95	

Watonwan County

Lewisville city

<i>Tax Burdens by Property Class</i>	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	72	7	10.3	1.22	1.36
Res Non-Hm: exis	723	790	67	9.2	12	16	4	32.2	1.65	2.00
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	492	500	8	1.7	14	17	3	21.9	2.91	3.49
Com/Ind Hi: exis	150	157	8	5.1	6	7	2	27.7	3.72	4.52
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	24.1	3.72	4.52
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	44.0	0.55	0.72
Ag Non-Hmstd	29	30	1	4.2	0	0	0	42.5	1.14	1.56
Misc props	46	49	3	5.8	1	1	0	30.3	2.46	3.03
ResHmstd: NewCon	0	33	33	0.0	0	0	0	0.0	0.00	1.36
All other NewCon	0	2	2	0.0	0	0	0	0.0	0.00	2.00
Total	7,282	7,399	117	1.6	108	126	19	17.4	1.48	1.71

Tax Base

Tax Rates

	Baseline	Alternative	Change	Pctg Chng		Net Tax Cap (Pctg)		Ref Mkt Val	
						Base	Alter	Base	Alter
Total Tax Capacity	78	59	-19	-24.1	County	54.06	55.36	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	53.47	93.38	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	5.72	6.87	46.55	38.20
(=) Taxable Tax Capacity	78	59	-19	-24.1	Special District	0.82	0.40	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	114.08	156.01	46.55	38.20

**Tax Burdens on
Hypothetical Properties**

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	37,500	37,200		-0.8	452	490	38	8.4	1.21	1.32
Res Hmstd:Avg Val	56,300	55,900		-0.7	679	737	58	8.5	1.21	1.32
Res Hmstd: Hi Val	75,000	74,500		-0.7	905	982	77	8.5	1.21	1.32
Res Hmstd: Ex-Hi Val	112,600	111,800		-0.7	1,538	1,747	210	13.6	1.37	1.56
Comm/Ind: Lo Val	150,000	157,600		5.1	4,364	5,577	1,213	27.8	2.91	3.54
Comm/Ind: Med Val	300,000	315,200		5.1	9,950	12,707	2,757	27.7	3.32	4.03
Comm/Ind: Hi Val	1,000,000	1,050,800		5.1	36,017	45,987	9,970	27.7	3.60	4.38

Watonwan County

Madelia city

<i>Tax Burdens by Property Class</i>	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	719	-23	-3.1	1.23	1.27
Res Non-Hm: exis	5,054	5,487	433	8.6	80	97	17	21.9	1.58	1.77
Apartments: exis	1,487	1,542	54	3.7	27	32	5	17.8	1.83	2.08
Low-inc Apts: ex	1,395	1,414	20	1.4	16	18	2	15.0	1.12	1.27
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	207	22	11.7	2.89	3.22
Com/Ind Hi: exis	4,843	5,063	220	4.5	184	215	31	16.7	3.80	4.24
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	4	14.2	3.80	4.24
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	28.7	0.36	0.46
Ag Non-Hmstd	901	912	12	1.3	12	14	2	16.2	1.32	1.52
Misc props	181	195	14	7.8	4	5	1	22.2	2.44	2.77
ResHmstd: NewCon	0	90	90	0.0	0	1	1	0.0	0.00	1.27
All other NewCon	0	46	46	0.0	0	1	1	0.0	0.00	3.11
Total	81,545	78,538	-3,007	-3.7	1,281	1,345	64	5.0	1.57	1.71

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	908	722	-186	-20.5	County	54.27	55.64	0.00	0.00
(-) TIF Tax Capacity	6	7	1	8.9	City/Town	56.21	70.89	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	21.08	24.94	17.35	17.93
(=) Taxable Tax Capacity	901	715	-187	-20.7	Special District	0.82	0.40	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	132.38	151.87	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	647	-49	-7.0	1.1	1.09
Res Hmstd:Avg Val	95,100	88,900	-6.5	1,137	1,065	-72	-6.3	1.2	1.2
Res Hmstd: Hi Val	126,700	118,500	-6.5	1,639	1,608	-30	-1.8	1.29	1.36
Res Hmstd: Ex-Hi Val	190,100	177,700	-6.5	2,645	2,695	50	1.9	1.39	1.52
Apartment	300,000	311,000	3.7	5,485	6,461	977	17.8	1.83	2.08
Comm/Ind: Lo Val	150,000	156,800	4.5	4,338	5,124	786	18.1	2.89	3.27
Comm/Ind: Med Val	300,000	313,600	4.5	10,034	11,770	1,736	17.3	3.34	3.75
Comm/Ind: Hi Val	1,000,000	1,045,500	4.6	36,619	42,792	6,174	16.9	3.66	4.09

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	-1	-2.8	1.24	1.23
Res Non-Hm: exis	228	280	52	23.0	4	5	1	34.2	1.67	1.82
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	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	1	13.8	2.99	3.26
Com/Ind Hi: exis	50	82	32	65.0	2	3	2	80.2	3.86	4.21
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	16.5	3.86	4.21
Ag HGA: Exist	283	281	-2	-0.7	4	4	0	3.5	1.40	1.46
Ag Hmstd Land	461	488	27	5.9	2	3	0	19.1	0.52	0.58
Ag Non-Hmstd	318	335	17	5.3	4	5	1	18.4	1.25	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	3,833	3,933	100	2.6	55	61	5	9.9	1.45	1.55

Tax Base

Tax Rates

	Baseline	Alternative	Change	Pctg Chng		Net Tax Cap (Pctg)		Ref Mkt Val	
						Base	Alter	Base	Alter
Total Tax Capacity	39	32	-7	-18.5	County	53.84	55.12	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	59.54	76.44	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	10.47	8.26	38.89	38.77
(=) Taxable Tax Capacity	39	32	-7	-18.5	Special District	0.82	0.40	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	124.67	140.22	38.89	38.77

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	27,400	26,800		-2.2	339	329	-9	-2.7	1.24	1.23
Res Hmstd:Avg Val	41,100	40,100		-2.4	508	493	-15	-2.9	1.24	1.23
Res Hmstd: Hi Val	54,800	53,500		-2.4	677	658	-20	-2.9	1.24	1.23
Res Hmstd: Ex-Hi Val	82,200	80,300		-2.3	1,046	1,016	-30	-2.8	1.27	1.27
Comm/Ind: Lo Val	150,000	247,500		65.0	4,487	8,995	4,508	100.5	2.99	3.63
Comm/Ind: Med Val	300,000	495,000		65.0	10,275	19,425	9,150	89.0	3.43	3.92
Comm/Ind: Hi Val	1,000,000	1,649,900		65.0	37,288	68,094	30,806	82.6	3.73	4.13

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	1,294	34	2.7	1.20	1.25
Res Non-Hm: exis	14,577	13,886	-690	-4.7	226	238	12	5.4	1.55	1.72
Apartments: exis	4,327	4,479	152	3.5	78	90	12	14.8	1.81	2.01
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	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	396	50	14.5	2.86	3.13
Com/Ind Hi: exis	13,431	15,044	1,613	12.0	502	617	115	22.9	3.74	4.10
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	2	11.4	3.74	4.10
Ag HGA: Exist	141	141	0	0.0	1	2	0	21.7	0.89	1.09
Ag Hmstd Land	112	116	4	3.3	1	1	0	22.9	0.50	0.60
Ag Non-Hmstd	429	447	18	4.3	5	6	1	17.4	1.27	1.43
Misc props	634	735	101	15.9	15	19	4	29.1	2.34	2.61
ResHmstd: NewCon	0	189	189	0.0	0	2	2	0.0	0.00	1.25
All other NewCon	0	435	435	0.0	0	13	13	0.0	0.00	3.02
Total	151,252	152,575	1,323	0.9	2,455	2,701	246	10.0	1.62	1.77

Tax Base

Tax Rates

	Tax Base				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	1,730	1,470	-259	-15.0	County	54.23	55.60	0.00	0.00
(-) TIF Tax Capacity	52	52	0	-0.2	City/Town	57.53	71.67	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	14.05	14.88	22.86	22.69
(=) Taxable Tax Capacity	1,678	1,419	-259	-15.4	Special District	0.82	0.40	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	126.64	142.55	22.86	22.69

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	55,500	54,900	-1.1	608	594	-14	-2.2	1.09	1.08	
Res Hmstd:Avg Val	83,200	82,400	-1.0	946	936	-10	-1.0	1.14	1.14	
Res Hmstd: Hi Val	111,000	109,900	-1.0	1,387	1,426	39	2.8	1.25	1.3	
Res Hmstd: Ex-Hi Val	166,500	164,800	-1.0	2,267	2,404	137	6.0	1.36	1.46	
Apartment	300,000	310,600	3.5	5,435	6,239	804	14.8	1.81	2.01	
Comm/Ind: Lo Val	150,000	168,000	12.0	4,291	5,435	1,144	26.7	2.86	3.24	
Comm/Ind: Med Val	300,000	336,000	12.0	9,898	12,323	2,425	24.5	3.3	3.67	
Comm/Ind: Hi Val	1,000,000	1,120,100	12.0	36,065	44,470	8,405	23.3	3.61	3.97	

Watonwan County

Ormsby city (part)

<i>Tax Burdens by Property Class</i>	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	3.6	0.98	1.02
Res Non-Hm: exis	30	6	-24	-80.3	0	0	0	-74.5	1.43	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	401	443	42	10.6	11	13	2	21.5	2.68	2.94
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	17.4	3.50	3.85
Ag HGA: Exist	80	80	0	0.0	1	1	0	4.0	1.00	1.03
Ag Hmstd Land	290	311	21	7.2	1	1	0	26.1	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	5	5	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	2,783	2,831	47	1.7	34	37	3	9.9	1.22	1.32

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	29	22	-7	-25.2	County	54.33	55.73	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	45.21	58.85	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	14.18	15.02	22.86	22.70
(=) Taxable Tax Capacity	29	22	-7	-25.2	Special District	0.82	0.40	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	114.54	130.00	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	341	11	3.4	0.97	1.01
Res Hmstd:Avg Val	50,800	50,800	0.0	495	512	17	3.4	0.97	1.01
Res Hmstd: Hi Val	67,700	67,700	0.0	659	682	22	3.4	0.97	1.01
Res Hmstd: Ex-Hi Val	101,500	101,500	0.0	1,114	1,184	71	6.4	1.1	1.17

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	1,046	86	9.0	1.08	1.17
Res Non-Hm: exis	9,757	9,172	-584	-6.0	134	142	8	6.3	1.37	1.55
Apartments: exis	6,659	6,631	-28	-0.4	109	122	14	12.8	1.63	1.85
Low-inc Apts: ex	2,178	2,178	0	0.0	22	25	3	12.9	1.00	1.13
Seasnl Rec: exis	1	1	0	0.0	0	0	0	13.2	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	14.6	0.59	0.67
Ag Non-Hmstd	1,076	1,092	17	1.5	13	15	2	16.4	1.17	1.35
Misc props	168	168	0	0.0	3	3	0	13.2	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	1,856	172	10.2	1.30	1.42

Tax Base

Tax Rates

	Tax Base				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	1,454	1,254	-199	-13.7	County	46.38	49.63	0.00	0.00
(-) TIF Tax Capacity	93	91	-2	-1.7	City/Town	60.54	74.58	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	9.07	8.75	16.29	16.43
(=) Taxable Tax Capacity	1,361	1,163	-198	-14.5	Special District	1.43	1.61	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	117.43	134.58	16.29	16.43

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base
Res Hmstd: Lo Val	62,700	62,800	0.2	588	610	23	3.9	0.94	0.97
Res Hmstd:Avg Val	94,000	94,200	0.2	969	1,035	66	6.8	1.03	1.1
Res Hmstd: Hi Val	125,300	125,600	0.2	1,416	1,548	132	9.3	1.13	1.23
Res Hmstd: Ex-Hi Val	188,000	188,400	0.2	2,311	2,572	261	11.3	1.23	1.37
Apartment	300,000	298,700	-0.4	4,892	5,516	623	12.7	1.63	1.85
Comm/Ind: Lo Val	150,000	164,000	9.3	3,985	4,967	982	24.6	2.66	3.03
Comm/Ind: Med Val	300,000	328,000	9.3	9,217	11,327	2,109	22.9	3.07	3.45
Comm/Ind: Hi Val	1,000,000	1,093,400	9.3	33,634	41,008	7,374	21.9	3.36	3.75

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	30	-12	-28.8	1.78	1.38
Res Non-Hm: exis	800	638	-162	-20.2	18	13	-5	-30.0	2.24	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	238	247	10	4.0	8	8	0	-0.7	3.47	3.31
Com/Ind Hi: exis	1,129	1,182	53	4.7	48	50	2	3.6	4.26	4.21
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	4.9	4.26	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	232	236	4	1.8	3	3	1	20.7	1.09	1.29
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	1.38
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	109	-15	-12.1	2.54	2.37

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	63	52	-11	-16.8	County	47.37	50.74	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	54.22	65.17	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	2.05	7.30	#####	60.52
(=) Taxable Tax Capacity	63	52	-11	-16.8	Special District	5.39	6.07	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	109.04	129.28	#####	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	323	-135	-29.5	1.79	1.38
Res Hmstd:Avg Val	38,300	35,000	-8.6	686	483	-203	-29.6	1.79	1.38
Res Hmstd: Hi Val	51,100	46,700	-8.6	915	645	-271	-29.6	1.79	1.38
Res Hmstd: Ex-Hi Val	76,600	70,000	-8.6	1,375	967	-409	-29.7	1.8	1.38
Comm/Ind: Lo Val	150,000	157,100	4.7	5,204	5,265	62	1.2	3.47	3.35
Comm/Ind: Med Val	300,000	314,200	4.7	11,592	11,884	292	2.5	3.86	3.78
Comm/Ind: Hi Val	1,000,000	1,047,200	4.7	41,401	42,764	1,362	3.3	4.14	4.08

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	-9.1	1.58	1.43
Res Non-Hm: exis	123	119	-4	-3.5	3	3	0	10.9	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	12.8	3.63	4.09
Com/Ind Hi: exis	109	135	26	23.9	5	7	2	39.9	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	43	45	2	4.0	2	2	0	17.4	4.78	5.40
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	18.3	1.82	2.11
Ag Non-Hmstd	68	69	1	1.8	1	1	0	17.8	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	13.5	2.25	2.47

Tax Base

Tax Rates

	Tax Base				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	11	10	-1	-10.8	County	47.56	50.96	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	#####	143.83	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	10.03	9.88	16.29	16.43
(=) Taxable Tax Capacity	11	10	-1	-10.8	Special District	5.42	6.10	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	182.11	210.77	16.29	16.43

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	17,200	17,300	0.6	272	247	-25	-9.3	1.58	1.43	
Res Hmstd:Avg Val	25,800	26,000	0.8	409	372	-37	-9.1	1.58	1.43	
Res Hmstd: Hi Val	34,400	34,700	0.9	545	496	-49	-9.0	1.58	1.43	
Res Hmstd: Ex-Hi Val	51,700	52,100	0.8	819	744	-74	-9.1	1.58	1.43	
Comm/Ind: Lo Val	150,000	185,800	23.9	5,441	8,072	2,632	48.4	3.63	4.34	
Comm/Ind: Med Val	300,000	371,600	23.9	12,613	18,109	5,496	43.6	4.20	4.87	
Comm/Ind: Hi Val	1,000,000	1,238,700	23.9	46,085	64,947	18,862	40.9	4.61	5.24	

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	9.5	0.92	0.98
Res Non-Hm: exis	497	500	3	0.6	7	8	1	15.3	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	14.4	2.59	2.88
Com/Ind Hi: exis	8	38	29	351.8	0	1	1	403.1	3.39	3.78
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	14.8	3.27	3.65
Ag HGA: Exist	225	209	-16	-7.1	2	2	0	-0.7	1.04	1.12
Ag Hmstd Land	309	330	21	6.9	1	1	0	16.9	0.41	0.45
Ag Non-Hmstd	31	32	1	1.9	0	0	0	17.3	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	0.98
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	41	5	14.6	1.10	1.23

Tax Base

Tax Rates

	Tax Base				Tax Rates		Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	County	City/Town	School District	Special District	Base	Alter
Total Tax Capacity	33	27	-7	-19.9	47.61	51.02	10.03	0.00	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	55.11	68.80	9.88	16.29	16.43	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	0.00	0.00	0.00	0.00	0.00	0.00
(=) Taxable Tax Capacity	33	27	-7	-19.9	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	0	0	0	0.0	Total	112.75	129.70	16.29	16.43	

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	30,700	31,400		2.3	273	296	23	8.3	0.89	0.94
Res Hmstd:Avg Val	46,100	47,100		2.2	410	444	33	8.1	0.89	0.94
Res Hmstd: Hi Val	61,400	62,700		2.1	547	591	44	8.1	0.89	0.94
Res Hmstd: Ex-Hi Val	92,200	94,200		2.2	900	1,003	103	11.5	0.98	1.07
Comm/Ind: Lo Val	150,000	677,700		351.8	3,880	24,263	20,383	525.3	2.59	3.58
Comm/Ind: Med Val	300,000	1,355,400		351.8	8,972	49,881	40,910	456.0	2.99	3.68
Comm/Ind: Hi Val	1,000,000	4,518,100		351.8	32,734	169,439	136,706	417.6	3.27	3.75

Wilkin County

Kent city

<i>Tax Burdens by Property Class</i>	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	27.6	0.69	0.84
Res Non-Hm: exis	370	186	-184	-49.7	4	2	-2	-42.5	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	12.4	2.32	2.57
Com/Ind Hi: exis	177	205	28	15.8	5	7	2	28.7	3.04	3.37
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	27.8	3.04	3.37
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	18.6	0.95	1.09
Ag Non-Hmstd	205	209	5	2.3	2	2	0	18.0	0.95	1.09
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	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	13.3	1.08	1.28

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	24	18	-6	-23.2	County	47.42	50.76	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	37.68	49.07	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	9.73	9.49	16.29	16.43
(=) Taxable Tax Capacity	24	18	-6	-23.2	Special District	0.00	0.00	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	94.83	109.33	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	231	39	20.5	0.71	0.82
Res Hmstd:Avg Val	40,400	42,100	4.2	287	345	58	20.2	0.71	0.82
Res Hmstd: Hi Val	53,900	56,200	4.3	383	461	78	20.3	0.71	0.82
Res Hmstd: Ex-Hi Val	80,900	84,400	4.3	599	737	138	23.0	0.74	0.87
Comm/Ind: Lo Val	150,000	173,700	15.8	3,477	4,655	1,179	33.9	2.32	2.68
Comm/Ind: Med Val	300,000	347,500	15.8	8,031	10,517	2,486	31.0	2.68	3.03
Comm/Ind: Hi Val	1,000,000	1,158,300	15.8	29,284	37,864	8,579	29.3	2.93	3.27

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	-22.7	1.38	1.07
Res Non-Hm: exis	118	115	-4	-3.2	2	2	-1	-24.5	1.81	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	356	356	0	0.0	10	9	-1	-11.3	2.85	2.53
Com/Ind Hi: exis	437	546	110	25.1	15	17	2	15.5	3.43	3.17
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	-5.0	3.43	3.17
Ag HGA: Exist	278	280	2	0.9	4	3	-1	-21.7	1.50	1.17
Ag Hmstd Land	2,777	2,836	59	2.1	9	11	1	15.3	0.33	0.38
Ag Non-Hmstd	3,805	3,888	82	2.2	26	30	4	16.4	0.68	0.77
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	1.07
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	80	4	4.6	0.91	0.92

Tax Base

Tax Rates

	Tax Base				Tax Rates		Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	County	City/Town	Base	Alter	Base	Alter
Total Tax Capacity	78	78	0	0.1	County	47.50	50.90	0.00	0.00	
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	11.98	11.96	0.00	0.00	
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	2.17	7.44	#####	60.52	
(=) Taxable Tax Capacity	78	78	0	0.1	Special District	5.98	6.73	0.00	0.00	
FD Distrib Tax Cap	0	0	0	0.0	Total	67.62	77.03	#####	60.52	

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	22,800	22,700	-0.4	314	242	-72	-22.8	1.38	1.07	
Res Hmstd:Avg Val	34,200	34,100	-0.3	471	364	-107	-22.7	1.38	1.07	
Res Hmstd: Hi Val	45,500	45,400	-0.2	627	485	-142	-22.7	1.38	1.07	
Res Hmstd: Ex-Hi Val	68,300	68,100	-0.3	941	727	-214	-22.7	1.38	1.07	
Comm/Ind: Lo Val	150,000	187,600	25.1	4,272	4,982	710	16.6	2.85	2.66	
Comm/Ind: Med Val	300,000	375,300	25.1	9,417	10,927	1,510	16.0	3.14	2.91	
Comm/Ind: Hi Val	1,000,000	1,251,000	25.1	33,429	38,667	5,238	15.7	3.34	3.09	

Wilkin County

Tenney city

<i>Tax Burdens by Property Class</i>	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	-37.6	1.52	0.96
Res Non-Hm: exis	7	6	-1	-14.8	0	0	0	-45.5	2.04	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	31	31	0	0.0	1	1	0	-26.4	3.06	2.25
Com/Ind Hi: exis	1,627	4,254	2,627	161.5	60	119	59	97.2	3.71	2.80
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	-21.3	3.71	2.80
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	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	121	58	91.8	3.68	2.79

Tax Base

Tax Rates

	Tax Base				Tax Rates		Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	County	City/Town	Base	Alter	Base	Alter
Total Tax Capacity	34	87	53	154.3	County	47.55	50.96	0.00	0.00	
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	31.81	0.00	0.00	0.00	
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	2.17	7.44	#####	60.52	
(=) Taxable Tax Capacity	34	87	53	154.3	Special District	0.26	0.30	0.00	0.00	
FD Distrib Tax Cap	0	0	0	0.0	Total	81.79	58.69	#####	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	40	-24	-37.0	1.52	0.96
Res Hmstd:Avg Val	6,300	6,200	-1.6	96	59	-36	-38.0	1.52	0.96
Res Hmstd: Hi Val	8,300	8,200	-1.2	126	79	-48	-37.7	1.52	0.96
Res Hmstd: Ex-Hi Val	12,500	12,400	-0.8	190	119	-71	-37.5	1.52	0.96
Comm/Ind: Lo Val	150,000	392,200	161.5	4,591	10,162	5,572	121.4	3.06	2.59
Comm/Ind: Med Val	300,000	784,400	161.5	10,161	21,148	10,987	108.1	3.39	2.7
Comm/Ind: Hi Val	1,000,000	2,614,500	161.5	36,156	72,410	36,254	100.3	3.62	2.77

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	6.7	1.13	1.25
Res Non-Hm: exis	572	621	49	8.6	9	12	3	32.6	1.52	1.86
Apartments: exis	87	87	0	0.0	2	2	0	22.8	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	10.5	2.90	3.43
Com/Ind Hi: exis	698	734	37	5.3	27	33	7	25.0	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	20.5	3.81	4.52
Ag HGA: Exist	36	36	0	-1.1	0	0	0	5.1	1.09	1.16
Ag Hmstd Land	304	312	7	2.4	2	3	1	32.0	0.64	0.82
Ag Non-Hmstd	41	42	1	2.7	1	1	0	28.3	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	91	14	17.6	1.65	1.94

Tax Base

Tax Rates

	Tax Base				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	54	45	-9	-16.8	County	47.33	50.69	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	74.67	103.31	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	9.79	9.59	16.29	16.43
(=) Taxable Tax Capacity	54	45	-9	-16.8	Special District	1.52	2.92	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	133.31	166.51	16.29	16.43

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	43,500	42,200	-3.0	477	491	14	3.0	1.1	1.16	
Res Hmstd:Avg Val	65,200	63,200	-3.1	715	735	21	2.9	1.1	1.16	
Res Hmstd: Hi Val	86,900	84,200	-3.1	1,006	1,046	41	4.0	1.16	1.24	
Res Hmstd: Ex-Hi Val	130,300	126,300	-3.1	1,694	1,880	186	11.0	1.30	1.49	
Apartment	300,000	300,000	0.0	5,488	6,737	1,249	22.8	1.83	2.25	
Comm/Ind: Lo Val	150,000	157,900	5.3	4,343	5,500	1,157	26.6	2.9	3.48	
Comm/Ind: Med Val	300,000	315,900	5.3	10,051	12,636	2,584	25.7	3.35	4	
Comm/Ind: Hi Val	1,000,000	1,052,900	5.3	36,692	45,923	9,230	25.2	3.67	4.36	

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	138	27	23.9	1.52	1.88
Res Non-Hm: exis	867	679	-188	-21.6	16	16	0	-0.4	1.88	2.39
Apartments: exis	458	458	0	0.0	10	12	3	26.5	2.15	2.72
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	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	20	3	21.1	3.19	3.87
Com/Ind Hi: exis	830	879	49	5.9	34	43	9	27.9	4.04	4.87
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	3	39.9	4.04	4.87
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	20	5	32.0	0.92	1.19
Ag Non-Hmstd	769	788	19	2.5	9	12	3	27.2	1.21	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	12,546	12,524	-22	-0.2	218	270	52	23.8	1.74	2.16

Tax Base

Tax Rates

	Tax Base				Tax Rates		Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	County	City/Town	School District	Special District	Base	Alter
Total Tax Capacity	135	114	-21	-15.7	47.32	50.69	0.00	0.00	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	64.53	95.32	63.47	83.79	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	9.56	4.75	0.00	0.00	0.00	0.00
(=) Taxable Tax Capacity	135	114	-21	-15.7	0.00	0.00	0.00	0.00	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	121.40	150.75	63.47	83.79	

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	52,600	52,800		0.4	762	920	158	20.7	1.45	1.74
Res Hmstd:Avg Val	78,900	79,200		0.4	1,157	1,404	246	21.3	1.47	1.77
Res Hmstd: Hi Val	105,200	105,600		0.4	1,667	2,059	392	23.5	1.58	1.95
Res Hmstd: Ex-Hi Val	157,800	158,500		0.4	2,687	3,371	684	25.5	1.70	2.13
Apartment	300,000	300,000		0.0	6,457	8,167	1,710	26.5	2.15	2.72
Comm/Ind: Lo Val	150,000	158,900		5.9	4,782	6,232	1,450	30.3	3.19	3.92
Comm/Ind: Med Val	300,000	317,800		5.9	10,841	13,979	3,137	28.9	3.61	4.4
Comm/Ind: Hi Val	1,000,000	1,059,400		5.9	39,117	50,131	11,014	28.2	3.91	4.73

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	2.5	0.96	1.00
Res Non-Hm: exis	1,458	1,687	229	15.7	17	20	3	18.8	1.17	1.20
Apartments: exis	124	124	0	0.0	2	2	0	3.1	1.37	1.42
Low-inc Apts: ex	341	341	0	0.0	3	3	0	2.9	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	1.4	2.34	2.43
Com/Ind Hi: exis	688	634	-54	-7.8	21	20	-1	-4.2	3.05	3.16
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	7.8	3.05	3.16
Ag HGA: Exist	1,041	1,097	56	5.4	10	11	1	12.4	0.98	1.05
Ag Hmstd Land	5,437	5,541	104	1.9	28	28	0	1.5	0.51	0.50
Ag Non-Hmstd	762	901	138	18.1	7	9	2	23.3	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	1.00
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	317	13	4.1	1.01	1.05

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	293	259	-35	-11.8	County	43.33	44.62	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	34.10	39.84	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	14.74	11.75	21.57	20.80
(=) Taxable Tax Capacity	293	259	-35	-11.8	Special District	0.48	0.51	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	92.65	96.72	21.57	20.80

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Pctg Chng	Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change		Base	Alter
Res Hmstd: Lo Val	89,900	88,200	-1.9	735	753	18	2.4	0.82	0.85	
Res Hmstd:Avg Val	134,800	132,300	-1.9	1,289	1,310	21	1.6	0.96	0.99	
Res Hmstd: Hi Val	179,700	176,400	-1.8	1,842	1,866	25	1.3	1.02	1.06	
Res Hmstd: Ex-Hi Val	269,500	264,500	-1.9	2,948	2,978	30	1.0	1.09	1.13	
Apartment	300,000	300,000	0.0	4,121	4,251	130	3.1	1.37	1.42	
Comm/Ind: Lo Val	150,000	138,200	-7.9	3,507	3,352	-155	-4.4	2.34	2.43	
Comm/Ind: Med Val	300,000	276,500	-7.8	8,075	7,641	-434	-5.4	2.69	2.76	
Comm/Ind: Hi Val	1,000,000	921,600	-7.8	29,392	28,054	-1,338	-4.6	2.94	3.04	

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	5.6	1.23	1.30
Res Non-Hm: exis	1,126	1,128	2	0.2	16	18	1	8.7	1.45	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	881	973	92	10.5	11	13	2	22.6	1.25	1.39
Com/Ind: Lo: exi	374	359	-15	-3.9	10	10	0	3.7	2.70	2.91
Com/Ind Hi: exis	134	179	45	33.7	5	7	2	44.4	3.50	3.79
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	9.9	3.50	3.79
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	10.7	0.57	0.63
Ag Non-Hmstd	22	22	0	0.0	0	0	0	10.7	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	1.57
Total	20,992	20,994	2	0.0	271	290	19	6.9	1.29	1.38

Tax Base

Tax Rates

	Tax Base				Tax Rates		Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	County	City/Town	School District	Special District	Base	Alter
Total Tax Capacity	214	182	-33	-15.3	43.32	44.61	0.00	0.00	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	50.55	59.65	0.00	0.00	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	17.35	18.83	29.38	29.33	29.38	29.33
(=) Taxable Tax Capacity	214	182	-33	-15.3	0.46	0.49	0.00	0.00	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	111.68	123.58	29.38	29.33	

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	90,500	90,000	90,000	-0.6	986	1,016	30	3.1	1.09	1.13
Res Hmstd: Avg Val	135,700	134,900	134,900	-0.6	1,664	1,753	89	5.3	1.23	1.3
Res Hmstd: Hi Val	180,900	179,900	179,900	-0.6	2,342	2,491	148	6.3	1.29	1.38
Res Hmstd: Ex-Hi Val	271,400	269,900	269,900	-0.6	3,700	3,967	267	7.2	1.36	1.47
Comm/Ind: Lo Val	150,000	200,500	200,500	33.7	4,052	6,283	2,230	55.0	2.70	3.13
Comm/Ind: Med Val	300,000	401,000	401,000	33.7	9,309	13,875	4,567	49.1	3.10	3.46
Comm/Ind: Hi Val	1,000,000	1,336,600	1,336,600	33.7	33,838	49,305	15,468	45.7	3.38	3.69

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	12.4	0.86	0.97
Res Non-Hm: exis	728	734	6	0.8	8	9	1	13.2	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	22.2	1.20	1.32
Com/Ind: Lo: exi	510	492	-18	-3.5	12	12	1	4.5	2.29	2.48
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	9.7	3.04	3.28
Ag HGA: Exist	120	163	43	36.3	1	1	1	87.2	0.65	0.89
Ag Hmstd Land	344	310	-34	-9.9	1	1	0	-9.5	0.36	0.36
Ag Non-Hmstd	758	725	-33	-4.3	8	8	0	2.0	1.02	1.08
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	1.07
Total	9,461	9,713	251	2.7	92	105	13	14.0	0.97	1.08

Tax Base

Tax Rates

	Baseline	Alternative	Change	Pctg Chng		Net Tax Cap (Pctg)		Ref Mkt Val	
						Base	Alter	Base	Alter
Total Tax Capacity	96	86	-11	-11.0	County	43.32	44.61	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	38.85	43.63	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	19.09	19.73	3.23	8.75
(=) Taxable Tax Capacity	96	86	-11	-11.0	Special District	0.46	0.49	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	101.72	108.46	3.23	8.75

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	74,700	74,800		0.1	485	552	67	13.8	0.65	0.74
Res Hmstd:Avg Val	112,000	112,100		0.1	904	1,019	116	12.8	0.81	0.91
Res Hmstd: Hi Val	149,300	149,500		0.1	1,329	1,494	165	12.4	0.89	1
Res Hmstd: Ex-Hi Val	224,100	224,400		0.1	2,181	2,445	264	12.1	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	2,128	73	3.5	1.20	1.25
Res Non-Hm: exis	11,092	11,081	-11	-0.1	157	163	6	3.9	1.41	1.47
Apartments: exis	18,819	18,815	-4	0.0	303	317	14	4.6	1.61	1.69
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	12.8	1.16	1.24
Com/Ind: Lo: exi	14,736	14,859	123	0.8	384	406	22	5.6	2.61	2.73
Com/Ind Hi: exis	35,231	33,610	-1,621	-4.6	1,190	1,191	1	0.1	3.38	3.54
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	135	10	7.8	3.35	3.51
Ag HGA: Exist	100	102	2	1.6	1	1	0	4.8	1.07	1.10
Ag Hmstd Land	131	131	0	0.0	0	1	0	14.7	0.38	0.43
Ag Non-Hmstd	185	185	0	0.0	2	2	0	5.7	1.05	1.11
Misc props	3,307	3,271	-36	-1.1	57	59	2	3.7	1.71	1.79
ResHmstd: NewCon	0	841	841	0.0	0	10	10	0.0	0.00	1.25
All other NewCon	0	1,207	1,207	0.0	0	18	18	0.0	0.00	1.51
Total	258,040	258,460	420	0.2	4,276	4,432	156	3.7	1.66	1.71

Tax Base

Tax Rates

	Baseline	Alternative	Change	Pctg Chng		Net Tax Cap (Pctg)		Ref Mkt Val	
						Base	Alter	Base	Alter
Total Tax Capacity	3,104	2,851	-253	-8.1	County	43.23	44.51	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	44.51	47.76	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	17.21	18.68	29.38	29.33
(=) Taxable Tax Capacity	3,104	2,851	-253	-8.1	Special District	0.47	0.49	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	105.42	111.44	29.38	29.33

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	106,200	106,100		-0.1	1,155	1,185	30	2.6	1.09	1.12
Res Hmstd:Avg Val	159,300	159,100		-0.1	1,918	1,984	66	3.4	1.20	1.25
Res Hmstd: Hi Val	212,300	212,100		-0.1	2,680	2,783	103	3.8	1.26	1.31
Res Hmstd: Ex-Hi Val	318,600	318,200		-0.1	4,209	4,383	174	4.1	1.32	1.38
Apartment	300,000	299,900		0.0	4,835	5,057	222	4.6	1.61	1.69
Comm/Ind: Lo Val	150,000	143,100		-4.6	3,911	3,909	-3	-0.1	2.61	2.73
Comm/Ind: Med Val	300,000	286,200		-4.6	8,980	8,924	-56	-0.6	2.99	3.12
Comm/Ind: Hi Val	1,000,000	954,000		-4.6	32,632	32,591	-41	-0.1	3.26	3.42

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	783	3	0.3	1.34	1.34
Res Non-Hm: exis	2,419	3,230	811	33.5	38	53	14	36.8	1.59	1.63
Apartments: exis	3,149	3,118	-31	-1.0	58	60	1	2.5	1.85	1.91
Low-inc Apts: ex	239	239	0	0.0	3	3	0	3.4	1.14	1.18
Seasnl Rec: exis	110	110	0	0.0	2	2	0	3.6	1.85	1.91
Com/Ind: Lo: exi	5,366	5,258	-108	-2.0	156	159	3	1.8	2.90	3.02
Com/Ind Hi: exis	4,850	4,649	-200	-4.1	184	184	0	-0.2	3.80	3.96
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	8.2	3.79	3.94
Ag HGA: Exist	80	83	3	3.9	1	1	0	-3.5	1.16	1.08
Ag Hmstd Land	729	751	22	3.0	5	6	0	8.3	0.75	0.78
Ag Non-Hmstd	627	659	32	5.1	8	9	1	9.8	1.30	1.36
Misc props	588	584	-4	-0.7	11	11	0	2.7	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	1,350	29	2.2	1.69	1.70

Tax Base

Tax Rates

	Tax Base				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	885	792	-92	-10.4	County	43.33	44.61	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	71.87	79.42	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	14.74	11.75	21.57	20.80
(=) Taxable Tax Capacity	885	792	-92	-10.4	Special District	0.46	0.49	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	130.40	136.27	21.57	20.80

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	91,400	92,000		0.7	1,099	1,050	-48	-4.4	1.20	1.14
Res Hmstd:Avg Val	137,000	138,000		0.7	1,833	1,829	-3	-0.2	1.34	1.33
Res Hmstd: Hi Val	182,600	183,900		0.7	2,567	2,607	40	1.6	1.41	1.42
Res Hmstd: Ex-Hi Val	274,000	275,900		0.7	4,038	4,165	126	3.1	1.47	1.51
Apartment	300,000	297,000		-1.0	5,537	5,677	140	2.5	1.85	1.91
Comm/Ind: Lo Val	150,000	143,800		-4.1	4,356	4,341	-16	-0.4	2.90	3.02
Comm/Ind: Med Val	300,000	287,600		-4.1	10,057	9,971	-86	-0.9	3.35	3.47
Comm/Ind: Hi Val	1,000,000	958,700		-4.1	36,660	36,516	-144	-0.4	3.67	3.81

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	10.7	0.90	1.02
Res Non-Hm: exis	666	669	4	0.6	8	9	1	10.9	1.17	1.30
Apartments: exis	324	319	-5	-1.7	4	5	0	8.6	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	6.5	2.26	2.46
Com/Ind Hi: exis	488	512	24	4.9	14	16	2	14.5	2.91	3.18
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	13.4	2.91	3.18
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	10	10	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	10,877	10,708	-169	-1.6	125	139	13	10.6	1.15	1.29

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	120	101	-19	-16.0	County	43.33	44.35	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	20.76	29.67	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	17.35	18.46	29.38	29.33
(=) Taxable Tax Capacity	120	101	-19	-16.0	Special District	0.59	0.63	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	82.03	93.11	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	695	87	14.3	0.75	0.87
Res Hmstd:Avg Val	122,000	119,300	-2.2	1,097	1,214	117	10.7	0.9	1.02
Res Hmstd: Hi Val	162,600	159,000	-2.2	1,586	1,733	148	9.3	0.98	1.09
Res Hmstd: Ex-Hi Val	244,000	238,600	-2.2	2,566	2,775	209	8.1	1.05	1.16
Apartment	300,000	295,000	-1.7	3,958	4,299	341	8.6	1.32	1.46
Comm/Ind: Lo Val	150,000	157,400	4.9	3,385	3,920	535	15.8	2.26	2.49
Comm/Ind: Med Val	300,000	314,800	4.9	7,752	8,921	1,169	15.1	2.58	2.83
Comm/Ind: Hi Val	1,000,000	1,049,200	4.9	28,130	32,257	4,127	14.7	2.81	3.07

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	382	29	8.1	1.11	1.19
Res Non-Hm: exis	2,113	2,142	30	1.4	30	33	3	9.8	1.40	1.52
Apartments: exis	78	78	0	0.0	1	1	0	7.3	1.52	1.63
Low-inc Apts: ex	913	913	0	0.0	9	9	1	6.9	0.96	1.02
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	40	2	4.2	2.50	2.66
Com/Ind Hi: exis	476	429	-47	-9.9	15	15	-1	-3.7	3.23	3.45
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	11.6	3.23	3.45
Ag HGA: Exist	168	165	-3	-1.7	2	2	0	4.8	1.14	1.22
Ag Hmstd Land	171	164	-7	-3.9	1	1	0	-6.5	0.35	0.34
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	215	215	0.0	0	3	3	0.0	0.00	1.19
All other NewCon	0	171	171	0.0	0	3	3	0.0	0.00	1.52
Total	37,575	38,205	630	1.7	458	498	40	8.6	1.22	1.30

Tax Base

Tax Rates

	Tax Base				Tax Rates		Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	County	City/Town	School District	Special District	Base	Alter
Total Tax Capacity	391	345	-46	-11.8	43.16	44.42	0.00	0.00	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	37.11	43.22	0.00	0.00	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	17.11	18.56	29.38	29.33	29.38	29.33
(=) Taxable Tax Capacity	391	345	-46	-11.8	0.59	0.63	0.00	0.00	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	97.97	106.84	29.38	29.33	

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	96,500	97,400		0.9	943	1,022	79	8.3	0.98	1.05
Res Hmstd:Avg Val	144,700	146,000		0.9	1,601	1,731	130	8.1	1.11	1.19
Res Hmstd: Hi Val	192,900	194,700		0.9	2,258	2,441	183	8.1	1.17	1.25
Res Hmstd: Ex-Hi Val	289,500	292,200		0.9	3,575	3,862	287	8.0	1.23	1.32
Apartment	300,000	300,000		0.0	4,555	4,886	331	7.3	1.52	1.63
Comm/Ind: Lo Val	150,000	135,200		-9.9	3,744	3,599	-144	-3.9	2.5	2.66
Comm/Ind: Med Val	300,000	270,400		-9.9	8,589	8,150	-439	-5.1	2.86	3.01
Comm/Ind: Hi Val	1,000,000	901,400		-9.9	31,198	29,932	-1,266	-4.1	3.12	3.32

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	1,492	118	8.6	0.88	0.97
Res Non-Hm: exis	19,208	18,474	-734	-3.8	220	231	11	5.1	1.14	1.25
Apartments: exis	9,759	9,716	-43	-0.4	124	135	11	8.7	1.28	1.39
Low-inc Apts: ex	1,390	1,390	0	0.0	11	12	1	10.2	0.77	0.85
Seasnl Rec: exis	947	965	17	1.8	12	13	1	10.7	1.25	1.36
Com/Ind: Lo: exi	13,215	12,847	-369	-2.8	298	311	13	4.2	2.26	2.42
Com/Ind Hi: exis	7,425	6,752	-673	-9.1	223	216	-7	-3.0	3.00	3.20
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	85	10	13.0	3.00	3.20
Ag HGA: Exist	531	284	-248	-46.6	4	3	-2	-37.6	0.84	0.98
Ag Hmstd Land	1,247	931	-316	-25.4	6	5	-1	-17.5	0.46	0.51
Ag Non-Hmstd	1,457	1,787	331	22.7	14	19	4	28.8	0.99	1.04
Misc props	957	752	-205	-21.4	15	12	-3	-18.1	1.56	1.62
ResHmstd: NewCon	0	900	900	0.0	0	9	9	0.0	0.00	0.97
All other NewCon	0	451	451	0.0	0	5	5	0.0	0.00	1.20
Total	215,503	211,635	-3,867	-1.8	2,376	2,547	171	7.2	1.10	1.20

Tax Base

Tax Rates

	Tax Base				Tax Rates		Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	County	City/Town	School District	Special District	Base	Alter
Total Tax Capacity	2,363	2,078	-285	-12.0	42.11	43.35	18.92	2.32	0.00	0.00
(-) TIF Tax Capacity	147	47	-99	-67.7	36.09	39.07	19.55	2.42	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	18.92	19.55	3.23	0.00	3.23	8.75
(=) Taxable Tax Capacity	2,216	2,031	-185	-8.4	2.32	2.42	0.00	0.00	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	99.45	104.39		3.23	8.75

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	102,300	100,300		-2.0	770	840	70	9.1	0.75	0.84
Res Hmstd:Avg Val	153,300	150,200		-2.0	1,340	1,452	112	8.4	0.87	0.97
Res Hmstd: Hi Val	204,400	200,300		-2.0	1,910	2,066	155	8.1	0.93	1.03
Res Hmstd: Ex-Hi Val	306,600	300,500		-2.0	3,052	3,293	242	7.9	1	1.1
Apartment	300,000	298,700		-0.4	3,826	4,159	333	8.7	1.28	1.39
Comm/Ind: Lo Val	150,000	136,400		-9.1	3,385	3,301	-84	-2.5	2.26	2.42
Comm/Ind: Med Val	300,000	272,800		-9.1	7,882	7,556	-326	-4.1	2.63	2.77
Comm/Ind: Hi Val	1,000,000	909,400		-9.1	28,867	27,910	-957	-3.3	2.89	3.07

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	348	32	10.2	1.05	1.16
Res Non-Hm: exis	3,640	3,689	49	1.3	47	51	5	10.3	1.28	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	761	688	-74	-9.7	18	18	0	-2.5	2.39	2.58
Com/Ind Hi: exis	1,086	1,138	52	4.8	34	38	5	13.5	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	300	302	2	0.8	9	10	1	9.1	3.09	3.34
Ag HGA: Exist	199	203	5	2.3	2	2	0	14.5	0.92	1.03
Ag Hmstd Land	904	618	-287	-31.7	3	2	-1	-23.2	0.33	0.37
Ag Non-Hmstd	2	300	298	#####	0	3	3	#####	0.91	1.01
Misc props	589	589	0	0.0	8	9	1	9.2	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	1.39
Total	37,407	37,617	210	0.6	436	482	46	10.6	1.17	1.28

Tax Base

Tax Rates

	Tax Base				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	392	351	-41	-10.4	County	43.33	44.62	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	29.49	37.19	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	17.35	18.83	29.38	29.33
(=) Taxable Tax Capacity	392	351	-41	-10.4	Special District	0.59	0.63	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	90.76	101.27	29.38	29.33

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base
Res Hmstd: Lo Val	101,300	101,600	0.3	936	1,042	107	11.4	0.92	1.03
Res Hmstd:Avg Val	151,900	152,400	0.3	1,589	1,752	163	10.2	1.05	1.15
Res Hmstd: Hi Val	202,500	203,200	0.3	2,243	2,462	219	9.8	1.11	1.21
Res Hmstd: Ex-Hi Val	303,800	304,800	0.3	3,551	3,881	330	9.3	1.17	1.27
Comm/Ind: Lo Val	150,000	157,200	4.8	3,582	4,109	527	14.7	2.39	2.61
Comm/Ind: Med Val	300,000	314,400	4.8	8,210	9,360	1,150	14.0	2.74	2.98
Comm/Ind: Hi Val	1,000,000	1,048,000	4.8	29,810	33,867	4,058	13.6	2.98	3.23

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	89	12	16.0	0.75	0.89
Res Non-Hm: exis	1,098	1,088	-10	-0.9	12	13	1	12.5	1.05	1.19
Apartments: exis	112	112	0	0.0	1	2	0	13.4	1.20	1.36
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	32	3	11.6	2.17	2.38
Com/Ind Hi: exis	216	239	23	10.7	6	8	1	21.1	2.88	3.15
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	15.2	2.87	3.14
Ag HGA: Exist	326	427	101	31.0	2	4	2	70.9	0.72	0.93
Ag Hmstd Land	1,541	1,595	54	3.5	7	7	1	12.8	0.42	0.46
Ag Non-Hmstd	760	798	38	5.0	7	8	1	14.5	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	2.47
Total	16,281	16,405	124	0.8	159	185	26	16.1	0.98	1.13

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	171	151	-20	-12.0	County	43.33	44.62	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	30.68	37.17	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	19.09	19.73	3.23	8.75
(=) Taxable Tax Capacity	171	151	-20	-12.0	Special District	0.46	0.49	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	93.56	102.01	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	545	90	19.8	0.58	0.71
Res Hmstd:Avg Val	117,300	115,600	-1.4	869	1,007	138	15.9	0.74	0.87
Res Hmstd: Hi Val	156,300	154,000	-1.5	1,281	1,467	186	14.5	0.82	0.95
Res Hmstd: Ex-Hi Val	234,600	231,200	-1.4	2,110	2,393	284	13.4	0.9	1.04
Apartment	300,000	300,000	0.0	3,606	4,088	482	13.4	1.20	1.36
Comm/Ind: Lo Val	150,000	166,100	10.7	3,252	4,083	831	25.5	2.17	2.46
Comm/Ind: Med Val	300,000	332,200	10.7	7,573	9,315	1,742	23.0	2.52	2.80
Comm/Ind: Hi Val	1,000,000	1,107,500	10.8	27,735	33,735	6,000	21.6	2.77	3.05

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	10,500	368	3.6	1.08	1.13
Res Non-Hm: exis	131,954	135,770	3,816	2.9	1,762	1,878	115	6.6	1.34	1.38
Apartments: exis	91,882	91,911	28	0.0	1,365	1,416	51	3.7	1.49	1.54
Low-inc Apts: ex	13,447	13,320	-127	-0.9	126	129	3	2.5	0.94	0.97
Seasnl Rec: exis	1,272	1,264	-8	-0.6	16	17	1	3.2	1.27	1.32
Com/Ind: Lo: exi	76,550	75,568	-982	-1.3	1,880	1,932	52	2.7	2.46	2.56
Com/Ind Hi: exis	266,600	253,308	-13,293	-5.0	8,471	8,387	-84	-1.0	3.18	3.31
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	605	47	8.5	3.17	3.30
Ag HGA: Exist	2,707	2,510	-197	-7.3	32	31	-1	-2.1	1.17	1.23
Ag Hmstd Land	3,500	3,047	-452	-12.9	14	12	-1	-9.7	0.39	0.41
Ag Non-Hmstd	3,127	3,581	454	14.5	30	36	6	19.9	0.95	1.00
Misc props	2,402	2,354	-48	-2.0	44	45	1	1.9	1.83	1.90
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	25,059	630	2.6	1.58	1.63

Tax Base

Tax Rates

	Tax Base				Pctg Chng	Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter	
Total Tax Capacity	18,996	17,261	-1,735	-9.1	County	42.08	43.31	0.00	0.00	
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	33.66	35.17	0.00	0.00	
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	17.19	18.65	29.38	29.33	
(=) Taxable Tax Capacity	18,996	17,261	-1,735	-9.1	Special District	2.42	2.66	0.00	0.00	
FD Distrib Tax Cap	0	0	0	0.0	Total	95.34	99.79	29.38	29.33	

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	96,600	96,100	-500	-0.5	919	956	36	3.9	0.95	0.99
Res Hmstd:Avg Val	144,900	144,100	-800	-0.6	1,565	1,618	53	3.4	1.08	1.12
Res Hmstd: Hi Val	193,100	192,000	-1,100	-0.6	2,210	2,280	70	3.2	1.14	1.19
Res Hmstd: Ex-Hi Val	289,700	288,100	-1,600	-0.6	3,502	3,607	105	3.0	1.21	1.25
Apartment	300,000	300,100	100	0.0	4,457	4,624	167	3.7	1.49	1.54
Comm/Ind: Lo Val	150,000	142,500	-7,500	-5.0	3,685	3,643	-41	-1.1	2.46	2.56
Comm/Ind: Med Val	300,000	285,000	-15,000	-5.0	8,451	8,305	-146	-1.7	2.82	2.91
Comm/Ind: Hi Val	1,000,000	950,100	-49,900	-5.0	30,692	30,327	-365	-1.2	3.07	3.19

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	32	3	9.4	0.86	0.94
Res Non-Hm: exis	384	377	-7	-1.9	4	4	0	2.1	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	13.3	0.80	0.85
Com/Ind: Lo: exi	268	266	-2	-0.9	6	6	0	3.7	2.12	2.21
Com/Ind Hi: exis	54	65	11	19.3	1	2	0	25.1	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	6.7	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	5.9	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	4.4	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	9.8	0.99	1.07

Tax Base

Tax Rates

	Baseline	Alternative	Change	Pctg Chng		Net Tax Cap (Pctg)		Ref Mkt Val	
						Base	Alter	Base	Alter
Total Tax Capacity	45	40	-5	-10.9	County	43.32	44.61	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	11.57	13.07	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	17.35	18.83	29.38	29.33
(=) Taxable Tax Capacity	45	40	-5	-10.9	Special District	0.46	0.49	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	72.71	77.00	29.38	29.33

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base
Res Hmstd: Lo Val	96,100	96,100	0.0	695	802	107	15.3	0.72	0.83
Res Hmstd:Avg Val	144,000	144,000	0.0	1,227	1,344	117	9.5	0.85	0.93
Res Hmstd: Hi Val	192,000	192,000	0.0	1,760	1,888	127	7.2	0.92	0.98
Res Hmstd: Ex-Hi Val	288,100	288,100	0.0	2,828	2,976	148	5.2	0.98	1.03
Comm/Ind: Lo Val	150,000	179,000	19.3	3,175	4,150	975	30.7	2.12	2.32
Comm/Ind: Med Val	300,000	358,000	19.3	7,262	9,261	1,999	27.5	2.42	2.59
Comm/Ind: Hi Val	1,000,000	1,193,400	19.3	26,334	33,114	6,780	25.7	2.63	2.77

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	12.3	1.27	1.38
Res Non-Hm: exis	3,184	3,765	581	18.2	50	65	15	29.4	1.58	1.73
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	1.38
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	27.5	1.46	1.60

Tax Base

Tax Rates

	Tax Base				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	60	69	10	16.0	County	42.24	43.49	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	53.05	62.27	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	21.74	21.59	14.66	15.22
(=) Taxable Tax Capacity	60	69	10	16.0	Special District	0.46	0.49	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	117.50	127.85	14.66	15.22

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	192,900	199,600	3.5	2,350	2,609	259	11.0	1.22	1.31	
Res Hmstd:Avg Val	289,200	299,300	3.5	3,710	4,150	441	11.9	1.28	1.39	
Res Hmstd: Hi Val	385,500	399,000	3.5	5,069	5,691	622	12.3	1.31	1.43	
Res Hmstd: Ex-Hi Val	578,300	598,500	3.5	7,872	8,877	1,005	12.8	1.36	1.48	

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	5,064	87	1.8	1.35	1.43
Res Non-Hm: exis	39,951	38,506	-1,446	-3.6	612	635	23	3.8	1.53	1.65
Apartments: exis	5,664	5,663	-1	0.0	102	111	9	8.9	1.80	1.96
Low-inc Apts: ex	9,585	9,585	0	0.0	106	115	10	9.2	1.10	1.20
Seasnl Rec: exis	1,325	1,181	-144	-10.9	24	23	-1	-2.9	1.80	1.96
Com/Ind: Lo: exi	16,420	16,834	414	2.5	466	514	48	10.3	2.84	3.05
Com/Ind Hi: exis	136,972	132,596	-4,375	-3.2	5,062	5,259	197	3.9	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	7.7	3.70	3.98
Ag HGA: Exist	396	379	-17	-4.4	5	5	0	-1.9	1.26	1.30
Ag Hmstd Land	578	554	-23	-4.1	3	3	0	3.8	0.49	0.53
Ag Non-Hmstd	3,662	3,369	-293	-8.0	48	48	0	-1.0	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	2.88
Total	588,797	570,608	-18,189	-3.1	11,606	12,022	416	3.6	1.97	2.11

Tax Base

Tax Rates

					County	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	7,407	6,764	-643	-8.7	County	39.29	43.44	0.00	0.00
(-) TIF Tax Capacity	22	22	0	0.0	City/Town	41.92	46.60	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	48.77	50.19	15.09	17.60
(=) Taxable Tax Capacity	7,385	6,743	-643	-8.7	Special District	0.00	0.00	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	129.98	140.24	15.09	17.60

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	123,000	118,400	-3.7	1,523	1,496	-27	-1.7	1.24	1.26	
Res Hmstd:Avg Val	184,500	177,700	-3.7	2,470	2,507	37	1.5	1.34	1.41	
Res Hmstd: Hi Val	245,900	236,800	-3.7	3,416	3,514	98	2.9	1.39	1.48	
Res Hmstd: Ex-Hi Val	368,900	355,300	-3.7	5,311	5,534	223	4.2	1.44	1.56	
Apartment	300,000	299,900	0.0	5,327	5,785	458	8.6	1.78	1.93	
Comm/Ind: Lo Val	150,000	145,200	-3.2	4,250	4,423	173	4.1	2.83	3.05	
Comm/Ind: Med Val	300,000	290,400	-3.2	9,840	10,189	349	3.5	3.28	3.51	
Comm/Ind: Hi Val	1,000,000	968,100	-3.2	35,930	37,315	1,386	3.9	3.59	3.85	

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	25.0	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	446	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	23.4	3.19	3.81
Ag HGA: Exist	627	625	-2	-0.3	7	8	2	23.5	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	35.6	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	3,324	461	16.1	1.43	1.74

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	2,328	2,020	-308	-13.2	County	39.23	43.37	0.00	0.00
(-) TIF Tax Capacity	80	79	-1	-1.5	City/Town	54.64	64.82	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	8.74	22.81	14.53	16.17
(=) Taxable Tax Capacity	2,248	1,941	-307	-13.6	Special District	1.98	1.78	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	104.59	132.78	14.53	16.17

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	103,000	96,200		-6.6	947	1,053	106	11.2	0.92	1.09
Res Hmstd:Avg Val	154,400	144,300		-6.5	1,606	1,827	221	13.8	1.04	1.27
Res Hmstd: Hi Val	205,900	192,400		-6.6	2,266	2,601	335	14.8	1.10	1.35
Res Hmstd: Ex-Hi Val	308,900	288,600		-6.6	3,585	4,149	564	15.7	1.16	1.44
Apartment	300,000	300,000		0.0	4,358	5,464	1,106	25.4	1.45	1.82
Comm/Ind: Lo Val	150,000	141,700		-5.5	3,670	4,137	467	12.7	2.45	2.92
Comm/Ind: Med Val	300,000	283,400		-5.5	8,491	9,501	1,010	11.9	2.83	3.35
Comm/Ind: Hi Val	1,000,000	944,700		-5.5	30,988	34,890	3,902	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	8,835	481	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	2	0.7	1.29	1.46
Com/Ind: Lo: exi	36,246	35,954	-292	-0.8	933	1,022	89	9.6	2.57	2.84
Com/Ind Hi: exis	140,583	137,579	-3,004	-2.1	4,745	5,141	396	8.3	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	9	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	30.8	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	17,679	1,155	7.0	1.55	1.71

Tax Base

Tax Rates

	Tax Base				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	12,476	11,186	-1,291	-10.3	County	39.53	43.71	0.00	0.00
(-) TIF Tax Capacity	98	99	1	0.7	City/Town	38.45	47.03	3.13	3.24
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	31.91	35.09	13.79	13.14
(=) Taxable Tax Capacity	12,378	11,087	-1,291	-10.4	Special District	1.59	1.72	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	111.47	127.55	16.92	16.37

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change		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	2,190	116	5.6	1.16	1.28	
Res Hmstd: Hi Val	237,400	228,600	-3.7	2,889	3,077	188	6.5	1.22	1.35	
Res Hmstd: Ex-Hi Val	356,200	343,000	-3.7	4,522	4,855	334	7.4	1.27	1.42	
Apartment	300,000	302,400	0.8	4,688	5,316	629	13.4	1.56	1.76	
Comm/Ind: Lo Val	150,000	146,800	-2.1	3,861	4,174	314	8.1	2.57	2.84	
Comm/Ind: Med Val	300,000	293,600	-2.1	8,924	9,631	707	7.9	2.97	3.28	
Comm/Ind: Hi Val	1,000,000	978,600	-2.1	32,551	35,228	2,677	8.2	3.26	3.6	

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	2.0	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	2,588	208	8.8	1.71	1.94

Tax Base

Tax Rates

	Tax Base				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	1,690	1,470	-219	-13.0	County	39.30	43.45	0.00	0.00
(-) TIF Tax Capacity	80	19	-61	-76.4	City/Town	63.46	77.08	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	18.13	20.43	13.08	13.75
(=) Taxable Tax Capacity	1,610	1,451	-158	-9.8	Special District	0.00	0.00	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	120.89	140.96	13.08	13.75

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	82,800	77,500		-6.4	811	772	-39	-4.8	0.98	1
Res Hmstd:Avg Val	124,100	116,200		-6.4	1,402	1,420	18	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	3,365	189	6.0	1.28	1.45
Apartment	300,000	300,000		0.0	4,926	5,699	773	15.7	1.64	1.9
Comm/Ind: Lo Val	150,000	147,100		-1.9	4,015	4,440	425	10.6	2.68	3.02
Comm/Ind: Med Val	300,000	294,200		-1.9	9,303	10,265	962	10.3	3.10	3.49
Comm/Ind: Hi Val	1,000,000	980,700		-1.9	33,980	37,579	3,599	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	3,770	136	3.7	1.14	1.22
Res Non-Hm: exis	41,477	38,662	-2,816	-6.8	551	555	4	0.7	1.33	1.44
Apartments: exis	14,188	12,220	-1,968	-13.9	214	200	-14	-6.4	1.51	1.64
Low-inc Apts: ex	1,743	3,684	1,941	111.3	16	37	21	129.4	0.92	1.00
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	463	20	4.4	2.52	2.71
Com/Ind Hi: exis	62,308	61,422	-887	-1.4	2,066	2,194	128	6.2	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	1,712	1,794	82	4.8	55	62	7	13.1	3.19	3.44
Ag HGA: Exist	592	297	-295	-49.8	7	3	-3	-49.4	1.13	1.14
Ag Hmstd Land	1,017	833	-183	-18.0	5	5	0	-5.8	0.47	0.54
Ag Non-Hmstd	2,102	1,967	-136	-6.5	23	24	1	2.4	1.11	1.22
Misc props	523	516	-7	-1.3	11	12	1	7.5	2.07	2.25
ResHmstd: NewCon	0	995	995	0.0	0	12	12	0.0	0.00	1.22
All other NewCon	0	2,256	2,256	0.0	0	61	61	0.0	0.00	2.71
Total	462,013	450,711	-11,302	-2.4	7,024	7,397	373	5.3	1.52	1.64

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	5,412	5,000	-412	-7.6	County	39.29	43.45	0.00	0.00
(-) TIF Tax Capacity	105	100	-5	-5.2	City/Town	46.61	52.55	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	25.19	25.65	11.77	11.71
(=) Taxable Tax Capacity	5,307	4,900	-407	-7.7	Special District	0.00	0.00	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	111.09	121.65	11.77	11.71

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Pctg Chng	Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change		Base	Alter
Res Hmstd: Lo Val	139,200	134,900		-3.1	1,463	1,494	31	2.1	1.05	1.11
Res Hmstd:Avg Val	208,700	202,300		-3.1	2,380	2,466	87	3.7	1.14	1.22
Res Hmstd: Hi Val	278,300	269,800		-3.1	3,297	3,441	143	4.3	1.18	1.28
Res Hmstd: Ex-Hi Val	417,500	404,700		-3.1	5,129	5,387	258	5.0	1.23	1.33
Apartment	300,000	258,400		-13.9	4,519	4,232	-287	-6.4	1.51	1.64
Comm/Ind: Lo Val	150,000	147,900		-1.4	3,775	4,006	231	6.1	2.52	2.71
Comm/Ind: Med Val	300,000	295,700		-1.4	8,749	9,267	518	5.9	2.92	3.13
Comm/Ind: Hi Val	1,000,000	985,800		-1.4	31,963	33,919	1,956	6.1	3.2	3.44

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	873	-35	-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	-8.1	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

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	1,472	1,218	-254	-17.2	County	39.28	43.43	0.00	0.00
(-) TIF Tax Capacity	229	216	-13	-5.7	City/Town	53.82	68.75	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	29.53	35.50	15.57	14.78
(=) Taxable Tax Capacity	1,243	1,002	-241	-19.4	Special District	0.00	0.00	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	122.63	147.68	15.57	14.78

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		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	1,613	-79	-4.7	1.21	1.31
Res Hmstd: Hi Val	187,000	164,000		-12.3	2,380	2,332	-48	-2.0	1.27	1.42
Res Hmstd: Ex-Hi Val	280,500	246,100		-12.3	3,756	3,775	19	0.5	1.34	1.53
Apartment	300,000	233,600		-22.1	5,066	4,657	-408	-8.1	1.69	1.99
Comm/Ind: Lo Val	150,000	147,700		-1.5	4,091	4,622	531	13.0	2.73	3.13
Comm/Ind: Med Val	300,000	295,300		-1.6	9,469	10,685	1,217	12.8	3.16	3.62
Comm/Ind: Hi Val	1,000,000	984,300		-1.6	34,563	39,095	4,532	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	934	-26	-2.7	1.22	1.26
Res Non-Hm: exis	12,658	10,560	-2,098	-16.6	185	169	-16	-8.8	1.46	1.60
Apartments: exis	2,720	2,720	0	0.0	47	51	4	9.4	1.71	1.87
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	6.9	1.60	1.74
Com/Ind: Lo: exi	10,206	9,915	-291	-2.9	280	295	15	5.3	2.75	2.98
Com/Ind Hi: exis	21,256	21,916	659	3.1	765	857	92	12.0	3.60	3.91
Publ U: Elec Gen	2,445	2,330	-116	-4.7	64	67	3	4.9	2.62	2.89
Publ U: Other	3,775	3,903	129	3.4	132	149	17	12.9	3.50	3.82
Ag HGA: Exist	416	388	-28	-6.7	5	5	0	-1.2	1.32	1.39
Ag Hmstd Land	899	1,030	131	14.6	5	7	2	30.4	0.56	0.63
Ag Non-Hmstd	1,424	1,465	40	2.8	17	20	3	14.7	1.22	1.36
Misc props	1,668	1,610	-58	-3.5	35	37	2	5.5	2.09	2.29
ResHmstd: NewCon	0	38	38	0.0	0	0	0	0.0	0.00	1.26
All other NewCon	0	551	551	0.0	0	18	18	0.0	0.00	3.35
Total	136,359	130,906	-5,453	-4.0	2,499	2,612	114	4.5	1.83	2.00

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	1,703	1,505	-198	-11.6	County	39.29	43.45	0.00	0.00
(-) TIF Tax Capacity	104	104	-1	-0.6	City/Town	45.91	56.13	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	36.37	35.99	19.09	17.69
(=) Taxable Tax Capacity	1,598	1,401	-197	-12.3	Special District	0.00	0.00	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	121.57	135.56	19.09	17.69

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	89,500	84,500		-5.6	967	893	-74	-7.6	1.08	1.06
Res Hmstd: Avg Val	134,200	126,700		-5.6	1,636	1,591	-45	-2.7	1.22	1.26
Res Hmstd: Hi Val	178,900	168,900		-5.6	2,305	2,290	-15	-0.7	1.29	1.36
Res Hmstd: Ex-Hi Val	268,400	253,400		-5.6	3,645	3,688	43	1.2	1.36	1.46
Apartment	300,000	300,000		0.0	5,132	5,614	483	9.4	1.71	1.87
Comm/Ind: Lo Val	150,000	154,700		3.1	4,120	4,649	529	12.8	2.75	3.01
Comm/Ind: Med Val	300,000	309,300		3.1	9,519	10,694	1,175	12.3	3.17	3.46
Comm/Ind: Hi Val	1,000,000	1,031,000		3.1	34,712	38,914	4,202	12.1	3.47	3.77

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	5,994	110	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	57	5.9	2.67	2.83
Com/Ind Hi: exis	217,100	212,063	-5,037	-2.3	7,565	7,855	290	3.8	3.48	3.70
Publ U: Elec Gen	205,589	208,717	3,128	1.5	5,156	5,598	442	8.6	2.51	2.68
Publ U: Other	99,261	104,899	5,638	5.7	3,457	3,884	427	12.3	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	26,564	1,479	5.9	2.11	2.25

Tax Base

Tax Rates

	Tax Base				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	17,405	16,636	-769	-4.4	County	39.29	43.45	0.00	0.00
(-) TIF Tax Capacity	971	926	-45	-4.6	City/Town	46.72	49.97	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	27.02	28.33	21.72	22.24
(=) Taxable Tax Capacity	16,434	15,710	-724	-4.4	Special District	1.50	1.24	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	114.53	122.99	21.72	22.24

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Change		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	103,400	101,000	-2,400	-2.3	1,129	1,121	-8	-0.8	1.09	1.11
Res Hmstd:Avg Val	155,000	151,400	-3,600	-2.3	1,879	1,908	29	1.6	1.21	1.26
Res Hmstd: Hi Val	206,600	201,700	-4,900	-2.4	2,628	2,694	66	2.5	1.27	1.34
Res Hmstd: Ex-Hi Val	309,900	302,600	-7,300	-2.4	4,129	4,271	143	3.5	1.33	1.41
Apartment	300,000	299,900	-100	0.0	4,946	5,277	331	6.7	1.65	1.76
Comm/Ind: Lo Val	150,000	146,500	-3,500	-2.3	4,001	4,151	150	3.7	2.67	2.83
Comm/Ind: Med Val	300,000	293,000	-7,000	-2.3	9,228	9,547	319	3.5	3.08	3.26
Comm/Ind: Hi Val	1,000,000	976,800	-23,200	-2.3	33,619	34,876	1,257	3.7	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	1,490	15	1.0	1.15	1.23
Res Non-Hm: exis	20,900	18,452	-2,448	-11.7	297	289	-8	-2.6	1.42	1.57
Apartments: exis	2,180	2,066	-114	-5.2	35	37	2	5.7	1.62	1.81
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	6.6	1.62	1.81
Com/Ind: Lo: exi	4,252	4,162	-89	-2.1	113	121	8	7.5	2.65	2.91
Com/Ind Hi: exis	8,920	6,738	-2,182	-24.5	311	258	-53	-16.9	3.49	3.84
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	49	6	14.8	3.49	3.84
Ag HGA: Exist	507	498	-9	-1.7	6	6	0	6.5	1.19	1.29
Ag Hmstd Land	692	1,015	322	46.6	3	6	3	79.4	0.50	0.62
Ag Non-Hmstd	4,979	3,673	-1,306	-26.2	59	49	-10	-16.6	1.19	1.34
Misc props	1,830	1,738	-91	-5.0	30	31	2	6.0	1.62	1.81
ResHmstd: NewCon	0	2,182	2,182	0.0	0	27	27	0.0	0.00	1.23
All other NewCon	0	234	234	0.0	0	4	4	0.0	0.00	1.55
Total	173,681	163,592	-10,089	-5.8	2,373	2,370	-3	-0.1	1.37	1.45

Tax Base

Tax Rates

	Tax Base				Tax Rates		Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	County	City/Town	School District	Special District	Base	Alter
Total Tax Capacity	1,882	1,527	-355	-18.9	39.25	43.39	0.00	0.00	0.00	0.00
(-) TIF Tax Capacity	99	6	-92	-93.7	47.52	55.73	13.79	13.14	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	31.80	34.97	0.00	0.00	13.79	13.14
(=) Taxable Tax Capacity	1,784	1,521	-263	-14.7	0.00	0.00	0.00	0.00	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	118.56	134.09	13.79	13.14	

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	95,000	90,100	-5.2	970	936	-35	-3.6	1.02	1.04	
Res Hmstd:Avg Val	142,400	135,000	-5.2	1,640	1,651	11	0.6	1.15	1.22	
Res Hmstd: Hi Val	189,800	180,000	-5.2	2,311	2,368	57	2.5	1.22	1.32	
Res Hmstd: Ex-Hi Val	284,800	270,000	-5.2	3,653	3,802	148	4.1	1.28	1.41	
Apartment	300,000	284,300	-5.2	4,860	5,139	279	5.7	1.62	1.81	
Comm/Ind: Lo Val	150,000	113,300	-24.5	3,973	3,296	-677	-17.0	2.65	2.91	
Comm/Ind: Med Val	300,000	226,600	-24.5	9,202	7,302	-1,900	-20.7	3.07	3.22	
Comm/Ind: Hi Val	1,000,000	755,400	-24.5	33,603	27,582	-6,021	-17.9	3.36	3.65	

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	13,711	403	3.0	1.30	1.40
Res Non-Hm: exis	93,687	83,338	-10,349	-11.0	1,375	1,318	-58	-4.2	1.47	1.58
Apartments: exis	2,053	5,224	3,171	154.4	35	98	63	180.6	1.69	1.87
Low-inc Apts: ex	3,557	3,643	87	2.4	37	42	5	12.5	1.05	1.15
Seasnl Rec: exis	5,228	4,772	-455	-8.7	77	75	-1	-1.7	1.47	1.58
Com/Ind: Lo: exi	24,049	23,482	-568	-2.4	656	691	35	5.3	2.73	2.94
Com/Ind Hi: exis	105,669	97,007	-8,661	-8.2	3,808	3,768	-39	-1.0	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	8,737	8,964	227	2.6	317	350	34	10.7	3.62	3.91
Ag HGA: Exist	16,786	16,833	47	0.3	208	226	18	8.8	1.24	1.34
Ag Hmstd Land	27,510	28,426	916	3.3	140	161	21	14.8	0.51	0.57
Ag Non-Hmstd	24,175	23,263	-912	-3.8	294	309	15	5.2	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	1.40
All other NewCon	0	5,591	5,591	0.0	0	117	117	0.0	0.00	2.09
Total	1,332,578	1,283,879	-48,699	-3.7	20,255	20,927	673	3.3	1.52	1.63

Tax Base

Tax Rates

	Tax Base				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	14,514	13,016	-1,499	-10.3	County	39.29	43.45	0.00	0.00
(-) TIF Tax Capacity	399	339	-60	-15.0	City/Town	34.42	39.09	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	50.09	51.37	14.47	17.53
(=) Taxable Tax Capacity	14,115	12,676	-1,439	-10.2	Special District	0.46	0.71	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	124.26	134.62	14.47	17.53

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	141,600	135,800	-4.1	1,720	1,729	10	0.6	1.21	1.27	
Res Hmstd:Avg Val	212,200	203,400	-4.1	2,763	2,840	77	2.8	1.30	1.4	
Res Hmstd: Hi Val	282,900	271,200	-4.1	3,807	3,954	147	3.9	1.35	1.46	
Res Hmstd: Ex-Hi Val	424,500	407,000	-4.1	5,889	6,184	295	5.0	1.39	1.52	
Apartment	300,000	763,300	154.4	5,094	14,182	9,088	178.4	1.7	1.86	
Comm/Ind: Lo Val	150,000	137,700	-8.2	4,112	4,077	-34	-0.8	2.74	2.96	
Comm/Ind: Med Val	300,000	275,400	-8.2	9,522	9,319	-202	-2.1	3.17	3.38	
Comm/Ind: Hi Val	1,000,000	918,000	-8.2	34,768	34,314	-454	-1.3	3.48	3.74	

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	10.6	1.31	1.50
Res Non-Hm: exis	1,183	1,109	-74	-6.3	21	25	4	19.4	1.74	2.22
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	961	911	-49	-5.1	29	34	5	16.2	3.03	3.71
Com/Ind Hi: exis	180	251	71	39.6	7	12	5	71.2	3.99	4.89
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	22.2	3.88	4.76
Ag HGA: Exist	316	293	-23	-7.1	5	5	0	11.0	1.43	1.71
Ag Hmstd Land	351	370	19	5.4	2	3	1	39.7	0.63	0.84
Ag Non-Hmstd	602	634	32	5.3	9	12	3	36.2	1.43	1.86
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	10,127	9,869	-258	-2.5	164	193	29	17.8	1.62	1.96

Tax Base

Tax Rates

	Tax Base				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	110	90	-19	-17.7	County	39.30	43.45	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	93.54	117.59	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	8.87	22.96	14.53	16.17
(=) Taxable Tax Capacity	110	90	-19	-17.7	Special District	1.70	1.52	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	143.40	185.52	14.53	16.17

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	68,700	66,200	-3.6	810	844	34	4.2	1.18	1.27	
Res Hmstd:Avg Val	103,000	99,200	-3.7	1,347	1,476	129	9.5	1.31	1.49	
Res Hmstd: Hi Val	137,400	132,300	-3.7	1,921	2,198	277	14.4	1.4	1.66	
Res Hmstd: Ex-Hi Val	206,100	198,500	-3.7	3,068	3,644	576	18.8	1.49	1.84	
Comm/Ind: Lo Val	150,000	209,400	39.6	4,543	8,474	3,930	86.5	3.03	4.05	
Comm/Ind: Med Val	300,000	418,800	39.6	10,528	18,722	8,194	77.8	3.51	4.47	
Comm/Ind: Hi Val	1,000,000	1,396,000	39.6	38,459	66,548	28,089	73.0	3.85	4.77	

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	1,053	29	2.9	1.39	1.52
Res Non-Hm: exis	16,584	13,413	-3,171	-19.1	283	260	-23	-8.1	1.71	1.94
Apartments: exis	616	615	-1	-0.1	11	13	2	15.5	1.87	2.16
Low-inc Apts: ex	274	274	0	0.0	3	4	0	15.2	1.14	1.32
Seasnl Rec: exis	14,177	12,253	-1,924	-13.6	214	215	1	0.6	1.51	1.76
Com/Ind: Lo: exi	3,093	2,932	-161	-5.2	91	98	7	7.2	2.94	3.33
Com/Ind Hi: exis	3,708	3,562	-146	-3.9	144	156	13	8.9	3.87	4.39
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	34	5	17.6	3.84	4.36
Ag HGA: Exist	507	482	-26	-5.0	7	8	1	6.9	1.47	1.65
Ag Hmstd Land	141	144	4	2.6	1	1	0	12.9	0.46	0.51
Ag Non-Hmstd	2,085	1,539	-546	-26.2	29	25	-4	-13.3	1.37	1.61
Misc props	204	163	-41	-20.0	5	5	0	-7.8	2.49	2.87
ResHmstd: NewCon	0	193	193	0.0	0	3	3	0.0	0.00	1.52
All other NewCon	0	290	290	0.0	0	6	6	0.0	0.00	1.93
Total	115,691	105,768	-9,923	-8.6	1,840	1,880	39	2.1	1.59	1.78

Tax Base

Tax Rates

	Tax Base				Tax Rates		Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	County	City/Town	School District	Special District	Base	Alter
Total Tax Capacity	1,240	1,030	-210	-16.9	39.23	43.38	0.00	0.00	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	68.26	82.17	15.57	14.78	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	29.44	35.39	0.00	0.00	15.57	14.78
(=) Taxable Tax Capacity	1,240	1,030	-210	-16.9	0.00	0.00	0.00	0.00	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	136.93	160.94	15.57	14.78	

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	110,200	103,600		-6.0	1,407	1,371	-36	-2.6	1.28	1.32
Res Hmstd:Avg Val	165,300	155,400		-6.0	2,297	2,356	59	2.6	1.39	1.52
Res Hmstd: Hi Val	220,300	207,100		-6.0	3,185	3,340	154	4.8	1.45	1.61
Res Hmstd: Ex-Hi Val	330,600	310,700		-6.0	4,967	5,310	344	6.9	1.50	1.71
Apartment	300,000	299,600		-0.1	5,602	6,470	868	15.5	1.87	2.16
Seas Rec: Lo Val	50,000	43,200		-13.6	723	731	9	1.2	1.45	1.69
Seas Rec: Hi Val	150,000	129,600		-13.6	2,252	2,260	8	0.4	1.50	1.74
Comm/Ind: Lo Val	150,000	144,100		-3.9	4,413	4,796	383	8.7	2.94	3.33
Comm/Ind: Med Val	300,000	288,200		-3.9	10,220	11,057	838	8.2	3.41	3.84
Comm/Ind: Hi Val	1,000,000	960,700		-3.9	37,316	40,570	3,254	8.7	3.73	4.22

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	9,469	342	3.8	1.22	1.31
Res Non-Hm: exis	119,078	103,192	-15,886	-13.3	1,726	1,632	-94	-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	9.2	2.69	2.93
Com/Ind Hi: exis	87,621	83,467	-4,155	-4.7	3,086	3,202	116	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	570	37	7.0	3.51	3.82
Ag HGA: Exist	15,792	14,507	-1,285	-8.1	196	195	-1	-0.6	1.24	1.34
Ag Hmstd Land	27,082	27,991	909	3.4	139	166	27	19.8	0.51	0.59
Ag Non-Hmstd	31,463	27,609	-3,853	-12.2	378	368	-11	-2.9	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	16,246	678	4.4	1.47	1.59

Tax Base

Tax Rates

	Tax Base				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	11,662	10,307	-1,355	-11.6	County	39.29	43.45	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	34.01	41.34	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	42.48	44.44	17.75	17.82
(=) Taxable Tax Capacity	11,662	10,307	-1,355	-11.6	Special District	1.50	1.24	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	117.29	130.47	17.75	17.82

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	116,700	112,900	-3.3	1,309	1,321	12	0.9	1.12	1.17	
Res Hmstd:Avg Val	175,000	169,300	-3.3	2,148	2,223	75	3.5	1.23	1.31	
Res Hmstd: Hi Val	233,300	225,600	-3.3	2,988	3,124	136	4.6	1.28	1.38	
Res Hmstd: Ex-Hi Val	350,000	338,500	-3.3	4,669	4,931	262	5.6	1.33	1.46	
Comm/Ind: Lo Val	150,000	142,900	-4.7	4,004	4,147	143	3.6	2.67	2.90	
Comm/Ind: Med Val	300,000	285,800	-4.7	9,254	9,526	272	2.9	3.08	3.33	
Comm/Ind: Hi Val	1,000,000	952,600	-4.7	33,754	34,929	1,175	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	1.57
Res Non-Hm: exis	583	557	-26	-4.4	9	9	0	5.3	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	1.57
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

Tax Rates

	Tax Base				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	58	53	-5	-9.1	County	39.30	43.45	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	48.61	57.76	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	43.40	45.50	17.51	17.33
(=) Taxable Tax Capacity	58	53	-5	-9.1	Special District	0.17	0.21	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	131.47	146.91	17.51	17.33

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	193,000	181,400	-6.0	2,677	2,672	-5	-0.2	1.39	1.47	
Res Hmstd:Avg Val	289,400	272,000	-6.0	4,200	4,280	80	1.9	1.45	1.57	
Res Hmstd: Hi Val	385,800	362,600	-6.0	5,723	5,888	165	2.9	1.48	1.62	
Res Hmstd: Ex-Hi Val	578,800	544,000	-6.0	8,882	9,097	214	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	10.5	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	3.15
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

Tax Rates

	Tax Base				Tax Rates		Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	County	City/Town	School District	Special District	Base	Alter
Total Tax Capacity	1,408	1,246	-161	-11.4	39.28	43.44	0.00	0.00	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	75.26	86.00	11.40	13.13	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	18.60	20.01	0.00	0.00	11.40	13.13
(=) Taxable Tax Capacity	1,408	1,246	-161	-11.4	1.12	1.01	0.00	0.00	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	134.27	150.45	11.40	13.13	

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	94,100	89,500	-4,600	-4.9	1,083	1,025	-58	-5.4	1.15	1.15
Res Hmstd:Avg Val	141,100	134,200	-6,900	-4.9	1,810	1,817	7	0.4	1.28	1.35
Res Hmstd: Hi Val	188,100	178,900	-9,200	-4.9	2,537	2,609	72	2.8	1.35	1.46
Res Hmstd: Ex-Hi Val	282,200	268,400	-13,800	-4.9	3,992	4,194	201	5.0	1.41	1.56
Apartment	300,000	332,800	32,800	10.9	5,377	6,696	1,319	24.5	1.79	2.01
Comm/Ind: Lo Val	150,000	144,100	-5,900	-3.9	4,291	4,546	255	5.9	2.86	3.15
Comm/Ind: Med Val	300,000	288,100	-11,900	-4.0	9,955	10,480	525	5.3	3.32	3.64
Comm/Ind: Hi Val	1,000,000	960,400	-39,600	-4.0	36,388	38,464	2,076	5.7	3.64	4.00

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	2,024	22	1.1	1.28	1.36
Res Non-Hm: exis	14,488	13,362	-1,126	-7.8	219	216	-3	-1.4	1.51	1.62
Apartments: exis	457	457	0	0.0	7	8	1	8.6	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	7.5	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	61.1	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	2,838	74	2.7	1.44	1.55

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	2,056	1,854	-202	-9.8	County	39.29	43.45	0.00	0.00
(-) TIF Tax Capacity	12	12	0	-0.1	City/Town	44.44	48.59	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	35.34	38.03	13.87	13.97
(=) Taxable Tax Capacity	2,044	1,843	-202	-9.9	Special District	1.66	1.78	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	120.73	131.85	13.87	13.97

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Pctg Chng	Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change		Base	Alter
Res Hmstd: Lo Val	153,000	145,700		-4.8	1,825	1,806	-18	-1.0	1.19	1.24
Res Hmstd:Avg Val	229,400	218,500		-4.8	2,922	2,954	33	1.1	1.27	1.35
Res Hmstd: Hi Val	305,800	291,200		-4.8	4,019	4,101	82	2.0	1.31	1.41
Res Hmstd: Ex-Hi Val	458,800	436,900		-4.8	6,175	6,371	196	3.2	1.35	1.46
Apartment	300,000	300,000		0.0	4,943	5,363	420	8.5	1.65	1.79
Comm/Ind: Lo Val	150,000	147,100		-1.9	4,023	4,242	219	5.4	2.68	2.88
Comm/Ind: Med Val	300,000	294,200		-1.9	9,318	9,804	486	5.2	3.11	3.33
Comm/Ind: Hi Val	1,000,000	980,800		-1.9	34,027	35,885	1,858	5.5	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	1,999	56	2.9	1.25	1.32
Res Non-Hm: exis	20,044	16,924	-3,120	-15.6	300	273	-26	-8.7	1.49	1.62
Apartments: exis	5,122	5,122	0	0.0	86	94	7	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	24	2.9	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	3.5	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	3,855	133	3.6	1.64	1.75

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	2,630	2,373	-257	-9.8	County	39.24	43.38	0.00	0.00
(-) TIF Tax Capacity	178	163	-15	-8.2	City/Town	50.34	54.33	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	37.01	39.94	10.49	11.30
(=) Taxable Tax Capacity	2,452	2,210	-242	-9.9	Special District	0.00	0.00	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	126.58	137.65	10.49	11.30

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Pctg Chng	Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change		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	64	2.8	1.26	1.32
Res Hmstd: Hi Val	242,100	236,100		-2.5	3,164	3,297	132	4.2	1.31	1.4
Res Hmstd: Ex-Hi Val	363,200	354,200		-2.5	4,933	5,202	269	5.4	1.36	1.47
Apartment	300,000	300,000		0.0	5,062	5,501	439	8.7	1.69	1.83
Comm/Ind: Lo Val	150,000	143,500		-4.3	4,104	4,225	121	2.9	2.74	2.94
Comm/Ind: Med Val	300,000	287,000		-4.3	9,524	9,743	219	2.3	3.17	3.39
Comm/Ind: Hi Val	1,000,000	956,700		-4.3	34,817	35,781	963	2.8	3.48	3.74

Yellow Medicine County

Canby city

<i>Tax Burdens by Property Class</i>	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	656	0	0.1	1.45	1.46
Res Non-Hm: exis	5,128	5,125	-3	-0.1	90	102	12	12.9	1.76	1.98
Apartments: exis	1,610	1,661	52	3.2	34	40	6	16.7	2.12	2.40
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	5,351	4,671	-680	-12.7	174	169	-5	-2.8	3.25	3.62
Com/Ind Hi: exis	1,557	2,066	509	32.7	67	98	32	47.9	4.28	4.76
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	81	11	15.8	4.22	4.71
Ag HGA: Exist	78	76	-2	-2.8	1	1	0	-9.6	1.33	1.24
Ag Hmstd Land	443	502	59	13.3	3	4	1	30.7	0.73	0.84
Ag Non-Hmstd	322	353	31	9.7	5	6	1	25.1	1.57	1.79
Misc props	346	291	-55	-16.0	9	8	0	-5.3	2.46	2.77
ResHmstd: NewCon	0	243	243	0.0	0	4	4	0.0	0.00	1.46
All other NewCon	0	2,097	2,097	0.0	0	88	88	0.0	0.00	4.21
Total	61,627	63,604	1,978	3.2	1,108	1,257	149	13.5	1.80	1.98

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	678	593	-85	-12.6	County	46.25	45.61	0.00	0.00
(-) TIF Tax Capacity	32	50	18	54.9	City/Town	99.51	123.76	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	8.94	7.40	16.41	16.61
(=) Taxable Tax Capacity	646	543	-103	-16.0	Special District	2.06	2.08	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	156.76	178.85	16.41	16.61

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	50,500	50,100		-0.8	673	621	-52	-7.7	1.33	1.24
Res Hmstd:Avg Val	75,700	75,100		-0.8	1,008	931	-78	-7.7	1.33	1.24
Res Hmstd: Hi Val	100,900	100,200		-0.7	1,466	1,454	-12	-0.8	1.45	1.45
Res Hmstd: Ex-Hi Val	151,500	150,400		-0.7	2,388	2,516	128	5.4	1.58	1.67
Apartment	300,000	309,600		3.2	6,371	7,435	1,064	16.7	2.12	2.40
Comm/Ind: Lo Val	150,000	199,100		32.7	4,872	7,762	2,890	59.3	3.25	3.9
Comm/Ind: Med Val	300,000	398,100		32.7	11,286	17,245	5,959	52.8	3.76	4.33
Comm/Ind: Hi Val	1,000,000	1,327,100		32.7	41,219	61,511	20,293	49.2	4.12	4.64

Yellow Medicine County

Clarkfield city

<i>Tax Burdens by Property Class</i>	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

Tax Rates

	Tax Base				Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	292	258	-34	-11.7	County	45.29	44.71	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	#####	123.44	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	8.79	8.40	26.52	28.44
(=) Taxable Tax Capacity	292	258	-34	-11.7	Special District	0.63	0.63	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	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	13,003	1,225	10.4	3.93	4.29
Comm/Ind: Hi Val	1,000,000	1,011,400	1.1	42,921	47,342	4,422	10.3	4.29	4.68

Yellow Medicine County

Echo city

<i>Tax Burdens by Property Class</i>	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	74	-1	-1.4	1.84	1.69
Res Non-Hm: exis	262	269	7	2.8	6	7	1	16.3	2.26	2.56
Apartments: exis	277	270	-7	-2.5	8	8	1	10.5	2.71	3.07
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	793	780	-12	-1.5	31	34	3	10.1	3.93	4.39
Com/Ind Hi: exis	528	533	5	0.9	27	31	4	12.9	5.15	5.76
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	12	2	15.5	5.14	5.75
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	41	10	32.3	1.68	1.96
Ag Non-Hmstd	190	211	21	10.9	4	5	1	26.4	1.95	2.23
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	1.69
All other NewCon	0	82	82	0.0	0	2	2	0.0	0.00	2.61
Total	8,153	8,840	687	8.4	191	214	23	12.0	2.35	2.42

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	91	82	-9	-10.0	County	46.62	46.34	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	#####	166.22	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	9.49	9.45	26.52	28.44
(=) Taxable Tax Capacity	91	82	-9	-10.0	Special District	0.63	0.63	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	195.26	222.63	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	491	-24	-4.6	1.82	1.62
Res Hmstd:Avg Val	42,400	45,400	7.1	771	736	-35	-4.6	1.82	1.62
Res Hmstd: Hi Val	56,500	60,500	7.1	1,027	980	-47	-4.6	1.82	1.62
Res Hmstd: Ex-Hi Val	84,800	90,800	7.1	1,585	1,633	48	3.0	1.87	1.8
Apartment	300,000	292,600	-2.5	8,118	8,975	857	10.6	2.71	3.07
Comm/Ind: Lo Val	150,000	151,400	0.9	5,890	6,666	776	13.2	3.93	4.40
Comm/Ind: Med Val	300,000	302,700	0.9	13,610	15,380	1,769	13.0	4.54	5.08
Comm/Ind: Hi Val	1,000,000	1,009,000	0.9	49,639	56,056	6,417	12.9	4.96	5.56

Yellow Medicine County

Hanley Falls city

<i>Tax Burdens by Property Class</i>	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	24.9	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

Tax Rates

	Tax Base				Tax Rates		Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	County	City/Town	Base	Alter	Base	Alter
Total Tax Capacity	64	50	-14	-22.1	County	43.81	42.29	0.00	0.00	
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	#####	160.38	0.00	0.00	
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	5.62	4.02	26.52	28.44	
(=) Taxable Tax Capacity	64	50	-14	-22.1	Special District	1.49	1.53	0.00	0.00	
FD Distrib Tax Cap	0	0	0	0.0	Total	174.63	208.22	26.52	28.44	

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		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	15,802	3,275	26.1	4.18	4.87
Comm/Ind: Hi Val	1,000,000	1,081,300		8.1	45,668	57,211	11,543	25.3	4.57	5.29

Yellow Medicine County

Hazel Run city

<i>Tax Burdens by Property Class</i>	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

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	26	24	-2	-8.2	County	49.23	49.24	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	36.74	40.02	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	13.97	14.26	26.52	28.44
(=) Taxable Tax Capacity	26	24	-2	-8.2	Special District	1.49	1.53	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	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	5,500	1,722	45.6	2.52	2.81
Comm/Ind: Med Val	300,000	391,600	30.5	8,684	12,172	3,488	40.2	2.89	3.11
Comm/Ind: Hi Val	1,000,000	1,305,300	30.5	31,576	43,305	11,729	37.1	3.16	3.32

Yellow Medicine County

Porter city

<i>Tax Burdens by Property Class</i>	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

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	92	88	-4	-4.3	County	48.66	48.64	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	47.61	49.78	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	12.07	11.11	16.41	16.61
(=) Taxable Tax Capacity	92	88	-4	-4.3	Special District	1.49	1.53	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	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	4,235	419	11.0	2.54	2.65
Comm/Ind: Med Val	300,000	319,800	6.6	8,822	9,687	865	9.8	2.94	3.03
Comm/Ind: Hi Val	1,000,000	1,066,000	6.6	32,183	35,128	2,944	9.1	3.22	3.3

Yellow Medicine County

St. Leo city

<i>Tax Burdens by Property Class</i>	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	14.4	1.18	1.35
Com/Ind: Lo: exi	130	130	0	0.0	3	4	0	10.9	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

Tax Rates

	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Total Tax Capacity	27	20	-7	-26.8	County	49.22	49.23		0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	46.55	63.61		0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	12.76	11.83		16.41	16.61
(=) Taxable Tax Capacity	27	20	-7	-26.8	Special District	1.49	1.53		0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	110.02	126.21		16.41	16.61

Tax Burdens on Hypothetical Properties

	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	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

<i>Tax Burdens by Property Class</i>	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

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	157	129	-28	-17.7	County	48.33	48.15	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	76.67	112.76	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	21.57	20.88	20.62	21.04
(=) Taxable Tax Capacity	157	129	-28	-17.7	Special District	0.63	0.63	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	147.20	182.42	20.62	21.04

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Pctg Chng	Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change		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	12,705	1,795	16.4	3.64	4.29
Comm/Ind: Hi Val	1,000,000	987,300		-1.3	39,800	46,436	6,636	16.7	3.98	4.70

Yellow Medicine County

Granite Falls city (part

<i>Tax Burdens by Property Class</i>	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	310	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	23.3	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

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	974	828	-145	-14.9	County	49.73	49.74	0.00	0.00
(-) TIF Tax Capacity	47	47	0	0.0	City/Town	78.22	93.21	8.34	8.52
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	12.16	12.42	26.52	28.44
(=) Taxable Tax Capacity	927	781	-145	-15.7	Special District	0.63	0.63	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	140.74	156.00	34.86	36.95

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		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	12,171	1,172	10.7	3.67	4.00
Comm/Ind: Hi Val	1,000,000	1,014,000		1.4	39,979	44,194	4,215	10.5	4	4.36