

# House Research Simulation Report: Property Tax

**Simulation #14A2**

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## DESCRIPTION

**BASELINE: Final Pay 2013**

**ALTERNATIVE: Actual Pay 2014**

This report compares proposed property taxes payable in 2014 to property taxes payable in 2013. The payable 2013 portion of the simulation is final data as reported by the counties to the Dept. of Revenue. The payable 2014 market value data is actual data supplied by the counties. The payable 2014 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 2014. 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 \$124 million, or 1.5%.** Approximately \$82 million of the \$124 million increase would be borne by new construction - property appearing on the tax rolls for the first time in 2014. The overall tax increases are 1.3% in Greater Minnesota and 1.6% in the Metro area.
- **On a statewide average basis, property tax changes on existing properties vary from -1.3%** (on residential homesteads) to +8.5% (on agricultural property). Changes on the largest property types are +1.6% on residential non-homestead property, +2.2% on regular apartments, +0.3% on commercial-industrial property, +1.7% on public utility property, +1.5% on low-income apartments, and -0.5% 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 2013**

- **Property values** (taxable market values) are actual values reported by county assessors on the abstracts of assessment.
- **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 2014**

- **Market values** are actual values reported by county assessors on the abstracts of assessment.
- **Local government levies** are the levies reported by the county auditors to the Dept. of Revenue.
- The **state levy** is based on the actual state levy amount.
- **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. (Note that the fiscal disparities contribution net tax capacity for the city of Bloomington, and report pages for all areas containing the city of Bloomington, includes the Mall of America TIF tax capacity that is taxed at the areawide rate. That is why the total contribution net tax capacity appears to exceed the total distribution net tax capacity.)
- **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.

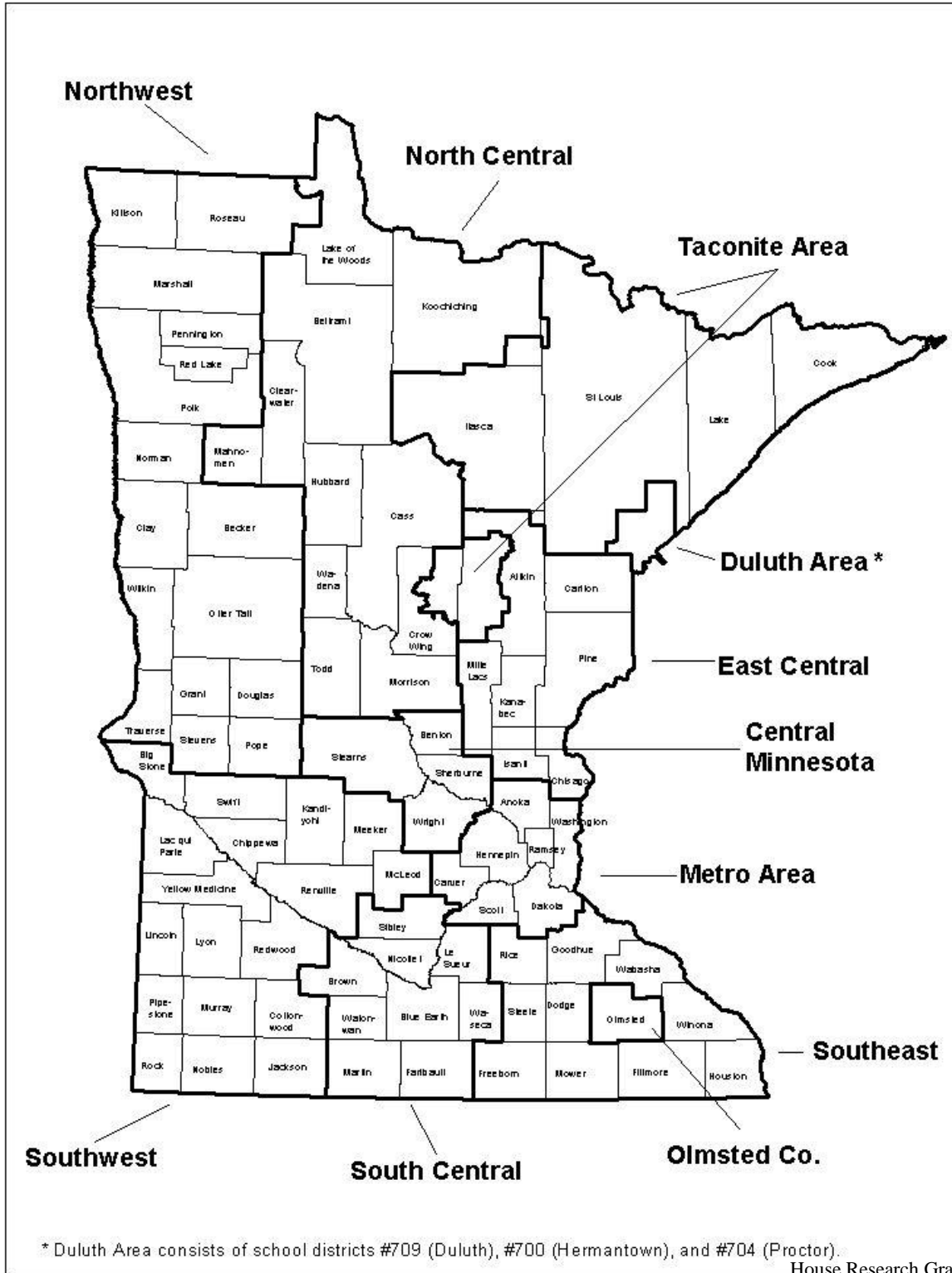
**SIMULATION PARAMETERS**

	Baseline	Alternative
<b>Residential homestead:</b>		
<\$500,000	1.0%	1.0%*
>\$500,000	1.25	1.25
<b>Residential non-homestead:</b>		
Single unit:		
<\$500,000	1.0	1.0
>\$500,000	1.25	1.25
2-3 unit and undeveloped land	1.25	1.25
<b>Apartments:</b>		
Regular	1.25	1.25
Low-income	0.75	0.75
<b>Commercial-industrial-public utility:</b>		
<\$150,000	1.5	1.5
>\$150,000	2.0	2.0
Electric generation machinery	2.0	2.0
<b>Seasonal recreational commercial:</b>		
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
<b>Seasonal recreational residential:</b>		
<\$500,000	1.0	1.0
>\$500,000	1.25	1.25
<b>Disabled homestead &lt;\$50,000</b>	0.45	0.45
<b>Agricultural land &amp; buildings:</b>		
<b>Homestead:</b>		
<\$1,290,000	0.5	0.5
\$1,290,000 - \$1,500,000	1.0	0.5
>\$1,500,000	1.0	1.0
<b>Non-homestead:</b>		
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

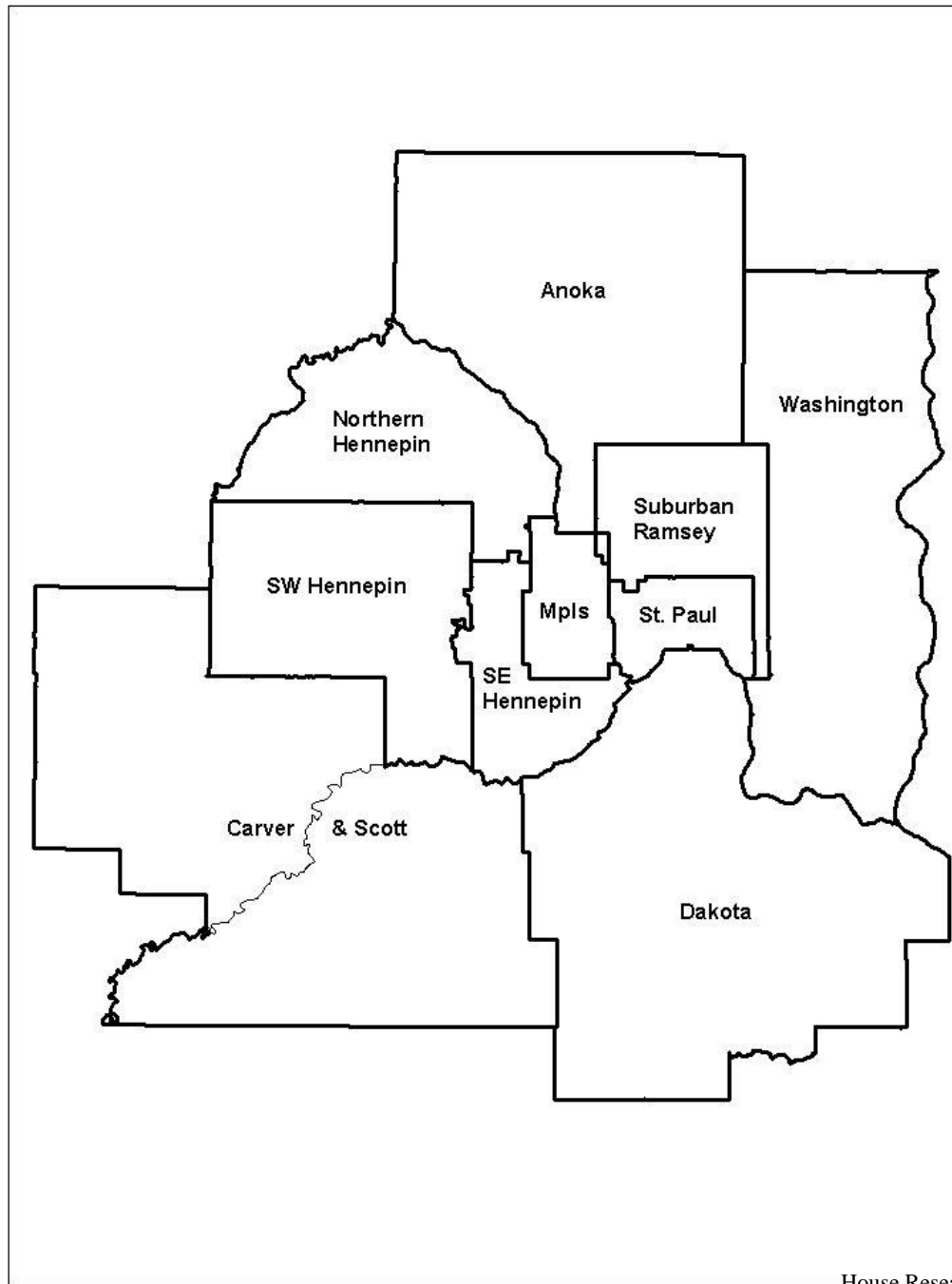
### Property Tax Model Regions (Greater Minnesota)



House Research Graphics

Note: In most regions results are displayed separately for cities and for towns.

### Property Tax Model Regions (Metro Area)



Notes: **North Hennepin** consists of Hassan Township plus the following cities: Brooklyn Center, Brooklyn Park, Champlin, Corcoran, Crystal, Dayton (Hennepin portion), Greenfield, Hanover (Hennepin portion), Maple Grove, New Hope, Osseo, Robbinsdale, Rockford (Hennepin portion), Rogers, and St. Anthony (Hennepin portion). **Southeast Hennepin** consists of the cities of: Bloomington, Edina, Golden Valley, Hopkins, Richfield, and St. Louis Park. The balance of the County (excluding Minneapolis) is considered **Southwest Hennepin**.

## STATEWIDE

<i>Tax Burdens by Property Class</i>	<b>Market Value</b>			<b>Pctg Chng</b>	<b>Net Tax</b>			<b>Pctg Chng</b>	<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>		<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>		<b>Base</b>	<b>Alte</b>
Res Hmstd: exist	266,903,481	265,175,567	-1,727,914	-0.6	3,512,319	3,465,830	-46,489	-1.3	1.32	1.31
Res Non-Hm: exis	38,193,325	39,155,702	962,377	2.5	596,634	605,952	9,317	1.6	1.56	1.55
Apartments: exis	18,214,569	18,665,272	450,703	2.5	353,294	360,895	7,601	2.2	1.94	1.93
Low-inc Apts: ex	2,963,537	3,037,707	74,170	2.5	36,151	36,702	551	1.5	1.22	1.21
Seasnl Rec: exis	25,377,066	24,882,179	-494,887	-2.0	250,877	249,611	-1,266	-0.5	0.99	1.00
Com/Ind: Lo: exi	10,166,157	10,023,246	-142,911	-1.4	304,833	298,569	-6,264	-2.1	3.00	2.98
Com/Ind Hi: exis	60,949,173	60,827,320	-121,853	-0.2	2,419,394	2,433,915	14,521	0.6	3.97	4.00
Publ U: Elec Gen	1,974,715	1,886,445	-88,270	-4.5	49,269	48,477	-791	-1.6	2.49	2.57
Publ U: Other	8,679,084	8,964,261	285,178	3.3	304,339	311,198	6,859	2.3	3.51	3.47
Ag HGA: Exist	10,446,292	10,253,518	-192,773	-1.8	98,042	91,572	-6,470	-6.6	0.94	0.89
Ag Hmstd Land	64,251,678	79,769,311	15,517,633	24.2	282,224	316,095	33,871	12.0	0.44	0.40
Ag Non-Hmstd	38,679,061	49,346,470	10,667,408	27.6	300,085	330,824	30,740	10.2	0.78	0.67
ResHmstd: NewCon	0	1,886,305	1,886,305	0.0	0	24,405	24,405	0.0	0.00	1.29
All other NewCon	0	2,565,414	2,565,414	0.0	0	57,231	57,231	0.0	0.00	2.23
<b>Total</b>	546,798,137	576,438,718	29,640,581	5.4	8,507,460	8,631,276	123,816	1.5	1.56	1.50

*Tax Base**Tax Rates*

				<b>Pctg Chng</b>		<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>			<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>
Total Tax Capacity	5,769,291	6,040,743	271,452	4.7	County	48.25	46.33	0.020	0.035
(-) TIF Tax Capacity	165,879	162,311	-3,568	-2.2	City/Town	37.16	35.79	0.764	0.740
(-) FD Contrib Tax Cap	376,411	375,046	-1,365	-0.4	School District	25.37	24.73	18.945	18.750
(=) Taxable Tax Capacity	5,227,001	5,503,387	276,385	5.3	Special District	5.44	5.20	0.012	0.012
FD Distrib Tax Cap	376,405	368,803	-7,602	-2.0	<b>Total</b>	116.22	112.05	19.742	19.536

**GREATER MINNESOTA**

<i>Tax Burdens by Property Class</i>	<b>Market Value</b>			<b>Pctg Chng</b>	<b>Net Tax</b>			<b>Pctg Chng</b>	<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>		<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>		<b>Base</b>	<b>Alte</b>
Res Hmstd: exist	96,933,529	95,999,497	-934,032	-1.0	1,098,161	1,067,882	-30,278	-2.8	1.13	1.11
Res Non-Hm: exis	13,761,890	13,820,273	58,383	0.4	196,954	193,635	-3,319	-1.7	1.43	1.40
Apartments: exis	4,116,848	4,179,894	63,047	1.5	75,189	75,198	9	0.0	1.83	1.80
Low-inc Apts: ex	984,159	988,691	4,532	0.5	11,499	11,320	-179	-1.6	1.17	1.14
Seasnl Rec: exis	24,854,615	24,386,535	-468,079	-1.9	242,851	241,976	-875	-0.4	0.98	0.99
Com/Ind: Lo: exi	6,004,792	5,897,538	-107,254	-1.8	173,780	167,053	-6,727	-3.9	2.89	2.83
Com/Ind Hi: exis	15,494,754	15,641,111	146,358	0.9	563,723	558,864	-4,859	-0.9	3.64	3.57
Publ U: Elec Gen	1,651,730	1,562,310	-89,420	-5.4	40,133	38,917	-1,216	-3.0	2.43	2.49
Publ U: Other	5,777,661	6,065,430	287,769	5.0	186,667	192,349	5,682	3.0	3.23	3.17
Ag HGA: Exist	9,587,285	9,410,972	-176,314	-1.8	88,321	82,255	-6,066	-6.9	0.92	0.87
Ag Hmstd Land	61,873,151	76,982,443	15,109,292	24.4	270,036	301,802	31,766	11.8	0.44	0.39
Ag Non-Hmstd	36,910,316	47,446,820	10,536,504	28.5	280,461	310,243	29,781	10.6	0.76	0.65
ResHmstd: NewCon	0	634,037	634,037	0.0	0	6,935	6,935	0.0	0.00	1.09
All other NewCon	0	1,165,371	1,165,371	0.0	0	20,667	20,667	0.0	0.00	1.77
<b>Total</b>	<b>277,950,730</b>	<b>304,180,923</b>	<b>26,230,194</b>	<b>9.4</b>	<b>3,227,774</b>	<b>3,269,098</b>	<b>41,324</b>	<b>1.3</b>	<b>1.16</b>	<b>1.07</b>

**Tax Base**

**Tax Rates**

				<b>Pctg Chng</b>		<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>			<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>
Total Tax Capacity	2,657,616	2,890,443	232,828	8.8	County	49.74	46.42	0.027	0.026
(-) TIF Tax Capacity	31,341	27,402	-3,939	-12.6	City/Town	29.63	27.62	0.458	0.468
(-) FD Contrib Tax Cap	7,960	8,194	234	2.9	School District	20.60	19.29	15.552	15.136
(=) Taxable Tax Capacity	2,618,314	2,854,848	236,534	9.0	Special District	1.73	1.64	0.033	0.033
FD Distrib Tax Cap	7,954	8,200	246	3.1	<b>Total</b>	101.71	94.98	16.070	15.663

**Tax Burdens on Hypothetical Properties**

	<b>Estimated Market Value</b>			<b>Pctg Chng</b>	<b>Net Tax</b>			<b>Effective Tax Rates</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>		<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	100,200	99,200	-1,000	-1.0	893	829	-64	-7.2	0.89	0.84
Res Hmstd: Avg Val	150,200	148,800	-1,400	-0.9	1,528	1,420	-108	-7.1	1.02	0.95
Res Hmstd: Hi Val	200,200	198,300	-1,900	-0.9	2,162	2,010	-153	-7.1	1.08	1.01
Res Hmstd: Ex-Hi Val	300,300	297,400	-2,900	-1.0	3,433	3,191	-242	-7.0	1.14	1.07
Apartment	300,000	304,600	4,600	1.5	4,296	4,093	-203	-4.7	1.43	1.34
Seas Rec: Lo Val	75,000	73,600	-1,400	-1.9	829	766	-63	-7.6	1.11	1.04
Seas Rec: Hi Val	200,000	196,200	-3,800	-1.9	2,375	2,205	-170	-7.2	1.19	1.12
Comm/Ind: Lo Val	150,000	151,400	1,400	0.9	3,705	3,587	-118	-3.2	2.47	2.37
Comm/Ind: Med Val	300,000	302,800	2,800	0.9	8,565	8,278	-288	-3.4	2.86	2.73
Comm/Ind: Hi Val	1,000,000	1,009,400	9,400	0.9	31,246	30,167	-1,079	-3.5	3.12	2.99

<b>METRO AREA</b>
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<i>Tax Burdens by Property Class</i>	<b>Market Value</b>				<b>Pctg Chng</b>	<b>Net Tax</b>			<b>Effective Tax Rates</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>			<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alte</b>
Res Hmstd: exist	169,969,951	169,176,070	-793,881		-0.5	2,414,158	2,397,948	-16,210	-0.7	1.42	1.42
Res Non-Hm: exis	24,431,435	25,335,429	903,994		3.7	399,680	412,317	12,637	3.2	1.64	1.63
Apartments: exis	14,097,721	14,485,377	387,656		2.7	278,105	285,696	7,592	2.7	1.97	1.97
Low-inc Apts: ex	1,979,379	2,049,016	69,637		3.5	24,653	25,383	730	3.0	1.25	1.24
Seasnl Rec: exis	522,451	495,644	-26,807		-5.1	8,026	7,635	-391	-4.9	1.54	1.54
Com/Ind: Lo: exi	4,161,365	4,125,708	-35,658		-0.9	131,053	131,516	463	0.4	3.15	3.19
Com/Ind Hi: exis	45,454,420	45,186,209	-268,210		-0.6	1,855,671	1,875,050	19,379	1.0	4.08	4.15
Publ U: Elec Gen	322,985	324,135	1,150		0.4	9,136	9,560	424	4.6	2.83	2.95
Publ U: Other	2,901,422	2,898,832	-2,591		-0.1	117,672	118,849	1,177	1.0	4.06	4.10
Ag HGA: Exist	859,006	842,547	-16,460		-1.9	9,721	9,317	-405	-4.2	1.13	1.11
Ag Hmstd Land	2,378,527	2,786,868	408,341		17.2	12,188	14,293	2,105	17.3	0.51	0.51
Ag Non-Hmstd	1,768,746	1,899,650	130,905		7.4	19,623	20,582	958	4.9	1.11	1.08
ResHmstd: NewCon	0	1,252,268	1,252,268		0.0	0	17,470	17,470	0.0	0.00	1.40
All other NewCon	0	1,400,043	1,400,043		0.0	0	36,564	36,564	0.0	0.00	2.61
<b>Total</b>	<b>268,847,408</b>	<b>272,257,795</b>	<b>3,410,387</b>		<b>1.3</b>	<b>5,279,686</b>	<b>5,362,179</b>	<b>82,492</b>	<b>1.6</b>	<b>1.96</b>	<b>1.97</b>

**Tax Base**

**Tax Rates**

					<b>Pctg Chng</b>	<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>			<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	3,111,676	3,150,300	38,624		1.2	County	46.76	46.22	0.017	0.040
(-) TIF Tax Capacity	134,538	134,909	371		0.3	City/Town	44.71	44.59	0.942	0.898
(-) FD Contrib Tax Cap	368,451	366,852	-1,599		-0.4	School District	30.15	30.59	20.932	20.850
(=) Taxable Tax Capacity	2,608,687	2,648,539	39,852		1.5	Special District	9.16	9.04	0.000	0.000
FD Distrib Tax Cap	368,451	360,603	-7,848		-2.1	<b>Total</b>	130.78	130.44	21.891	21.787

**Tax Burdens on Hypothetical Properties**

	<b>Estimated Market Value</b>			<b>Pctg Chng</b>	<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>			<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	148,300	147,600		-0.5	1,952	1,934	-17	-0.9	1.32	1.31
Res Hmstd: Avg Val	222,300	221,300		-0.4	3,169	3,143	-26	-0.8	1.43	1.42
Res Hmstd: Hi Val	296,400	295,000		-0.5	4,387	4,351	-36	-0.8	1.48	1.48
Res Hmstd: Ex-Hi Val	444,700	442,600		-0.5	6,789	6,738	-52	-0.8	1.53	1.52
Apartment	300,000	308,200		2.7	5,561	5,697	136	2.4	1.85	1.85
Comm/Ind: Lo Val	150,000	149,100		-0.6	4,447	4,407	-40	-0.9	2.96	2.96
Comm/Ind: Med Val	300,000	298,200		-0.6	10,267	10,167	-100	-1.0	3.42	3.41
Comm/Ind: Hi Val	1,000,000	994,100		-0.6	37,425	37,088	-337	-0.9	3.74	3.73



**GREATER MINNESOTA CITIES**

<i>Tax Burdens by Property Class</i>	<b>Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alte</b>
Res Hmstd: exist	54,760,388	54,317,850	-442,538	-0.8	697,289	677,669	-19,620	-2.8	1.27	1.25
Res Non-Hm: exis	8,649,212	8,652,239	3,027	0.0	139,833	137,127	-2,705	-1.9	1.62	1.58
Apartments: exis	4,045,292	4,097,474	52,182	1.3	74,272	74,050	-222	-0.3	1.84	1.81
Low-inc Apts: ex	983,971	985,146	1,176	0.1	11,497	11,277	-219	-1.9	1.17	1.14
Seasnl Rec: exis	3,342,164	3,291,432	-50,732	-1.5	39,073	39,306	233	0.6	1.17	1.19
Com/Ind: Lo: exi	4,904,733	4,783,545	-121,189	-2.5	148,360	141,720	-6,639	-4.5	3.02	2.96
Com/Ind Hi: exis	13,770,898	13,802,021	31,123	0.2	513,848	507,580	-6,269	-1.2	3.73	3.68
Publ U: Elec Gen	1,598,793	1,505,117	-93,676	-5.9	39,204	37,974	-1,230	-3.1	2.45	2.52
Publ U: Other	1,854,213	1,893,796	39,583	2.1	71,756	73,067	1,311	1.8	3.87	3.86
Ag HGA: Exist	259,280	252,439	-6,841	-2.6	3,355	3,207	-148	-4.4	1.29	1.27
Ag Hmstd Land	688,742	779,777	91,035	13.2	4,857	5,440	583	12.0	0.71	0.70
Ag Non-Hmstd	992,943	1,062,188	69,245	7.0	13,195	13,825	630	4.8	1.33	1.30
ResHmstd: NewCon	0	336,959	336,959	0.0	0	4,218	4,218	0.0	0.00	1.25
All other NewCon	0	564,529	564,529	0.0	0	14,839	14,839	0.0	0.00	2.63
<b>Total</b>	<b>95,850,629</b>	<b>96,324,512</b>	<b>473,883</b>	<b>0.5</b>	<b>1,756,538</b>	<b>1,741,300</b>	<b>-15,238</b>	<b>-0.9</b>	<b>1.83</b>	<b>1.81</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	1,061,190	1,069,459	8,268	0.8	County	51.59	49.83	0.021	0.020
(-) TIF Tax Capacity	30,613	26,777	-3,836	-12.5	City/Town	55.24	55.16	0.769	0.783
(-) FD Contrib Tax Cap	5,434	5,558	125	2.3	School District	24.27	24.12	16.034	15.456
(=) Taxable Tax Capacity	1,025,144	1,037,124	11,980	1.2	Special District	2.03	2.06	0.044	0.044
FD Distrib Tax Cap	6,501	6,652	151	2.3	<b>Total</b>	133.14	131.17	16.869	16.304

**Tax Burdens on Hypothetical Properties**

	<b>Estimated Market Value</b>			<b>Pctg Chng</b>	<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>		<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	86,900	86,200	-700	-0.8	912	885	-27	-3.0	1.05	1.03
Res Hmstd: Avg Val	130,400	129,300	-1,100	-0.8	1,617	1,571	-46	-2.8	1.24	1.22
Res Hmstd: Hi Val	173,800	172,400	-1,400	-0.8	2,320	2,258	-62	-2.7	1.33	1.31
Res Hmstd: Ex-Hi Val	260,700	258,600	-2,100	-0.8	3,727	3,631	-96	-2.6	1.43	1.40
Apartment	300,000	303,900	3,900	1.3	5,499	5,478	-21	-0.4	1.83	1.80
Comm/Ind: Lo Val	150,000	150,300	300	0.2	4,425	4,379	-46	-1.0	2.95	2.91
Comm/Ind: Med Val	300,000	300,700	700	0.2	10,240	10,137	-103	-1.0	3.41	3.37
Comm/Ind: Hi Val	1,000,000	1,002,300	2,300	0.2	37,377	36,996	-381	-1.0	3.74	3.69

**GREATER MINNESOTA TOWNS**

<i>Tax Burdens by Property Class</i>	<b>Market Value</b>				<b>Net Tax</b>			<b>Effective Tax Rates</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alte</b>
Res Hmstd: exist	42,173,141	41,284,388	-888,753	-2.1	400,871	385,892	-14,980	-3.7	0.95	0.93
Res Non-Hm: exis	5,112,678	5,098,850	-13,829	-0.3	57,121	55,532	-1,590	-2.8	1.12	1.09
Apartments: exis	71,556	69,216	-2,341	-3.3	917	879	-39	-4.2	1.28	1.27
Low-inc Apts: ex	188	190	3	1.4	2	2	0	-7.2	1.01	0.92
Seasnl Rec: exis	21,512,450	20,975,914	-536,536	-2.5	203,778	201,557	-2,221	-1.1	0.95	0.96
Com/Ind: Lo: exi	1,100,058	1,080,043	-20,015	-1.8	25,421	24,353	-1,067	-4.2	2.31	2.25
Com/Ind Hi: exis	1,723,855	1,769,147	45,292	2.6	49,874	49,651	-224	-0.4	2.89	2.81
Publ U: Elec Gen	52,938	57,193	4,256	8.0	929	943	14	1.5	1.76	1.65
Publ U: Other	3,923,448	4,053,834	130,386	3.3	114,911	115,668	757	0.7	2.93	2.85
Ag HGA: Exist	9,328,006	9,058,658	-269,348	-2.9	84,965	78,213	-6,752	-7.9	0.91	0.86
Ag Hmstd Land	61,184,409	74,969,704	13,785,295	22.5	265,179	291,167	25,987	9.8	0.43	0.39
Ag Non-Hmstd	35,917,373	45,727,650	9,810,278	27.3	267,266	292,229	24,962	9.3	0.74	0.64
ResHmstd: NewCon	0	294,213	294,213	0.0	0	2,689	2,689	0.0	0.00	0.91
All other NewCon	0	589,341	589,341	0.0	0	5,610	5,610	0.0	0.00	0.95
<b>Total</b>	<b>182,100,101</b>	<b>205,028,342</b>	<b>22,928,241</b>	<b>12.6</b>	<b>1,471,236</b>	<b>1,504,384</b>	<b>33,148</b>	<b>2.3</b>	<b>0.81</b>	<b>0.73</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	1,596,372	1,796,383	200,011	12.5	County	48.55	44.51	0.035	0.034
(-) TIF Tax Capacity	728	427	-301	-41.3	City/Town	13.16	11.84	0.020	0.016
(-) FD Contrib Tax Cap	2,526	2,636	109	4.3	School District	18.24	16.51	14.872	14.572
(=) Taxable Tax Capacity	1,593,117	1,793,320	200,203	12.6	Special District	1.53	1.39	0.018	0.017
FD Distrib Tax Cap	1,453	1,548	95	6.5	<b>Total</b>	81.48	74.26	14.944	14.638

**Tax Burdens on Hypothetical Properties**

	<b>Estimated Market Value</b>			<b>Pctg Chng</b>	<b>Net Tax</b>			<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Value</b>		<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>
Res Hmstd: Lo Val	124,700	122,100	-2.1	990	891	-100	-10.1	0.79	0.73
Res Hmstd: Avg Val	187,000	183,100	-2.1	1,637	1,474	-163	-10.0	0.88	0.80
Res Hmstd: Hi Val	249,200	243,900	-2.1	2,282	2,055	-228	-10.0	0.92	0.84
Res Hmstd: Ex-Hi Val	373,900	366,000	-2.1	3,576	3,222	-354	-9.9	0.96	0.88
Apartment	300,000	290,200	-3.3	3,504	3,119	-385	-11.0	1.17	1.07
Seas Rec: Lo Val	75,000	73,100	-2.5	677	609	-68	-10.1	0.90	0.83
Seas Rec: Hi Val	200,000	195,000	-2.5	1,971	1,787	-184	-9.3	0.99	0.92
Comm/Ind: Lo Val	150,000	153,900	2.6	3,233	3,167	-67	-2.1	2.16	2.06
Comm/Ind: Med Val	300,000	307,900	2.6	7,470	7,284	-186	-2.5	2.49	2.37
Comm/Ind: Hi Val	1,000,000	1,026,300	2.6	27,240	26,489	-752	-2.8	2.72	2.58

<b>NORTHWEST CITIES</b>
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<i>Tax Burdens by Property Class</i>	<b>Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alte</b>
Res Hmstd: exist	5,414,157	5,228,712	-185,445	-3.4	67,462	62,690	-4,773	-7.1	1.25	1.20
Res Non-Hm: exis	826,045	815,711	-10,334	-1.3	12,953	12,326	-627	-4.8	1.57	1.51
Apartments: exis	545,170	542,516	-2,653	-0.5	9,679	9,280	-400	-4.1	1.78	1.71
Low-inc Apts: ex	114,606	112,167	-2,439	-2.1	1,279	1,207	-72	-5.6	1.12	1.08
Seasnl Rec: exis	362,499	361,046	-1,452	-0.4	4,751	4,731	-20	-0.4	1.31	1.31
Com/Ind: Lo: exi	618,061	579,793	-38,268	-6.2	17,778	15,847	-1,931	-10.9	2.88	2.73
Com/Ind Hi: exis	1,290,632	1,297,206	6,575	0.5	40,825	38,898	-1,927	-4.7	3.16	3.00
Publ U: Elec Gen	25,214	27,670	2,456	9.7	628	653	24	3.9	2.49	2.36
Publ U: Other	126,608	126,311	-297	-0.2	4,877	4,632	-245	-5.0	3.85	3.67
Ag HGA: Exist	17,949	15,102	-2,848	-15.9	226	185	-41	-18.3	1.26	1.22
Ag Hmstd Land	59,740	63,837	4,097	6.9	426	448	22	5.1	0.71	0.70
Ag Non-Hmstd	82,792	91,966	9,175	11.1	1,079	1,150	71	6.6	1.30	1.25
ResHmstd: NewCon	0	42,810	42,810	0.0	0	509	509	0.0	0.00	1.19
All other NewCon	0	75,128	75,128	0.0	0	1,730	1,730	0.0	0.00	2.30
<b>Total</b>	<b>9,483,472</b>	<b>9,379,977</b>	<b>-103,494</b>	<b>-1.1</b>	<b>161,963</b>	<b>154,283</b>	<b>-7,680</b>	<b>-4.7</b>	<b>1.71</b>	<b>1.64</b>

**Tax Base****Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	102,238	102,043	-194	-0.2	County	49.86	47.80	0.000	0.000
(-) TIF Tax Capacity	4,545	4,483	-61	-1.3	City/Town	53.67	52.89	0.058	0.000
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	22.70	21.01	18.353	17.104
(=) Taxable Tax Capacity	97,693	97,560	-133	-0.1	Special District	3.34	3.54	0.154	0.158
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	129.57	125.25	18.565	17.262

**Tax Burdens on  
Hypothetical Properties**

	<b>Estimated Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	78,100	75,400	-3.5	766	697	-69	-9.0	0.98	0.92
Res Hmstd: Avg Val	117,100	113,100	-3.4	1,389	1,273	-116	-8.3	1.19	1.13
Res Hmstd: Hi Val	156,200	150,800	-3.5	2,014	1,853	-161	-8.0	1.29	1.23
Res Hmstd: Ex-Hi Val	234,300	226,300	-3.4	3,262	3,014	-248	-7.6	1.39	1.33
Apartment	300,000	298,500	-0.5	5,416	5,188	-227	-4.2	1.81	1.74
Comm/Ind: Lo Val	150,000	150,800	0.5	4,370	4,279	-91	-2.1	2.91	2.84
Comm/Ind: Med Val	300,000	301,500	0.5	10,103	9,884	-220	-2.2	3.37	3.28
Comm/Ind: Hi Val	1,000,000	1,005,100	0.5	36,860	36,052	-808	-2.2	3.69	3.59

<b>NORTHWEST TOWNS</b>
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<i>Tax Burdens by Property Class</i>	<b>Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alte</b>
Res Hmstd: exist	6,093,079	5,843,634	-249,445	-4.1	55,391	51,658	-3,733	-6.7	0.91	0.88
Res Non-Hm: exis	682,395	666,741	-15,654	-2.3	7,357	6,912	-445	-6.0	1.08	1.04
Apartments: exis	9,549	7,762	-1,787	-18.7	110	94	-17	-15.2	1.16	1.21
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	5,024,721	4,850,843	-173,878	-3.5	46,770	45,425	-1,345	-2.9	0.93	0.94
Com/Ind: Lo: exi	171,563	163,788	-7,775	-4.5	3,822	3,546	-276	-7.2	2.23	2.17
Com/Ind Hi: exis	294,833	310,600	15,768	5.3	8,068	8,179	111	1.4	2.74	2.63
Publ U: Elec Gen	958	1,006	48	5.0	18	18	0	0.2	1.83	1.74
Publ U: Other	733,063	623,896	-109,167	-14.9	20,851	16,928	-3,923	-18.8	2.84	2.71
Ag HGA: Exist	1,525,225	1,429,680	-95,545	-6.3	13,585	12,190	-1,395	-10.3	0.89	0.85
Ag Hmstd Land	10,201,834	11,441,486	1,239,652	12.2	45,481	47,410	1,929	4.2	0.45	0.41
Ag Non-Hmstd	6,866,392	8,250,122	1,383,730	20.2	52,655	56,913	4,258	8.1	0.77	0.69
ResHmstd: NewCon	0	64,858	64,858	0.0	0	578	578	0.0	0.00	0.89
All other NewCon	0	123,599	123,599	0.0	0	1,268	1,268	0.0	0.00	1.03
<b>Total</b>	<b>31,603,610</b>	<b>33,778,015</b>	<b>2,174,404</b>	<b>6.9</b>	<b>254,107</b>	<b>251,119</b>	<b>-2,988</b>	<b>-1.2</b>	<b>0.80</b>	<b>0.74</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	278,515	296,899	18,384	6.6	County	47.07	43.97	0.000	0.000
(-) TIF Tax Capacity	196	157	-38	-19.7	City/Town	12.49	11.44	0.000	0.000
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	16.10	15.07	17.435	16.820
(=) Taxable Tax Capacity	278,319	296,741	18,422	6.6	Special District	3.64	3.53	0.117	0.117
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>79.32</b>	<b>74.01</b>	<b>17.551</b>	<b>16.937</b>

**Tax Burdens on Hypothetical Properties**

	<b>Estimated Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	124,900	119,800	-4.1	1,004	894	-110	-11.0	0.80	0.75
Res Hmstd: Avg Val	187,300	179,600	-4.1	1,653	1,477	-175	-10.6	0.88	0.82
Res Hmstd: Hi Val	249,600	239,400	-4.1	2,301	2,061	-240	-10.4	0.92	0.86
Res Hmstd: Ex-Hi Val	374,500	359,200	-4.1	3,600	3,230	-369	-10.3	0.96	0.9
Apartment	300,000	243,900	-18.7	3,501	2,669	-831	-23.8	1.17	1.09
Seas Rec: Lo Val	75,000	72,400	-3.5	661	602	-60	-9.0	0.88	0.83
Seas Rec: Hi Val	200,000	193,100	-3.5	1,928	1,764	-164	-8.5	0.96	0.91
Comm/Ind: Lo Val	150,000	158,000	5.3	3,224	3,306	83	2.6	2.15	2.09
Comm/Ind: Med Val	300,000	316,000	5.3	7,434	7,559	124	1.7	2.48	2.39
Comm/Ind: Hi Val	1,000,000	1,053,500	5.4	27,084	27,407	323	1.2	2.71	2.60

**NORTH CENTRAL CITIES**

<i>Tax Burdens by Property Class</i>	<b>Market Value</b>				<b>Net Tax</b>			<b>Effective Tax Rates</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alte</b>
Res Hmstd: exist	3,454,944	3,406,563	-48,382	-1.4	35,643	35,470	-173	-0.5	1.03	1.04
Res Non-Hm: exis	641,747	647,121	5,374	0.8	9,218	9,326	108	1.2	1.44	1.44
Apartments: exis	230,376	228,977	-1,399	-0.6	4,015	3,988	-27	-0.7	1.74	1.74
Low-inc Apts: ex	82,187	82,288	101	0.1	951	947	-4	-0.4	1.16	1.15
Seasnl Rec: exis	2,152,741	2,110,524	-42,217	-2.0	21,716	21,919	203	0.9	1.01	1.04
Com/Ind: Lo: exi	510,535	503,931	-6,604	-1.3	14,482	14,322	-160	-1.1	2.84	2.84
Com/Ind Hi: exis	990,143	965,694	-24,450	-2.5	34,858	34,508	-350	-1.0	3.52	3.57
Publ U: Elec Gen	3,160	3,071	-89	-2.8	118	109	-9	-7.4	3.73	3.55
Publ U: Other	99,440	107,573	8,133	8.2	3,723	4,022	299	8.0	3.74	3.74
Ag HGA: Exist	26,377	25,679	-698	-2.6	286	276	-9	-3.3	1.08	1.08
Ag Hmstd Land	50,776	52,654	1,878	3.7	250	267	17	6.6	0.49	0.51
Ag Non-Hmstd	94,612	90,654	-3,958	-4.2	872	853	-20	-2.3	0.92	0.94
ResHmstd: NewCon	0	11,476	11,476	0.0	0	118	118	0.0	0.00	1.03
All other NewCon	0	36,061	36,061	0.0	0	826	826	0.0	0.00	2.29
<b>Total</b>	<b>8,337,039</b>	<b>8,272,265</b>	<b>-64,774</b>	<b>-0.8</b>	<b>126,133</b>	<b>126,950</b>	<b>818</b>	<b>0.6</b>	<b>1.51</b>	<b>1.53</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	92,012	91,444	-568	-0.6	County	40.99	41.45	0.000	0.000
(-) TIF Tax Capacity	2,533	2,570	38	1.5	City/Town	46.98	48.28	0.049	0.049
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	19.52	19.68	11.085	10.484
(=) Taxable Tax Capacity	89,479	88,874	-605	-0.7	Special District	0.90	0.93	0.000	0.000
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	108.40	110.34	11.134	10.533

**Tax Burdens on  
Hypothetical Properties**

	<b>Estimated Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	85,900	84,700	-1.4	707	697	-10	-1.4	0.82	0.82
Res Hmstd: Avg Val	128,800	127,000	-1.4	1,262	1,250	-11	-0.9	0.98	0.98
Res Hmstd: Hi Val	171,600	169,200	-1.4	1,815	1,802	-13	-0.7	1.06	1.07
Res Hmstd: Ex-Hi Val	257,500	253,900	-1.4	2,925	2,910	-15	-0.5	1.14	1.15
Apartment	300,000	298,200	-0.6	4,399	4,427	28	0.6	1.47	1.48
Seas Rec: Lo Val	75,000	73,500	-2.0	879	878	-2	-0.2	1.17	1.19
Seas Rec: Hi Val	200,000	196,100	-2.0	2,509	2,505	-4	-0.2	1.25	1.28
Comm/Ind: Lo Val	150,000	146,300	-2.5	3,782	3,719	-63	-1.7	2.52	2.54
Comm/Ind: Med Val	300,000	292,600	-2.5	8,769	8,595	-173	-2.0	2.92	2.94
Comm/Ind: Hi Val	1,000,000	975,300	-2.5	32,040	31,493	-547	-1.7	3.20	3.23

**NORTH CENTRAL TOWNS**

<i>Tax Burdens by Property Class</i>	<b>Market Value</b>				<b>Net Tax</b>			<b>Effective Tax Rates</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alte</b>
Res Hmstd: exist	6,535,800	6,367,989	-167,811	-2.6	52,755	51,350	-1,406	-2.7	0.81	0.81
Res Non-Hm: exis	756,048	759,811	3,763	0.5	7,431	7,437	6	0.1	0.98	0.98
Apartments: exis	21,922	22,216	295	1.3	267	267	-1	-0.2	1.22	1.20
Low-inc Apts: ex	188	190	3	1.4	2	2	0	-7.2	1.01	0.92
Seasnl Rec: exis	6,667,526	6,535,908	-131,618	-2.0	56,476	56,510	34	0.1	0.85	0.86
Com/Ind: Lo: exi	191,798	189,418	-2,381	-1.2	4,033	3,973	-60	-1.5	2.10	2.10
Com/Ind Hi: exis	170,403	172,946	2,543	1.5	4,647	4,776	129	2.8	2.73	2.76
Publ U: Elec Gen	4,368	4,304	-65	-1.5	87	84	-2	-2.9	1.99	1.96
Publ U: Other	867,788	950,849	83,060	9.6	24,607	27,044	2,437	9.9	2.84	2.84
Ag HGA: Exist	1,010,994	1,003,364	-7,630	-0.8	8,827	8,626	-200	-2.3	0.87	0.86
Ag Hmstd Land	2,852,934	2,945,173	92,239	3.2	12,290	12,532	242	2.0	0.43	0.43
Ag Non-Hmstd	2,417,642	2,390,753	-26,889	-1.1	20,235	19,969	-267	-1.3	0.84	0.84
ResHmstd: NewCon	0	47,733	47,733	0.0	0	398	398	0.0	0.00	0.83
All other NewCon	0	87,256	87,256	0.0	0	837	837	0.0	0.00	0.96
<b>Total</b>	<b>21,497,412</b>	<b>21,477,910</b>	<b>-19,502</b>	<b>-0.1</b>	<b>191,657</b>	<b>193,805</b>	<b>2,148</b>	<b>1.1</b>	<b>0.89</b>	<b>0.90</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	203,427	203,643	216	0.1	County	45.24	45.81	0.000	0.000
(-) TIF Tax Capacity	13	16	2	17.0	City/Town	13.85	14.11	0.000	0.000
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	18.50	18.28	11.002	10.614
(=) Taxable Tax Capacity	203,414	203,628	214	0.1	Special District	1.20	1.26	0.000	0.000
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>78.79</b>	<b>79.46</b>	<b>11.002</b>	<b>10.614</b>

**Tax Burdens on Hypothetical Properties**

	<b>Estimated Market Value</b>			<b>Pctg Chng</b>	<b>Net Tax</b>			<b>Effective Tax Rates</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>		<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	117,100	114,100	-2,900	-2.6	841	813	-28	-3.3	0.72	0.71
Res Hmstd: Avg Val	175,500	171,000	-4,500	-2.6	1,407	1,367	-40	-2.9	0.80	0.8
Res Hmstd: Hi Val	234,000	228,000	-6,000	-2.6	1,974	1,921	-53	-2.7	0.84	0.84
Res Hmstd: Ex-Hi Val	351,000	342,000	-9,000	-2.6	3,107	3,029	-78	-2.5	0.89	0.89
Apartment	300,000	304,000	4,000	1.3	3,285	3,342	57	1.7	1.09	1.1
Seas Rec: Lo Val	75,000	73,500	-1,500	-2.0	657	651	-6	-1.0	0.88	0.89
Seas Rec: Hi Val	200,000	196,100	-3,900	-2.0	1,917	1,900	-17	-0.9	0.96	0.97
Comm/Ind: Lo Val	150,000	152,200	2,200	1.5	3,114	3,179	66	2.1	2.08	2.09
Comm/Ind: Med Val	300,000	304,500	4,500	1.5	7,210	7,348	137	1.9	2.40	2.41
Comm/Ind: Hi Val	1,000,000	1,014,900	14,900	1.5	26,327	26,792	464	1.8	2.63	2.64

<b>TACONITE CITIES</b>
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<i>Tax Burdens by Property Class</i>	<b>Market Value</b>				<b>Net Tax</b>			<b>Effective Tax Rates</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alte</b>
Res Hmstd: exist	2,747,140	2,723,669	-23,471	-0.9	24,015	23,877	-138	-0.6	0.87	0.88
Res Non-Hm: exis	422,536	426,992	4,456	1.1	6,900	7,086	186	2.7	1.63	1.66
Apartments: exis	125,335	124,715	-620	-0.5	2,440	2,451	11	0.5	1.95	1.97
Low-inc Apts: ex	56,230	56,392	162	0.3	657	666	9	1.4	1.17	1.18
Seasnl Rec: exis	371,233	359,418	-11,815	-3.2	4,926	4,909	-17	-0.4	1.33	1.37
Com/Ind: Lo: exi	326,533	317,496	-9,037	-2.8	10,369	9,968	-401	-3.9	3.18	3.14
Com/Ind Hi: exis	514,171	518,278	4,107	0.8	21,197	21,146	-50	-0.2	4.12	4.08
Publ U: Elec Gen	296,394	293,108	-3,286	-1.1	6,386	6,633	247	3.9	2.15	2.26
Publ U: Other	242,396	248,239	5,842	2.4	9,089	9,406	318	3.5	3.75	3.79
Ag HGA: Exist	7,888	8,478	590	7.5	70	88	17	24.3	0.89	1.03
Ag Hmstd Land	9,061	9,252	191	2.1	37	41	4	10.5	0.40	0.44
Ag Non-Hmstd	172,014	174,096	2,082	1.2	2,423	2,510	87	3.6	1.41	1.44
ResHmstd: NewCon	0	13,090	13,090	0.0	0	114	114	0.0	0.00	0.87
All other NewCon	0	21,995	21,995	0.0	0	632	632	0.0	0.00	2.87
<b>Total</b>	<b>5,290,931</b>	<b>5,295,218</b>	<b>4,287</b>	<b>0.1</b>	<b>88,509</b>	<b>89,526</b>	<b>1,017</b>	<b>1.1</b>	<b>1.67</b>	<b>1.69</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	58,892	59,052	160	0.3	County	50.81	52.63	0.000	0.000
(-) TIF Tax Capacity	1,214	1,120	-94	-7.7	City/Town	67.59	67.33	0.177	0.178
(-) FD Contrib Tax Cap	5,434	5,558	125	2.3	School District	15.43	15.75	8.765	9.449
(=) Taxable Tax Capacity	52,244	52,374	130	0.2	Special District	1.22	2.62	0.000	0.000
FD Distrib Tax Cap	6,501	6,652	151	2.3	<b>Total</b>	135.05	138.33	8.942	9.627

**Tax Burdens on  
Hypothetical Properties**

	<b>Estimated Market Value</b>			<b>Pctg Chng</b>	<b>Net Tax</b>			<b>Effective Tax Rates</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>		<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	67,100	66,500	-600	-0.9	289	301	12	4.2	0.43	0.45
Res Hmstd: Avg Val	100,600	99,700	-900	-0.9	753	769	16	2.1	0.75	0.77
Res Hmstd: Hi Val	134,200	133,100	-1,100	-0.8	1,277	1,305	27	2.1	0.95	0.98
Res Hmstd: Ex-Hi Val	201,300	199,600	-1,700	-0.8	2,325	2,371	46	2.0	1.16	1.19
Apartment	300,000	298,500	-1,500	-0.5	5,333	5,449	116	2.2	1.78	1.83
Seas Rec: Lo Val	75,000	72,600	-2,400	-3.2	1,079	1,070	-9	-0.8	1.44	1.47
Seas Rec: Hi Val	200,000	193,600	-6,400	-3.2	3,042	3,014	-29	-0.9	1.52	1.56
Comm/Ind: Lo Val	150,000	151,200	1,200	0.8	4,349	4,476	127	2.9	2.9	2.96
Comm/Ind: Med Val	300,000	302,400	2,400	0.8	10,102	10,379	277	2.7	3.37	3.43
Comm/Ind: Hi Val	1,000,000	1,008,000	8,000	0.8	36,952	37,930	977	2.6	3.7	3.76

**TACONITE TOWNS**

<i>Tax Burdens by Property Class</i>	<b>Market Value</b>				<b>Net Tax</b>			<b>Effective Tax Rates</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alte</b>
Res Hmstd: exist	5,233,355	5,045,956	-187,399	-3.6	36,002	35,746	-256	-0.7	0.69	0.71
Res Non-Hm: exis	539,830	538,267	-1,563	-0.3	5,285	5,465	179	3.4	0.98	1.02
Apartments: exis	8,631	8,752	121	1.4	102	110	8	7.8	1.18	1.25
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	5,479,397	5,329,950	-149,447	-2.7	52,388	52,455	67	0.1	0.96	0.98
Com/Ind: Lo: exi	92,376	90,609	-1,767	-1.9	2,263	2,199	-64	-2.8	2.45	2.43
Com/Ind Hi: exis	245,650	245,155	-495	-0.2	7,592	7,494	-99	-1.3	3.09	3.06
Publ U: Elec Gen	2,887	2,179	-707	-24.5	59	46	-13	-22.1	2.05	2.11
Publ U: Other	493,112	500,974	7,862	1.6	15,473	15,992	520	3.4	3.14	3.19
Ag HGA: Exist	179,149	177,424	-1,725	-1.0	784	959	175	22.3	0.44	0.54
Ag Hmstd Land	359,403	338,811	-20,592	-5.7	907	791	-117	-12.9	0.25	0.23
Ag Non-Hmstd	2,358,701	2,209,893	-148,808	-6.3	20,371	19,540	-831	-4.1	0.86	0.88
ResHmstd: NewCon	0	29,601	29,601	0.0	0	215	215	0.0	0.00	0.73
All other NewCon	0	51,224	51,224	0.0	0	525	525	0.0	0.00	1.02
<b>Total</b>	<b>14,992,491</b>	<b>14,568,794</b>	<b>-423,697</b>	<b>-2.8</b>	<b>141,226</b>	<b>141,536</b>	<b>311</b>	<b>0.2</b>	<b>0.94</b>	<b>0.97</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	150,163	145,982	-4,182	-2.8	County	52.40	53.78	0.000	0.000
(-) TIF Tax Capacity	265	6	-259	-97.8	City/Town	13.59	14.27	0.000	0.000
(-) FD Contrib Tax Cap	2,526	2,636	109	4.3	School District	16.08	16.11	5.365	7.418
(=) Taxable Tax Capacity	147,372	143,340	-4,031	-2.7	Special District	2.49	2.64	0.000	0.000
FD Distrib Tax Cap	1,453	1,548	95	6.5	<b>Total</b>	<b>84.55</b>	<b>86.79</b>	<b>5.365</b>	<b>7.418</b>

**Tax Burdens on Hypothetical Properties**

	<b>Estimated Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	127,700	123,100	-3.6	641	643	2	0.3	0.50	0.52
Res Hmstd: Avg Val	191,500	184,600	-3.6	1,263	1,270	7	0.6	0.66	0.69
Res Hmstd: Hi Val	255,200	246,100	-3.6	1,884	1,898	13	0.7	0.74	0.77
Res Hmstd: Ex-Hi Val	382,900	369,200	-3.6	3,130	3,154	24	0.8	0.82	0.85
Apartment	300,000	304,200	1.4	3,332	3,526	194	5.8	1.11	1.16
Seas Rec: Lo Val	75,000	73,000	-2.7	700	700	-1	-0.1	0.93	0.96
Seas Rec: Hi Val	200,000	194,500	-2.8	2,032	2,026	-6	-0.3	1.02	1.04
Comm/Ind: Lo Val	150,000	149,700	-0.2	3,159	3,230	71	2.2	2.11	2.16
Comm/Ind: Med Val	300,000	299,400	-0.2	7,344	7,496	153	2.1	2.45	2.50
Comm/Ind: Hi Val	1,000,000	998,000	-0.2	26,873	27,419	545	2.0	2.69	2.75



<b>DULUTH AREA</b>
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<i>Tax Burdens by Property Class</i>	<b>Market Value</b>				<b>Net Tax</b>			<b>Effective Tax Rates</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alte</b>
Res Hmstd: exist	5,011,818	5,052,801	40,983	0.8	61,653	65,118	3,465	5.6	1.23	1.29
Res Non-Hm: exis	1,094,004	1,094,224	220	0.0	16,629	17,244	615	3.7	1.52	1.58
Apartments: exis	331,703	346,557	14,854	4.5	5,920	6,433	513	8.7	1.78	1.86
Low-inc Apts: ex	64,690	68,434	3,743	5.8	718	783	65	9.0	1.11	1.14
Seasnl Rec: exis	136,317	141,074	4,758	3.5	1,779	1,920	141	7.9	1.31	1.36
Com/Ind: Lo: exi	233,262	230,848	-2,414	-1.0	6,692	6,814	122	1.8	2.87	2.95
Com/Ind Hi: exis	999,770	1,007,535	7,764	0.8	37,960	39,245	1,284	3.4	3.80	3.90
Publ U: Elec Gen	13,460	17,901	4,440	33.0	383	518	136	35.5	2.84	2.90
Publ U: Other	176,146	184,931	8,785	5.0	6,493	7,123	630	9.7	3.69	3.85
Ag HGA: Exist	10,135	10,774	640	6.3	110	124	14	12.5	1.08	1.15
Ag Hmstd Land	11,515	11,822	306	2.7	48	52	5	9.8	0.41	0.44
Ag Non-Hmstd	142,221	135,565	-6,656	-4.7	1,634	1,620	-14	-0.9	1.15	1.20
ResHmstd: NewCon	0	20,264	20,264	0.0	0	254	254	0.0	0.00	1.26
All other NewCon	0	37,175	37,175	0.0	0	954	954	0.0	0.00	2.57
<b>Total</b>	<b>8,225,041</b>	<b>8,359,904</b>	<b>134,862</b>	<b>1.6</b>	<b>140,019</b>	<b>148,203</b>	<b>8,184</b>	<b>5.8</b>	<b>1.70</b>	<b>1.77</b>

**Tax Base****Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	90,042	91,853	1,811	2.0	County	64.67	64.82	0.000	0.000
(-) TIF Tax Capacity	2,042	2,097	55	2.7	City/Town	31.13	30.93	3.399	3.310
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	29.63	33.36	7.589	10.071
(=) Taxable Tax Capacity	88,000	89,756	1,756	2.0	Special District	4.50	4.63	0.000	0.000
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	129.92	133.74	10.987	13.381

**Tax Burdens on  
Hypothetical Properties**

	<b>Estimated Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	112,900	113,800	0.8	1,239	1,313	74	6.0	1.1	1.15
Res Hmstd: Avg Val	169,300	170,700	0.8	2,100	2,219	119	5.7	1.24	1.3
Res Hmstd: Hi Val	225,700	227,500	0.8	2,960	3,123	162	5.5	1.31	1.37
Res Hmstd: Ex-Hi Val	338,600	341,400	0.8	4,683	4,936	252	5.4	1.38	1.45
Apartment	300,000	313,400	4.5	5,202	5,659	457	8.8	1.73	1.81
Comm/Ind: Lo Val	150,000	151,200	0.8	4,264	4,428	164	3.8	2.84	2.93
Comm/Ind: Med Val	300,000	302,300	0.8	9,894	10,246	352	3.6	3.3	3.39
Comm/Ind: Hi Val	1,000,000	1,007,800	0.8	36,170	37,411	1,241	3.4	3.62	3.71

<b>EAST CENTRAL CITIES</b>
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<i>Tax Burdens by Property Class</i>	<b>Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alte</b>
Res Hmstd: exist	3,175,646	3,125,769	-49,877	-1.6	46,055	46,469	414	0.9	1.45	1.49
Res Non-Hm: exis	564,507	561,195	-3,311	-0.6	10,478	10,580	102	1.0	1.86	1.89
Apartments: exis	201,651	200,258	-1,393	-0.7	4,384	4,428	43	1.0	2.17	2.21
Low-inc Apts: ex	73,644	73,781	137	0.2	998	1,014	16	1.6	1.35	1.37
Seasnl Rec: exis	105,553	102,814	-2,739	-2.6	1,830	1,831	1	0.0	1.73	1.78
Com/Ind: Lo: exi	333,103	327,521	-5,582	-1.7	11,205	11,180	-25	-0.2	3.36	3.41
Com/Ind Hi: exis	674,319	656,983	-17,336	-2.6	29,070	28,953	-117	-0.4	4.31	4.41
Publ U: Elec Gen	1,254	1,227	-27	-2.1	41	41	0	0.9	3.26	3.36
Publ U: Other	123,530	121,914	-1,616	-1.3	5,539	5,482	-57	-1.0	4.48	4.50
Ag HGA: Exist	57,414	56,488	-926	-1.6	800	797	-3	-0.4	1.39	1.41
Ag Hmstd Land	86,390	85,310	-1,080	-1.2	591	557	-33	-5.6	0.68	0.65
Ag Non-Hmstd	75,687	74,748	-939	-1.2	1,200	1,178	-22	-1.8	1.59	1.58
ResHmstd: NewCon	0	12,763	12,763	0.0	0	192	192	0.0	0.00	1.50
All other NewCon	0	23,262	23,262	0.0	0	811	811	0.0	0.00	3.48
<b>Total</b>	<b>5,472,697</b>	<b>5,424,033</b>	<b>-48,665</b>	<b>-0.9</b>	<b>112,191</b>	<b>113,512</b>	<b>1,321</b>	<b>1.2</b>	<b>2.05</b>	<b>2.09</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	58,077	57,647	-430	-0.7	County	74.35	75.57	0.080	0.084
(-) TIF Tax Capacity	1,684	487	-1,198	-71.1	City/Town	57.54	57.00	0.299	0.288
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	30.55	30.59	8.313	11.980
(=) Taxable Tax Capacity	56,392	57,160	768	1.4	Special District	4.52	4.25	0.000	0.000
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	166.96	167.40	8.692	12.352

**Tax Burdens on Hypothetical Properties**

	<b>Estimated Market Value</b>			<b>Pctg Chng</b>	<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>		<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	87,900	86,500	-1,400	-1.6	1,054	1,062	8	0.7	1.2	1.23
Res Hmstd: Avg Val	131,800	129,700	-2,100	-1.6	1,891	1,903	12	0.6	1.44	1.47
Res Hmstd: Hi Val	175,700	172,900	-2,800	-1.6	2,728	2,745	17	0.6	1.55	1.59
Res Hmstd: Ex-Hi Val	263,500	259,400	-4,100	-1.6	4,403	4,430	28	0.6	1.67	1.71
Apartment	300,000	297,900	-2,100	-0.7	6,522	6,602	80	1.2	2.17	2.22
Comm/Ind: Lo Val	150,000	146,100	-3,900	-2.6	5,063	4,991	-72	-1.4	3.38	3.42
Comm/Ind: Med Val	300,000	292,300	-7,700	-2.6	11,770	11,546	-224	-1.9	3.92	3.95
Comm/Ind: Hi Val	1,000,000	974,300	-25,700	-2.6	43,069	42,327	-742	-1.7	4.31	4.34

**EAST CENTRAL TOWNS**

<i>Tax Burdens by Property Class</i>	<b>Market Value</b>				<b>Net Tax</b>			<b>Effective Tax Rates</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alte</b>
Res Hmstd: exist	4,648,175	4,547,529	-100,646	-2.2	54,468	55,340	872	1.6	1.17	1.22
Res Non-Hm: exis	645,623	640,696	-4,927	-0.8	8,898	9,114	217	2.4	1.38	1.42
Apartments: exis	4,710	4,650	-60	-1.3	85	86	1	1.1	1.81	1.86
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	1,718,359	1,651,314	-67,045	-3.9	20,255	20,134	-122	-0.6	1.18	1.22
Com/Ind: Lo: exi	97,418	96,325	-1,093	-1.1	2,650	2,684	34	1.3	2.72	2.79
Com/Ind Hi: exis	81,295	85,062	3,767	4.6	2,857	3,046	190	6.6	3.51	3.58
Publ U: Elec Gen	9,248	10,875	1,627	17.6	266	316	50	18.9	2.88	2.91
Publ U: Other	274,972	279,805	4,833	1.8	9,805	10,315	510	5.2	3.57	3.69
Ag HGA: Exist	903,732	855,958	-47,774	-5.3	9,824	9,684	-139	-1.4	1.09	1.13
Ag Hmstd Land	1,426,236	1,381,334	-44,902	-3.1	7,107	7,156	49	0.7	0.50	0.52
Ag Non-Hmstd	1,320,197	1,270,564	-49,633	-3.8	15,031	14,919	-111	-0.7	1.14	1.17
ResHmstd: NewCon	0	24,130	24,130	0.0	0	295	295	0.0	0.00	1.22
All other NewCon	0	25,966	25,966	0.0	0	326	326	0.0	0.00	1.26
<b>Total</b>	<b>11,129,966</b>	<b>10,874,209</b>	<b>-255,757</b>	<b>-2.3</b>	<b>131,246</b>	<b>133,418</b>	<b>2,172</b>	<b>1.7</b>	<b>1.18</b>	<b>1.23</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	100,123	97,912	-2,212	-2.2	County	70.90	73.41	0.205	0.207
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	21.49	22.22	0.000	0.000
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	26.83	27.01	8.447	10.516
(=) Taxable Tax Capacity	100,123	97,912	-2,212	-2.2	Special District	1.17	1.29	0.000	0.000
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	120.39	123.93	8.653	10.723

**Tax Burdens on Hypothetical Properties**

	<b>Estimated Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	106,400	104,100	-2.2	1,040	1,056	16	1.6	0.98	1.01
Res Hmstd: Avg Val	159,600	156,100	-2.2	1,784	1,815	30	1.7	1.12	1.16
Res Hmstd: Hi Val	212,700	208,100	-2.2	2,527	2,573	46	1.8	1.19	1.24
Res Hmstd: Ex-Hi Val	319,200	312,300	-2.2	4,016	4,092	76	1.9	1.26	1.31
Apartment	300,000	296,200	-1.3	4,774	4,906	132	2.8	1.59	1.66
Seas Rec: Lo Val	75,000	72,100	-3.9	969	959	-10	-1.1	1.29	1.33
Seas Rec: Hi Val	200,000	192,200	-3.9	2,749	2,715	-34	-1.3	1.37	1.41
Comm/Ind: Lo Val	150,000	157,000	4.7	4,014	4,375	361	9.0	2.68	2.79
Comm/Ind: Med Val	300,000	313,900	4.6	9,324	10,067	743	8.0	3.11	3.21
Comm/Ind: Hi Val	1,000,000	1,046,300	4.6	34,100	36,635	2,535	7.4	3.41	3.50

**CENTRAL MINN CITIES**

<i>Tax Burdens by Property Class</i>	<b>Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alte</b>
Res Hmstd: exist	10,624,903	10,755,921	131,019	1.2	144,230	143,789	-441	-0.3	1.36	1.34
Res Non-Hm: exis	1,383,627	1,382,361	-1,266	-0.1	23,221	22,681	-540	-2.3	1.68	1.64
Apartments: exis	891,827	917,490	25,663	2.9	16,943	17,370	427	2.5	1.90	1.89
Low-inc Apts: ex	187,111	189,706	2,595	1.4	2,227	2,224	-3	-0.1	1.19	1.17
Seasnl Rec: exis	111,509	117,359	5,849	5.2	1,937	2,047	110	5.7	1.74	1.74
Com/Ind: Lo: exi	718,094	707,183	-10,911	-1.5	22,015	21,502	-514	-2.3	3.07	3.04
Com/Ind Hi: exis	3,084,846	3,015,834	-69,012	-2.2	121,846	118,134	-3,712	-3.0	3.95	3.92
Publ U: Elec Gen	827,275	740,812	-86,463	-10.5	20,220	18,691	-1,529	-7.6	2.44	2.52
Publ U: Other	546,021	539,714	-6,307	-1.2	20,528	20,446	-82	-0.4	3.76	3.79
Ag HGA: Exist	79,318	78,087	-1,231	-1.6	1,050	1,006	-44	-4.2	1.32	1.29
Ag Hmstd Land	163,231	173,761	10,530	6.5	1,008	1,071	63	6.3	0.62	0.62
Ag Non-Hmstd	188,280	189,586	1,305	0.7	2,585	2,571	-14	-0.5	1.37	1.36
ResHmstd: NewCon	0	78,121	78,121	0.0	0	1,041	1,041	0.0	0.00	1.33
All other NewCon	0	97,269	97,269	0.0	0	2,719	2,719	0.0	0.00	2.80
<b>Total</b>	<b>18,806,044</b>	<b>18,983,204</b>	<b>177,161</b>	<b>0.9</b>	<b>377,811</b>	<b>375,292</b>	<b>-2,518</b>	<b>-0.7</b>	<b>2.01</b>	<b>1.98</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	220,700	221,372	672	0.3	County	52.78	52.11	0.000	0.000
(-) TIF Tax Capacity	6,629	6,907	278	4.2	City/Town	48.31	49.03	1.651	1.701
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	33.30	33.27	16.009	14.356
(=) Taxable Tax Capacity	214,072	214,465	393	0.2	Special District	2.29	2.14	0.142	0.143
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	136.69	136.54	17.803	16.200

**Tax Burdens on  
Hypothetical Properties**

	<b>Estimated Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	99,300	100,500	1.2	1,147	1,150	3	0.2	1.16	1.14
Res Hmstd: Avg Val	148,900	150,700	1.2	1,975	1,978	4	0.2	1.33	1.31
Res Hmstd: Hi Val	198,400	200,800	1.2	2,800	2,805	5	0.2	1.41	1.4
Res Hmstd: Ex-Hi Val	297,700	301,400	1.2	4,457	4,465	9	0.2	1.5	1.48
Apartment	300,000	308,600	2.9	5,660	5,767	107	1.9	1.89	1.87
Comm/Ind: Lo Val	150,000	146,600	-2.3	4,519	4,385	-133	-2.9	3.01	2.99
Comm/Ind: Med Val	300,000	293,300	-2.2	10,454	10,125	-329	-3.1	3.48	3.45
Comm/Ind: Hi Val	1,000,000	977,600	-2.2	38,155	37,049	-1,106	-2.9	3.82	3.79

**CENTRAL MINN TOWNS**

<i>Tax Burdens by Property Class</i>	<b>Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alte</b>
Res Hmstd: exist	6,617,022	6,499,497	-117,524	-1.8	74,603	72,303	-2,301	-3.1	1.13	1.11
Res Non-Hm: exis	634,935	607,368	-27,567	-4.3	8,239	7,749	-489	-5.9	1.30	1.28
Apartments: exis	4,788	4,742	-46	-1.0	71	69	-2	-2.7	1.48	1.45
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	1,165,214	1,142,112	-23,102	-2.0	13,316	12,974	-342	-2.6	1.14	1.14
Com/Ind: Lo: exi	156,716	152,114	-4,602	-2.9	3,962	3,812	-151	-3.8	2.53	2.51
Com/Ind Hi: exis	238,360	243,499	5,139	2.2	7,820	7,919	99	1.3	3.28	3.25
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	275,162	330,467	55,305	20.1	9,087	10,720	1,634	18.0	3.30	3.24
Ag HGA: Exist	1,063,759	1,023,583	-40,176	-3.8	11,393	10,684	-708	-6.2	1.07	1.04
Ag Hmstd Land	2,930,276	3,195,000	264,724	9.0	14,852	16,073	1,222	8.2	0.51	0.50
Ag Non-Hmstd	1,024,594	1,115,158	90,564	8.8	10,538	11,192	653	6.2	1.03	1.00
ResHmstd: NewCon	0	33,305	33,305	0.0	0	378	378	0.0	0.00	1.14
All other NewCon	0	43,025	43,025	0.0	0	665	665	0.0	0.00	1.55
<b>Total</b>	<b>14,110,825</b>	<b>14,389,872</b>	<b>279,046</b>	<b>2.0</b>	<b>153,880</b>	<b>154,539</b>	<b>658</b>	<b>0.4</b>	<b>1.09</b>	<b>1.07</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	126,462	128,480	2,018	1.6	County	53.74	53.22	0.000	0.000
(-) TIF Tax Capacity	179	170	-9	-4.9	City/Town	19.55	19.94	0.044	0.045
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	31.04	30.84	15.199	13.451
(=) Taxable Tax Capacity	126,282	128,310	2,027	1.6	Special District	1.28	1.16	0.000	0.000
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	105.61	105.16	15.243	13.495

**Tax Burdens on Hypothetical Properties**

	<b>Estimated Market Value</b>			<b>Pctg Chng</b>	<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>		<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	139,200	136,700	-1.8	1,421	1,360	-61	-4.3	1.02	0.99	
Res Hmstd: Avg Val	208,700	205,000	-1.8	2,327	2,235	-92	-4.0	1.12	1.09	
Res Hmstd: Hi Val	278,200	273,300	-1.8	3,233	3,110	-123	-3.8	1.16	1.14	
Res Hmstd: Ex-Hi Val	417,400	410,000	-1.8	5,044	4,861	-183	-3.6	1.21	1.19	
Apartment	300,000	297,100	-1.0	4,417	4,306	-111	-2.5	1.47	1.45	
Seas Rec: Lo Val	75,000	73,500	-2.0	858	840	-19	-2.2	1.14	1.14	
Seas Rec: Hi Val	200,000	196,000	-2.0	2,453	2,402	-51	-2.1	1.23	1.23	
Comm/Ind: Lo Val	150,000	153,200	2.1	3,781	3,845	65	1.7	2.52	2.51	
Comm/Ind: Med Val	300,000	306,500	2.2	8,745	8,873	128	1.5	2.92	2.9	
Comm/Ind: Hi Val	1,000,000	1,021,600	2.2	31,914	32,327	413	1.3	3.19	3.16	

<b>SOUTHWEST CITIES</b>
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<i>Tax Burdens by Property Class</i>	<b>Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alte</b>
Res Hmstd: exist	5,071,246	4,980,832	-90,414	-1.8	67,013	61,137	-5,876	-8.8	1.32	1.23
Res Non-Hm: exis	702,144	718,204	16,060	2.3	12,098	11,511	-587	-4.9	1.72	1.60
Apartments: exis	316,665	319,560	2,895	0.9	6,171	5,785	-386	-6.3	1.95	1.81
Low-inc Apts: ex	93,382	91,908	-1,474	-1.6	1,144	1,042	-101	-8.9	1.22	1.13
Seasnl Rec: exis	46,738	45,774	-964	-2.1	885	832	-53	-6.0	1.89	1.82
Com/Ind: Lo: exi	625,811	607,447	-18,363	-2.9	19,729	18,145	-1,584	-8.0	3.15	2.99
Com/Ind Hi: exis	1,302,352	1,297,441	-4,911	-0.4	47,135	45,592	-1,543	-3.3	3.62	3.51
Publ U: Elec Gen	3,724	4,506	782	21.0	131	149	18	14.0	3.52	3.32
Publ U: Other	109,632	119,966	10,334	9.4	4,767	4,947	180	3.8	4.35	4.12
Ag HGA: Exist	20,080	19,532	-548	-2.7	280	250	-30	-10.6	1.39	1.28
Ag Hmstd Land	123,832	152,373	28,541	23.0	1,102	1,258	156	14.2	0.89	0.83
Ag Non-Hmstd	108,185	134,506	26,321	24.3	1,542	1,760	218	14.1	1.43	1.31
ResHmstd: NewCon	0	25,945	25,945	0.0	0	315	315	0.0	0.00	1.22
All other NewCon	0	80,162	80,162	0.0	0	2,385	2,385	0.0	0.00	2.97
<b>Total</b>	<b>8,523,792</b>	<b>8,598,159</b>	<b>74,366</b>	<b>0.9</b>	<b>161,997</b>	<b>155,108</b>	<b>-6,889</b>	<b>-4.3</b>	<b>1.90</b>	<b>1.80</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	88,658	90,574	1,916	2.2	County	44.58	38.80	0.188	0.173
(-) TIF Tax Capacity	2,025	2,099	74	3.7	City/Town	77.01	76.65	0.358	0.354
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	16.85	13.58	23.342	21.109
(=) Taxable Tax Capacity	86,633	88,475	1,842	2.1	Special District	1.57	1.44	0.000	0.000
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	140.01	130.47	23.889	21.635

**Tax Burdens on  
Hypothetical Properties**

	<b>Estimated Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	64,400	63,300	-1.7	695	632	-62	-9.0	1.08	1
Res Hmstd: Avg Val	96,500	94,800	-1.8	1,182	1,067	-114	-9.7	1.22	1.13
Res Hmstd: Hi Val	128,700	126,400	-1.8	1,750	1,585	-165	-9.4	1.36	1.25
Res Hmstd: Ex-Hi Val	193,100	189,700	-1.8	2,887	2,622	-264	-9.2	1.5	1.38
Apartment	300,000	302,700	0.9	5,967	5,592	-375	-6.3	1.99	1.85
Comm/Ind: Lo Val	150,000	149,400	-0.4	4,685	4,414	-270	-5.8	3.12	2.95
Comm/Ind: Med Val	300,000	298,900	-0.4	10,811	10,191	-620	-5.7	3.60	3.41
Comm/Ind: Hi Val	1,000,000	996,200	-0.4	39,402	37,159	-2,243	-5.7	3.94	3.73

**SOUTHWEST TOWNS**

<i>Tax Burdens by Property Class</i>	<b>Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alte</b>
Res Hmstd: exist	3,311,706	3,319,541	7,835	0.2	30,657	27,424	-3,233	-10.5	0.93	0.83
Res Non-Hm: exis	449,077	470,486	21,410	4.8	4,562	4,181	-381	-8.3	1.02	0.89
Apartments: exis	5,048	5,162	114	2.3	57	49	-8	-13.7	1.13	0.96
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	841,506	845,139	3,633	0.4	8,586	8,114	-472	-5.5	1.02	0.96
Com/Ind: Lo: exi	142,739	139,795	-2,944	-2.1	3,048	2,732	-316	-10.4	2.14	1.95
Com/Ind Hi: exis	283,188	293,057	9,869	3.5	7,303	6,880	-423	-5.8	2.58	2.35
Publ U: Elec Gen	8,612	9,778	1,166	13.5	112	114	2	1.6	1.30	1.16
Publ U: Other	564,166	609,801	45,635	8.1	14,475	14,199	-276	-1.9	2.57	2.33
Ag HGA: Exist	1,545,093	1,523,968	-21,125	-1.4	12,298	10,573	-1,725	-14.0	0.80	0.69
Ag Hmstd Land	21,588,257	27,913,324	6,325,068	29.3	83,524	90,093	6,569	7.9	0.39	0.32
Ag Non-Hmstd	11,750,257	16,451,299	4,701,042	40.0	70,950	78,483	7,533	10.6	0.60	0.48
ResHmstd: NewCon	0	30,375	30,375	0.0	0	234	234	0.0	0.00	0.77
All other NewCon	0	130,688	130,688	0.0	0	999	999	0.0	0.00	0.76
<b>Total</b>	<b>40,489,646</b>	<b>51,742,412</b>	<b>11,252,766</b>	<b>27.8</b>	<b>235,572</b>	<b>244,075</b>	<b>8,502</b>	<b>3.6</b>	<b>0.58</b>	<b>0.47</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	335,716	436,862	101,146	30.1	County	41.06	33.20	0.135	0.124
(-) TIF Tax Capacity	68	68	0	0.0	City/Town	8.95	6.94	0.000	0.000
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	12.43	9.82	24.462	22.145
(=) Taxable Tax Capacity	335,648	436,794	101,146	30.1	Special District	1.01	0.79	0.000	0.000
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>63.45</b>	<b>50.75</b>	<b>24.597</b>	<b>22.269</b>

**Tax Burdens on Hypothetical Properties**

	<b>Estimated Market Value</b>			<b>Pctg Chng</b>	<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>		<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	111,500	111,800	300	0.3	809	678	-131	-16.2	0.73	0.61
Res Hmstd: Avg Val	167,200	167,600	400	0.2	1,331	1,111	-220	-16.5	0.8	0.66
Res Hmstd: Hi Val	222,900	223,400	500	0.2	1,854	1,544	-309	-16.7	0.83	0.69
Res Hmstd: Ex-Hi Val	334,500	335,300	800	0.2	2,900	2,413	-487	-16.8	0.87	0.72
Apartment	300,000	306,800	6,800	2.3	3,117	2,630	-488	-15.6	1.04	0.86
Comm/Ind: Lo Val	150,000	155,200	5,200	3.5	2,973	2,766	-206	-6.9	1.98	1.78
Comm/Ind: Med Val	300,000	310,500	10,500	3.5	6,813	6,307	-506	-7.4	2.27	2.03
Comm/Ind: Hi Val	1,000,000	1,034,800	34,800	3.5	24,735	22,817	-1,918	-7.8	2.47	2.20

<b>SOUTH CENTRAL CITIES</b>
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<i>Tax Burdens by Property Class</i>	<b>Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alte</b>
Res Hmstd: exist	5,478,523	5,421,342	-57,181	-1.0	69,984	66,528	-3,456	-4.9	1.28	1.23
Res Non-Hm: exis	848,229	862,576	14,347	1.7	13,498	13,170	-328	-2.4	1.59	1.53
Apartments: exis	460,806	465,210	4,404	1.0	7,804	7,676	-129	-1.6	1.69	1.65
Low-inc Apts: ex	81,671	84,912	3,242	4.0	903	898	-5	-0.5	1.11	1.06
Seasnl Rec: exis	61,105	65,419	4,314	7.1	868	913	45	5.1	1.42	1.40
Com/Ind: Lo: exi	486,528	478,020	-8,509	-1.7	14,674	14,004	-670	-4.6	3.02	2.93
Com/Ind Hi: exis	1,391,439	1,403,573	12,135	0.9	49,032	48,404	-628	-1.3	3.52	3.45
Publ U: Elec Gen	16,607	16,919	312	1.9	405	409	4	1.0	2.44	2.42
Publ U: Other	110,329	117,503	7,174	6.5	4,290	4,457	167	3.9	3.89	3.79
Ag HGA: Exist	11,303	10,925	-378	-3.3	160	148	-12	-7.4	1.42	1.36
Ag Hmstd Land	56,319	70,218	13,900	24.7	499	620	121	24.2	0.89	0.88
Ag Non-Hmstd	94,265	116,388	22,123	23.5	1,235	1,452	217	17.5	1.31	1.25
ResHmstd: NewCon	0	34,741	34,741	0.0	0	424	424	0.0	0.00	1.22
All other NewCon	0	78,872	78,872	0.0	0	1,810	1,810	0.0	0.00	2.29
<b>Total</b>	<b>9,097,123</b>	<b>9,226,619</b>	<b>129,495</b>	<b>1.4</b>	<b>163,353</b>	<b>160,913</b>	<b>-2,440</b>	<b>-1.5</b>	<b>1.80</b>	<b>1.74</b>

**Tax Base****Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	98,194	100,078	1,884	1.9	County	44.86	40.00	0.000	0.000
(-) TIF Tax Capacity	2,967	2,570	-398	-13.4	City/Town	64.33	63.92	0.339	0.322
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	18.66	20.30	20.447	18.524
(=) Taxable Tax Capacity	95,227	97,509	2,282	2.4	Special District	0.51	0.40	0.000	0.000
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	128.36	124.62	20.786	18.846

**Tax Burdens on  
Hypothetical Properties**

	<b>Estimated Market Value</b>			<b>Pctg Chng</b>	<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>		<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	81,600	80,700	-1.1	833	784	-49	-5.9	1.02	0.97	
Res Hmstd: Avg Val	122,300	121,000	-1.1	1,487	1,408	-80	-5.4	1.22	1.16	
Res Hmstd: Hi Val	163,000	161,300	-1.0	2,141	2,031	-110	-5.2	1.31	1.26	
Res Hmstd: Ex-Hi Val	244,600	242,000	-1.1	3,453	3,279	-173	-5.0	1.41	1.36	
Apartment	300,000	302,900	1.0	5,437	5,289	-148	-2.7	1.81	1.75	
Comm/Ind: Lo Val	150,000	151,300	0.9	4,376	4,307	-69	-1.6	2.92	2.85	
Comm/Ind: Med Val	300,000	302,600	0.9	10,107	9,939	-167	-1.7	3.37	3.28	
Comm/Ind: Hi Val	1,000,000	1,008,700	0.9	36,849	36,225	-624	-1.7	3.68	3.59	



**SOUTH CENTRAL TOWNS**

<i>Tax Burdens by Property Class</i>	<b>Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alte</b>
Res Hmstd: exist	2,659,824	2,632,382	-27,441	-1.0	24,052	21,810	-2,242	-9.3	0.90	0.83
Res Non-Hm: exis	376,023	387,095	11,071	2.9	3,758	3,499	-259	-6.9	1.00	0.90
Apartments: exis	5,632	5,384	-249	-4.4	68	59	-9	-13.4	1.21	1.09
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	266,597	266,974	377	0.1	2,262	2,147	-116	-5.1	0.85	0.80
Com/Ind: Lo: exi	81,215	81,764	548	0.7	1,716	1,627	-89	-5.2	2.11	1.99
Com/Ind Hi: exis	191,998	194,453	2,456	1.3	4,867	4,677	-190	-3.9	2.53	2.40
Publ U: Elec Gen	23,566	25,669	2,103	8.9	318	298	-20	-6.4	1.35	1.16
Publ U: Other	288,334	315,081	26,747	9.3	7,778	7,932	154	2.0	2.70	2.52
Ag HGA: Exist	1,059,902	1,030,548	-29,354	-2.8	8,963	7,804	-1,158	-12.9	0.85	0.76
Ag Hmstd Land	10,698,961	13,770,462	3,071,501	28.7	46,752	53,626	6,874	14.7	0.44	0.39
Ag Non-Hmstd	5,382,687	7,691,845	2,309,158	42.9	37,000	44,084	7,083	19.1	0.69	0.57
ResHmstd: NewCon	0	20,285	20,285	0.0	0	161	161	0.0	0.00	0.80
All other NewCon	0	54,637	54,637	0.0	0	346	346	0.0	0.00	0.63
<b>Total</b>	<b>21,034,740</b>	<b>26,476,579</b>	<b>5,441,839</b>	<b>25.9</b>	<b>137,535</b>	<b>148,071</b>	<b>10,536</b>	<b>7.7</b>	<b>0.65</b>	<b>0.56</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	174,212	222,205	47,993	27.5	County	45.30	39.00	0.000	0.000
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	10.10	8.14	0.000	0.000
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	14.86	12.90	22.714	20.862
(=) Taxable Tax Capacity	174,212	222,205	47,993	27.5	Special District	0.44	0.27	0.000	0.000
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	70.71	60.32	22.714	20.862

**Tax Burdens on  
Hypothetical Properties**

	<b>Estimated Market Value</b>			<b>Pctg Chng</b>	<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>		<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	126,400	125,100	-1,300	-1.0	998	859	-139	-13.9	0.79	0.69
Res Hmstd: Avg Val	189,600	187,600	-2,000	-1.1	1,629	1,400	-229	-14.0	0.86	0.75
Res Hmstd: Hi Val	252,700	250,100	-2,600	-1.0	2,258	1,941	-317	-14.0	0.89	0.78
Res Hmstd: Ex-Hi Val	379,200	375,300	-3,900	-1.0	3,521	3,026	-495	-14.1	0.93	0.81
Apartment	300,000	286,800	-13,200	-4.4	3,333	2,761	-572	-17.2	1.11	0.96
Comm/Ind: Lo Val	150,000	151,900	1,900	1.3	3,108	2,889	-219	-7.0	2.07	1.90
Comm/Ind: Med Val	300,000	303,800	3,800	1.3	7,137	6,620	-517	-7.2	2.38	2.18
Comm/Ind: Hi Val	1,000,000	1,012,800	12,800	1.3	25,944	24,038	-1,905	-7.3	2.59	2.37

<b>OLMSTED COUNTY</b>
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<i>Tax Burdens by Property Class</i>	<b>Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alte</b>
Res Hmstd: exist	7,425,222	7,404,193	-21,029	-0.3	93,258	89,752	-3,506	-3.8	1.26	1.21
Res Non-Hm: exis	1,216,076	1,189,270	-26,806	-2.2	17,862	16,846	-1,016	-5.7	1.47	1.42
Apartments: exis	433,094	434,901	1,807	0.4	7,629	7,436	-192	-2.5	1.76	1.71
Low-inc Apts: ex	95,009	91,158	-3,851	-4.1	1,035	963	-71	-6.9	1.09	1.06
Seasnl Rec: exis	11,031	9,961	-1,070	-9.7	192	166	-26	-13.3	1.74	1.67
Com/Ind: Lo: exi	333,392	321,243	-12,149	-3.6	9,539	8,970	-569	-6.0	2.86	2.79
Com/Ind Hi: exis	1,894,418	1,994,532	100,114	5.3	71,264	73,512	2,248	3.2	3.76	3.69
Publ U: Elec Gen	3,274	3,361	87	2.7	70	67	-2	-3.0	2.12	2.01
Publ U: Other	80,338	83,163	2,825	3.5	2,903	2,927	24	0.8	3.61	3.52
Ag HGA: Exist	344,490	341,009	-3,481	-1.0	3,726	3,406	-320	-8.6	1.08	1.00
Ag Hmstd Land	912,872	1,174,067	261,194	28.6	5,029	6,198	1,168	23.2	0.55	0.53
Ag Non-Hmstd	412,903	529,004	116,101	28.1	4,371	5,207	836	19.1	1.06	0.98
ResHmstd: NewCon	0	79,596	79,596	0.0	0	986	986	0.0	0.00	1.24
All other NewCon	0	80,339	80,339	0.0	0	1,752	1,752	0.0	0.00	2.18
<b>Total</b>	<b>13,162,119</b>	<b>13,735,796</b>	<b>573,677</b>	<b>4.4</b>	<b>216,877</b>	<b>218,188</b>	<b>1,310</b>	<b>0.6</b>	<b>1.65</b>	<b>1.59</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	142,528	148,511	5,982	4.2	County	58.50	56.68	0.000	0.000
(-) TIF Tax Capacity	2,503	2,247	-256	-10.2	City/Town	43.62	41.85	0.125	0.241
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	23.49	23.26	12.558	10.788
(=) Taxable Tax Capacity	140,025	146,263	6,238	4.5	Special District	0.00	0.00	0.000	0.000
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	125.60	121.79	12.682	11.030

**Tax Burdens on  
Hypothetical Properties**

	<b>Estimated Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	125,600	125,200	-0.3	1,411	1,347	-65	-4.6	1.12	1.08
Res Hmstd: Avg Val	188,200	187,700	-0.3	2,348	2,245	-102	-4.4	1.25	1.2
Res Hmstd: Hi Val	250,900	250,200	-0.3	3,285	3,144	-142	-4.3	1.31	1.26
Res Hmstd: Ex-Hi Val	376,500	375,400	-0.3	5,164	4,944	-220	-4.3	1.37	1.32
Apartment	300,000	301,300	0.4	5,091	4,919	-171	-3.4	1.7	1.63
Comm/Ind: Lo Val	150,000	157,900	5.3	4,192	4,361	169	4.0	2.79	2.76
Comm/Ind: Med Val	300,000	315,900	5.3	9,719	10,030	311	3.2	3.24	3.17
Comm/Ind: Hi Val	1,000,000	1,052,800	5.3	35,508	36,468	961	2.7	3.55	3.46

**SOUTHEAST CITIES**

<i>Tax Burdens by Property Class</i>	<b>Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alte</b>
Res Hmstd: exist	9,069,096	8,925,885	-143,211	-1.6	118,137	112,924	-5,213	-4.4	1.30	1.27
Res Non-Hm: exis	1,311,184	1,317,576	6,391	0.5	21,386	20,798	-588	-2.7	1.63	1.58
Apartments: exis	515,214	523,946	8,732	1.7	9,382	9,304	-78	-0.8	1.82	1.78
Low-inc Apts: ex	135,440	134,399	-1,041	-0.8	1,587	1,533	-53	-3.3	1.17	1.14
Seasnl Rec: exis	102,097	101,406	-691	-0.7	1,671	1,650	-20	-1.2	1.64	1.63
Com/Ind: Lo: exi	774,049	764,365	-9,684	-1.3	23,259	22,335	-924	-4.0	3.00	2.92
Com/Ind Hi: exis	1,715,246	1,729,277	14,031	0.8	63,538	61,975	-1,563	-2.5	3.70	3.58
Publ U: Elec Gen	411,701	399,895	-11,807	-2.9	10,892	10,770	-122	-1.1	2.65	2.69
Publ U: Other	304,865	310,857	5,992	2.0	11,713	11,812	100	0.9	3.84	3.80
Ag HGA: Exist	34,543	33,921	-622	-1.8	425	400	-25	-6.0	1.23	1.18
Ag Hmstd Land	129,783	161,592	31,809	24.5	875	1,098	223	25.4	0.67	0.68
Ag Non-Hmstd	118,053	132,803	14,750	12.5	1,479	1,585	106	7.2	1.25	1.19
ResHmstd: NewCon	0	35,353	35,353	0.0	0	455	455	0.0	0.00	1.29
All other NewCon	0	56,574	56,574	0.0	0	1,486	1,486	0.0	0.00	2.63
<b>Total</b>	<b>14,621,272</b>	<b>14,627,848</b>	<b>6,576</b>	<b>0.0</b>	<b>264,343</b>	<b>258,126</b>	<b>-6,217</b>	<b>-2.4</b>	<b>1.81</b>	<b>1.76</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	157,624	157,824	200	0.1	County	47.00	43.57	0.000	0.000
(-) TIF Tax Capacity	4,471	2,197	-2,275	-50.9	City/Town	60.18	60.15	0.193	0.170
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	22.31	21.15	21.096	21.655
(=) Taxable Tax Capacity	153,152	155,627	2,475	1.6	Special District	2.01	2.01	0.000	0.000
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	131.50	126.88	21.288	21.825

**Tax Burdens on  
Hypothetical Properties**

	<b>Estimated Market Value</b>			<b>Pctg Chng</b>	<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>		<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	87,300	85,900	-1,400	-1.6	947	903	-44	-4.7	1.09	1.05
Res Hmstd: Avg Val	130,900	128,800	-2,100	-1.6	1,665	1,590	-75	-4.5	1.27	1.23
Res Hmstd: Hi Val	174,500	171,700	-2,800	-1.6	2,383	2,277	-106	-4.5	1.37	1.33
Res Hmstd: Ex-Hi Val	261,800	257,700	-4,100	-1.6	3,820	3,654	-166	-4.4	1.46	1.42
Apartment	300,000	305,100	5,100	1.7	5,570	5,505	-65	-1.2	1.86	1.80
Comm/Ind: Lo Val	150,000	151,200	1,200	0.8	4,454	4,400	-54	-1.2	2.97	2.91
Comm/Ind: Med Val	300,000	302,500	2,500	0.8	10,286	10,145	-141	-1.4	3.43	3.35
Comm/Ind: Hi Val	1,000,000	1,008,200	8,200	0.8	37,503	36,945	-558	-1.5	3.75	3.66

<b>SOUTHEAST TOWNS</b>
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<i>Tax Burdens by Property Class</i>	<b>Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alte</b>
Res Hmstd: exist	4,361,873	4,320,022	-41,851	-1.0	42,780	40,174	-2,607	-6.1	0.98	0.93
Res Non-Hm: exis	667,860	665,396	-2,465	-0.4	7,181	6,733	-448	-6.2	1.08	1.01
Apartments: exis	4,726	3,889	-837	-17.7	61	45	-16	-26.1	1.28	1.15
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	230,471	230,312	-159	-0.1	2,243	2,186	-57	-2.5	0.97	0.95
Com/Ind: Lo: exi	111,598	111,928	331	0.3	2,542	2,415	-127	-5.0	2.28	2.16
Com/Ind Hi: exis	131,691	140,043	8,352	6.3	3,843	3,892	48	1.3	2.92	2.78
Publ U: Elec Gen	29	30	1	4.9	1	1	0	-13.4	2.38	1.97
Publ U: Other	361,760	376,588	14,829	4.1	10,670	10,351	-319	-3.0	2.95	2.75
Ag HGA: Exist	1,689,936	1,666,577	-23,359	-1.4	15,514	14,219	-1,295	-8.3	0.92	0.85
Ag Hmstd Land	10,211,730	12,809,004	2,597,274	25.4	49,259	57,316	8,057	16.4	0.48	0.45
Ag Non-Hmstd	4,300,835	5,740,888	1,440,054	33.5	35,261	41,070	5,809	16.5	0.82	0.72
ResHmstd: NewCon	0	26,724	26,724	0.0	0	240	240	0.0	0.00	0.90
All other NewCon	0	50,639	50,639	0.0	0	379	379	0.0	0.00	0.75
<b>Total</b>	<b>22,072,509</b>	<b>26,142,041</b>	<b>4,069,532</b>	<b>18.4</b>	<b>169,355</b>	<b>179,020</b>	<b>9,665</b>	<b>5.7</b>	<b>0.77</b>	<b>0.68</b>

**Tax Base****Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	179,979	213,460	33,481	18.6	County	48.61	44.12	0.000	0.000
(-) TIF Tax Capacity	7	10	3	49.8	City/Town	13.81	11.87	0.000	0.000
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	21.05	18.68	20.294	20.272
(=) Taxable Tax Capacity	179,972	213,450	33,478	18.6	Special District	0.56	0.54	0.000	0.000
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	84.02	75.22	20.294	20.272

**Tax Burdens on  
Hypothetical Properties**

	<b>Estimated Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	130,600	129,300	-1.0	1,148	1,042	-106	-9.2	0.88	0.81
Res Hmstd: Avg Val	195,800	193,900	-1.0	1,878	1,703	-175	-9.3	0.96	0.88
Res Hmstd: Hi Val	261,000	258,500	-1.0	2,607	2,363	-244	-9.4	1	0.91
Res Hmstd: Ex-Hi Val	391,700	387,900	-1.0	4,069	3,687	-383	-9.4	1.04	0.95
Apartment	300,000	246,900	-17.7	3,760	2,822	-938	-24.9	1.25	1.14
Comm/Ind: Lo Val	150,000	159,500	6.3	3,371	3,430	59	1.7	2.25	2.15
Comm/Ind: Med Val	300,000	319,000	6.3	7,764	7,814	50	0.6	2.59	2.45
Comm/Ind: Hi Val	1,000,000	1,063,400	6.3	28,265	28,276	11	0.0	2.83	2.66

<b>ANOKA COUNTY</b>
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<i>Tax Burdens by Property Class</i>	<b>Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alte</b>
Res Hmstd: exist	16,795,486	16,399,755	-395,731	-2.4	227,295	213,579	-13,716	-6.0	1.35	1.30
Res Non-Hm: exis	1,973,304	2,023,867	50,563	2.6	31,432	31,061	-371	-1.2	1.59	1.53
Apartments: exis	725,170	725,349	179	0.0	14,115	13,524	-591	-4.2	1.95	1.86
Low-inc Apts: ex	142,794	133,574	-9,221	-6.5	1,703	1,530	-173	-10.1	1.19	1.15
SeasnI Rec: exis	65,030	59,017	-6,013	-9.2	1,128	1,031	-97	-8.6	1.73	1.75
Com/Ind: Lo: exi	477,371	470,493	-6,878	-1.4	14,906	14,663	-243	-1.6	3.12	3.12
Com/Ind Hi: exis	3,123,049	2,999,673	-123,375	-4.0	127,792	122,533	-5,258	-4.1	4.09	4.08
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	277,404	269,917	-7,487	-2.7	11,181	10,914	-268	-2.4	4.03	4.04
Ag HGA: Exist	93,252	92,239	-1,012	-1.1	1,160	1,141	-19	-1.7	1.24	1.24
Ag Hmstd Land	111,243	108,856	-2,387	-2.1	566	552	-14	-2.4	0.51	0.51
Ag Non-Hmstd	109,010	124,065	15,055	13.8	1,342	1,534	192	14.3	1.23	1.24
ResHmstd: NewCon	0	143,611	143,611	0.0	0	1,863	1,863	0.0	0.00	1.30
All other NewCon	0	79,434	79,434	0.0	0	1,802	1,802	0.0	0.00	2.27
<b>Total</b>	<b>23,893,113</b>	<b>23,629,849</b>	<b>-263,264</b>	<b>-1.1</b>	<b>432,620</b>	<b>415,728</b>	<b>-16,892</b>	<b>-3.9</b>	<b>1.81</b>	<b>1.76</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	257,260	253,408	-3,852	-1.5	County	44.54	43.39	0.000	0.000
(-) TIF Tax Capacity	8,228	6,174	-2,054	-25.0	City/Town	45.04	45.19	0.409	0.408
(-) FD Contrib Tax Cap	30,064	27,078	-2,986	-9.9	School District	32.30	32.50	22.999	18.636
(=) Taxable Tax Capacity	218,968	220,156	1,189	0.5	Special District	6.54	6.65	0.000	0.000
FD Distrib Tax Cap	50,429	51,318	889	1.8	<b>Total</b>	128.40	127.72	23.407	19.044

**Tax Burdens on  
Hypothetical Properties**

	<b>Estimated Market Value</b>			<b>Pctg Chng</b>	<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>		<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	118,200	115,400	-2,800	-2.4	1,453	1,351	-102	-7.0	1.23	1.17
Res Hmstd: Avg Val	177,300	173,100	-4,200	-2.4	2,418	2,264	-155	-6.4	1.36	1.31
Res Hmstd: Hi Val	236,300	230,700	-5,600	-2.4	3,382	3,175	-207	-6.1	1.43	1.38
Res Hmstd: Ex-Hi Val	354,600	346,200	-8,400	-2.4	5,315	5,003	-312	-5.9	1.5	1.45
Apartment	300,000	300,100	100	0.0	5,517	5,363	-155	-2.8	1.84	1.79
Comm/Ind: Lo Val	150,000	144,100	-5,900	-3.9	4,416	4,161	-255	-5.8	2.94	2.89
Comm/Ind: Med Val	300,000	288,100	-11,900	-4.0	10,187	9,561	-627	-6.2	3.4	3.32
Comm/Ind: Hi Val	1,000,000	960,500	-39,500	-4.0	37,119	35,022	-2,098	-5.7	3.71	3.65

## WASHINGTON COUNTY

<i>Tax Burdens by Property Class</i>	<b>Market Value</b>				<b>Net Tax</b>			<b>Effective Tax Rates</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alte</b>
Res Hmstd: exist	16,678,271	17,005,228	326,958	2.0	204,792	209,549	4,757	2.3	1.23	1.23
Res Non-Hm: exis	2,024,565	2,182,613	158,049	7.8	27,100	29,220	2,120	7.8	1.34	1.34
Apartments: exis	584,751	612,628	27,878	4.8	9,830	10,217	387	3.9	1.68	1.67
Low-inc Apts: ex	134,710	135,109	399	0.3	1,371	1,377	6	0.5	1.02	1.02
Seasnl Rec: exis	146,540	140,844	-5,696	-3.9	1,831	1,777	-54	-3.0	1.25	1.26
Com/Ind: Lo: exi	299,582	297,615	-1,967	-0.7	8,722	8,808	86	1.0	2.91	2.96
Com/Ind Hi: exis	2,596,119	2,560,746	-35,373	-1.4	99,699	99,662	-38	0.0	3.84	3.89
Publ U: Elec Gen	174,836	170,180	-4,657	-2.7	4,779	4,975	196	4.1	2.73	2.92
Publ U: Other	271,245	277,626	6,381	2.4	10,370	10,787	417	4.0	3.82	3.89
Ag HGA: Exist	133,724	132,471	-1,253	-0.9	1,421	1,402	-19	-1.3	1.06	1.06
Ag Hmstd Land	218,165	248,993	30,828	14.1	878	1,035	157	17.8	0.40	0.42
Ag Non-Hmstd	381,501	385,768	4,267	1.1	3,803	3,785	-18	-0.5	1.00	0.98
ResHmstd: NewCon	0	153,802	153,802	0.0	0	1,925	1,925	0.0	0.00	1.25
All other NewCon	0	82,942	82,942	0.0	0	1,582	1,582	0.0	0.00	1.91
<b>Total</b>	<b>23,644,008</b>	<b>24,386,566</b>	<b>742,557</b>	<b>3.1</b>	<b>374,595</b>	<b>386,099</b>	<b>11,504</b>	<b>3.1</b>	<b>1.58</b>	<b>1.58</b>

*Tax Base**Tax Rates*

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	258,629	266,316	7,688	3.0	County	33.84	32.43	0.191	0.448
(-) TIF Tax Capacity	5,345	3,855	-1,489	-27.9	City/Town	38.60	38.00	0.731	0.715
(-) FD Contrib Tax Cap	24,707	23,649	-1,058	-4.3	School District	31.12	31.82	19.155	20.590
(=) Taxable Tax Capacity	228,577	238,813	10,235	4.5	Special District	6.68	6.46	0.000	0.000
FD Distrib Tax Cap	27,586	27,195	-391	-1.4	<b>Total</b>	110.24	108.70	20.078	21.754

*Tax Burdens on  
Hypothetical Properties*

	<b>Estimated Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	155,700	158,800	2.0	1,773	1,822	49	2.8	1.14	1.15
Res Hmstd: Avg Val	233,500	238,100	2.0	2,864	2,934	70	2.5	1.23	1.23
Res Hmstd: Hi Val	311,200	317,300	2.0	3,954	4,045	91	2.3	1.27	1.27
Res Hmstd: Ex-Hi Val	466,900	476,100	2.0	6,085	6,211	126	2.1	1.30	1.30
Apartment	300,000	314,300	4.8	4,736	4,954	218	4.6	1.58	1.58
Comm/Ind: Lo Val	150,000	148,000	-1.3	3,957	3,891	-66	-1.7	2.64	2.63
Comm/Ind: Med Val	300,000	295,900	-1.4	9,134	8,953	-180	-2.0	3.04	3.03
Comm/Ind: Hi Val	1,000,000	986,400	-1.4	33,290	32,660	-629	-1.9	3.33	3.31

<b>DAKOTA COUNTY</b>
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<i>Tax Burdens by Property Class</i>	<b>Market Value</b>				<b>Pctg Chng</b>	<b>Net Tax</b>			<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>			<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>
Res Hmstd: exist	23,514,034	23,865,739	351,706	1.5	301,213	302,978	1,766	0.6	1.28	1.27
Res Non-Hm: exis	2,441,650	2,567,078	125,427	5.1	35,440	36,555	1,115	3.1	1.45	1.42
Apartments: exis	1,665,920	1,700,779	34,858	2.1	27,989	28,174	186	0.7	1.68	1.66
Low-inc Apts: ex	130,541	129,841	-700	-0.5	1,419	1,380	-38	-2.7	1.09	1.06
Seasnl Rec: exis	42,784	41,679	-1,105	-2.6	716	688	-28	-4.0	1.67	1.65
Com/Ind: Lo: exi	520,927	517,067	-3,861	-0.7	15,508	15,515	7	0.0	2.98	3.00
Com/Ind Hi: exis	5,348,941	5,296,808	-52,133	-1.0	205,916	206,037	122	0.1	3.85	3.89
Publ U: Elec Gen	95,529	95,755	225	0.2	2,705	2,730	25	0.9	2.83	2.85
Publ U: Other	568,719	590,693	21,974	3.9	21,957	22,975	1,018	4.6	3.86	3.89
Ag HGA: Exist	175,943	176,505	563	0.3	1,898	1,821	-76	-4.0	1.08	1.03
Ag Hmstd Land	763,933	949,496	185,564	24.3	4,114	5,017	903	22.0	0.54	0.53
Ag Non-Hmstd	354,033	426,204	72,172	20.4	3,619	4,171	552	15.3	1.02	0.98
ResHmstd: NewCon	0	158,270	158,270	0.0	0	2,032	2,032	0.0	0.00	1.28
All other NewCon	0	140,972	140,972	0.0	0	3,354	3,354	0.0	0.00	2.38
<b>Total</b>	<b>35,622,955</b>	<b>36,656,885</b>	<b>1,033,931</b>	<b>2.9</b>	<b>622,492</b>	<b>633,429</b>	<b>10,937</b>	<b>1.8</b>	<b>1.75</b>	<b>1.73</b>

**Tax Base**

**Tax Rates**

					<b>Pctg Chng</b>	<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>			<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>
Total Tax Capacity	400,333	411,274	10,941	2.7	County	33.28	31.69	0.000	0.000
(-) TIF Tax Capacity	11,117	9,409	-1,708	-15.4	City/Town	45.26	44.49	0.781	0.750
(-) FD Contrib Tax Cap	49,201	48,429	-772	-1.6	School District	29.75	29.83	22.576	23.068
(=) Taxable Tax Capacity	340,014	353,436	13,421	3.9	Special District	5.70	5.36	0.000	0.000
FD Distrib Tax Cap	51,193	49,286	-1,907	-3.7	<b>Total</b>	<b>113.99</b>	<b>111.37</b>	<b>23.357</b>	<b>23.818</b>

**Tax Burdens on Hypothetical Properties**

	<b>Estimated Market Value</b>			<b>Pctg Chng</b>	<b>Net Tax</b>			<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>			<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>
Res Hmstd: Lo Val	138,500	140,600	1.5	1,620	1,627	7	0.4	1.17	1.16
Res Hmstd: Avg Val	207,600	210,700	1.5	2,640	2,645	5	0.2	1.27	1.26
Res Hmstd: Hi Val	276,700	280,800	1.5	3,660	3,663	3	0.1	1.32	1.30
Res Hmstd: Ex-Hi Val	415,200	421,400	1.5	5,703	5,697	-6	-0.1	1.37	1.35
Apartment	300,000	306,300	2.1	4,975	4,994	18	0.4	1.66	1.63
Comm/Ind: Lo Val	150,000	148,500	-1.0	4,091	3,995	-96	-2.4	2.73	2.69
Comm/Ind: Med Val	300,000	297,100	-1.0	9,429	9,194	-235	-2.5	3.14	3.09
Comm/Ind: Hi Val	1,000,000	990,300	-1.0	34,340	33,508	-832	-2.4	3.43	3.38

**CARVER & SCOTT COUNTIES**

<i>Tax Burdens by Property Class</i>	<b>Market Value</b>				<b>Net Tax</b>			<b>Effective Tax Rates</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alte</b>
Res Hmstd: exist	15,352,301	15,594,631	242,330	1.6	210,133	207,967	-2,166	-1.0	1.37	1.33
Res Non-Hm: exis	2,107,986	2,197,590	89,604	4.3	31,931	32,120	189	0.6	1.51	1.46
Apartments: exis	391,421	402,373	10,952	2.8	7,130	7,073	-57	-0.8	1.82	1.76
Low-inc Apts: ex	95,687	94,013	-1,673	-1.7	1,101	1,042	-59	-5.3	1.15	1.11
Seasnl Rec: exis	73,426	76,573	3,147	4.3	1,064	1,100	36	3.4	1.45	1.44
Com/Ind: Lo: exi	375,966	368,700	-7,266	-1.9	11,515	11,280	-235	-2.0	3.06	3.06
Com/Ind Hi: exis	2,285,621	2,317,125	31,505	1.4	91,518	92,630	1,112	1.2	4.00	4.00
Publ U: Elec Gen	19,505	19,564	59	0.3	546	545	-1	-0.1	2.80	2.79
Publ U: Other	234,344	248,209	13,866	5.9	9,052	9,581	529	5.8	3.86	3.86
Ag HGA: Exist	340,769	334,652	-6,117	-1.8	3,625	3,447	-178	-4.9	1.06	1.03
Ag Hmstd Land	1,085,898	1,251,211	165,313	15.2	5,456	6,245	789	14.5	0.50	0.50
Ag Non-Hmstd	482,563	550,157	67,595	14.0	5,204	5,729	525	10.1	1.08	1.04
ResHmstd: NewCon	0	215,173	215,173	0.0	0	2,947	2,947	0.0	0.00	1.37
All other NewCon	0	145,091	145,091	0.0	0	3,599	3,599	0.0	0.00	2.48
<b>Total</b>	<b>22,845,486</b>	<b>23,815,064</b>	<b>969,578</b>	<b>4.2</b>	<b>378,272</b>	<b>385,304</b>	<b>7,032</b>	<b>1.9</b>	<b>1.66</b>	<b>1.62</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	243,830	254,210	10,381	4.3	County	42.88	41.96	0.000	0.000
(-) TIF Tax Capacity	6,168	6,358	190	3.1	City/Town	36.38	35.77	1.000	0.978
(-) FD Contrib Tax Cap	21,222	21,471	249	1.2	School District	36.91	36.05	20.176	18.395
(=) Taxable Tax Capacity	216,439	226,381	9,942	4.6	Special District	5.88	5.54	0.000	0.000
FD Distrib Tax Cap	24,384	23,941	-443	-1.8	<b>Total</b>	122.05	119.32	21.176	19.373

**Tax Burdens on Hypothetical Properties**

	<b>Estimated Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	164,500	167,100	1.6	2,082	2,053	-30	-1.4	1.27	1.23
Res Hmstd: Avg Val	246,600	250,500	1.6	3,348	3,299	-49	-1.5	1.36	1.32
Res Hmstd: Hi Val	328,700	333,900	1.6	4,614	4,545	-69	-1.5	1.40	1.36
Res Hmstd: Ex-Hi Val	493,100	500,900	1.6	7,062	6,950	-113	-1.6	1.43	1.39
Apartment	300,000	308,400	2.8	5,212	5,197	-15	-0.3	1.74	1.69
Comm/Ind: Lo Val	150,000	152,100	1.4	4,240	4,223	-16	-0.4	2.83	2.78
Comm/Ind: Med Val	300,000	304,100	1.4	9,787	9,728	-58	-0.6	3.26	3.2
Comm/Ind: Hi Val	1,000,000	1,013,800	1.4	35,673	35,433	-240	-0.7	3.57	3.5



**NORTHERN HENNEPIN CO.**

<i>Tax Burdens by Property Class</i>	<b>Market Value</b>				<b>Net Tax</b>			<b>Effective Tax Rates</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alte</b>
Res Hmstd: exist	14,841,732	14,596,560	-245,172	-1.7	227,386	227,568	181	0.1	1.53	1.56
Res Non-Hm: exis	1,493,609	1,582,480	88,871	6.0	26,463	28,452	1,989	7.5	1.77	1.80
Apartments: exis	958,599	934,277	-24,322	-2.5	20,751	20,715	-36	-0.2	2.16	2.22
Low-inc Apts: ex	123,608	120,925	-2,683	-2.2	1,637	1,630	-7	-0.4	1.32	1.35
Seasnl Rec: exis	13,613	13,153	-460	-3.4	311	305	-6	-2.0	2.29	2.32
Com/Ind: Lo: exi	340,751	338,110	-2,641	-0.8	11,213	11,404	191	1.7	3.29	3.37
Com/Ind Hi: exis	3,813,412	3,745,243	-68,169	-1.8	163,062	164,432	1,371	0.8	4.28	4.39
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	254,875	259,666	4,791	1.9	10,804	11,287	484	4.5	4.24	4.35
Ag HGA: Exist	57,114	52,314	-4,800	-8.4	856	786	-70	-8.1	1.50	1.50
Ag Hmstd Land	120,553	138,692	18,139	15.0	776	968	191	24.6	0.64	0.70
Ag Non-Hmstd	216,567	190,989	-25,578	-11.8	3,099	2,804	-295	-9.5	1.43	1.47
ResHmstd: NewCon	0	113,511	113,511	0.0	0	1,770	1,770	0.0	0.00	1.56
All other NewCon	0	98,668	98,668	0.0	0	3,649	3,649	0.0	0.00	3.70
<b>Total</b>	<b>22,234,431</b>	<b>22,184,586</b>	<b>-49,845</b>	<b>-0.2</b>	<b>466,358</b>	<b>475,770</b>	<b>9,412</b>	<b>2.0</b>	<b>2.10</b>	<b>2.14</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	250,871	250,296	-575	-0.2	County	49.25	49.87	0.000	0.000
(-) TIF Tax Capacity	6,461	6,322	-139	-2.2	City/Town	51.56	51.88	1.045	0.732
(-) FD Contrib Tax Cap	32,731	31,490	-1,241	-3.8	School District	31.49	32.70	25.588	26.962
(=) Taxable Tax Capacity	211,678	212,484	806	0.4	Special District	10.70	10.89	0.000	0.000
FD Distrib Tax Cap	43,649	42,884	-765	-1.8	<b>Total</b>	143.00	145.33	26.633	27.694

**Tax Burdens on Hypothetical Properties**

	<b>Estimated Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	124,600	122,500	-1.7	1,741	1,739	-3	-0.2	1.4	1.42
Res Hmstd: Avg Val	186,900	183,800	-1.7	2,878	2,879	1	0.0	1.54	1.57
Res Hmstd: Hi Val	249,100	245,000	-1.6	4,014	4,018	5	0.1	1.61	1.64
Res Hmstd: Ex-Hi Val	373,700	367,500	-1.7	6,287	6,298	11	0.2	1.68	1.71
Apartment	300,000	292,400	-2.5	6,161	6,122	-40	-0.6	2.05	2.09
Comm/Ind: Lo Val	150,000	147,300	-1.8	4,793	4,770	-23	-0.5	3.2	3.24
Comm/Ind: Med Val	300,000	294,600	-1.8	11,050	10,967	-83	-0.8	3.68	3.72
Comm/Ind: Hi Val	1,000,000	982,100	-1.8	40,251	40,016	-235	-0.6	4.03	4.07

**SOUTHEAST HENNEPIN CO.**

<i>Tax Burdens by Property Class</i>	<b>Market Value</b>				<b>Net Tax</b>			<b>Effective Tax Rates</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alte</b>
Res Hmstd: exist	18,448,047	18,017,974	-430,073	-2.3	267,322	269,760	2,437	0.9	1.45	1.50
Res Non-Hm: exis	2,133,024	2,179,235	46,211	2.2	33,559	35,555	1,996	5.9	1.57	1.63
Apartments: exis	2,079,858	2,150,337	70,479	3.4	39,284	42,304	3,020	7.7	1.89	1.97
Low-inc Apts: ex	164,467	165,757	1,290	0.8	1,920	2,016	97	5.0	1.17	1.22
Seasnl Rec: exis	4,685	4,526	-159	-3.4	86	90	4	4.5	1.83	1.98
Com/Ind: Lo: exi	389,580	393,425	3,845	1.0	12,143	12,730	587	4.8	3.12	3.24
Com/Ind Hi: exis	7,546,103	7,529,058	-17,045	-0.2	306,320	317,006	10,687	3.5	4.06	4.21
Publ U: Elec Gen	0	222	222	0.0	0	8	8	0.0	0.00	3.39
Publ U: Other	197,573	197,830	257	0.1	8,052	8,369	317	3.9	4.08	4.23
Ag HGA: Exist	155	151	-4	-2.6	2	2	0	0.7	1.33	1.38
Ag Hmstd Land	60	130	70	115.6	0	1	0	156.0	0.37	0.44
Ag Non-Hmstd	247	312	66	26.5	3	4	1	32.3	1.34	1.40
ResHmstd: NewCon	0	101,070	101,070	0.0	0	1,486	1,486	0.0	0.00	1.47
All other NewCon	0	187,351	187,351	0.0	0	5,458	5,458	0.0	0.00	2.91
<b>Total</b>	<b>30,963,799</b>	<b>30,927,377</b>	<b>-36,421</b>	<b>-0.1</b>	<b>668,691</b>	<b>694,788</b>	<b>26,097</b>	<b>3.9</b>	<b>2.16</b>	<b>2.25</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>			<b>Ref Mkt Val</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	386,108	386,858	750	0.2	County	49.25	49.87	0.000	0.000
(-) TIF Tax Capacity	27,643	29,715	2,072	7.5	City/Town	43.06	45.02	0.199	0.203
(-) FD Contrib Tax Cap	55,896	59,507	3,611	6.5	School District	27.42	28.89	19.751	20.980
(=) Taxable Tax Capacity	302,569	297,636	-4,933	-1.6	Special District	12.31	12.59	0.000	0.000
FD Distrib Tax Cap	25,719	24,432	-1,287	-5.0	<b>Total</b>	132.05	136.37	19.951	21.183

**Tax Burdens on Hypothetical Properties**

	<b>Estimated Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	167,300	163,400	-2.3	2,250	2,267	17	0.8	1.34	1.39
Res Hmstd: Avg Val	250,800	245,000	-2.3	3,619	3,653	34	0.9	1.44	1.49
Res Hmstd: Hi Val	334,300	326,500	-2.3	4,987	5,037	50	1.0	1.49	1.54
Res Hmstd: Ex-Hi Val	501,600	489,900	-2.3	7,630	7,719	89	1.2	1.52	1.58
Apartment	300,000	310,200	3.4	5,551	5,945	394	7.1	1.85	1.92
Comm/Ind: Lo Val	150,000	149,700	-0.2	4,446	4,549	103	2.3	2.96	3.04
Comm/Ind: Med Val	300,000	299,300	-0.2	10,275	10,502	226	2.2	3.43	3.51
Comm/Ind: Hi Val	1,000,000	997,700	-0.2	37,476	38,305	829	2.2	3.75	3.84

**SOUTHWEST HENNEPIN CO.**

<i>Tax Burdens by Property Class</i>	<b>Market Value</b>				<b>Net Tax</b>			<b>Effective Tax Rates</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alte</b>
Res Hmstd: exist	24,726,782	24,382,664	-344,118	-1.4	341,415	343,400	1,985	0.6	1.38	1.41
Res Non-Hm: exis	3,895,531	4,010,266	114,736	2.9	56,921	59,755	2,834	5.0	1.46	1.49
Apartments: exis	1,652,190	1,738,997	86,807	5.3	28,670	30,755	2,084	7.3	1.74	1.77
Low-inc Apts: ex	115,160	127,016	11,856	10.3	1,234	1,380	146	11.8	1.07	1.09
Seasnl Rec: exis	137,034	122,616	-14,418	-10.5	2,046	1,855	-191	-9.3	1.49	1.51
Com/Ind: Lo: exi	362,623	359,884	-2,738	-0.8	10,825	11,009	184	1.7	2.99	3.06
Com/Ind Hi: exis	5,985,342	5,951,252	-34,090	-0.6	234,319	238,752	4,433	1.9	3.91	4.01
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	249,380	259,059	9,680	3.9	9,706	10,326	619	6.4	3.89	3.99
Ag HGA: Exist	57,091	53,360	-3,731	-6.5	746	705	-41	-5.5	1.31	1.32
Ag Hmstd Land	77,804	88,504	10,701	13.8	393	470	77	19.7	0.50	0.53
Ag Non-Hmstd	200,432	198,141	-2,291	-1.1	2,237	2,248	11	0.5	1.12	1.13
ResHmstd: NewCon	0	198,483	198,483	0.0	0	2,778	2,778	0.0	0.00	1.40
All other NewCon	0	206,260	206,260	0.0	0	5,750	5,750	0.0	0.00	2.79
<b>Total</b>	<b>37,459,367</b>	<b>37,696,503</b>	<b>237,135</b>	<b>0.6</b>	<b>688,512</b>	<b>709,181</b>	<b>20,670</b>	<b>3.0</b>	<b>1.84</b>	<b>1.88</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>			<b>Ref Mkt Val</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	445,898	449,124	3,225	0.7	County	49.25	49.87	0.000	0.000
(-) TIF Tax Capacity	7,221	7,515	294	4.1	City/Town	31.41	31.83	0.820	0.761
(-) FD Contrib Tax Cap	48,889	48,957	69	0.1	School District	26.25	26.42	19.387	20.977
(=) Taxable Tax Capacity	389,789	392,651	2,862	0.7	Special District	<u>11.52</u>	<u>11.65</u>	<u>0.000</u>	<u>0.000</u>
FD Distrib Tax Cap	18,549	17,822	-728	-3.9	<b>Total</b>	118.44	119.76	20.207	21.738

**Tax Burdens on  
Hypothetical Properties**

	<b>Estimated Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	226,100	223,000	-1.4	2,935	2,950	15	0.5	1.3	1.32
Res Hmstd: Avg Val	339,000	334,300	-1.4	4,620	4,645	24	0.5	1.36	1.39
Res Hmstd: Hi Val	451,900	445,600	-1.4	6,265	6,305	40	0.6	1.39	1.41
Res Hmstd: Ex-Hi Val	678,000	668,600	-1.4	9,927	9,965	38	0.4	1.46	1.49
Apartment	300,000	315,800	5.3	5,048	5,414	367	7.3	1.68	1.71
Comm/Ind: Lo Val	150,000	149,100	-0.6	4,144	4,168	24	0.6	2.76	2.8
Comm/Ind: Med Val	300,000	298,300	-0.6	9,568	9,612	44	0.5	3.19	3.22
Comm/Ind: Hi Val	1,000,000	994,300	-0.6	34,880	35,046	166	0.5	3.49	3.52

**SUBURBAN RAMSEY CO.**

<i>Tax Burdens by Property Class</i>	<b>Market Value</b>				<b>Net Tax</b>			<b>Effective Tax Rates</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alte</b>
Res Hmstd: exist	12,982,806	12,933,248	-49,558	-0.4	192,951	190,227	-2,724	-1.4	1.49	1.47
Res Non-Hm: exis	1,440,967	1,532,635	91,668	6.4	24,200	25,376	1,176	4.9	1.68	1.66
Apartments: exis	1,252,285	1,275,911	23,626	1.9	25,094	25,314	220	0.9	2.00	1.98
Low-inc Apts: ex	254,485	254,625	139	0.1	3,202	3,174	-28	-0.9	1.26	1.25
Seasnl Rec: exis	14,930	14,791	-139	-0.9	272	267	-5	-1.8	1.82	1.80
Com/Ind: Lo: exi	340,458	339,988	-470	-0.1	10,866	10,979	112	1.0	3.19	3.23
Com/Ind Hi: exis	4,356,994	4,343,313	-13,681	-0.3	182,664	184,173	1,508	0.8	4.19	4.24
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	246,859	202,277	-44,581	-18.1	10,319	8,521	-1,799	-17.4	4.18	4.21
Ag HGA: Exist	959	853	-105	-11.0	15	13	-2	-14.4	1.55	1.49
Ag Hmstd Land	872	986	114	13.0	5	5	1	14.4	0.54	0.55
Ag Non-Hmstd	20,877	21,753	875	4.2	261	272	12	4.5	1.25	1.25
ResHmstd: NewCon	0	54,385	54,385	0.0	0	795	795	0.0	0.00	1.46
All other NewCon	0	100,067	100,067	0.0	0	2,451	2,451	0.0	0.00	2.45
<b>Total</b>	<b>20,912,493</b>	<b>21,074,832</b>	<b>162,339</b>	<b>0.8</b>	<b>449,850</b>	<b>451,567</b>	<b>1,718</b>	<b>0.4</b>	<b>2.15</b>	<b>2.14</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	248,809	250,479	1,670	0.7	County	65.11	63.56	0.000	0.000
(-) TIF Tax Capacity	15,286	13,688	-1,598	-10.5	City/Town	35.32	35.06	1.044	1.028
(-) FD Contrib Tax Cap	34,606	34,312	-294	-0.8	School District	26.39	27.25	23.059	22.857
(=) Taxable Tax Capacity	198,917	202,478	3,562	1.8	Special District	10.76	10.39	0.000	0.000
FD Distrib Tax Cap	28,682	27,647	-1,035	-3.6	<b>Total</b>	137.58	136.26	24.103	23.885

**Tax Burdens on  
Hypothetical Properties**

	<b>Estimated Market Value</b>			<b>Pctg Chng</b>	<b>Net Tax</b>			<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>		<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>
Res Hmstd: Lo Val	136,100	135,600	-0.4	1,857	1,830	-26	-1.4	1.36	1.35
Res Hmstd: Avg Val	204,000	203,200	-0.4	3,039	2,996	-43	-1.4	1.49	1.47
Res Hmstd: Hi Val	272,000	271,000	-0.4	4,222	4,165	-57	-1.4	1.55	1.54
Res Hmstd: Ex-Hi Val	408,100	406,500	-0.4	6,591	6,501	-90	-1.4	1.62	1.6
Apartment	300,000	305,700	1.9	5,882	5,937	55	0.9	1.96	1.94
Comm/Ind: Lo Val	150,000	149,500	-0.3	4,633	4,581	-52	-1.1	3.09	3.06
Comm/Ind: Med Val	300,000	299,100	-0.3	10,690	10,569	-121	-1.1	3.56	3.53
Comm/Ind: Hi Val	1,000,000	996,900	-0.3	38,954	38,522	-433	-1.1	3.9	3.86

**CITY OF MINNEAPOLIS**

<i>Tax Burdens by Property Class</i>	<b>Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alte</b>
Res Hmstd: exist	16,522,046	16,527,469	5,424	0.0	276,245	276,108	-137	0.0	1.67	1.67
Res Non-Hm: exis	4,972,180	4,980,169	7,989	0.2	95,010	95,076	66	0.1	1.91	1.91
Apartments: exis	2,935,425	3,014,174	78,750	2.7	64,059	65,557	1,498	2.3	2.18	2.17
Low-inc Apts: ex	398,236	455,957	57,721	14.5	5,344	6,105	761	14.2	1.34	1.34
Seasnl Rec: exis	21,153	19,160	-1,993	-9.4	489	441	-48	-9.9	2.31	2.30
Com/Ind: Lo: exi	634,721	625,693	-9,029	-1.4	21,212	21,152	-59	-0.3	3.34	3.38
Com/Ind Hi: exis	6,710,844	6,800,911	90,067	1.3	294,163	301,420	7,257	2.5	4.38	4.43
Publ U: Elec Gen	32,132	37,452	5,320	16.6	1,073	1,270	197	18.4	3.34	3.39
Publ U: Other	336,563	335,717	-846	-0.3	14,753	14,876	123	0.8	4.38	4.43
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Non-Hmstd	1,469	1,496	28	1.9	23	23	0	1.0	1.57	1.56
ResHmstd: NewCon	0	74,832	74,832	0.0	0	1,251	1,251	0.0	0.00	1.67
All other NewCon	0	281,923	281,923	0.0	0	6,976	6,976	0.0	0.00	2.47
<b>Total</b>	<b>32,564,769</b>	<b>33,154,953</b>	<b>590,185</b>	<b>1.8</b>	<b>772,371</b>	<b>790,255</b>	<b>17,885</b>	<b>2.3</b>	<b>2.37</b>	<b>2.38</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>				<b>Ref Mkt Val</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>
Total Tax Capacity	397,589	405,568	7,979	2.0	County	48.73	49.33	0.000	0.000	
(-) TIF Tax Capacity	26,242	31,130	4,888	18.6	City/Town	72.36	71.84	2.868	2.819	
(-) FD Contrib Tax Cap	47,101	49,148	2,047	4.3	School District	27.09	25.70	18.864	19.812	
(=) Taxable Tax Capacity	324,246	325,290	1,044	0.3	Special District	9.02	9.01	0.000	0.000	
FD Distrib Tax Cap	51,076	48,687	-2,389	-4.7	<b>Total</b>	<b>157.20</b>	<b>155.89</b>	<b>21.731</b>	<b>22.631</b>	

**Tax Burdens on  
Hypothetical Properties**

	<b>Estimated Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	144,100	144,100	0.0	2,197	2,194	-3	-0.1	1.52	1.52
Res Hmstd: Avg Val	216,000	216,100	0.0	3,585	3,581	-5	-0.1	1.66	1.66
Res Hmstd: Hi Val	287,900	288,000	0.0	4,973	4,965	-8	-0.2	1.73	1.72
Res Hmstd: Ex-Hi Val	432,000	432,100	0.0	7,730	7,714	-16	-0.2	1.79	1.79
Apartment	300,000	308,000	2.7	6,547	6,699	152	2.3	2.18	2.17
Comm/Ind: Lo Val	150,000	152,000	1.3	5,039	5,107	68	1.3	3.36	3.36
Comm/Ind: Med Val	300,000	304,000	1.3	11,649	11,773	125	1.1	3.88	3.87
Comm/Ind: Hi Val	1,000,000	1,013,400	1.3	42,494	42,887	393	0.9	4.25	4.23

## CITY OF ST. PAUL

<i>Tax Burdens by Property Class</i>	<b>Market Value</b>				<b>Net Tax</b>			<b>Effective Tax Rates</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alte</b>
Res Hmstd: exist	10,108,448	9,852,802	-255,647	-2.5	165,406	156,812	-8,594	-5.2	1.64	1.59
Res Non-Hm: exis	1,948,619	2,079,495	130,876	6.7	37,625	39,147	1,522	4.0	1.93	1.88
Apartments: exis	1,852,102	1,930,552	78,450	4.2	41,183	42,064	880	2.1	2.22	2.18
Low-inc Apts: ex	419,691	432,200	12,509	3.0	5,722	5,747	25	0.4	1.36	1.33
Seasnl Rec: exis	3,256	3,286	30	0.9	83	83	-1	-0.8	2.56	2.51
Com/Ind: Lo: exi	419,386	414,732	-4,653	-1.1	14,142	13,974	-168	-1.2	3.37	3.37
Com/Ind Hi: exis	3,277,538	3,225,807	-51,731	-1.6	145,230	143,318	-1,912	-1.3	4.43	4.44
Publ U: Elec Gen	982	963	-19	-1.9	33	33	0	-1.5	3.39	3.40
Publ U: Other	257,170	250,585	-6,585	-2.6	11,391	11,126	-265	-2.3	4.43	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	2,048	765	-1,283	-62.6	33	12	-21	-62.6	1.62	1.62
ResHmstd: NewCon	0	39,132	39,132	0.0	0	623	623	0.0	0.00	1.59
All other NewCon	0	77,336	77,336	0.0	0	1,943	1,943	0.0	0.00	2.51
<b>Total</b>	<b>18,289,239</b>	<b>18,307,653</b>	<b>18,414</b>	<b>0.1</b>	<b>420,850</b>	<b>414,882</b>	<b>-5,968</b>	<b>-1.4</b>	<b>2.30</b>	<b>2.27</b>

*Tax Base**Tax Rates*

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	213,993	214,295	302	0.1	County	60.36	58.92	0.000	0.000
(-) TIF Tax Capacity	20,826	20,741	-85	-0.4	City/Town	47.33	46.11	0.000	0.000
(-) FD Contrib Tax Cap	24,033	22,811	-1,223	-5.1	School District	42.18	45.44	19.547	14.926
(=) Taxable Tax Capacity	169,134	170,743	1,609	1.0	Special District	<u>12.39</u>	<u>11.90</u>	<u>0.000</u>	<u>0.000</u>
FD Distrib Tax Cap	47,184	47,391	207	0.4	<b>Total</b>	162.25	162.37	19.547	14.926

*Tax Burdens on  
Hypothetical Properties*

	<b>Estimated Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	119,200	116,200	-2.5	1,737	1,625	-112	-6.4	1.46	1.4
Res Hmstd: Avg Val	178,700	174,200	-2.5	2,905	2,738	-167	-5.8	1.63	1.57
Res Hmstd: Hi Val	238,200	232,200	-2.5	4,074	3,851	-223	-5.5	1.71	1.66
Res Hmstd: Ex-Hi Val	357,300	348,300	-2.5	6,413	6,079	-334	-5.2	1.79	1.75
Apartment	300,000	312,700	4.2	6,671	6,813	142	2.1	2.22	2.18
Comm/Ind: Lo Val	150,000	147,600	-1.6	5,120	4,968	-151	-3.0	3.41	3.37
Comm/Ind: Med Val	300,000	295,300	-1.6	11,848	11,498	-350	-3.0	3.95	3.89
Comm/Ind: Hi Val	1,000,000	984,200	-1.6	43,249	42,074	-1,175	-2.7	4.32	4.27

Baseline Legal Class Report

	Legal Class	Class Rate	Mkt Val	Net Tax Cap	Net Tax
165.1	Blind/dis Hmstd HGA: <50K: Exist	0.450	23,910	108	118
166.1	Ag Hmstd HGA: <76K: Exist	1.000	5,126,923	51,269	56,393
166.2	Ag Hmstd HGA: <76K: New	1.000	15,781	158	175
167.1	Ag Hmstd HGA: 76K-414K: Exist	1.000	3,256,052	32,561	36,382
167.2	Ag Hmstd HGA: 76K-414K: New	1.000	9,608	96	107
168.1	Ag Hmstd HGA: 414K-500K: Exist	1.000	30,241	302	339
168.2	Ag Hmstd HGA: 414K-500K: New	1.000	89	1	1
169.1	Ag Hmstd HGA: >500K: Exist	1.250	47,920	599	689
169.2	Ag Hmstd HGA: >500K: New	1.250	144	2	2
170.1	Blind/dis 2a Hmstd land <50K: Exist	0.450	2,207	10	3
170.2	Blind/dis 2a Hmstd land <50K: New	0.450	8	0	0
171.1	Ag Hmstd 2a 1 & b: <115K: Exist	0.500	8,905,215	44,526	18,255
171.2	Ag Hmstd 2a 1 & b: <115K: New	0.500	26,697	133	57
172.1	Ag Hmstd 2a 1 & b: 115K-345K: Exist	0.500	12,064,667	60,323	49,594
172.2	Ag Hmstd 2a 1 & b: 115K-345K: New	0.500	33,802	169	142
173.1	Ag Hmstd 2a 1 & b: 345K-1.29M: Exist	0.500	23,977,273	119,886	89,351
173.2	Ag Hmstd 2a 1 & b: 345K-1.29M: New	0.500	63,022	315	236
174.1	Ag Hmstd 2a 1 & b: >1.29M: Exist	1.000	16,206,032	162,060	111,915
174.2	Ag Hmstd 2a 1 & b: >1.29M: New	1.000	41,440	414	294
175.1	Blind/dis Hmstd 2b land <50K: Exist	0.450	265	1	1
176.1	Ag Hmstd 2b 1 & b: <115K: Exist	0.500	836,326	4,182	1,977
176.2	Ag Hmstd 2b 1 & b: <115K: New	0.500	128	1	0
177.1	Ag Hmstd 2b 1 & b: 115K-345K: Exist	0.500	1,095,032	5,475	5,227
177.2	Ag Hmstd 2b 1 & b: 115K-345K: New	0.500	145	1	1
178.1	Ag Hmstd 2b 1 & b: 345K-1.29M: Exist	0.500	839,986	4,200	3,807
178.2	Ag Hmstd 2b 1 & b: 345K-1.29M: New	0.500	78	0	0
179.1	Ag Hmstd 2b 1 & b: >1.29M: Exist	1.000	159,334	1,593	1,365
179.2	Ag Hmstd 2b 1 & b: >1.29M: New	1.000	20	0	0
183.1	Ag 2a Non-homestead: Exist	1.000	30,529,368	305,294	226,132
183.2	Ag 2a Non-homestead: New	1.000	74,538	745	554
184.1	Ag 2b Non-homestead: Exist	1.000	7,604,495	76,045	70,362
184.2	Ag 2b Non-homestead: New	1.000	2,919	29	26
185.1	Migrant Housing <500K: Exist	1.000	837	8	10
188.1	Managed forest land (2c)	0.650	423,472	2,753	2,529
189.1	Private Airport (2d)	1.000	841	8	9
195.1	Res 1b Homestead: <50K: Exist	0.450	465,312	2,094	2,931
196.1	Res Homestead: <76K: Exist	1.000	98,241,507	982,415	1,440,226
196.2	Res Homestead: <76K: New	1.000	518,340	5,183	7,303
197.1	Res Homestead: 76K-414K: Exist	1.000	127,122,768	1,271,228	1,813,405
197.2	Res Homestead: 76K-414K: New	1.000	722,621	7,226	10,056
198.1	Res Homestead: 414K-500K: Exist	1.000	2,399,745	23,997	30,727
198.2	Res Homestead: 414K-500K: New	1.000	14,933	149	192
199.1	Res Homestead: > 500K: Exist	1.250	9,173,241	114,666	151,032
199.2	Res Homestead: > 500K: New	1.250	53,347	667	857
201.1	Res NonHmstd 1 unit: <76K: Exist	1.000	14,282,444	142,824	214,062
201.2	Res NonHmstd 1 unit: <76K: New	1.000	188,477	1,885	2,662
202.1	Res NonHmstd 1 unit: 76K - 500K: Exis	1.000	13,883,433	138,834	203,888
202.2	Res NonHmstd 1 unit: 76K - 500K: New	1.000	209,237	2,092	2,932
203.1	Res NonHmstd 1 unit: >500K: Exist	1.250	1,943,196	24,290	32,370
203.2	Res NonHmstd 1 unit: >500K: New	1.250	30,786	385	496
205.1	Res NonHmstd 2-3 units: Exist	1.250	6,881,568	86,020	126,149

House Research Dept.

Simulation No. 14A2

Baseline: Final Pay 2013

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Alternative: Actual Pay 2014

(all figures in \$000s)

ID	Description	Baseline	Final Pay 2013	Alternative	Actual Pay 2014
205.2	Res NonHmstd 2-3 units: New	1.250	95,939	1,199	1,637
208.1	Regular apartments (4a): Exist	1.250	17,980,161	224,752	348,790
208.2	Regular apartments (4a): New	1.250	234,408	2,930	4,504
209.1	Low-income housing (4d): Exist	0.750	2,924,462	21,933	35,684
209.2	Low-income housing (4d): New	0.750	39,075	293	467
210.1	Student housing: Exist	1.000	22,279	223	348
210.2	Student housing: New	1.000	549	5	9
211.1	Manuf home park land: Exist	1.250	602,664	7,533	11,070
211.2	Manuf home park land: New	1.250	98	1	2
213.1	Non-comm SeasRec: <76K: Exist	1.000	9,495,683	94,957	87,231
213.2	Non-comm SeasRec: <76K: New	1.000	85,728	857	790
214.1	Non-Comm SeasRec: 76K-500K: Exist	1.000	12,994,169	129,942	130,560
214.2	Non-Comm SeasRec: 76K-500K: New	1.000	105,301	1,053	1,054
215.1	Non-comm SeasRec: >500K: Exist	1.250	1,197,760	14,972	13,851
215.2	Non-comm SeasRec: >500K: New	1.250	9,153	114	105
217.1	Comm SeasRec 1c: <600K: Exist	0.500	383,661	1,918	1,745
217.2	Comm SeasRec 1c: <600K: New	0.500	2,144	11	10
218.1	Com SeasRec 1c: 600K-2.3M: Exist	1.000	181,871	1,819	1,526
218.2	Com SeasRec 1c: 600K-2.3M: New	1.000	1,011	10	8
219.1	Com SeasRec 1c: >2.3M: Exist	1.250	17,415	218	209
219.2	Com SeasRec 1c: >2.3M: New	1.250	83	1	1
220.1	Com SeasRec 4c: <500K: Exist	1.000	211,788	2,118	2,568
220.2	Com SeasRec 4c: <500K: New	1.000	1,064	11	13
221.1	Com SeasRec 4c: >500K: Exist	1.250	140,143	1,752	1,843
221.2	Com SeasRec 4c: >500K: New	1.250	516	6	7
222.1	Bed & Breakfast: Exist	1.250	21,298	266	315
222.2	Bed & Breakfast: New	1.250	251	3	4
223.1	Qualifying golf courses	1.250	226,966	2,837	3,410
224.1	Metro Non-profit Indoor Rec	1.250	13,828	173	302
225.1	Non-profit/Comm Serv - NonRev: Exist	1.500	33,270	499	724
226.1	Non-profit/Comm Serv - donation: Exist	1.500	65,843	988	1,666
227.1	Seasonal Restaurant on Lake: Exist	1.250	18,824	235	219
228.1	Qualifying Marina <500K: Exist	1.000	14,231	142	187
229.1	Qualifying Marina >500K: Exist	1.250	20,704	259	330
231.1	Commercial: <150K: Exist	1.500	8,462,013	126,930	253,232
231.2	Commercial: <150K: New	1.500	113,479	1,702	3,334
232.1	Commercial: >150K: Exist	2.000	44,139,685	882,794	1,775,493
232.2	Commercial: >150K: New	2.000	474,243	9,485	18,786
234.1	JOBZ Commercial: <150K: Exist	0.000	8,687	0	0
234.2	JOBZ Commercial: <150K: New	0.000	107	0	0
235.1	JOBZ Commercial: >150K: Exist	0.000	89,405	0	0
235.2	JOBZ Commercial: >150K: New	0.000	1,792	0	0
238.1	Industrial: <150K: Exist	1.500	1,352,500	20,287	41,486
238.2	Industrial: <150K: New	1.500	12,872	193	389
239.1	Industrial: >150K: Exist	2.000	13,637,914	272,758	549,904
239.2	Industrial: >150K: New	2.000	114,321	2,286	4,246
241.1	JOBZ Industrial: <150K: Exist	0.000	11,344	0	0
241.2	JOBZ Industrial: <150K: New	0.000	221	0	0
242.1	JOBZ Industrial: >150K: Exist	0.000	338,928	0	0
242.2	JOBZ Industrial: >150K: New	0.000	4,328	0	0
245.1	Publ Util: land & bldgs <150K	1.500	66,221	993	1,749
246.1	Publ Util: land & bldgs >150K	2.000	1,068,947	21,379	39,315
247.1	Publ Util: Electric Generat Mach	2.000	1,974,715	39,494	49,269
248.1	Publ Util: machinery (non-generat)	2.000	1,520,430	30,409	51,200
250.1	Railroad <150K	1.500	204,933	3,074	6,393



House Research Dept.

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Baseline: Final Pay 2013

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Alternative: Actual Pay 2014

(all figures in \$000s)

251.1	Railroad >150K	2.000	1,097,081	21,942	39,832
253.1	Non-comm aircraft hangars	1.500	3,808	57	79
254.1	Mineral	2.000	2,325	46	104
255.1	Misc class 5	2.000	1,859	37	52
261.1	Personal: 3f	1.000	15,140	151	184
262.1	Non-comm aircraft hangars	1.500	78,505	1,178	1,599
263.1	Pers: It31 tools&mach excl elec gen	2.000	282,921	5,658	9,486
264.1	Pers: It32 struct/lease land-non C/I,SRR	1.000	3,835	38	58
265.1	Pers: It32 struct/leased land-NCSRR<76	1.000	49,090	491	491
266.1	Pers: It32 NCSRR: 76K-500K	1.000	2,117	21	21
268.1	Pers: It32 struct/leased land-C/I	2.000	42,987	860	1,482
269.1	Pers: Item 33 ag real estate	1.000	43,431	434	473
271.1	Pers: It41 struct/leased land - C/I	2.000	444,460	8,889	13,269
275.1	Pers: It41 struct/leased land - nonC/I, no	1.250	13,207	165	241
276.1	Pers: Item 42 non-EZ struct/RR land	2.000	39,457	789	1,578
277.1	Pers: It43 leased real estate - non C/I	1.500	20,472	307	527
278.1	Pers: Item 43 leased real estate - C/I	2.000	497,011	9,940	14,078
279.1	Pers: Item 44T electric util trans lines	2.000	2,156,400	43,128	80,869
280.1	Pers: Item 44D electric util distri lines	2.000	293,274	5,865	11,199
281.1	Pers: Item 45 syst/gas utils	2.000	3,290,823	65,816	110,518
282.1	Pers: Item 46 syst/water utils	2.000	66	1	3
283.1	Pers: Item 48 misc	2.000	21,656	433	570
287.1	JOBZ: It41 non EZ struct/leased land-C/	0.000	1,571	0	0
289.1	JOBZ Pers: It43 leased real est - C/I	0.000	150	0	0
318.1	Ag HGA: Hmstd Market Excl Value: Ex	0.000	1,929,577	0	3,824
318.2	Ag HGA: Hmstd Market Excl Value: Ne	0.000	6,047	0	11
319.1	Res Hmstd: Hmstd Market Excl Value:	0.000	28,048,626	0	55,302
319.2	Res Hmstd: Hmstd Market Excl Value:	0.000	143,041	0	287
<b>State Total</b>			<b>546,798,137</b>	<b>5,769,291</b>	<b>8,507,460</b>

Alternative Legal Class Report

	Legal Class	Class Rate	Mkt Val	Net Tax Cap	Net Tax
165.1	Blind/dis Hmstd HGA: <50K: Exist	0.450	23,455	106	115
166.1	Ag Hmstd HGA: <76K: Exist	1.000	5,046,809	50,468	52,713
166.2	Ag Hmstd HGA: <76K: New	1.000	14,514	145	156
167.1	Ag Hmstd HGA: 76K-414K: Exist	1.000	3,227,464	32,275	34,235
167.2	Ag Hmstd HGA: 76K-414K: New	1.000	8,985	90	97
168.1	Ag Hmstd HGA: 414K-500K: Exist	1.000	30,412	304	327
168.2	Ag Hmstd HGA: 414K-500K: New	1.000	92	1	1
169.1	Ag Hmstd HGA: >500K: Exist	1.250	44,712	559	615
169.2	Ag Hmstd HGA: >500K: New	1.250	126	2	2
170.1	Blind/dis 2a Hmstd land <50K: Exist	0.450	2,492	11	2
170.2	Blind/dis 2a Hmstd land <50K: New	0.450	8	0	0
171.1	Ag Hmstd 2a 1 & b: <115K: Exist	0.500	8,877,882	44,389	9,860
171.2	Ag Hmstd 2a 1 & b: <115K: New	0.500	24,012	120	33
172.1	Ag Hmstd 2a 1 & b: 115K-345K: Exist	0.500	12,342,798	61,714	52,540
172.2	Ag Hmstd 2a 1 & b: 115K-345K: New	0.500	29,726	149	134
173.1	Ag Hmstd 2a 1 & b: 345K-1.29M: Exist	0.500	31,505,744	157,529	102,763
173.2	Ag Hmstd 2a 1 & b: 345K-1.29M: New	0.500	66,021	330	224
174.1	Ag Hmstd 2a 1 & b: >1.29M: Exist	1.000	24,261,315	242,613	139,178
174.2	Ag Hmstd 2a 1 & b: >1.29M: New	1.000	46,685	467	277
175.1	Blind/dis Hmstd 2b land <50K: Exist	0.450	331	1	1
176.1	Ag Hmstd 2b 1 & b: <115K: Exist	0.500	732,877	3,664	1,392
176.2	Ag Hmstd 2b 1 & b: <115K: New	0.500	123	1	0
177.1	Ag Hmstd 2b 1 & b: 115K-345K: Exist	0.500	999,543	4,998	5,194
177.2	Ag Hmstd 2b 1 & b: 115K-345K: New	0.500	112	1	1
178.1	Ag Hmstd 2b 1 & b: 345K-1.29M: Exist	0.500	881,625	4,408	3,872
178.2	Ag Hmstd 2b 1 & b: 345K-1.29M: New	0.500	89	0	0
179.1	Ag Hmstd 2b 1 & b: >1.29M: Exist	1.000	164,704	1,647	1,293
179.2	Ag Hmstd 2b 1 & b: >1.29M: New	1.000	17	0	0
183.1	Ag 2a Non-homestead: Exist	1.000	41,537,225	415,372	259,530
183.2	Ag 2a Non-homestead: New	1.000	80,725	807	519
184.1	Ag 2b Non-homestead: Exist	1.000	7,322,320	73,223	68,174
184.2	Ag 2b Non-homestead: New	1.000	1,929	19	19
185.1	Migrant Housing <500K: Exist	1.000	1,199	12	16
188.1	Managed forest land (2c)	0.650	439,137	2,854	2,651
189.1	Private Airport (2d)	1.000	1,027	10	11
195.1	Res 1b Homestead: <50K: Exist	0.450	471,441	2,121	2,981
196.1	Res Homestead: <76K: Exist	1.000	97,412,363	974,124	1,415,707
196.2	Res Homestead: <76K: New	1.000	657,768	6,578	9,273
197.1	Res Homestead: 76K-414K: Exist	1.000	127,996,063	1,279,961	1,811,259
197.2	Res Homestead: 76K-414K: New	1.000	960,422	9,604	13,361
198.1	Res Homestead: 414K-500K: Exist	1.000	2,445,127	24,451	31,406
198.2	Res Homestead: 414K-500K: New	1.000	20,385	204	265
199.1	Res Homestead: > 500K: Exist	1.250	9,109,782	113,872	152,002
199.2	Res Homestead: > 500K: New	1.250	70,857	886	1,168
201.1	Res NonHmstd 1 unit: <76K: Exist	1.000	15,102,272	151,023	223,393
201.2	Res NonHmstd 1 unit: <76K: New	1.000	225,556	2,256	3,159
202.1	Res NonHmstd 1 unit: 76K - 500K: Exis	1.000	14,667,670	146,677	214,374
202.2	Res NonHmstd 1 unit: 76K - 500K: New	1.000	260,143	2,601	3,643
203.1	Res NonHmstd 1 unit: >500K: Exist	1.250	2,043,359	25,542	34,612
203.2	Res NonHmstd 1 unit: >500K: New	1.250	41,337	517	676

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Alternative: Actual Pay 2014

(all figures in \$000s)

ID	Description	Baseline	Final Pay 2013	Alternative: Actual Pay 2014	(all figures in \$000s)
205.1	Res NonHmstd 2-3 units: Exist	1.250	6,650,392	83,130	121,114
205.2	Res NonHmstd 2-3 units: New	1.250	104,172	1,302	1,780
208.1	Regular apartments (4a): Exist	1.250	18,665,272	233,316	360,895
208.2	Regular apartments (4a): New	1.250	474,874	5,936	9,310
209.1	Low-income housing (4d): Exist	0.750	3,037,707	22,783	36,702
209.2	Low-income housing (4d): New	0.750	66,855	501	826
210.1	Student housing: Exist	1.000	22,330	223	347
210.2	Student housing: New	1.000	1,057	11	16
211.1	Manuf home park land: Exist	1.250	606,707	7,584	10,985
211.2	Manuf home park land: New	1.250	31	0	0
213.1	Non-comm SeasRec: <76K: Exist	1.000	9,501,091	95,011	88,237
213.2	Non-comm SeasRec: <76K: New	1.000	82,986	830	776
214.1	Non-Comm SeasRec: 76K-500K: Exist	1.000	12,787,423	127,874	130,849
214.2	Non-Comm SeasRec: 76K-500K: New	1.000	100,636	1,006	1,033
215.1	Non-comm SeasRec: >500K: Exist	1.250	1,130,205	14,128	13,432
215.2	Non-comm SeasRec: >500K: New	1.250	8,108	101	99
217.1	Comm SeasRec 1c: <600K: Exist	0.500	378,001	1,890	1,757
217.2	Comm SeasRec 1c: <600K: New	0.500	1,487	7	8
218.1	Com SeasRec 1c: 600K-2.3M: Exist	1.000	172,461	1,725	1,517
218.2	Com SeasRec 1c: 600K-2.3M: New	1.000	557	6	6
219.1	Com SeasRec 1c: >2.3M: Exist	1.250	13,132	164	170
219.2	Com SeasRec 1c: >2.3M: New	1.250	12	0	0
220.1	Com SeasRec 4c: <500K: Exist	1.000	210,874	2,109	2,570
220.2	Com SeasRec 4c: <500K: New	1.000	1,152	12	14
221.1	Com SeasRec 4c: >500K: Exist	1.250	132,968	1,662	1,789
221.2	Com SeasRec 4c: >500K: New	1.250	1,154	14	18
222.1	Bed & Breakfast: Exist	1.250	21,701	271	321
222.2	Bed & Breakfast: New	1.250	28	0	1
223.1	Qualifying golf courses	1.250	220,302	2,754	3,246
224.1	Metro Non-profit Indoor Rec	1.250	12,414	155	270
225.1	Non-profit/Comm Serv - NonRev: Exist	1.500	32,530	488	704
226.1	Non-profit/Comm Serv - donation: Exist	1.500	66,463	997	1,653
227.1	Seasonal Restaurant on Lake: Exist	1.250	20,113	251	235
228.1	Qualifying Marina <500K: Exist	1.000	15,306	153	206
229.1	Qualifying Marina >500K: Exist	1.250	20,840	261	340
231.1	Commercial: <150K: Exist	1.500	8,448,532	126,728	250,663
231.2	Commercial: <150K: New	1.500	135,357	2,030	3,892
232.1	Commercial: >150K: Exist	2.000	44,504,189	890,084	1,806,036
232.2	Commercial: >150K: New	2.000	589,433	11,789	23,423
234.1	JOBZ Commercial: <150K: Exist	0.000	7,780	0	0
234.2	JOBZ Commercial: <150K: New	0.000	201	0	0
235.1	JOBZ Commercial: >150K: Exist	0.000	98,175	0	0
235.2	JOBZ Commercial: >150K: New	0.000	2,315	0	0
238.1	Industrial: <150K: Exist	1.500	1,343,760	20,156	41,195
238.2	Industrial: <150K: New	1.500	16,837	253	500
239.1	Industrial: >150K: Exist	2.000	13,589,072	271,781	551,359
239.2	Industrial: >150K: New	2.000	166,365	3,327	6,578
241.1	JOBZ Industrial: <150K: Exist	0.000	11,366	0	0
241.2	JOBZ Industrial: <150K: New	0.000	259	0	0
242.1	JOBZ Industrial: >150K: Exist	0.000	321,061	0	0
242.2	JOBZ Industrial: >150K: New	0.000	5,880	0	0
245.1	Publ Util: land & bldgs <150K	1.500	65,381	981	1,688
246.1	Publ Util: land & bldgs >150K	2.000	1,034,310	20,686	37,917
247.1	Publ Util: Electric Generat Mach	2.000	1,886,445	37,729	48,477
248.1	Publ Util: machinery (non-generat)	2.000	1,585,105	31,702	52,811

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Alternative: Actual Pay 2014

(all figures in \$000s)

250.1	Railroad <150K	1.500	211,807	3,177	6,711
251.1	Railroad >150K	2.000	1,200,566	24,011	43,007
253.1	Non-comm aircraft hangars	1.500	3,826	57	80
254.1	Mineral	2.000	2,344	47	106
255.1	Misc class 5	2.000	1,644	33	43
261.1	Personal: 3f	1.000	24,773	248	285
262.1	Non-comm aircraft hangars	1.500	79,666	1,195	1,606
263.1	Pers: It31 tools&mach excl elec gen	2.000	312,138	6,243	10,251
264.1	Pers: It32 struct/lease land-non C/I,SRR	1.000	3,973	40	57
265.1	Pers: It32 struct/leased land-NCSRR<76	1.000	55,842	558	557
266.1	Pers: It32 NCSRR: 76K-500K	1.000	5,995	60	60
268.1	Pers: It32 struct/leased land-C/I	2.000	52,782	1,056	1,788
269.1	Pers: Item 33 ag real estate	1.000	46,588	466	454
271.1	Pers: It41 struct/leased land - C/I	2.000	484,038	9,681	14,675
275.1	Pers: It41 struct/leased land - nonC/I, no	1.250	13,542	169	253
276.1	Pers: Item 42 non-EZ struct/RR land	2.000	39,899	798	1,528
277.1	Pers: It43 leased real estate - non C/I	1.500	20,683	310	531
278.1	Pers: Item 43 leased real estate - C/I	2.000	510,705	10,214	14,813
279.1	Pers: Item 44T electric util trans lines	2.000	2,255,714	45,114	83,573
280.1	Pers: Item 44D electric util distri lines	2.000	313,222	6,264	11,530
281.1	Pers: Item 45 syst/gas utils	2.000	3,398,328	67,967	113,426
282.1	Pers: Item 46 syst/water utils	2.000	64	1	3
283.1	Pers: Item 48 misc	2.000	21,275	425	560
287.1	JOBZ: It41 non EZ struct/leased land-C/	0.000	1,571	0	0
305.1	Disabled vet excl val: Res HM <300K: E	0.000	1,069,689	0	0
305.2	Disabled vet excl val: Res HM <300K:	0.000	7,046	0	0
306.1	Disabled vet excl val: Res HM <150K: E	0.000	492,678	0	0
306.2	Disabled vet excl val: Res HM <150K:	0.000	3,181	0	0
307.1	Disabled vet excl val: Ag HGA <300K:	0.000	54,910	0	0
307.2	Disabled vet excl val: Ag HGA <300K:	0.000	205	0	0
308.1	Disabled vet excl val: Ag HGA <150K:	0.000	25,930	0	0
308.2	Disabled vet excl val: Ag HGA <150K:	0.000	73	0	0
319.1	Ag HGA: Hmstd Market Excl Value: Ex	0.000	1,880,666	0	3,568
319.2	Ag HGA: Hmstd Market Excl Value: Ne	0.000	5,457	0	9
320.1	Class 1b: Hmstd Market Excl Value: Exi	0.000	232,894	0	175
320.2	Class 1b: Hmstd Market Excl Value: Ne	0.000	1,328	0	1
321.1	Res Hmstd: Hmstd Market Excl Value:	0.000	27,507,896	0	52,300
321.2	Res Hmstd: Hmstd Market Excl Value:	0.000	175,545	0	338
<b>State Total</b>			578,092,429	6,040,743	8,631,276

**Baseline Levy Summary***Levy Summary Report*

	<b>County</b>	<b>City</b>	<b>Town</b>	<b>School District</b>	<b>Special District</b>	<b>State</b>	<b>Total</b>
<b>Certified NTC Levy</b>	2,703,403	1,896,751	229,034	1,446,440	320,534	839,944	7,436,106
<b>Certified MKV Levy</b>	855	31,756	183	868,164	511	0	900,958
<b>Fiscal Disparities Levy</b>	171,404	181,570	1,474	188,272	36,299	0	579,020
<b>Disparity Reduction Aid</b>	9,781	0	500	8,023	0	0	18,304
<b>Spread NTC Levy</b>	2,522,218	1,715,181	227,060	1,325,926	284,234	839,944	6,914,564
<b>Spread MKV Levy</b>	855	31,756	183	792,383	511	0	825,687
<b>Tax Incr Financing Levy</b>							234,606
	<b>Homestead Credit</b>		0	<b>Taconite credit</b>		16,625	
	<b>Agricultural Credit</b>	23,007		<b>Disparity Reduction Credit</b>		6,801	

**Alternative Levy Summary***Levy Summary Report*

	<b>County</b>	<b>City</b>	<b>Town</b>	<b>School District</b>	<b>Special District</b>	<b>State</b>	<b>Total</b>
<b>Certified NTC Levy</b>	2,735,145	1,926,018	233,837	1,489,163	324,350	847,450	7,555,962
<b>Certified MKV Levy</b>	1,458	31,042	155	866,994	514	0	899,649
<b>Fiscal Disparities Levy</b>	175,953	188,305	1,432	197,036	38,003	0	600,728
<b>Disparity Reduction Aid</b>	9,681	0	467	7,897	0	0	18,045
<b>Spread NTC Levy</b>	2,549,511	1,737,714	231,938	1,360,813	286,347	847,450	7,013,772
<b>Spread MKV Levy</b>	1,458	31,042	155	790,411	514	0	823,579
<b>Tax Incr Financing Levy</b>							241,515
	<b>Homestead Credit</b>		0	<b>Taconite credit</b>		17,629	
	<b>Agricultural Credit</b>	22,227		<b>Disparity Reduction Credit</b>		8,621	