

House Research Simulation Report: Property Tax

Simulation #3B2

Date 3/21/2003

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DESCRIPTION

BASELINE: Final Pay 2002

ALTERNATIVE: Preliminary Pay 2003

This report compares actual property taxes payable in 2002 to taxes payable in 2003; it incorporates a few very minor corrections to simulation 3B1. The pay 2002 data is final. The market values for the pay 2003 simulation are final values reported by county assessors to the Dept. of Revenue; the levies were reported to the Dept. of Revenue by county auditors. The pay 2003 data should be regarded as preliminary since a few of the data items may still change before final levies and tax rates are reported; however, these results are very close to final and likely will not be changed until everything is finalized in the summer of 2003. Note that in this report newly constructed residential homestead property is shown separately from existing residential homesteads.

KEY POINTS

- **Statewide, property taxes are \$442 million, or 9.6%, higher than in 2002.** The overall tax increase is 8.5% in Greater Minnesota and 10.2% in the Metro area.
- **Statewide property tax impacts by property type vary from -4% to +33%.** Property types experiencing the largest increases are low-income apartments (32.5%) and single-unit residential nonhomesteads (28.1%). Property types experiencing the largest reductions are electric generation machinery (-3.5%) and two-three unit residential nonhomesteads (-1.4%).
- **Statewide, property taxes on commercial-industrial (C/I) property show only a 3.4% increase from pay 2002 to pay 2003.** There are four reasons for the relatively small tax increase on C/I property: (i) relatively small growth in C/I market values due to economic factors; (ii) higher growth in taxable value of other types of property due to the increase in the limited market value limit; (iii) the one-year lag in the fiscal disparities program, causing a portion of the 2001 class rate compression effect to be delayed until 2003; and (iv) moderate growth in the state levy for pay 2003.

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 area under scrutiny gets smaller.

ASSUMPTIONS:**BASELINE: Final Pay 2002**

- **Market values** (limited market values) are actual values reported by county assessors on the abstracts of assessment.
- **Levies** are actual levies reported by county auditors on the abstracts of tax lists.
- **The state levy** was set at \$585.3 million, which is the amount reported on the abstract of tax lists.

ALTERNATIVE: Preliminary Pay 2003

- **Market values** (limited market values) are actual values reported by county assessors on the abstracts of assessment.
- **Levies** are actual levies reported by county auditors to the Dept. of Revenue.
- **The state levy** is \$594.9 million, as certified by the Dept. of Revenue.
- **Tax increment financing net tax capacities** are derived from the abstracts of assessment; generally these figures will undergo some changes before the final figures are certified on the abstract of tax lists.
- **Fiscal disparities** contribution and distribution net tax capacities are from the abstracts of assessment, with some adjustments applied based on Dept. of Revenue data.

SIMULATION PARAMETERS

| | Baseline | Alternative |
|--|----------|-------------|
| Residential Homestead: | | |
| <\$500,000 | 1.0% | 1.0% |
| >\$500,000 | 1.25 | 1.25 |
| Residential Non-homestead: | | |
| Single unit: | | |
| <\$500,000 | 1.0 | 1.0 |
| >\$500,000 | 1.25 | 1.25 |
| 2-3 unit and undeveloped land | 1.5 | 1.25 |
| Apartments: | | |
| Regular | 1.8 | 1.5 |
| Low-income | 0.9 | 1.0 |
| Commercial-Industrial-Public Utility: | | |
| <\$150,000 | 1.5 | 1.5 |
| >\$150,000 | 2.0 | 2.0 |
| Electric generation machinery | 2.0 | 2.0 |
| Seasonal Recreational Commercial: | | |
| Homestead resorts (1c) | 1.0 | 1.0 |
| Seasonal resorts (4c): | | |
| <\$500,000 | 1.0 | 1.0 |
| >\$500,000 | 1.25 | 1.25 |
| Seasonal Recreational Residential: | | |
| <\$500,000 | 1.0 | 1.0 |
| >\$500,000 | 1.25 | 1.25 |
| Disabled homestead | 0.45 | 0.45 |
| Agricultural land & buildings: | | |
| Homestead: | | |
| <\$600,000 | 0.55 | 0.55 |
| >\$600,000 | 1.0 | 1.0 |
| Nonhomestead | 1.0 | 1.0 |
| Credits: | | |
| Homestead: | | |
| Rate | 0.4% | 0.4% |
| Maximum | \$304 | \$304 |
| Phase-out rate | 0.09% | 0.09% |
| Agricultural: | | |
| Rate | 0.2% | 0.3% |
| Maximum | \$230 | \$345 |
| Phase-out rate | | 0.05% |

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Baseline Final Pay 2002
Alternative Preliminary Pay 2003

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(all figures in \$000s)

STATEWIDE

| Tax Burdens by Property Class | Taxable Market | | | | Net Tax | | | | Effective Tax Rates | |
|----------------------------------|----------------|-------------|------------|-------------|-----------|------------|---------|-------------|------------------------|------|
| | Baseline | Alternativ | Chang | Pctg Chn | Baseline | Alternativ | Chang | Pctg Chn | Bas | Alte |
| Res Hmstd: Exist | 170,296,059 | 186,510,772 | 16,214,713 | 9.5 | 1,867,123 | 2,137,560 | 270,437 | 14.5 | 1.10 | 1.15 |
| Res NonHmstd 1Un | 6,773,047 | 8,557,668 | 1,784,622 | 26.3 | 88,064 | 112,821 | 24,757 | 28.1 | 1.30 | 1.32 |
| Res NonHmstd 2-3 | 3,362,204 | 3,866,001 | 503,797 | 15.0 | 64,507 | 63,593 | -914 | -1.4 | 1.92 | 1.64 |
| Reg Apartments | 9,874,375 | 11,455,225 | 1,580,850 | 16.0 | 231,123 | 228,727 | -2,397 | -1.0 | 2.34 | 2.00 |
| Low-income Apts | 2,563,062 | 2,979,481 | 416,419 | 16.2 | 31,622 | 41,901 | 10,279 | 32.5 | 1.23 | 1.41 |
| Seasonal Rec | 9,124,165 | 10,462,907 | 1,338,742 | 14.7 | 123,737 | 138,183 | 14,446 | 11.7 | 1.36 | 1.32 |
| Com/Ind Lo Tier | 7,622,075 | 7,926,443 | 304,368 | 4.0 | 222,239 | 224,303 | 2,064 | 0.9 | 2.92 | 2.83 |
| Com/Ind Hi Tier | 37,994,803 | 40,958,745 | 2,963,942 | 7.8 | 1,461,356 | 1,516,073 | 54,717 | 3.7 | 3.85 | 3.70 |
| Publ U: Elec Gen | 1,545,703 | 1,545,468 | -235 | 0.0 | 41,458 | 40,023 | -1,435 | -3.5 | 2.68 | 2.59 |
| Publ U: Other | 4,875,062 | 5,018,556 | 143,495 | 2.9 | 179,786 | 178,827 | -959 | -0.5 | 3.69 | 3.56 |
| Ag Hmstd: House | 7,341,140 | 8,097,036 | 755,896 | 10.3 | 63,078 | 70,810 | 7,732 | 12.3 | 0.86 | 0.87 |
| Ag Hmstd: Land | 21,297,690 | 22,705,225 | 1,407,535 | 6.6 | 113,468 | 115,945 | 2,477 | 2.2 | 0.53 | 0.51 |
| Ag NonHmstd | 9,513,668 | 10,214,986 | 701,318 | 7.4 | 98,852 | 104,941 | 6,089 | 6.2 | 1.04 | 1.03 |
| New Con: Res HS | 0 | 4,853,137 | 4,853,137 | 0.0 | 0 | 54,863 | 54,863 | 0.0 | 0.00 | 1.13 |
| Total | 292,183,052 | 325,151,649 | 32,968,597 | 11.3 | 4,586,413 | 5,028,570 | 442,158 | 9.6 | 1.57 | 1.55 |

Tax Base

| | Baseline | Alternativ | Change | Pctg Chng |
|--------------------------|-----------|------------|---------|--------------|
| Total Tax Capacity | 3,415,819 | 3,750,085 | 334,266 | 9.8 |
| (-) TIF Tax Capacity | 193,636 | 215,546 | 21,910 | 11.3 |
| (-) FD Contrib Tax Cap | 215,148 | 233,133 | 17,985 | 8.4 |
| (=) Taxable Tax Capacity | 3,007,035 | 3,301,406 | 294,371 | 9.8 |
| FD Distrib Tax Cap | 215,152 | 233,133 | 17,980 | 8.4 |

Tax Rates

| | Net Tax Cap | | Ref Mkt Val (mills) | |
|------------------|-------------|--------|---------------------|-------|
| | Base | Alter | Base | Alter |
| County | 51.57 | 50.59 | 0.002 | 0.01 |
| City/Town | 36.29 | 35.69 | 0.047 | 0.05 |
| School District | 25.31 | 25.81 | 0.835 | 1.137 |
| Special District | 5.01 | 5.19 | 0.000 | 0.00 |
| Total | 118.18 | 117.27 | 0.885 | 1.200 |

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Baseline Final Pay 2002
Alternative Preliminary Pay 2003

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(all figures in \$000s)

GREATER MINNESOTA

| Tax Burdens by Property Class | Taxable Market | | | | Net Tax | | | | Effective Tax Rates | |
|----------------------------------|--------------------|--------------------|-------------------|-------------|------------------|------------------|----------------|-------------|------------------------|-------------|
| | Baseline | Alternativ | Chang | Pctg Chn | Baseline | Alternativ | Chang | Pctg Chn | Bas | Alte |
| Res Hmstd: Exist | 54,765,241 | 59,513,945 | 4,748,704 | 8.7 | 556,249 | 614,924 | 58,675 | 10.5 | 1.02 | 1.03 |
| Res NonHmstd 1Un | 2,858,524 | 3,523,627 | 665,103 | 23.3 | 37,031 | 45,492 | 8,460 | 22.8 | 1.30 | 1.29 |
| Res NonHmstd 2-3 | 1,139,294 | 1,282,249 | 142,955 | 12.5 | 21,922 | 20,585 | -1,337 | -6.1 | 1.92 | 1.61 |
| Reg Apartments | 1,698,333 | 1,894,802 | 196,469 | 11.6 | 40,849 | 37,786 | -3,063 | -7.5 | 2.41 | 1.99 |
| Low-income Apts | 774,438 | 816,376 | 41,939 | 5.4 | 9,884 | 11,554 | 1,670 | 16.9 | 1.28 | 1.42 |
| Seasonal Rec | 8,832,312 | 10,147,754 | 1,315,442 | 14.9 | 119,100 | 133,219 | 14,119 | 11.9 | 1.35 | 1.31 |
| Com/Ind Lo Tier | 4,211,193 | 4,412,774 | 201,581 | 4.8 | 122,071 | 124,794 | 2,723 | 2.2 | 2.90 | 2.83 |
| Com/Ind Hi Tier | 7,200,329 | 7,986,283 | 785,954 | 10.9 | 269,980 | 290,793 | 20,814 | 7.7 | 3.75 | 3.64 |
| Publ U: Elec Gen | 1,263,456 | 1,249,324 | -14,132 | -1.1 | 33,881 | 32,309 | -1,572 | -4.6 | 2.68 | 2.59 |
| Publ U: Other | 2,984,611 | 3,050,856 | 66,245 | 2.2 | 107,164 | 106,287 | -877 | -0.8 | 3.59 | 3.48 |
| Ag Hmstd: House | 6,421,439 | 7,067,066 | 645,627 | 10.1 | 54,757 | 61,102 | 6,345 | 11.6 | 0.85 | 0.86 |
| Ag Hmstd: Land | 20,315,035 | 21,677,291 | 1,362,256 | 6.7 | 109,065 | 111,636 | 2,571 | 2.4 | 0.54 | 0.51 |
| Ag NonHmstd | 8,932,267 | 9,563,108 | 630,842 | 7.1 | 92,679 | 98,108 | 5,430 | 5.9 | 1.04 | 1.03 |
| New Con: Res HS | 0 | 1,972,225 | 1,972,225 | 0.0 | 0 | 20,637 | 20,637 | 0.0 | 0.00 | 1.05 |
| Total | 121,396,470 | 134,157,678 | 12,761,208 | 10.5 | 1,574,630 | 1,709,226 | 134,596 | 8.5 | 1.30 | 1.27 |

Tax Base

Tax Rates

| | Taxable Market | | | | Pctg Chng | Net Tax Cap | | Ref Mkt Val (mills) | |
|--------------------------|----------------|------------|---------|--------------|------------------|---------------|---------------|---------------------|--------------|
| | Baseline | Alternativ | Change | Pctg Chng | | Base | Alter | Base | Alter |
| Total Tax Capacity | 1,285,707 | 1,412,951 | 127,243 | 9.9 | County | 61.02 | 58.78 | 0.006 | 0.00 |
| (-) TIF Tax Capacity | 36,277 | 40,269 | 3,992 | 11.0 | City/Town | 32.80 | 32.87 | 0.015 | 0.01 |
| (-) FD Contrib Tax Cap | 878 | 1,417 | 539 | 61.5 | School District | 24.09 | 24.04 | 0.454 | 0.603 |
| (=) Taxable Tax Capacity | 1,248,552 | 1,371,264 | 122,712 | 9.8 | Special District | 1.72 | 1.65 | 0.000 | 0.00 |
| FD Distrib Tax Cap | 883 | 1,418 | 535 | 60.6 | Total | 119.63 | 117.33 | 0.475 | 0.625 |

Tax Burdens on
Hypothetical

| | Taxable Market | | | Net Tax | | | | Effectiv Tax Rates | |
|----------------------|----------------|------------|--------------|----------|------------|--------|--------------|-----------------------|-------|
| | Baseline | Alternativ | Pctg Chng | Baseline | Alternativ | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Lo Val | 61,600 | 66,900 | 8.6 | 520 | 559 | 39 | 7.6 | 0.843 | 0.835 |
| Res Hmstd: Avg Val | 92,400 | 100,400 | 8.7 | 860 | 959 | 99 | 11.5 | 0.930 | 0.954 |
| Res Hmstd: Hi Val | 123,300 | 134,000 | 8.7 | 1,272 | 1,404 | 132 | 10.4 | 1.031 | 1.047 |
| Res Hmstd: Ex-Hi Val | 184,900 | 200,900 | 8.7 | 2,094 | 2,291 | 197 | 9.4 | 1.132 | 1.140 |
| Apartment (Mkt rate) | 300,000 | 334,700 | 11.6 | 6,602 | 6,100 | -503 | -7.6 | 2.200 | 1.822 |
| Seas Rec: Lo Val | 50,000 | 55,000 | 10.0 | 713 | 765 | 52 | 7.3 | 1.426 | 1.390 |
| Seas Rec: Hi Val | 150,000 | 165,000 | 10.0 | 2,395 | 2,585 | 190 | 7.9 | 1.596 | 1.566 |
| Comm/Ind: Lo Val | 150,000 | 166,400 | 10.9 | 4,057 | 4,530 | 473 | 11.7 | 2.704 | 2.722 |
| Comm/Ind: Med Val | 300,000 | 332,700 | 10.9 | 9,443 | 10,345 | 902 | 9.6 | 3.147 | 3.109 |
| Comm/Ind: Hi Val | 1,000,000 | 1,109,200 | 10.9 | 34,576 | 37,496 | 2,920 | 8.4 | 3.457 | 3.380 |

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METRO AREA

| Tax Burdens by Property Class | Taxable Market | | | | Net Tax | | | | Effective Tax Rates | |
|----------------------------------|--------------------|--------------------|-------------------|-------------|------------------|------------------|----------------|-------------|------------------------|-------------|
| | Baseline | Alternativ | Chang | Pctg Chn | Baseline | Alternativ | Chang | Pctg Chn | Bas | Alte |
| Res Hmstd: Exist | 115,530,818 | 126,996,827 | 11,466,009 | 9.9 | 1,310,874 | 1,522,636 | 211,762 | 16.2 | 1.13 | 1.20 |
| Res NonHmstd 1Un | 3,914,523 | 5,034,041 | 1,119,518 | 28.6 | 51,032 | 67,330 | 16,297 | 31.9 | 1.30 | 1.34 |
| Res NonHmstd 2-3 | 2,222,910 | 2,583,752 | 360,842 | 16.2 | 42,585 | 43,008 | 423 | 1.0 | 1.92 | 1.66 |
| Reg Apartments | 8,176,042 | 9,560,423 | 1,384,381 | 16.9 | 190,275 | 190,941 | 666 | 0.4 | 2.33 | 2.00 |
| Low-income Apts | 1,788,624 | 2,163,104 | 374,480 | 20.9 | 21,738 | 30,347 | 8,609 | 39.6 | 1.22 | 1.40 |
| Seasonal Rec | 291,853 | 315,153 | 23,300 | 8.0 | 4,638 | 4,965 | 327 | 7.1 | 1.59 | 1.58 |
| Com/Ind Lo Tier | 3,410,882 | 3,513,669 | 102,787 | 3.0 | 100,168 | 99,509 | -658 | -0.7 | 2.94 | 2.83 |
| Com/Ind Hi Tier | 30,794,474 | 32,972,462 | 2,177,987 | 7.1 | 1,191,377 | 1,225,280 | 33,903 | 2.8 | 3.87 | 3.72 |
| Publ U: Elec Gen | 282,247 | 296,144 | 13,897 | 4.9 | 7,577 | 7,713 | 137 | 1.8 | 2.68 | 2.60 |
| Publ U: Other | 1,890,451 | 1,967,701 | 77,250 | 4.1 | 72,622 | 72,540 | -82 | -0.1 | 3.84 | 3.69 |
| Ag Hmstd: House | 919,701 | 1,029,970 | 110,269 | 12.0 | 8,321 | 9,708 | 1,387 | 16.7 | 0.90 | 0.94 |
| Ag Hmstd: Land | 982,655 | 1,027,935 | 45,280 | 4.6 | 4,403 | 4,309 | -94 | -2.1 | 0.45 | 0.42 |
| Ag NonHmstd | 581,402 | 651,878 | 70,476 | 12.1 | 6,173 | 6,832 | 659 | 10.7 | 1.06 | 1.05 |
| New Con: Res HS | 0 | 2,880,912 | 2,880,912 | 0.0 | 0 | 34,227 | 34,227 | 0.0 | 0.00 | 1.19 |
| Total | 170,786,582 | 190,993,971 | 20,207,389 | 11.8 | 3,011,782 | 3,319,344 | 307,562 | 10.2 | 1.76 | 1.74 |

Tax Base

Tax Rates

| | Taxable Market | | | | Pctg Chng | Net Tax Cap | | Ref Mkt Val (mills) | |
|--------------------------|----------------|------------|---------|--------------|------------------|---------------|---------------|---------------------|--------------|
| | Baseline | Alternativ | Change | Pctg Chng | | Base | Alter | Base | Alter |
| Total Tax Capacity | 2,130,112 | 2,337,135 | 207,023 | 9.7 | County | 44.87 | 44.77 | 0.000 | 0.01 |
| (-) TIF Tax Capacity | 157,359 | 175,276 | 17,918 | 11.4 | City/Town | 38.76 | 37.69 | 0.063 | 0.07 |
| (-) FD Contrib Tax Cap | 214,270 | 231,716 | 17,446 | 8.1 | School District | 26.18 | 27.06 | 1.024 | 1.401 |
| (=) Taxable Tax Capacity | 1,758,483 | 1,930,142 | 171,659 | 9.8 | Special District | 7.35 | 7.70 | 0.000 | 0.00 |
| FD Distrib Tax Cap | 214,269 | 231,715 | 17,445 | 8.1 | Total | 117.16 | 117.22 | 1.088 | 1.484 |

Tax Burdens on
Hypothetical

| | Taxable Market | | | Pctg Chng | Net Tax | | | | Effectiv Tax Rates | |
|----------------------|----------------|------------|-------|--------------|----------|------------|--------|--------------|-----------------------|-------|
| | Baseline | Alternativ | Value | | Baseline | Alternativ | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Lo Val | 105,000 | 115,400 | | 9.9 | 1,066 | 1,255 | 189 | 17.7 | 1.015 | 1.087 |
| Res Hmstd: Avg Val | 157,500 | 173,100 | | 9.9 | 1,786 | 2,069 | 284 | 15.9 | 1.133 | 1.195 |
| Res Hmstd: Hi Val | 210,000 | 230,800 | | 9.9 | 2,505 | 2,883 | 378 | 15.1 | 1.193 | 1.249 |
| Res Hmstd: Ex-Hi Val | 315,000 | 346,300 | | 9.9 | 3,944 | 4,513 | 568 | 14.4 | 1.252 | 1.303 |
| Apartment (Mkt rate) | 300,000 | 350,800 | | 16.9 | 6,653 | 6,689 | 36 | 0.5 | 2.217 | 1.906 |
| Comm/Ind: Lo Val | 150,000 | 160,600 | | 7.1 | 4,360 | 4,581 | 221 | 5.1 | 2.906 | 2.852 |
| Comm/Ind: Med Val | 300,000 | 321,200 | | 7.1 | 10,120 | 10,485 | 365 | 3.6 | 3.373 | 3.264 |
| Comm/Ind: Hi Val | 1,000,000 | 1,070,700 | | 7.1 | 36,997 | 38,037 | 1,040 | 2.8 | 3.699 | 3.552 |

House Research

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NORTHWEST CITIES

| <i>Tax Burdens by Property Class</i> | Taxable Market | | | | Net Tax | | | | Effective Tax Rates | |
|--------------------------------------|-----------------------|-------------------|----------------|-----------------|-----------------|-------------------|--------------|-----------------|----------------------------|-------------|
| | Baseline | Alternativ | Chang | Pctg Chn | Baseline | Alternativ | Chang | Pctg Chn | Bas | Alte |
| Res Hmstd: Exist | 2,936,154 | 3,085,063 | 148,909 | 5.1 | 33,589 | 37,481 | 3,892 | 11.6 | 1.14 | 1.21 |
| Res NonHmstd 1Un | 184,155 | 206,431 | 22,276 | 12.1 | 2,708 | 3,084 | 376 | 13.9 | 1.47 | 1.49 |
| Res NonHmstd 2-3 | 70,507 | 82,051 | 11,544 | 16.4 | 1,440 | 1,412 | -27 | -1.9 | 2.04 | 1.72 |
| Reg Apartments | 182,204 | 195,041 | 12,837 | 7.0 | 4,394 | 4,110 | -283 | -6.5 | 2.41 | 2.11 |
| Low-income Apts | 78,448 | 81,342 | 2,894 | 3.7 | 1,019 | 1,211 | 192 | 18.8 | 1.30 | 1.49 |
| Seasonal Rec | 65,513 | 79,149 | 13,637 | 20.8 | 1,054 | 1,257 | 203 | 19.3 | 1.61 | 1.59 |
| Com/Ind Lo Tier | 438,139 | 458,912 | 20,774 | 4.7 | 12,846 | 13,187 | 341 | 2.7 | 2.93 | 2.87 |
| Com/Ind Hi Tier | 551,058 | 616,628 | 65,570 | 11.9 | 18,714 | 20,309 | 1,595 | 8.5 | 3.40 | 3.29 |
| Publ U: Elec Gen | 21,241 | 23,543 | 2,302 | 10.8 | 444 | 467 | 23 | 5.2 | 2.09 | 1.99 |
| Publ U: Other | 90,337 | 89,164 | -1,173 | -1.3 | 3,447 | 3,341 | -105 | -3.1 | 3.82 | 3.75 |
| Ag Hmstd: House | 15,071 | 15,736 | 665 | 4.4 | 169 | 185 | 16 | 9.3 | 1.12 | 1.18 |
| Ag Hmstd: Land | 20,266 | 21,656 | 1,389 | 6.9 | 143 | 148 | 5 | 3.4 | 0.71 | 0.68 |
| Ag NonHmstd | 23,221 | 24,131 | 911 | 3.9 | 329 | 350 | 21 | 6.5 | 1.42 | 1.45 |
| New Con: Res HS | 0 | 66,858 | 66,858 | 0.0 | 0 | 804 | 804 | 0.0 | 0.00 | 1.20 |
| Total | 4,676,315 | 5,045,706 | 369,391 | 7.9 | 80,296 | 87,348 | 7,052 | 8.8 | 1.72 | 1.73 |

Tax Base

Tax Rates

| | | | | | Net Tax Cap | | Ref Mkt Val (mills) | | |
|--------------------------|-----------------|-------------------|---------------|------------------|--------------------|---------------|----------------------------|--------------|--------------|
| | Baseline | Alternativ | Change | Pctg Chng | Base | Alter | Base | Alter | |
| Total Tax Capacity | 57,153 | 61,068 | 3,915 | 6.8 | County | 65.03 | 63.86 | 0.000 | 0.00 |
| (-) TIF Tax Capacity | 2,900 | 2,997 | 97 | 3.3 | City/Town | 49.86 | 51.53 | 0.060 | 0.05 |
| (-) FD Contrib Tax Cap | 0 | 0 | 0 | 0.0 | School District | 19.34 | 23.40 | 0.472 | 0.504 |
| (=) Taxable Tax Capacity | 54,253 | 58,071 | 3,818 | 7.0 | Special District | 4.12 | 3.61 | 0.000 | 0.00 |
| FD Distrib Tax Cap | 0 | 0 | 0 | 0.0 | Total | 138.36 | 142.41 | 0.532 | 0.556 |

Tax Burdens on Hypothetical

| | Taxable Market Value | | | Net Tax | | | | Effectiv Tax Rates | |
|----------------------|-----------------------------|-------------------|------------------|-----------------|-------------------|---------------|------------------|---------------------------|--------------|
| | Baseline | Alternativ | Pctg Chng | Baseline | Alternativ | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Lo Val | 44,700 | 47,000 | 5.1 | 463 | 507 | 44 | 9.5 | 1.036 | 1.079 |
| Res Hmstd: Avg Val | 67,100 | 70,500 | 5.1 | 696 | 761 | 65 | 9.4 | 1.036 | 1.079 |
| Res Hmstd: Hi Val | 89,500 | 94,000 | 5.0 | 994 | 1,103 | 109 | 11.0 | 1.110 | 1.173 |
| Res Hmstd: Ex-Hi Val | 134,200 | 141,000 | 5.1 | 1,677 | 1,841 | 164 | 9.8 | 1.249 | 1.305 |
| Apartment (Mkt rate) | 300,000 | 321,100 | 7.0 | 7,631 | 7,037 | -594 | -7.8 | 2.543 | 2.191 |
| Comm/Ind: Lo Val | 150,000 | 167,800 | 11.9 | 4,487 | 5,221 | 734 | 16.4 | 2.991 | 3.111 |
| Comm/Ind: Med Val | 300,000 | 335,700 | 11.9 | 10,443 | 11,923 | 1,479 | 14.2 | 3.481 | 3.551 |
| Comm/Ind: Hi Val | 1,000,000 | 1,119,000 | 11.9 | 38,240 | 43,185 | 4,946 | 12.9 | 3.823 | 3.859 |

House Research

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NORTHWEST TOWNS

| Tax Burdens by Property Class | Taxable Market | | | | Net Tax | | | | Effective Tax Rates | |
|----------------------------------|-------------------|-------------------|----------------|-------------|----------------|----------------|--------------|-------------|------------------------|-------------|
| | Baseline | Alternativ | Chang | Pctg Chn | Baseline | Alternativ | Chang | Pctg Chn | Bas | Alte |
| Res Hmstd: Exist | 2,743,506 | 2,962,375 | 218,869 | 8.0 | 22,591 | 24,470 | 1,879 | 8.3 | 0.82 | 0.83 |
| Res NonHmstd 1Un | 157,001 | 190,926 | 33,925 | 21.6 | 1,744 | 2,084 | 339 | 19.5 | 1.11 | 1.09 |
| Res NonHmstd 2-3 | 45,077 | 52,385 | 7,308 | 16.2 | 683 | 662 | -22 | -3.2 | 1.52 | 1.26 |
| Reg Apartments | 4,746 | 5,816 | 1,069 | 22.5 | 83 | 80 | -3 | -3.7 | 1.75 | 1.38 |
| Low-income Apts | 223 | 268 | 46 | 20.4 | 3 | 3 | 1 | 30.6 | 1.16 | 1.26 |
| Seasonal Rec | 1,518,820 | 1,786,213 | 267,393 | 17.6 | 19,447 | 22,013 | 2,566 | 13.2 | 1.28 | 1.23 |
| Com/Ind Lo Tier | 100,527 | 108,437 | 7,911 | 7.9 | 2,465 | 2,598 | 132 | 5.4 | 2.45 | 2.40 |
| Com/Ind Hi Tier | 110,448 | 115,018 | 4,570 | 4.1 | 3,660 | 3,726 | 65 | 1.8 | 3.31 | 3.24 |
| Publ U: Elec Gen | 4,946 | 4,703 | -243 | -4.9 | 110 | 102 | -8 | -7.3 | 2.23 | 2.17 |
| Publ U: Other | 405,077 | 385,434 | -19,643 | -4.8 | 13,268 | 12,627 | -641 | -4.8 | 3.28 | 3.28 |
| Ag Hmstd: House | 906,036 | 978,135 | 72,099 | 8.0 | 7,372 | 8,145 | 774 | 10.5 | 0.81 | 0.83 |
| Ag Hmstd: Land | 3,287,395 | 3,471,196 | 183,801 | 5.6 | 17,654 | 18,179 | 525 | 3.0 | 0.54 | 0.52 |
| Ag NonHmstd | 1,996,120 | 1,979,318 | -16,802 | -0.8 | 21,263 | 21,273 | 10 | 0.0 | 1.07 | 1.07 |
| New Con: Res HS | 0 | 112,540 | 112,540 | 0.0 | 0 | 929 | 929 | 0.0 | 0.00 | 0.83 |
| Total | 11,279,923 | 12,152,765 | 872,842 | 7.7 | 110,344 | 116,892 | 6,548 | 5.9 | 0.98 | 0.96 |

Tax Base

Tax Rates

| | Taxable Market | | | | Net Tax Cap | | Ref Mkt Val (mills) | |
|--------------------------|----------------|------------|--------|--------------|------------------|----------------------|---------------------|--------------|
| | Baseline | Alternativ | Change | Pctg Chng | Base | Alter | Base | Alter |
| Total Tax Capacity | 105,271 | 113,179 | 7,908 | 7.5 | County | 60.91 59.54 | 0.000 | 0.00 |
| (-) TIF Tax Capacity | 68 | 39 | -28 | -41. | City/Town | 18.34 18.10 | 0.000 | 0.00 |
| (-) FD Contrib Tax Cap | 0 | 0 | 0 | 0.0 | School District | 20.38 21.47 | 0.466 | 0.526 |
| (=) Taxable Tax Capacity | 105,203 | 113,139 | 7,936 | 7.5 | Special District | 3.99 3.60 | 0.000 | 0.00 |
| FD Distrib Tax Cap | 0 | 0 | 0 | 0.0 | Total | 103.62 102.70 | 0.466 | 0.526 |

**Tax Burdens on
Hypothetical**

| | Taxable Market | | | Net Tax | | | | Effectiv Tax Rates | |
|----------------------|----------------|------------|--------------|----------|------------|--------|--------------|-----------------------|-------|
| | Baseline | Alternativ | Pctg Chng | Baseline | Alternativ | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Lo Val | 63,900 | 69,000 | 8.0 | 436 | 469 | 33 | 7.5 | 0.682 | 0.679 |
| Res Hmstd: Avg Val | 95,900 | 103,600 | 8.0 | 752 | 839 | 87 | 11.6 | 0.784 | 0.810 |
| Res Hmstd: Hi Val | 127,800 | 138,000 | 8.0 | 1,126 | 1,242 | 115 | 10.2 | 0.881 | 0.899 |
| Res Hmstd: Ex-Hi Val | 191,700 | 207,000 | 8.0 | 1,876 | 2,049 | 173 | 9.2 | 0.978 | 0.989 |
| Seas Rec: Lo Val | 50,000 | 55,000 | 10.0 | 633 | 684 | 51 | 8.1 | 1.266 | 1.244 |
| Seas Rec: Hi Val | 150,000 | 165,000 | 10.0 | 2,155 | 2,344 | 189 | 8.8 | 1.436 | 1.420 |
| Comm/Ind: Lo Val | 150,000 | 156,200 | 4.1 | 3,696 | 3,811 | 116 | 3.1 | 2.463 | 2.439 |
| Comm/Ind: Med Val | 300,000 | 312,400 | 4.1 | 8,600 | 8,800 | 201 | 2.3 | 2.866 | 2.817 |
| Comm/Ind: Hi Val | 1,000,000 | 1,041,400 | 4.1 | 31,486 | 32,086 | 600 | 1.9 | 3.148 | 3.081 |

House Research

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(all figures in \$000s)

NORTH CENTRAL CITIES

| Tax Burdens by Property Class | Taxable Market | | | | Net Tax | | | | Effective Tax Rates | |
|----------------------------------|------------------|------------------|----------------|-------------|---------------|---------------|--------------|-------------|------------------------|-------------|
| | Baseline | Alternativ | Chang | Pctg Chn | Baseline | Alternativ | Chang | Pctg Chn | Bas | Alte |
| Res Hmstd: Exist | 1,948,583 | 2,165,416 | 216,833 | 11.1 | 19,713 | 21,651 | 1,938 | 9.8 | 1.01 | 1.00 |
| Res NonHmstd 1Un | 158,362 | 186,993 | 28,631 | 18.1 | 2,043 | 2,392 | 349 | 17.1 | 1.29 | 1.28 |
| Res NonHmstd 2-3 | 64,617 | 69,238 | 4,621 | 7.2 | 1,223 | 1,089 | -134 | -11. | 1.89 | 1.57 |
| Reg Apartments | 83,816 | 94,350 | 10,533 | 12.6 | 2,098 | 1,936 | -162 | -7.7 | 2.50 | 2.05 |
| Low-income Apts | 56,757 | 58,814 | 2,057 | 3.6 | 755 | 856 | 100 | 13.3 | 1.33 | 1.45 |
| Seasonal Rec | 808,268 | 961,064 | 152,795 | 18.9 | 11,127 | 12,858 | 1,731 | 15.6 | 1.38 | 1.34 |
| Com/Ind Lo Tier | 364,288 | 381,425 | 17,136 | 4.7 | 10,618 | 10,716 | 98 | 0.9 | 2.91 | 2.81 |
| Com/Ind Hi Tier | 565,403 | 631,445 | 66,041 | 11.7 | 20,704 | 22,344 | 1,640 | 7.9 | 3.66 | 3.54 |
| Publ U: Elec Gen | 955 | 828 | -127 | -13.3 | 29 | 26 | -3 | -11. | 3.04 | 3.12 |
| Publ U: Other | 64,712 | 74,215 | 9,504 | 14.7 | 2,576 | 2,871 | 295 | 11.5 | 3.98 | 3.87 |
| Ag Hmstd: House | 16,041 | 18,392 | 2,351 | 14.7 | 163 | 194 | 31 | 18.7 | 1.02 | 1.05 |
| Ag Hmstd: Land | 17,001 | 19,495 | 2,494 | 14.7 | 93 | 95 | 2 | 2.7 | 0.54 | 0.49 |
| Ag NonHmstd | 17,490 | 23,952 | 6,462 | 36.9 | 193 | 249 | 56 | 29.0 | 1.11 | 1.04 |
| New Con: Res HS | 0 | 60,544 | 60,544 | 0.0 | 0 | 589 | 589 | 0.0 | 0.00 | 0.97 |
| Total | 4,166,295 | 4,746,169 | 579,875 | 13.9 | 71,336 | 77,866 | 6,531 | 9.2 | 1.71 | 1.64 |

Tax Base

Tax Rates

| | Taxable Market | | | | Net Tax Cap | | Ref Mkt Val (mills) | | |
|--------------------------|----------------|------------|--------|--------------|------------------|--------|---------------------|-------|-------|
| | Baseline | Alternativ | Change | Pctg Chng | Base | Alter | Base | Alter | |
| Total Tax Capacity | 50,732 | 57,129 | 6,397 | 12.6 | County | 55.76 | 51.54 | 0.000 | 0.00 |
| (-) TIF Tax Capacity | 2,179 | 2,395 | 216 | 9.9 | City/Town | 42.47 | 42.24 | 0.021 | 0.01 |
| (-) FD Contrib Tax Cap | 0 | 0 | 0 | 0.0 | School District | 22.65 | 23.91 | 0.247 | 0.250 |
| (=) Taxable Tax Capacity | 48,553 | 54,734 | 6,180 | 12.7 | Special District | 1.03 | 0.79 | 0.000 | 0.00 |
| FD Distrib Tax Cap | 0 | 0 | 0 | 0.0 | Total | 121.91 | 118.48 | 0.268 | 0.269 |

**Tax Burdens on
Hypothetical**

| | Taxable Market | | | Net Tax | | | | Effectiv Tax Rates | |
|----------------------|----------------|------------|--------------|----------|------------|--------|--------------|-----------------------|-------|
| | Baseline | Alternativ | Pctg Chng | Baseline | Alternativ | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Lo Val | 50,500 | 55,600 | 10.1 | 427 | 451 | 24 | 5.6 | 0.845 | 0.811 |
| Res Hmstd: Avg Val | 75,800 | 83,400 | 10.0 | 641 | 713 | 72 | 11.2 | 0.845 | 0.855 |
| Res Hmstd: Hi Val | 101,100 | 111,200 | 10.0 | 978 | 1,075 | 97 | 9.9 | 0.967 | 0.966 |
| Res Hmstd: Ex-Hi Val | 151,600 | 166,800 | 10.0 | 1,653 | 1,799 | 146 | 8.8 | 1.090 | 1.078 |
| Apartment (Mkt rate) | 300,000 | 337,700 | 12.6 | 6,664 | 6,092 | -571 | -8.6 | 2.221 | 1.804 |
| Comm/Ind: Lo Val | 150,000 | 167,500 | 11.7 | 4,077 | 4,539 | 462 | 11.3 | 2.718 | 2.710 |
| Comm/Ind: Med Val | 300,000 | 335,000 | 11.7 | 9,501 | 10,375 | 874 | 9.2 | 3.166 | 3.096 |
| Comm/Ind: Hi Val | 1,000,000 | 1,116,800 | 11.7 | 34,809 | 37,613 | 2,803 | 8.1 | 3.480 | 3.367 |

House Research

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Baseline Final Pay 2002
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NORTH CENTRAL TOWNS

| Tax Burdens by Property Class | Taxable Market | | | | Net Tax | | | | Effective Tax Rates | |
|----------------------------------|------------------|------------------|------------------|-------------|---------------|----------------|--------------|-------------|------------------------|-------------|
| | Baseline | Alternativ | Chang | Pctg Chn | Baseline | Alternativ | Chang | Pctg Chn | Bas | Alte |
| Res Hmstd: Exist | 3,223,967 | 3,473,531 | 249,564 | 7.7 | 27,395 | 29,023 | 1,628 | 5.9 | 0.85 | 0.84 |
| Res NonHmstd 1Un | 192,816 | 220,797 | 27,981 | 14.5 | 2,092 | 2,400 | 308 | 14.7 | 1.09 | 1.09 |
| Res NonHmstd 2-3 | 44,447 | 46,883 | 2,436 | 5.5 | 728 | 639 | -89 | -12. | 1.64 | 1.36 |
| Reg Apartments | 5,432 | 6,362 | 930 | 17.1 | 110 | 105 | -6 | -5.2 | 2.03 | 1.65 |
| Low-income Apts | 690 | 690 | 0 | 0.0 | 9 | 10 | 1 | 12.0 | 1.26 | 1.41 |
| Seasonal Rec | 2,393,419 | 2,765,940 | 372,520 | 15.6 | 30,244 | 33,506 | 3,262 | 10.8 | 1.26 | 1.21 |
| Com/Ind Lo Tier | 130,752 | 138,694 | 7,942 | 6.1 | 3,233 | 3,286 | 53 | 1.6 | 2.47 | 2.37 |
| Com/Ind Hi Tier | 86,540 | 99,803 | 13,263 | 15.3 | 2,822 | 3,121 | 299 | 10.6 | 3.26 | 3.13 |
| Publ U: Elec Gen | 8,761 | 3,970 | -4,791 | -54.7 | 211 | 110 | -102 | -48. | 2.41 | 2.77 |
| Publ U: Other | 297,033 | 273,712 | -23,321 | -7.9 | 11,283 | 9,801 | -1,482 | -13. | 3.80 | 3.58 |
| Ag Hmstd: House | 613,998 | 683,036 | 69,038 | 11.2 | 5,992 | 6,486 | 495 | 8.3 | 0.98 | 0.95 |
| Ag Hmstd: Land | 984,099 | 1,089,057 | 104,958 | 10.7 | 5,764 | 5,422 | -343 | -5.9 | 0.59 | 0.50 |
| Ag NonHmstd | 357,899 | 489,323 | 131,425 | 36.7 | 4,511 | 5,558 | 1,046 | 23.2 | 1.26 | 1.14 |
| New Con: Res HS | 0 | 124,953 | 124,953 | 0.0 | 0 | 1,080 | 1,080 | 0.0 | 0.00 | 0.86 |
| Total | 8,339,852 | 9,416,751 | 1,076,899 | 12.9 | 94,396 | 100,545 | 6,149 | 6.5 | 1.13 | 1.07 |

Tax Base

Tax Rates

| | Taxable Market | | | | Pctg Chng | Net Tax Cap | | Ref Mkt Val (mills) | |
|--------------------------|----------------|------------|--------|--------------|------------------|---------------|---------------|---------------------|--------------|
| | Baseline | Alternativ | Change | Pctg Chng | | Base | Alter | Base | Alter |
| Total Tax Capacity | 83,901 | 94,079 | 10,178 | 12.1 | County | 62.80 | 58.26 | 0.000 | 0.00 |
| (-) TIF Tax Capacity | 14 | 27 | 12 | 87.1 | City/Town | 19.73 | 18.64 | 0.000 | 0.00 |
| (-) FD Contrib Tax Cap | 0 | 0 | 0 | 0.0 | School District | 25.66 | 26.67 | 0.143 | 0.186 |
| (=) Taxable Tax Capacity | 83,887 | 94,053 | 10,165 | 12.1 | Special District | 1.13 | 0.64 | 0.000 | 0.00 |
| FD Distrib Tax Cap | 0 | 0 | 0 | 46.4 | Total | 109.32 | 104.21 | 0.143 | 0.186 |

**Tax Burdens on
Hypothetical**

| | Taxable Market | | | Pctg Chng | Net Tax | | | | Effectiv Tax Rates | |
|----------------------|----------------|------------|-------|--------------|----------|------------|--------|--------------|-----------------------|-------|
| | Baseline | Alternativ | Value | | Baseline | Alternativ | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Lo Val | 64,100 | 69,100 | | 7.8 | 453 | 457 | 3 | 0.7 | 0.707 | 0.660 |
| Res Hmstd: Avg Val | 96,200 | 103,600 | | 7.7 | 780 | 820 | 40 | 5.2 | 0.810 | 0.791 |
| Res Hmstd: Hi Val | 128,200 | 138,100 | | 7.7 | 1,163 | 1,217 | 54 | 4.6 | 0.906 | 0.881 |
| Res Hmstd: Ex-Hi Val | 192,400 | 207,300 | | 7.7 | 1,932 | 2,013 | 81 | 4.2 | 1.003 | 0.971 |
| Seas Rec: Lo Val | 50,000 | 55,000 | | 10.0 | 662 | 693 | 31 | 4.7 | 1.323 | 1.259 |
| Seas Rec: Hi Val | 150,000 | 165,000 | | 10.0 | 2,240 | 2,369 | 128 | 5.7 | 1.493 | 1.435 |
| Comm/Ind: Lo Val | 150,000 | 173,000 | | 15.3 | 3,775 | 4,330 | 554 | 14.7 | 2.516 | 2.502 |
| Comm/Ind: Med Val | 300,000 | 346,000 | | 15.3 | 8,802 | 9,849 | 1,047 | 11.9 | 2.933 | 2.846 |
| Comm/Ind: Hi Val | 1,000,000 | 1,153,300 | | 15.3 | 32,260 | 35,604 | 3,344 | 10.4 | 3.225 | 3.087 |

House Research

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Baseline Final Pay 2002
Alternative Preliminary Pay 2003

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(all figures in \$000s)

TACONITE CITIES

| Tax Burdens by Property Class | Taxable Market | | | | Net Tax | | | | Effective Tax Rates | |
|----------------------------------|------------------|------------------|----------------|-------------|---------------|---------------|--------------|-------------|------------------------|-------------|
| | Baseline | Alternativ | Chang | Pctg Chn | Baseline | Alternativ | Chang | Pctg Chn | Bas | Alte |
| Res Hmstd: Exist | 1,611,258 | 1,740,495 | 129,236 | 8.0 | 13,134 | 15,282 | 2,148 | 16.4 | 0.82 | 0.88 |
| Res NonHmstd 1Un | 100,353 | 118,689 | 18,336 | 18.3 | 1,665 | 2,006 | 341 | 20.5 | 1.66 | 1.69 |
| Res NonHmstd 2-3 | 32,198 | 36,491 | 4,293 | 13.3 | 797 | 761 | -35 | -4.4 | 2.47 | 2.09 |
| Reg Apartments | 46,608 | 54,714 | 8,105 | 17.4 | 1,342 | 1,351 | 9 | 0.7 | 2.88 | 2.47 |
| Low-income Apts | 49,683 | 51,365 | 1,682 | 3.4 | 745 | 870 | 125 | 16.7 | 1.50 | 1.69 |
| Seasonal Rec | 98,222 | 110,736 | 12,514 | 12.7 | 1,577 | 1,828 | 250 | 15.9 | 1.61 | 1.65 |
| Com/Ind Lo Tier | 231,800 | 245,188 | 13,388 | 5.8 | 7,830 | 8,106 | 275 | 3.5 | 3.38 | 3.31 |
| Com/Ind Hi Tier | 262,876 | 279,347 | 16,471 | 6.3 | 11,817 | 12,293 | 475 | 4.0 | 4.50 | 4.40 |
| Publ U: Elec Gen | 198,300 | 192,058 | -6,243 | -3.1 | 5,137 | 5,395 | 258 | 5.0 | 2.59 | 2.81 |
| Publ U: Other | 106,079 | 96,770 | -9,309 | -8.8 | 4,190 | 3,936 | -253 | -6.0 | 3.95 | 4.07 |
| Ag Hmstd: House | 3,526 | 3,879 | 354 | 10.0 | 30 | 37 | 7 | 24.6 | 0.84 | 0.95 |
| Ag Hmstd: Land | 2,235 | 2,480 | 244 | 10.9 | 9 | 10 | 1 | 11.4 | 0.42 | 0.42 |
| Ag NonHmstd | 24,057 | 28,129 | 4,072 | 16.9 | 365 | 457 | 92 | 25.4 | 1.52 | 1.63 |
| New Con: Res HS | 0 | 24,231 | 24,231 | 0.0 | 0 | 210 | 210 | 0.0 | 0.00 | 0.87 |
| Total | 2,767,196 | 2,984,571 | 217,375 | 7.9 | 48,639 | 52,543 | 3,904 | 8.0 | 1.76 | 1.76 |

Tax Base

Tax Rates

| | Taxable Market | | | | Net Tax Cap | | Ref Mkt Val (mills) | | |
|--------------------------|----------------|------------|--------|--------------|------------------|---------------|---------------------|--------------|--------------|
| | Baseline | Alternativ | Change | Pctg Chng | Base | Alter | Base | Alter | |
| Total Tax Capacity | 34,940 | 37,073 | 2,133 | 6.1 | County | 73.40 | 69.54 | 0.000 | 0.00 |
| (-) TIF Tax Capacity | 1,320 | 1,435 | 115 | 8.7 | City/Town | 56.30 | 72.09 | 0.037 | 0.03 |
| (-) FD Contrib Tax Cap | 559 | 965 | 406 | 72.8 | School District | 23.61 | 16.89 | 0.325 | 0.232 |
| (=) Taxable Tax Capacity | 33,062 | 34,674 | 1,612 | 4.9 | Special District | 1.57 | 1.83 | 0.000 | 0.00 |
| FD Distrib Tax Cap | 630 | 1,024 | 394 | 62.6 | Total | 154.89 | 160.35 | 0.362 | 0.267 |

Tax Burdens on
Hypothetical

| | Taxable Market | | | Net Tax | | | | Effectiv Tax Rates | |
|----------------------|----------------|------------|--------------|----------|------------|--------|--------------|-----------------------|-------|
| | Baseline | Alternativ | Pctg Chng | Baseline | Alternativ | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Lo Val | 38,700 | 41,800 | 8.0 | 156 | 199 | 43 | 27.7 | 0.402 | 0.476 |
| Res Hmstd: Avg Val | 58,100 | 62,800 | 8.1 | 373 | 457 | 84 | 22.5 | 0.642 | 0.728 |
| Res Hmstd: Hi Val | 77,400 | 83,600 | 8.0 | 609 | 751 | 142 | 23.2 | 0.786 | 0.897 |
| Res Hmstd: Ex-Hi Val | 116,200 | 125,500 | 8.0 | 1,259 | 1,471 | 212 | 16.9 | 1.083 | 1.172 |
| Apartment (Mkt rate) | 300,000 | 352,200 | 17.4 | 8,473 | 8,565 | 93 | 1.1 | 2.824 | 2.431 |
| Comm/Ind: Lo Val | 150,000 | 159,400 | 6.3 | 4,877 | 5,274 | 397 | 8.1 | 3.251 | 3.308 |
| Comm/Ind: Med Val | 300,000 | 318,800 | 6.3 | 11,362 | 12,157 | 795 | 7.0 | 3.787 | 3.813 |
| Comm/Ind: Hi Val | 1,000,000 | 1,062,700 | 6.3 | 41,624 | 44,279 | 2,655 | 6.4 | 4.162 | 4.166 |

House Research

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Baseline Final Pay 2002
Alternative Preliminary Pay 2003

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(all figures in \$000s)

TACONITE TOWNS

| Tax Burdens by Property Class | Taxable Market | | | | Net Tax | | | | Effective Tax Rates | |
|----------------------------------|------------------|------------------|----------------|-------------|---------------|---------------|--------------|-------------|------------------------|-------------|
| | Baseline | Alternativ | Chang | Pctg Chn | Baseline | Alternativ | Chang | Pctg Chn | Bas | Alte |
| Res Hmstd: Exist | 2,577,985 | 2,806,323 | 228,338 | 8.9 | 17,107 | 19,399 | 2,292 | 13.4 | 0.66 | 0.69 |
| Res NonHmstd 1Un | 116,537 | 146,402 | 29,865 | 25.6 | 1,388 | 1,748 | 359 | 25.9 | 1.19 | 1.19 |
| Res NonHmstd 2-3 | 19,632 | 20,028 | 396 | 2.0 | 319 | 287 | -32 | -10. | 1.63 | 1.43 |
| Reg Apartments | 2,304 | 3,286 | 982 | 42.6 | 46 | 51 | 5 | 10.0 | 2.01 | 1.55 |
| Low-income Apts | 492 | 758 | 266 | 54.0 | 6 | 10 | 4 | 59.9 | 1.25 | 1.30 |
| Seasonal Rec | 2,132,958 | 2,410,145 | 277,187 | 13.0 | 28,864 | 32,404 | 3,540 | 12.3 | 1.35 | 1.34 |
| Com/Ind Lo Tier | 60,118 | 62,417 | 2,299 | 3.8 | 1,638 | 1,643 | 5 | 0.3 | 2.72 | 2.63 |
| Com/Ind Hi Tier | 112,234 | 115,456 | 3,222 | 2.9 | 4,140 | 4,162 | 23 | 0.5 | 3.69 | 3.61 |
| Publ U: Elec Gen | 1,126 | 708 | -418 | -37.1 | 24 | 17 | -7 | -29. | 2.13 | 2.40 |
| Publ U: Other | 211,825 | 195,205 | -16,620 | -7.8 | 7,564 | 6,866 | -698 | -9.2 | 3.57 | 3.52 |
| Ag Hmstd: House | 118,837 | 129,416 | 10,579 | 8.9 | 581 | 626 | 45 | 7.7 | 0.49 | 0.48 |
| Ag Hmstd: Land | 124,281 | 137,181 | 12,900 | 10.4 | 329 | 298 | -31 | -9.5 | 0.26 | 0.22 |
| Ag NonHmstd | 220,109 | 326,126 | 106,017 | 48.2 | 2,550 | 3,780 | 1,230 | 48.3 | 1.16 | 1.16 |
| New Con: Res HS | 0 | 69,442 | 69,442 | 0.0 | 0 | 467 | 467 | 0.0 | 0.00 | 0.67 |
| Total | 5,698,437 | 6,422,893 | 724,456 | 12.7 | 64,556 | 71,758 | 7,202 | 11.2 | 1.13 | 1.12 |

Tax Base

Tax Rates

| | Taxable Market | | | | Net Tax Cap | | Ref Mkt Val (mills) | |
|--------------------------|----------------|------------|--------|--------------|------------------|----------------------|---------------------|--------------|
| | Baseline | Alternativ | Change | Pctg Chng | Base | Alter | Base | Alter |
| Total Tax Capacity | 60,079 | 67,141 | 7,061 | 11.8 | County | 75.65 71.61 | 0.000 | 0.00 |
| (-) TIF Tax Capacity | 361 | 308 | -53 | -14. | City/Town | 13.52 19.87 | 0.000 | 0.00 |
| (-) FD Contrib Tax Cap | 319 | 452 | 133 | 41.7 | School District | 18.96 15.31 | 0.217 | 0.240 |
| (=) Taxable Tax Capacity | 59,399 | 66,381 | 6,982 | 11.8 | Special District | 3.21 3.84 | 0.000 | 0.00 |
| FD Distrib Tax Cap | 253 | 394 | 141 | 55.6 | Total | 111.34 110.64 | 0.217 | 0.240 |

Tax Burdens on
Hypothetical

| | Taxable Market | | | Net Tax | | | | Effectiv Tax Rates | |
|----------------------|----------------|------------|--------------|----------|------------|--------|--------------|-----------------------|-------|
| | Baseline | Alternativ | Pctg Chng | Baseline | Alternativ | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Lo Val | 63,800 | 69,500 | 8.9 | 202 | 218 | 17 | 8.2 | 0.316 | 0.314 |
| Res Hmstd: Avg Val | 95,700 | 104,200 | 8.9 | 510 | 609 | 99 | 19.5 | 0.533 | 0.584 |
| Res Hmstd: Hi Val | 127,600 | 138,900 | 8.9 | 901 | 1,033 | 132 | 14.6 | 0.706 | 0.743 |
| Res Hmstd: Ex-Hi Val | 191,300 | 208,200 | 8.8 | 1,681 | 1,879 | 197 | 11.7 | 0.878 | 0.902 |
| Seas Rec: Lo Val | 50,000 | 55,000 | 10.0 | 672 | 728 | 56 | 8.4 | 1.343 | 1.323 |
| Seas Rec: Hi Val | 150,000 | 165,000 | 10.0 | 2,271 | 2,475 | 204 | 9.0 | 1.513 | 1.499 |
| Comm/Ind: Lo Val | 150,000 | 154,300 | 2.9 | 3,916 | 3,941 | 25 | 0.6 | 2.610 | 2.554 |
| Comm/Ind: Med Val | 300,000 | 308,600 | 2.9 | 9,126 | 9,135 | 10 | 0.1 | 3.041 | 2.960 |
| Comm/Ind: Hi Val | 1,000,000 | 1,028,700 | 2.9 | 33,439 | 33,377 | -63 | -0.2 | 3.343 | 3.244 |

House Research

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Baseline Final Pay 2002
Alternative Preliminary Pay 2003

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DULUTH AREA

| Tax Burdens by Property Class | Taxable Market | | | | Net Tax | | | | Effective Tax Rates | |
|----------------------------------|------------------|------------------|----------------|-------------|---------------|---------------|--------------|-------------|------------------------|-------------|
| | Baseline | Alternativ | Chang | Pctg Chn | Baseline | Alternativ | Chang | Pctg Chn | Bas | Alte |
| Res Hmstd: Exist | 2,935,602 | 3,198,703 | 263,101 | 9.0 | 34,470 | 37,221 | 2,751 | 8.0 | 1.17 | 1.16 |
| Res NonHmstd 1Un | 158,924 | 196,641 | 37,717 | 23.7 | 2,253 | 2,719 | 466 | 20.7 | 1.42 | 1.38 |
| Res NonHmstd 2-3 | 90,459 | 102,321 | 11,861 | 13.1 | 1,921 | 1,764 | -157 | -8.2 | 2.12 | 1.72 |
| Reg Apartments | 127,424 | 132,007 | 4,583 | 3.6 | 3,236 | 2,696 | -540 | -16. | 2.54 | 2.04 |
| Low-income Apts | 54,990 | 55,369 | 380 | 0.7 | 695 | 757 | 62 | 8.9 | 1.26 | 1.37 |
| Seasonal Rec | 61,225 | 67,460 | 6,235 | 10.2 | 1,035 | 1,123 | 89 | 8.6 | 1.69 | 1.67 |
| Com/Ind Lo Tier | 171,000 | 178,705 | 7,705 | 4.5 | 5,146 | 5,173 | 27 | 0.5 | 3.01 | 2.89 |
| Com/Ind Hi Tier | 463,065 | 484,619 | 21,554 | 4.7 | 18,455 | 18,550 | 95 | 0.5 | 3.99 | 3.83 |
| Publ U: Elec Gen | 694 | 694 | 0 | 0.0 | 19 | 19 | -1 | -3.4 | 2.78 | 2.69 |
| Publ U: Other | 112,240 | 110,284 | -1,956 | -1.7 | 4,477 | 4,214 | -264 | -5.9 | 3.99 | 3.82 |
| Ag Hmstd: House | 10,982 | 11,770 | 788 | 7.2 | 132 | 144 | 11 | 8.5 | 1.20 | 1.22 |
| Ag Hmstd: Land | 8,358 | 9,238 | 880 | 10.5 | 52 | 51 | -2 | -3.0 | 0.63 | 0.55 |
| Ag NonHmstd | 13,832 | 15,424 | 1,592 | 11.5 | 200 | 219 | 20 | 9.9 | 1.44 | 1.42 |
| New Con: Res HS | 0 | 53,810 | 53,810 | 0.0 | 0 | 637 | 637 | 0.0 | 0.00 | 1.18 |
| Total | 4,208,794 | 4,617,044 | 408,250 | 9.7 | 72,092 | 75,288 | 3,196 | 4.4 | 1.71 | 1.63 |

Tax Base

Tax Rates

| | Taxable Market | | | | Net Tax Cap | | Ref Mkt Val (mills) | | |
|--------------------------|----------------|------------|--------|--------------|------------------|---------------|---------------------|--------------|--------------|
| | Baseline | Alternativ | Change | Pctg Chng | Base | Alter | Base | Alter | |
| Total Tax Capacity | 50,044 | 53,863 | 3,819 | 7.6 | County | 89.07 | 86.07 | 0.000 | 0.00 |
| (-) TIF Tax Capacity | 4,484 | 4,882 | 398 | 8.9 | City/Town | 29.50 | 28.35 | 0.000 | 0.00 |
| (-) FD Contrib Tax Cap | 0 | 0 | 0 | 0.0 | School District | 20.38 | 19.27 | 0.000 | 0.111 |
| (=) Taxable Tax Capacity | 45,560 | 48,981 | 3,421 | 7.5 | Special District | 3.88 | 4.61 | 0.000 | 0.00 |
| FD Distrib Tax Cap | 0 | 0 | 0 | 0.0 | Total | 142.83 | 138.30 | 0.000 | 0.111 |

Tax Burdens on
Hypothetical

| | Taxable Market | | | Net Tax | | | | Effectiv Tax Rates | |
|----------------------|----------------|------------|--------------|----------|------------|--------|--------------|-----------------------|-------|
| | Baseline | Alternativ | Pctg Chng | Baseline | Alternativ | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Lo Val | 63,100 | 68,800 | 9.0 | 649 | 684 | 35 | 5.4 | 1.028 | 0.994 |
| Res Hmstd: Avg Val | 94,700 | 103,200 | 9.0 | 1,065 | 1,159 | 94 | 8.8 | 1.125 | 1.123 |
| Res Hmstd: Hi Val | 126,300 | 137,600 | 8.9 | 1,545 | 1,670 | 125 | 8.1 | 1.223 | 1.213 |
| Res Hmstd: Ex-Hi Val | 189,400 | 206,400 | 9.0 | 2,503 | 2,691 | 188 | 7.5 | 1.321 | 1.303 |
| Apartment (Mkt rate) | 300,000 | 310,800 | 3.6 | 7,713 | 6,482 | -1,231 | -16. | 2.570 | 2.085 |
| Comm/Ind: Lo Val | 150,000 | 157,000 | 4.7 | 4,508 | 4,622 | 114 | 2.5 | 3.005 | 2.944 |
| Comm/Ind: Med Val | 300,000 | 314,000 | 4.7 | 10,518 | 10,690 | 171 | 1.6 | 3.506 | 3.404 |
| Comm/Ind: Hi Val | 1,000,000 | 1,046,500 | 4.7 | 38,568 | 38,998 | 430 | 1.1 | 3.856 | 3.726 |

House Research

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EAST CENTRAL CITIES

| Tax Burdens by Property Class | Taxable Market | | | | Net Tax | | | | Effective Tax Rates | |
|----------------------------------|------------------|------------------|----------------|-------------|---------------|---------------|--------------|-------------|------------------------|-------------|
| | Baseline | Alternativ | Chang | Pctg Chn | Baseline | Alternativ | Chang | Pctg Chn | Bas | Alte |
| Res Hmstd: Exist | 1,775,194 | 1,955,049 | 179,855 | 10.1 | 24,206 | 26,878 | 2,672 | 11.0 | 1.36 | 1.37 |
| Res NonHmstd 1Un | 100,385 | 127,388 | 27,004 | 26.9 | 1,662 | 2,076 | 414 | 24.9 | 1.66 | 1.63 |
| Res NonHmstd 2-3 | 47,073 | 57,010 | 9,938 | 21.1 | 1,139 | 1,168 | 29 | 2.5 | 2.42 | 2.05 |
| Reg Apartments | 59,320 | 69,018 | 9,698 | 16.3 | 1,774 | 1,672 | -101 | -5.7 | 2.99 | 2.42 |
| Low-income Apts | 57,941 | 62,177 | 4,236 | 7.3 | 887 | 1,041 | 154 | 17.4 | 1.53 | 1.67 |
| Seasonal Rec | 38,294 | 41,313 | 3,018 | 7.9 | 824 | 836 | 12 | 1.5 | 2.15 | 2.02 |
| Com/Ind Lo Tier | 216,900 | 228,633 | 11,733 | 5.4 | 7,251 | 7,418 | 167 | 2.3 | 3.34 | 3.24 |
| Com/Ind Hi Tier | 303,342 | 344,133 | 40,790 | 13.4 | 13,380 | 14,665 | 1,286 | 9.6 | 4.41 | 4.26 |
| Publ U: Elec Gen | 1,196 | 1,181 | -15 | -1.2 | 39 | 37 | -1 | -3.7 | 3.24 | 3.16 |
| Publ U: Other | 68,673 | 72,244 | 3,571 | 5.2 | 2,985 | 3,065 | 80 | 2.7 | 4.35 | 4.24 |
| Ag Hmstd: House | 43,522 | 49,254 | 5,733 | 13.2 | 505 | 624 | 119 | 23.6 | 1.16 | 1.27 |
| Ag Hmstd: Land | 35,532 | 38,051 | 2,519 | 7.1 | 206 | 205 | -1 | -0.4 | 0.58 | 0.54 |
| Ag NonHmstd | 17,546 | 17,975 | 429 | 2.4 | 255 | 267 | 11 | 4.4 | 1.46 | 1.48 |
| New Con: Res HS | 0 | 101,045 | 101,045 | 0.0 | 0 | 1,432 | 1,432 | 0.0 | 0.00 | 1.42 |
| Total | 2,764,918 | 3,164,472 | 399,554 | 14.5 | 55,112 | 61,384 | 6,272 | 11.4 | 1.99 | 1.94 |

Tax Base

Tax Rates

| | Taxable Market | | | | Net Tax Cap | | Ref Mkt Val (mills) | | |
|--------------------------|----------------|------------|--------|--------------|------------------|---------------|---------------------|--------------|--------------|
| | Baseline | Alternativ | Change | Pctg Chng | Base | Alter | Base | Alter | |
| Total Tax Capacity | 32,937 | 37,263 | 4,326 | 13.1 | County | 73.50 | 70.61 | 0.017 | 0.01 |
| (-) TIF Tax Capacity | 1,799 | 2,144 | 345 | 19.2 | City/Town | 54.43 | 53.39 | 0.048 | 0.03 |
| (-) FD Contrib Tax Cap | 0 | 0 | 0 | 0.0 | School District | 30.11 | 31.36 | 0.400 | 0.475 |
| (=) Taxable Tax Capacity | 31,138 | 35,119 | 3,981 | 12.8 | Special District | 1.36 | 1.24 | 0.000 | 0.00 |
| FD Distrib Tax Cap | 0 | 0 | 0 | 0.0 | Total | 159.40 | 156.59 | 0.464 | 0.522 |

Tax Burdens on
Hypothetical

| | Taxable Market | | | Net Tax | | | | Effectiv Tax Rates | |
|----------------------|----------------|------------|--------------|----------|------------|--------|--------------|-----------------------|-------|
| | Baseline | Alternativ | Pctg Chng | Baseline | Alternativ | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Lo Val | 60,800 | 66,900 | 10.0 | 754 | 815 | 61 | 8.0 | 1.240 | 1.218 |
| Res Hmstd: Avg Val | 91,100 | 100,200 | 10.0 | 1,204 | 1,339 | 135 | 11.2 | 1.321 | 1.336 |
| Res Hmstd: Hi Val | 121,500 | 133,700 | 10.0 | 1,730 | 1,911 | 181 | 10.5 | 1.423 | 1.429 |
| Res Hmstd: Ex-Hi Val | 182,300 | 200,500 | 10.0 | 2,782 | 3,052 | 270 | 9.7 | 1.526 | 1.522 |
| Apartment (Mkt rate) | 300,000 | 349,000 | 16.3 | 8,747 | 8,380 | -367 | -4.2 | 2.915 | 2.401 |
| Comm/Ind: Lo Val | 150,000 | 170,200 | 13.5 | 4,950 | 5,688 | 737 | 14.9 | 3.300 | 3.341 |
| Comm/Ind: Med Val | 300,000 | 340,300 | 13.4 | 11,528 | 12,954 | 1,426 | 12.4 | 3.842 | 3.806 |
| Comm/Ind: Hi Val | 1,000,000 | 1,134,500 | 13.5 | 42,223 | 46,878 | 4,655 | 11.0 | 4.222 | 4.132 |

House Research

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EAST CENTRAL TOWNS

| Tax Burdens by Property Class | Taxable Market | | | | Net Tax | | | | Effective Tax Rates | |
|----------------------------------|------------------|------------------|----------------|-------------|---------------|---------------|--------------|-------------|------------------------|-------------|
| | Baseline | Alternativ | Chang | Pctg Chn | Baseline | Alternativ | Chang | Pctg Chn | Bas | Alte |
| Res Hmstd: Exist | 2,876,808 | 3,174,214 | 297,407 | 10.3 | 32,091 | 35,221 | 3,129 | 9.8 | 1.12 | 1.11 |
| Res NonHmstd 1Un | 144,721 | 188,723 | 44,002 | 30.4 | 1,928 | 2,485 | 557 | 28.9 | 1.33 | 1.32 |
| Res NonHmstd 2-3 | 44,743 | 56,060 | 11,317 | 25.3 | 884 | 907 | 23 | 2.6 | 1.98 | 1.62 |
| Reg Apartments | 3,362 | 3,428 | 66 | 2.0 | 77 | 62 | -15 | -19. | 2.30 | 1.81 |
| Low-income Apts | 43 | 43 | 0 | -0.1 | 1 | 1 | 0 | 5.8 | 1.31 | 1.38 |
| Seasonal Rec | 717,338 | 806,142 | 88,803 | 12.4 | 11,109 | 12,069 | 960 | 8.6 | 1.55 | 1.50 |
| Com/Ind Lo Tier | 62,794 | 66,906 | 4,111 | 6.5 | 1,803 | 1,846 | 43 | 2.4 | 2.87 | 2.76 |
| Com/Ind Hi Tier | 37,943 | 41,686 | 3,744 | 9.9 | 1,456 | 1,537 | 81 | 5.5 | 3.84 | 3.69 |
| Publ U: Elec Gen | 8,046 | 10,298 | 2,252 | 28.0 | 244 | 284 | 40 | 16.4 | 3.04 | 2.76 |
| Publ U: Other | 144,356 | 138,881 | -5,475 | -3.8 | 5,652 | 5,294 | -358 | -6.3 | 3.92 | 3.81 |
| Ag Hmstd: House | 691,214 | 795,536 | 104,321 | 15.1 | 7,420 | 8,306 | 886 | 11.9 | 1.07 | 1.04 |
| Ag Hmstd: Land | 675,764 | 709,373 | 33,610 | 5.0 | 3,756 | 3,289 | -467 | -12. | 0.56 | 0.46 |
| Ag NonHmstd | 216,159 | 247,749 | 31,590 | 14.6 | 2,869 | 3,198 | 330 | 11.5 | 1.33 | 1.29 |
| New Con: Res HS | 0 | 122,104 | 122,104 | 0.0 | 0 | 1,356 | 1,356 | 0.0 | 0.00 | 1.11 |
| Total | 5,623,291 | 6,361,142 | 737,851 | 13.1 | 69,290 | 75,855 | 6,565 | 9.5 | 1.23 | 1.19 |

Tax Base

Tax Rates

| | Taxable Market | | | | Pctg Chng | Net Tax Cap | | Ref Mkt Val (mills) | |
|--------------------------|----------------|------------|--------|--------------|------------------|---------------|---------------|---------------------|--------------|
| | Baseline | Alternativ | Change | Pctg Chng | | Base | Alter | Base | Alter |
| Total Tax Capacity | 55,648 | 62,816 | 7,168 | 12.9 | County | 75.33 | 72.40 | 0.033 | 0.02 |
| (-) TIF Tax Capacity | 52 | 65 | 13 | 26.0 | City/Town | 23.16 | 22.08 | 0.000 | 0.00 |
| (-) FD Contrib Tax Cap | 0 | 0 | 0 | 0.0 | School District | 30.78 | 31.05 | 0.337 | 0.410 |
| (=) Taxable Tax Capacity | 55,596 | 62,751 | 7,154 | 12.9 | Special District | 1.10 | 0.99 | 0.000 | 0.00 |
| FD Distrib Tax Cap | 0 | 0 | 0 | 0.0 | Total | 130.36 | 126.53 | 0.369 | 0.439 |

Tax Burdens on
Hypothetical

| | Taxable Market | | | Pctg Chng | Net Tax | | | | Effectiv Tax Rates | |
|----------------------|----------------|------------|-----------|--------------|----------|------------|--------|--------------|-----------------------|-------|
| | Baseline | Alternativ | Value | | Baseline | Alternativ | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Lo Val | 71,200 | 78,300 | 71,200 | 10.0 | 670 | 723 | 53 | 8.0 | 0.940 | 0.923 |
| Res Hmstd: Avg Val | 106,700 | 117,400 | 106,700 | 10.0 | 1,154 | 1,270 | 116 | 10.1 | 1.081 | 1.081 |
| Res Hmstd: Hi Val | 142,300 | 156,500 | 142,300 | 10.0 | 1,663 | 1,817 | 154 | 9.3 | 1.168 | 1.161 |
| Res Hmstd: Ex-Hi Val | 213,500 | 234,900 | 213,500 | 10.0 | 2,682 | 2,914 | 232 | 8.7 | 1.256 | 1.240 |
| Seas Rec: Lo Val | 50,000 | 55,000 | 50,000 | 10.0 | 767 | 816 | 49 | 6.3 | 1.533 | 1.482 |
| Seas Rec: Hi Val | 150,000 | 165,000 | 150,000 | 10.0 | 2,556 | 2,737 | 181 | 7.1 | 1.704 | 1.658 |
| Comm/Ind: Lo Val | 150,000 | 164,800 | 150,000 | 9.9 | 4,283 | 4,678 | 395 | 9.2 | 2.855 | 2.838 |
| Comm/Ind: Med Val | 300,000 | 329,600 | 300,000 | 9.9 | 9,975 | 10,713 | 738 | 7.4 | 3.324 | 3.250 |
| Comm/Ind: Hi Val | 1,000,000 | 1,098,700 | 1,000,000 | 9.9 | 36,538 | 38,877 | 2,339 | 6.4 | 3.653 | 3.538 |

House Research

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Baseline Final Pay 2002
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CENTRAL MINN CITIES

| Tax Burdens by Property Class | Taxable Market | | | | Net Tax | | | | Effective Tax Rates | |
|----------------------------------|-------------------|-------------------|------------------|-------------|----------------|----------------|---------------|-------------|------------------------|-------------|
| | Baseline | Alternativ | Chang | Pctg Chn | Baseline | Alternativ | Chang | Pctg Chn | Bas | Alte |
| Res Hmstd: Exist | 6,012,515 | 6,693,449 | 680,934 | 11.3 | 65,947 | 74,477 | 8,531 | 12.9 | 1.10 | 1.11 |
| Res NonHmstd 1Un | 239,843 | 317,984 | 78,141 | 32.6 | 3,147 | 4,172 | 1,025 | 32.6 | 1.31 | 1.31 |
| Res NonHmstd 2-3 | 183,764 | 218,354 | 34,589 | 18.8 | 3,551 | 3,479 | -72 | -2.0 | 1.93 | 1.59 |
| Reg Apartments | 395,748 | 437,011 | 41,263 | 10.4 | 9,347 | 8,576 | -771 | -8.3 | 2.36 | 1.96 |
| Low-income Apts | 169,826 | 180,114 | 10,288 | 6.1 | 2,031 | 2,382 | 351 | 17.3 | 1.20 | 1.32 |
| Seasonal Rec | 37,445 | 42,894 | 5,450 | 14.6 | 607 | 679 | 72 | 11.8 | 1.62 | 1.58 |
| Com/Ind Lo Tier | 508,797 | 537,903 | 29,106 | 5.7 | 14,540 | 15,075 | 535 | 3.7 | 2.86 | 2.80 |
| Com/Ind Hi Tier | 1,286,730 | 1,494,619 | 207,889 | 16.2 | 48,522 | 54,906 | 6,384 | 13.2 | 3.77 | 3.67 |
| Publ U: Elec Gen | 664,593 | 661,281 | -3,312 | -0.5 | 16,847 | 15,825 | -1,022 | -6.1 | 2.53 | 2.39 |
| Publ U: Other | 361,479 | 366,537 | 5,058 | 1.4 | 13,514 | 13,094 | -421 | -3.1 | 3.74 | 3.57 |
| Ag Hmstd: House | 87,540 | 102,190 | 14,650 | 16.7 | 979 | 1,112 | 132 | 13.5 | 1.12 | 1.09 |
| Ag Hmstd: Land | 79,229 | 90,820 | 11,591 | 14.6 | 429 | 430 | 0 | 0.1 | 0.54 | 0.47 |
| Ag NonHmstd | 53,571 | 62,145 | 8,574 | 16.0 | 680 | 755 | 75 | 11.0 | 1.27 | 1.21 |
| New Con: Res HS | 0 | 428,628 | 428,628 | 0.0 | 0 | 4,802 | 4,802 | 0.0 | 0.00 | 1.12 |
| Total | 10,081,081 | 11,633,930 | 1,552,849 | 15.4 | 180,143 | 199,764 | 19,621 | 10.9 | 1.79 | 1.72 |

Tax Base

Tax Rates

| | Taxable Market | | | | Net Tax Cap | | Ref Mkt Val (mills) | |
|--------------------------|----------------|------------|--------|--------------|------------------|----------------------|---------------------|--------------|
| | Baseline | Alternativ | Change | Pctg Chng | Base | Alter | Base | Alter |
| Total Tax Capacity | 130,034 | 146,579 | 16,544 | 12.7 | County | 50.01 48.07 | 0.000 | 0.00 |
| (-) TIF Tax Capacity | 8,270 | 9,434 | 1,164 | 14.1 | City/Town | 45.07 43.36 | 0.026 | 0.03 |
| (-) FD Contrib Tax Cap | 0 | 0 | 0 | 0.0 | School District | 30.40 30.61 | 0.426 | 0.544 |
| (=) Taxable Tax Capacity | 121,764 | 137,145 | 15,380 | 12.6 | Special District | 2.10 2.19 | 0.000 | 0.00 |
| FD Distrib Tax Cap | 0 | 0 | 0 | 0.0 | Total | 127.57 124.23 | 0.452 | 0.582 |

Tax Burdens on
Hypothetical

| | Taxable Market | | | Net Tax | | | | Effectiv Tax Rates | |
|----------------------|----------------|------------|--------------|----------|------------|--------|--------------|-----------------------|-------|
| | Baseline | Alternativ | Pctg Chng | Baseline | Alternativ | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Lo Val | 75,200 | 82,700 | 10.0 | 693 | 778 | 85 | 12.3 | 0.920 | 0.940 |
| Res Hmstd: Avg Val | 112,900 | 124,200 | 10.0 | 1,220 | 1,355 | 134 | 11.0 | 1.081 | 1.090 |
| Res Hmstd: Hi Val | 150,500 | 165,600 | 10.0 | 1,751 | 1,930 | 179 | 10.2 | 1.163 | 1.165 |
| Res Hmstd: Ex-Hi Val | 225,700 | 248,300 | 10.0 | 2,812 | 3,080 | 268 | 9.5 | 1.245 | 1.240 |
| Apartment (Mkt rate) | 300,000 | 331,300 | 10.4 | 7,024 | 6,367 | -658 | -9.4 | 2.341 | 1.921 |
| Comm/Ind: Lo Val | 150,000 | 174,200 | 16.1 | 4,232 | 4,984 | 752 | 17.8 | 2.821 | 2.861 |
| Comm/Ind: Med Val | 300,000 | 348,500 | 16.2 | 9,853 | 11,312 | 1,459 | 14.8 | 3.284 | 3.245 |
| Comm/Ind: Hi Val | 1,000,000 | 1,161,600 | 16.2 | 36,082 | 40,830 | 4,748 | 13.2 | 3.608 | 3.515 |

House Research

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Baseline Final Pay 2002
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CENTRAL MINN TOWNS

| Tax Burdens by Property Class | Taxable Market | | | | Net Tax | | | | Effective Tax Rates | |
|----------------------------------|------------------|------------------|----------------|-------------|---------------|---------------|--------------|-------------|------------------------|-------------|
| | Baseline | Alternativ | Chang | Pctg Chn | Baseline | Alternativ | Chang | Pctg Chn | Bas | Alte |
| Res Hmstd: Exist | 3,646,121 | 3,959,391 | 313,270 | 8.6 | 33,177 | 37,105 | 3,929 | 11.8 | 0.91 | 0.94 |
| Res NonHmstd 1Un | 133,534 | 165,960 | 32,427 | 24.3 | 1,438 | 1,811 | 373 | 26.0 | 1.08 | 1.09 |
| Res NonHmstd 2-3 | 66,578 | 72,948 | 6,370 | 9.6 | 1,087 | 987 | -100 | -9.2 | 1.63 | 1.35 |
| Reg Apartments | 2,747 | 2,935 | 188 | 6.8 | 53 | 47 | -6 | -11. | 1.92 | 1.58 |
| Low-income Apts | 236 | 282 | 46 | 19.6 | 2 | 3 | 1 | 41.0 | 0.98 | 1.15 |
| Seasonal Rec | 445,852 | 492,578 | 46,726 | 10.5 | 5,917 | 6,438 | 521 | 8.8 | 1.33 | 1.31 |
| Com/Ind Lo Tier | 101,853 | 109,474 | 7,621 | 7.5 | 2,528 | 2,660 | 131 | 5.2 | 2.48 | 2.43 |
| Com/Ind Hi Tier | 77,847 | 91,647 | 13,800 | 17.7 | 2,506 | 2,882 | 376 | 15.0 | 3.22 | 3.15 |
| Publ U: Elec Gen | 0 | 0 | 0 | 0.0 | 0 | 0 | 0 | 0.0 | 0.00 | 0.00 |
| Publ U: Other | 146,596 | 147,152 | 556 | 0.4 | 4,760 | 4,732 | -29 | -0.6 | 3.25 | 3.22 |
| Ag Hmstd: House | 878,070 | 972,602 | 94,532 | 10.8 | 7,559 | 8,631 | 1,072 | 14.2 | 0.86 | 0.89 |
| Ag Hmstd: Land | 1,184,271 | 1,278,175 | 93,904 | 7.9 | 5,901 | 5,857 | -45 | -0.8 | 0.50 | 0.46 |
| Ag NonHmstd | 244,986 | 269,046 | 24,060 | 9.8 | 2,622 | 2,852 | 229 | 8.8 | 1.07 | 1.06 |
| New Con: Res HS | 0 | 157,234 | 157,234 | 0.0 | 0 | 1,464 | 1,464 | 0.0 | 0.00 | 0.93 |
| Total | 6,928,691 | 7,719,424 | 790,733 | 11.4 | 67,551 | 75,469 | 7,918 | 11.7 | 0.97 | 0.98 |

Tax Base

Tax Rates

| | Taxable Market | | | | Net Tax Cap | | Ref Mkt Val (mills) | | |
|--------------------------|----------------|------------|--------|--------------|------------------|---------------|---------------------|--------------|--------------|
| | Baseline | Alternativ | Change | Pctg Chng | Base | Alter | Base | Alter | |
| Total Tax Capacity | 67,183 | 74,737 | 7,554 | 11.2 | County | 50.20 | 48.32 | 0.000 | 0.00 |
| (-) TIF Tax Capacity | 118 | 135 | 17 | 14.2 | City/Town | 23.34 | 22.40 | 0.000 | 0.00 |
| (-) FD Contrib Tax Cap | 0 | 0 | 0 | 0.0 | School District | 30.92 | 31.57 | 0.383 | 0.632 |
| (=) Taxable Tax Capacity | 67,065 | 74,603 | 7,538 | 11.2 | Special District | 1.21 | 1.27 | 0.000 | 0.00 |
| FD Distrib Tax Cap | 0 | 0 | 0 | 0.0 | Total | 105.67 | 103.56 | 0.383 | 0.639 |

Tax Burdens on
Hypothetical

| | Taxable Market | | | Net Tax | | | | Effectiv Tax Rates | |
|----------------------|----------------|------------|--------------|----------|------------|--------|--------------|-----------------------|-------|
| | Baseline | Alternativ | Pctg Chng | Baseline | Alternativ | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Lo Val | 90,200 | 97,900 | 8.5 | 697 | 792 | 96 | 13.7 | 0.772 | 0.809 |
| Res Hmstd: Avg Val | 135,200 | 146,800 | 8.6 | 1,230 | 1,374 | 144 | 11.7 | 0.909 | 0.935 |
| Res Hmstd: Hi Val | 180,300 | 195,800 | 8.6 | 1,764 | 1,957 | 192 | 10.9 | 0.978 | 0.999 |
| Res Hmstd: Ex-Hi Val | 270,500 | 293,700 | 8.6 | 2,833 | 3,121 | 288 | 10.2 | 1.047 | 1.062 |
| Seas Rec: Lo Val | 50,000 | 55,000 | 10.0 | 643 | 689 | 46 | 7.1 | 1.286 | 1.253 |
| Seas Rec: Hi Val | 150,000 | 165,000 | 10.0 | 2,186 | 2,358 | 172 | 7.9 | 1.457 | 1.429 |
| Comm/Ind: Lo Val | 150,000 | 176,600 | 17.7 | 3,729 | 4,507 | 777 | 20.8 | 2.486 | 2.551 |
| Comm/Ind: Med Val | 300,000 | 353,200 | 17.7 | 8,683 | 10,198 | 1,515 | 17.4 | 2.894 | 2.887 |
| Comm/Ind: Hi Val | 1,000,000 | 1,177,300 | 17.7 | 31,799 | 36,755 | 4,957 | 15.6 | 3.179 | 3.121 |

House Research

Simulation 3B2
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Baseline Final Pay 2002
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(all figures in \$000s)

SOUTHWEST CITIES

| Tax Burdens by Property Class | Taxable Market | | | | Net Tax | | | | Effective Tax Rates | |
|----------------------------------|------------------|------------------|----------------|-------------|---------------|----------------|--------------|-------------|------------------------|-------------|
| | Baseline | Alternativ | Chang | Pctg Chn | Baseline | Alternativ | Chang | Pctg Chn | Bas | Alte |
| Res Hmstd: Exist | 3,515,452 | 3,666,599 | 151,147 | 4.3 | 43,973 | 46,195 | 2,222 | 5.1 | 1.25 | 1.26 |
| Res NonHmstd 1Un | 193,122 | 216,745 | 23,623 | 12.2 | 3,086 | 3,477 | 391 | 12.7 | 1.60 | 1.60 |
| Res NonHmstd 2-3 | 56,248 | 59,846 | 3,597 | 6.4 | 1,235 | 1,116 | -119 | -9.7 | 2.20 | 1.86 |
| Reg Apartments | 161,757 | 176,247 | 14,490 | 9.0 | 4,304 | 3,849 | -454 | -10.0 | 2.66 | 2.18 |
| Low-income Apts | 78,883 | 82,264 | 3,380 | 4.3 | 1,085 | 1,258 | 173 | 15.9 | 1.38 | 1.53 |
| Seasonal Rec | 11,857 | 12,824 | 967 | 8.2 | 254 | 271 | 18 | 7.0 | 2.14 | 2.12 |
| Com/Ind Lo Tier | 469,864 | 483,351 | 13,486 | 2.9 | 15,002 | 15,155 | 153 | 1.0 | 3.19 | 3.14 |
| Com/Ind Hi Tier | 591,512 | 632,086 | 40,574 | 6.9 | 24,250 | 25,248 | 998 | 4.1 | 4.10 | 3.99 |
| Publ U: Elec Gen | 4,312 | 4,451 | 138 | 3.2 | 109 | 112 | 3 | 2.3 | 2.53 | 2.51 |
| Publ U: Other | 63,589 | 65,621 | 2,032 | 3.2 | 2,759 | 2,814 | 55 | 2.0 | 4.34 | 4.29 |
| Ag Hmstd: House | 17,486 | 18,004 | 518 | 3.0 | 237 | 244 | 7 | 3.1 | 1.35 | 1.35 |
| Ag Hmstd: Land | 32,731 | 35,755 | 3,024 | 9.2 | 293 | 310 | 18 | 6.1 | 0.89 | 0.87 |
| Ag NonHmstd | 34,058 | 34,548 | 490 | 1.4 | 563 | 564 | 1 | 0.2 | 1.65 | 1.63 |
| New Con: Res HS | 0 | 65,832 | 65,832 | 0.0 | 0 | 818 | 818 | 0.0 | 0.00 | 1.24 |
| Total | 5,230,871 | 5,554,170 | 323,299 | 6.2 | 97,149 | 101,432 | 4,282 | 4.4 | 1.86 | 1.83 |

Tax Base

Tax Rates

| | Taxable Market | | | | Net Tax Cap | | Ref Mkt Val (mills) | | |
|--------------------------|----------------|------------|--------|--------------|------------------|---------------|---------------------|--------------|--------------|
| | Baseline | Alternativ | Change | Pctg Chng | Base | Alter | Base | Alter | |
| Total Tax Capacity | 62,567 | 65,822 | 3,256 | 5.2 | County | 63.13 | 61.73 | 0.042 | 0.03 |
| (-) TIF Tax Capacity | 3,172 | 3,386 | 213 | 6.7 | City/Town | 62.00 | 61.28 | 0.027 | 0.02 |
| (-) FD Contrib Tax Cap | 0 | 0 | 0 | 0.0 | School District | 22.30 | 21.25 | 0.678 | 0.997 |
| (=) Taxable Tax Capacity | 59,394 | 62,437 | 3,042 | 5.1 | Special District | 1.38 | 1.30 | 0.000 | 0.00 |
| FD Distrib Tax Cap | 0 | 0 | 0 | 0.0 | Total | 148.81 | 145.56 | 0.747 | 1.062 |

**Tax Burdens on
Hypothetical**

| | Taxable Market | | | Net Tax | | | | Effectiv Tax Rates | |
|----------------------|----------------|------------|--------------|----------|------------|--------|--------------|-----------------------|-------|
| | Baseline | Alternativ | Pctg Chng | Baseline | Alternativ | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Lo Val | 42,900 | 44,700 | 4.2 | 499 | 519 | 20 | 4.1 | 1.162 | 1.161 |
| Res Hmstd: Avg Val | 64,300 | 67,100 | 4.4 | 748 | 780 | 32 | 4.3 | 1.162 | 1.161 |
| Res Hmstd: Hi Val | 85,800 | 89,500 | 4.3 | 1,046 | 1,106 | 60 | 5.8 | 1.218 | 1.235 |
| Res Hmstd: Ex-Hi Val | 128,700 | 134,200 | 4.3 | 1,755 | 1,844 | 89 | 5.1 | 1.363 | 1.374 |
| Apartment (Mkt rate) | 300,000 | 326,900 | 9.0 | 8,260 | 7,484 | -775 | -9.4 | 2.753 | 2.289 |
| Comm/Ind: Lo Val | 150,000 | 160,300 | 6.9 | 4,755 | 5,081 | 326 | 6.9 | 3.169 | 3.169 |
| Comm/Ind: Med Val | 300,000 | 320,600 | 6.9 | 11,057 | 11,661 | 604 | 5.5 | 3.685 | 3.637 |
| Comm/Ind: Hi Val | 1,000,000 | 1,068,600 | 6.9 | 40,467 | 42,364 | 1,898 | 4.7 | 4.046 | 3.964 |

House Research

Simulation 3B2
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Baseline Final Pay 2002
Alternative Preliminary Pay 2003

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(all figures in \$000s)

SOUTHWEST TOWNS

| Tax Burdens by Property Class | Taxable Market | | | | Net Tax | | | | Effective Tax Rates | |
|----------------------------------|-------------------|-------------------|----------------|-------------|----------------|----------------|--------------|-------------|------------------------|-------------|
| | Baseline | Alternativ | Chang | Pctg Chn | Baseline | Alternativ | Chang | Pctg Chn | Bas | Alte |
| Res Hmstd: Exist | 1,502,861 | 1,625,957 | 123,095 | 8.2 | 13,768 | 15,803 | 2,035 | 14.8 | 0.92 | 0.97 |
| Res NonHmstd 1Un | 143,264 | 168,312 | 25,048 | 17.5 | 1,641 | 1,965 | 324 | 19.7 | 1.15 | 1.17 |
| Res NonHmstd 2-3 | 20,717 | 22,610 | 1,893 | 9.1 | 358 | 337 | -21 | -5.9 | 1.73 | 1.49 |
| Reg Apartments | 2,487 | 3,438 | 951 | 38.3 | 48 | 56 | 9 | 18.1 | 1.92 | 1.64 |
| Low-income Apts | 0 | 0 | 0 | 0.0 | 0 | 0 | 0 | 0.0 | 0.00 | 0.00 |
| Seasonal Rec | 279,174 | 311,774 | 32,600 | 11.7 | 4,102 | 4,565 | 463 | 11.3 | 1.47 | 1.46 |
| Com/Ind Lo Tier | 85,983 | 87,877 | 1,893 | 2.2 | 2,192 | 2,204 | 12 | 0.5 | 2.55 | 2.51 |
| Com/Ind Hi Tier | 127,951 | 133,111 | 5,160 | 4.0 | 4,174 | 4,267 | 92 | 2.2 | 3.26 | 3.21 |
| Publ U: Elec Gen | 29,751 | 27,517 | -2,234 | -7.5 | 596 | 522 | -74 | -12.0 | 2.00 | 1.90 |
| Publ U: Other | 254,171 | 293,441 | 39,270 | 15.5 | 8,034 | 9,107 | 1,074 | 13.4 | 3.16 | 3.10 |
| Ag Hmstd: House | 946,882 | 1,019,613 | 72,731 | 7.7 | 7,444 | 8,216 | 772 | 10.4 | 0.79 | 0.81 |
| Ag Hmstd: Land | 5,971,638 | 6,368,442 | 396,805 | 6.6 | 32,891 | 34,109 | 1,218 | 3.7 | 0.55 | 0.54 |
| Ag NonHmstd | 2,867,482 | 3,027,764 | 160,282 | 5.6 | 29,081 | 30,086 | 1,004 | 3.5 | 1.01 | 0.99 |
| New Con: Res HS | 0 | 46,570 | 46,570 | 0.0 | 0 | 442 | 442 | 0.0 | 0.00 | 0.95 |
| Total | 12,232,363 | 13,136,427 | 904,065 | 7.4 | 104,331 | 111,681 | 7,350 | 7.0 | 0.85 | 0.85 |

Tax Base

Tax Rates

| | Taxable Market | | | | Net Tax Cap | | Ref Mkt Val (mills) | | |
|--------------------------|----------------|------------|--------|--------------|------------------|---------------|---------------------|--------------|--------------|
| | Baseline | Alternativ | Change | Pctg Chng | Base | Alter | Base | Alter | |
| Total Tax Capacity | 103,427 | 111,760 | 8,333 | 8.1 | County | 64.86 | 63.47 | 0.033 | 0.03 |
| (-) TIF Tax Capacity | 313 | 313 | 0 | 0.0 | City/Town | 16.92 | 16.36 | 0.000 | 0.00 |
| (-) FD Contrib Tax Cap | 0 | 0 | 0 | 0.0 | School District | 20.22 | 20.44 | 0.712 | 1.058 |
| (=) Taxable Tax Capacity | 103,114 | 111,447 | 8,333 | 8.1 | Special District | 1.30 | 1.24 | 0.000 | 0.00 |
| FD Distrib Tax Cap | 0 | 0 | 0 | 0.0 | Total | 103.30 | 101.52 | 0.746 | 1.088 |

**Tax Burdens on
Hypothetical**

| | Taxable Market | | | Net Tax | | | | Effectiv Tax Rates | |
|----------------------|----------------|------------|--------------|----------|------------|--------|--------------|-----------------------|-------|
| | Baseline | Alternativ | Pctg Chng | Baseline | Alternativ | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Lo Val | 58,900 | 63,700 | 8.1 | 417 | 461 | 44 | 10.6 | 0.707 | 0.723 |
| Res Hmstd: Avg Val | 88,400 | 95,600 | 8.1 | 686 | 788 | 102 | 14.8 | 0.776 | 0.824 |
| Res Hmstd: Hi Val | 117,800 | 127,400 | 8.1 | 1,038 | 1,174 | 136 | 13.1 | 0.881 | 0.921 |
| Res Hmstd: Ex-Hi Val | 176,700 | 191,200 | 8.2 | 1,744 | 1,949 | 205 | 11.8 | 0.986 | 1.019 |
| Comm/Ind: Lo Val | 150,000 | 156,000 | 4.0 | 3,730 | 3,864 | 134 | 3.6 | 2.486 | 2.477 |
| Comm/Ind: Med Val | 300,000 | 312,100 | 4.0 | 8,667 | 8,901 | 234 | 2.7 | 2.889 | 2.851 |
| Comm/Ind: Hi Val | 1,000,000 | 1,040,300 | 4.0 | 31,705 | 32,397 | 692 | 2.2 | 3.170 | 3.114 |

House Research

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Baseline Final Pay 2002
Alternative Preliminary Pay 2003

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(all figures in \$000s)

SOUTH CENTRAL CITIES

| Tax Burdens by Property Class | Taxable Market | | | | Net Tax | | | | Effective Tax Rates | |
|----------------------------------|------------------|------------------|----------------|-------------|---------------|---------------|--------------|-------------|------------------------|-------------|
| | Baseline | Alternativ | Chang | Pctg Chn | Baseline | Alternativ | Chang | Pctg Chn | Bas | Alte |
| Res Hmstd: Exist | 3,509,793 | 3,761,434 | 251,641 | 7.2 | 35,502 | 39,303 | 3,801 | 10.7 | 1.01 | 1.04 |
| Res NonHmstd 1Un | 149,063 | 185,555 | 36,493 | 24.5 | 1,934 | 2,425 | 490 | 25.3 | 1.30 | 1.31 |
| Res NonHmstd 2-3 | 87,163 | 92,596 | 5,432 | 6.2 | 1,581 | 1,423 | -159 | -10. | 1.81 | 1.54 |
| Reg Apartments | 184,149 | 189,633 | 5,484 | 3.0 | 3,912 | 3,367 | -544 | -13. | 2.12 | 1.78 |
| Low-income Apts | 59,470 | 61,375 | 1,904 | 3.2 | 659 | 768 | 110 | 16.6 | 1.11 | 1.25 |
| Seasonal Rec | 10,513 | 12,247 | 1,735 | 16.5 | 194 | 213 | 19 | 9.7 | 1.85 | 1.74 |
| Com/Ind Lo Tier | 373,952 | 386,137 | 12,185 | 3.3 | 10,492 | 10,619 | 126 | 1.2 | 2.81 | 2.75 |
| Com/Ind Hi Tier | 679,277 | 753,554 | 74,276 | 10.9 | 23,827 | 25,794 | 1,967 | 8.3 | 3.51 | 3.42 |
| Publ U: Elec Gen | 17,541 | 17,206 | -335 | -1.9 | 385 | 374 | -11 | -2.8 | 2.20 | 2.17 |
| Publ U: Other | 67,290 | 70,709 | 3,419 | 5.1 | 2,444 | 2,498 | 55 | 2.2 | 3.63 | 3.53 |
| Ag Hmstd: House | 9,831 | 10,783 | 952 | 9.7 | 115 | 130 | 15 | 13.2 | 1.17 | 1.21 |
| Ag Hmstd: Land | 19,371 | 20,044 | 672 | 3.5 | 145 | 144 | -1 | -0.5 | 0.75 | 0.72 |
| Ag NonHmstd | 23,666 | 24,821 | 1,154 | 4.9 | 310 | 314 | 4 | 1.3 | 1.31 | 1.27 |
| New Con: Res HS | 0 | 95,409 | 95,409 | 0.0 | 0 | 984 | 984 | 0.0 | 0.00 | 1.03 |
| Total | 5,191,080 | 5,681,502 | 490,422 | 9.4 | 81,501 | 88,357 | 6,856 | 8.4 | 1.57 | 1.56 |

Tax Base

Tax Rates

| | Taxable Market | | | | Pctg Chng | Net Tax Cap | | Ref Mkt Val (mills) | |
|--------------------------|----------------|------------|--------|--------------|------------------|---------------|---------------|---------------------|--------------|
| | Baseline | Alternativ | Change | Pctg Chng | | Base | Alter | Base | Alter |
| Total Tax Capacity | 63,151 | 68,225 | 5,074 | 8.0 | County | 54.72 | 52.63 | 0.000 | 0.00 |
| (-) TIF Tax Capacity | 3,224 | 3,655 | 432 | 13.4 | City/Town | 50.11 | 49.47 | 0.016 | 0.03 |
| (-) FD Contrib Tax Cap | 0 | 0 | 0 | 0.0 | School District | 17.31 | 16.61 | 0.375 | 0.864 |
| (=) Taxable Tax Capacity | 59,927 | 64,570 | 4,642 | 7.7 | Special District | 0.70 | 0.39 | 0.000 | 0.00 |
| FD Distrib Tax Cap | 0 | 0 | 0 | 0.0 | Total | 122.84 | 119.10 | 0.391 | 0.900 |

**Tax Burdens on
Hypothetical**

| | Taxable Market | | | Pctg Chng | Net Tax | | | | Effectiv Tax Rates | |
|----------------------|----------------|------------|-------|--------------|----------|------------|--------|--------------|-----------------------|-------|
| | Baseline | Alternativ | Value | | Baseline | Alternativ | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Lo Val | 54,100 | 58,000 | | 7.2 | 469 | 511 | 42 | 8.9 | 0.867 | 0.880 |
| Res Hmstd: Avg Val | 81,200 | 87,000 | | 7.1 | 730 | 820 | 90 | 12.4 | 0.898 | 0.942 |
| Res Hmstd: Hi Val | 108,200 | 116,000 | | 7.2 | 1,096 | 1,218 | 121 | 11.1 | 1.013 | 1.049 |
| Res Hmstd: Ex-Hi Val | 162,300 | 173,900 | | 7.1 | 1,831 | 2,012 | 181 | 9.9 | 1.128 | 1.156 |
| Apartment (Mkt rate) | 300,000 | 308,900 | | 3.0 | 6,751 | 5,796 | -954 | -14. | 2.250 | 1.876 |
| Comm/Ind: Lo Val | 150,000 | 166,400 | | 10.9 | 4,117 | 4,622 | 505 | 12.3 | 2.744 | 2.777 |
| Comm/Ind: Med Val | 300,000 | 332,800 | | 10.9 | 9,586 | 10,545 | 958 | 10.0 | 3.195 | 3.168 |
| Comm/Ind: Hi Val | 1,000,000 | 1,109,300 | | 10.9 | 35,111 | 38,184 | 3,072 | 8.8 | 3.511 | 3.442 |

House Research

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Baseline Final Pay 2002
Alternative Preliminary Pay 2003

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(all figures in \$000s)

SOUTH CENTRAL TOWNS

| Tax Burdens by Property Class | Taxable Market | | | | Net Tax | | | | Effective Tax Rates | |
|----------------------------------|------------------|------------------|----------------|-------------|---------------|---------------|--------------|-------------|------------------------|-------------|
| | Baseline | Alternativ | Chang | Pctg Chn | Baseline | Alternativ | Chang | Pctg Chn | Bas | Alte |
| Res Hmstd: Exist | 1,306,583 | 1,421,155 | 114,572 | 8.8 | 9,776 | 11,180 | 1,404 | 14.4 | 0.75 | 0.79 |
| Res NonHmstd 1Un | 100,814 | 124,003 | 23,189 | 23.0 | 964 | 1,191 | 226 | 23.5 | 0.96 | 0.96 |
| Res NonHmstd 2-3 | 19,080 | 20,908 | 1,829 | 9.6 | 268 | 249 | -20 | -7.4 | 1.41 | 1.19 |
| Reg Apartments | 2,280 | 2,425 | 145 | 6.4 | 39 | 35 | -3 | -8.9 | 1.71 | 1.46 |
| Low-income Apts | 0 | 0 | 0 | 0.0 | 0 | 0 | 0 | 0.0 | 0.00 | 0.00 |
| Seasonal Rec | 78,964 | 86,408 | 7,444 | 9.4 | 911 | 995 | 84 | 9.2 | 1.15 | 1.15 |
| Com/Ind Lo Tier | 50,246 | 54,684 | 4,438 | 8.8 | 1,124 | 1,195 | 71 | 6.3 | 2.24 | 2.18 |
| Com/Ind Hi Tier | 58,112 | 60,198 | 2,087 | 3.6 | 1,714 | 1,720 | 6 | 0.3 | 2.95 | 2.86 |
| Publ U: Elec Gen | 10,763 | 10,679 | -84 | -0.8 | 161 | 148 | -14 | -8.5 | 1.50 | 1.38 |
| Publ U: Other | 169,572 | 207,970 | 38,398 | 22.6 | 4,967 | 5,895 | 928 | 18.7 | 2.93 | 2.83 |
| Ag Hmstd: House | 730,445 | 792,200 | 61,755 | 8.5 | 4,896 | 5,428 | 532 | 10.9 | 0.67 | 0.69 |
| Ag Hmstd: Land | 3,758,731 | 3,959,730 | 200,999 | 5.3 | 19,175 | 19,548 | 373 | 1.9 | 0.51 | 0.49 |
| Ag NonHmstd | 1,552,355 | 1,617,307 | 64,952 | 4.2 | 13,942 | 14,171 | 229 | 1.6 | 0.90 | 0.88 |
| New Con: Res HS | 0 | 41,253 | 41,253 | 0.0 | 0 | 330 | 330 | 0.0 | 0.00 | 0.80 |
| Total | 7,837,945 | 8,398,922 | 560,977 | 7.2 | 57,939 | 62,083 | 4,145 | 7.2 | 0.74 | 0.74 |

Tax Base

Tax Rates

| | Taxable Market | | | | Net Tax Cap | | Ref Mkt Val (mills) | | |
|--------------------------|----------------|------------|--------|--------------|------------------|--------------|---------------------|--------------|--------------|
| | Baseline | Alternativ | Change | Pctg Chng | Base | Alter | Base | Alter | |
| Total Tax Capacity | 66,747 | 72,260 | 5,513 | 8.3 | County | 57.48 | 55.46 | 0.000 | 0.00 |
| (-) TIF Tax Capacity | 13 | 26 | 13 | 103. | City/Town | 15.15 | 14.83 | 0.000 | 0.00 |
| (-) FD Contrib Tax Cap | 0 | 0 | 0 | 0.0 | School District | 17.52 | 17.55 | 0.479 | 0.816 |
| (=) Taxable Tax Capacity | 66,734 | 72,234 | 5,500 | 8.2 | Special District | 0.72 | 0.40 | 0.000 | 0.00 |
| FD Distrib Tax Cap | 0 | 0 | 0 | 0.0 | Total | 90.88 | 88.24 | 0.479 | 0.816 |

**Tax Burdens on
Hypothetical**

| | Taxable Market | | | Net Tax | | | | Effectiv Tax Rates | |
|----------------------|----------------|------------|--------------|----------|------------|--------|--------------|-----------------------|-------|
| | Baseline | Alternativ | Pctg Chng | Baseline | Alternativ | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Lo Val | 71,800 | 78,100 | 8.8 | 400 | 451 | 51 | 12.8 | 0.556 | 0.577 |
| Res Hmstd: Avg Val | 107,700 | 117,100 | 8.7 | 755 | 862 | 107 | 14.2 | 0.700 | 0.735 |
| Res Hmstd: Hi Val | 143,600 | 156,200 | 8.8 | 1,131 | 1,274 | 143 | 12.7 | 0.787 | 0.815 |
| Res Hmstd: Ex-Hi Val | 215,300 | 234,200 | 8.8 | 1,881 | 2,096 | 215 | 11.4 | 0.873 | 0.894 |
| Comm/Ind: Lo Val | 150,000 | 155,400 | 3.6 | 3,411 | 3,490 | 79 | 2.3 | 2.273 | 2.245 |
| Comm/Ind: Med Val | 300,000 | 310,800 | 3.6 | 7,935 | 8,049 | 114 | 1.4 | 2.644 | 2.589 |
| Comm/Ind: Hi Val | 1,000,000 | 1,035,900 | 3.6 | 29,046 | 29,322 | 276 | 0.9 | 2.904 | 2.830 |

House Research

Simulation 3B2
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Baseline Final Pay 2002
Alternative Preliminary Pay 2003

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(all figures in \$000s)

OLMSTED COUNTY

| Tax Burdens by Property Class | Taxable Market | | | | Net Tax | | | | Effective Tax Rates | |
|----------------------------------|------------------|------------------|----------------|-------------|----------------|----------------|---------------|-------------|------------------------|-------------|
| | Baseline | Alternativ | Chang | Pctg Chn | Baseline | Alternativ | Chang | Pctg Chn | Bas | Alte |
| Res Hmstd: Exist | 4,227,338 | 4,652,055 | 424,717 | 10.0 | 49,142 | 54,029 | 4,887 | 9.9 | 1.16 | 1.16 |
| Res NonHmstd 1Un | 184,372 | 272,599 | 88,227 | 47.9 | 2,533 | 3,646 | 1,113 | 44.0 | 1.37 | 1.34 |
| Res NonHmstd 2-3 | 81,634 | 85,725 | 4,090 | 5.0 | 1,621 | 1,409 | -212 | -13. | 1.99 | 1.64 |
| Reg Apartments | 194,623 | 245,675 | 51,053 | 26.2 | 4,718 | 4,888 | 170 | 3.6 | 2.42 | 1.99 |
| Low-income Apts | 65,462 | 74,157 | 8,695 | 13.3 | 825 | 1,017 | 192 | 23.2 | 1.26 | 1.37 |
| Seasonal Rec | 3,560 | 3,610 | 50 | 1.4 | 60 | 61 | 0 | 0.1 | 1.70 | 1.68 |
| Com/Ind Lo Tier | 196,676 | 202,428 | 5,752 | 2.9 | 5,676 | 5,657 | -19 | -0.3 | 2.89 | 2.79 |
| Com/Ind Hi Tier | 945,449 | 1,047,340 | 101,891 | 10.8 | 36,115 | 38,681 | 2,566 | 7.1 | 3.82 | 3.69 |
| Publ U: Elec Gen | 0 | 0 | 0 | 0.0 | 0 | 0 | 0 | 0.0 | 0.00 | 0.00 |
| Publ U: Other | 47,287 | 49,024 | 1,738 | 3.7 | 1,741 | 1,738 | -3 | -0.2 | 3.68 | 3.55 |
| Ag Hmstd: House | 243,977 | 267,297 | 23,320 | 9.6 | 2,381 | 2,606 | 225 | 9.4 | 0.98 | 0.97 |
| Ag Hmstd: Land | 356,586 | 394,100 | 37,514 | 10.5 | 2,020 | 2,157 | 137 | 6.8 | 0.57 | 0.55 |
| Ag NonHmstd | 119,495 | 120,985 | 1,491 | 1.2 | 1,348 | 1,349 | 1 | 0.1 | 1.13 | 1.12 |
| New Con: Res HS | 0 | 157,956 | 157,956 | 0.0 | 0 | 1,844 | 1,844 | 0.0 | 0.00 | 1.17 |
| Total | 6,666,458 | 7,572,952 | 906,494 | 13.6 | 108,182 | 119,082 | 10,901 | 10.1 | 1.62 | 1.57 |

Tax Base

Tax Rates

| | Taxable Market | | | | Net Tax Cap | | Ref Mkt Val (mills) | | |
|--------------------------|----------------|------------|--------|--------------|------------------|---------------|---------------------|--------------|--------------|
| | Baseline | Alternativ | Change | Pctg Chng | Base | Alter | Base | Alter | |
| Total Tax Capacity | 78,010 | 87,586 | 9,576 | 12.3 | County | 59.42 | 57.99 | 0.000 | 0.00 |
| (-) TIF Tax Capacity | 2,983 | 3,439 | 456 | 15.3 | City/Town | 37.13 | 36.79 | 0.003 | 0.00 |
| (-) FD Contrib Tax Cap | 0 | 0 | 0 | 0.0 | School District | 28.38 | 27.18 | 1.136 | 1.126 |
| (=) Taxable Tax Capacity | 75,027 | 84,147 | 9,120 | 12.2 | Special District | 0.00 | 0.00 | 0.000 | 0.00 |
| FD Distrib Tax Cap | 0 | 0 | 0 | 0.0 | Total | 124.93 | 121.96 | 1.139 | 1.129 |

Tax Burdens on
Hypothetical

| | Taxable Market | | | Net Tax | | | | Effectiv Tax Rates | |
|----------------------|----------------|------------|--------------|----------|------------|--------|--------------|-----------------------|-------|
| | Baseline | Alternativ | Pctg Chng | Baseline | Alternativ | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Lo Val | 81,300 | 89,400 | 10.0 | 809 | 899 | 90 | 11.2 | 0.995 | 1.005 |
| Res Hmstd: Avg Val | 122,000 | 134,200 | 10.0 | 1,400 | 1,537 | 136 | 9.7 | 1.147 | 1.144 |
| Res Hmstd: Hi Val | 162,700 | 179,000 | 10.0 | 1,992 | 2,174 | 182 | 9.1 | 1.224 | 1.214 |
| Res Hmstd: Ex-Hi Val | 244,000 | 268,400 | 10.0 | 3,173 | 3,446 | 272 | 8.6 | 1.300 | 1.283 |
| Apartment (Mkt rate) | 300,000 | 378,700 | 26.2 | 7,088 | 7,355 | 268 | 3.8 | 2.362 | 1.942 |
| Comm/Ind: Lo Val | 150,000 | 166,200 | 10.8 | 4,276 | 4,726 | 450 | 10.5 | 2.850 | 2.843 |
| Comm/Ind: Med Val | 300,000 | 332,300 | 10.8 | 9,920 | 10,772 | 851 | 8.6 | 3.306 | 3.241 |
| Comm/Ind: Hi Val | 1,000,000 | 1,107,800 | 10.8 | 36,260 | 38,996 | 2,736 | 7.5 | 3.626 | 3.520 |

House Research

Simulation 3B2
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Baseline Final Pay 2002
Alternative Preliminary Pay 2003

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(all figures in \$000s)

SOUTHEAST CITIES

| Tax Burdens by Property Class | Taxable Market | | | | Net Tax | | | | Effective Tax Rates | |
|----------------------------------|------------------|------------------|----------------|-------------|----------------|----------------|---------------|-------------|------------------------|-------------|
| | Baseline | Alternativ | Chang | Pctg Chn | Baseline | Alternativ | Chang | Pctg Chn | Bas | Alte |
| Res Hmstd: Exist | 6,154,326 | 6,645,578 | 491,252 | 8.0 | 61,487 | 68,306 | 6,819 | 11.1 | 1.00 | 1.03 |
| Res NonHmstd 1Un | 257,328 | 308,344 | 51,016 | 19.8 | 3,240 | 3,874 | 634 | 19.6 | 1.26 | 1.26 |
| Res NonHmstd 2-3 | 135,247 | 150,851 | 15,604 | 11.5 | 2,594 | 2,415 | -180 | -6.9 | 1.92 | 1.60 |
| Reg Apartments | 237,993 | 271,470 | 33,477 | 14.1 | 5,240 | 4,870 | -370 | -7.1 | 2.20 | 1.79 |
| Low-income Apts | 101,215 | 107,177 | 5,962 | 5.9 | 1,160 | 1,364 | 205 | 17.6 | 1.15 | 1.27 |
| Seasonal Rec | 24,335 | 30,771 | 6,435 | 26.4 | 399 | 502 | 103 | 25.9 | 1.64 | 1.63 |
| Com/Ind Lo Tier | 580,970 | 611,378 | 30,408 | 5.2 | 16,043 | 16,565 | 522 | 3.3 | 2.76 | 2.71 |
| Com/Ind Hi Tier | 897,185 | 1,000,537 | 103,353 | 11.5 | 32,333 | 35,157 | 2,824 | 8.7 | 3.60 | 3.51 |
| Publ U: Elec Gen | 291,031 | 288,287 | -2,745 | -0.9 | 9,520 | 8,840 | -680 | -7.1 | 3.27 | 3.07 |
| Publ U: Other | 205,891 | 213,586 | 7,695 | 3.7 | 8,271 | 8,226 | -45 | -0.5 | 4.02 | 3.85 |
| Ag Hmstd: House | 25,618 | 28,085 | 2,467 | 9.6 | 282 | 307 | 25 | 8.9 | 1.10 | 1.09 |
| Ag Hmstd: Land | 46,109 | 50,222 | 4,113 | 8.9 | 309 | 311 | 2 | 0.6 | 0.67 | 0.62 |
| Ag NonHmstd | 35,902 | 39,150 | 3,248 | 9.0 | 450 | 481 | 31 | 7.0 | 1.25 | 1.23 |
| New Con: Res HS | 0 | 163,758 | 163,758 | 0.0 | 0 | 1,748 | 1,748 | 0.0 | 0.00 | 1.07 |
| Total | 8,993,150 | 9,909,192 | 916,042 | 10.2 | 141,327 | 152,965 | 11,638 | 8.2 | 1.57 | 1.54 |

Tax Base

Tax Rates

| | Taxable Market | | | | Net Tax Cap | | Ref Mkt Val (mills) | | |
|--------------------------|----------------|------------|--------|--------------|------------------|---------------|---------------------|--------------|--------------|
| | Baseline | Alternativ | Change | Pctg Chng | Base | Alter | Base | Alter | |
| Total Tax Capacity | 108,998 | 118,644 | 9,647 | 8.9 | County | 51.56 | 50.17 | 0.000 | 0.00 |
| (-) TIF Tax Capacity | 4,945 | 5,513 | 569 | 11.5 | City/Town | 44.79 | 44.79 | 0.019 | 0.01 |
| (-) FD Contrib Tax Cap | 0 | 0 | 0 | 0.0 | School District | 26.53 | 25.18 | 0.503 | 0.733 |
| (=) Taxable Tax Capacity | 104,053 | 113,131 | 9,078 | 8.7 | Special District | 1.19 | 1.24 | 0.000 | 0.00 |
| FD Distrib Tax Cap | 0 | 0 | 0 | 0.0 | Total | 124.08 | 121.39 | 0.522 | 0.750 |

Tax Burdens on
Hypothetical

| | Taxable Market | | | Net Tax | | | | Effectiv Tax Rates | |
|----------------------|----------------|------------|--------------|----------|------------|--------|--------------|-----------------------|-------|
| | Baseline | Alternativ | Pctg Chng | Baseline | Alternativ | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Lo Val | 61,400 | 66,300 | 8.0 | 548 | 589 | 41 | 7.5 | 0.893 | 0.888 |
| Res Hmstd: Avg Val | 92,100 | 99,500 | 8.0 | 901 | 1,000 | 98 | 10.9 | 0.978 | 1.004 |
| Res Hmstd: Hi Val | 122,700 | 132,500 | 8.0 | 1,325 | 1,455 | 130 | 9.8 | 1.079 | 1.097 |
| Res Hmstd: Ex-Hi Val | 184,100 | 198,800 | 8.0 | 2,174 | 2,369 | 195 | 9.0 | 1.180 | 1.191 |
| Apartment (Mkt rate) | 300,000 | 342,200 | 14.1 | 6,857 | 6,488 | -369 | -5.4 | 2.285 | 1.895 |
| Comm/Ind: Lo Val | 150,000 | 167,300 | 11.5 | 4,164 | 4,688 | 524 | 12.6 | 2.776 | 2.802 |
| Comm/Ind: Med Val | 300,000 | 334,600 | 11.5 | 9,691 | 10,695 | 1,004 | 10.4 | 3.230 | 3.196 |
| Comm/Ind: Hi Val | 1,000,000 | 1,115,200 | 11.5 | 35,481 | 38,721 | 3,240 | 9.1 | 3.548 | 3.472 |

House Research

Simulation 3B2
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Baseline Final Pay 2002
Alternative Preliminary Pay 2003

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(all figures in \$000s)

SOUTHEAST TOWNS

| Tax Burdens by Property Class | Taxable Market | | | | Net Tax | | | | Effective Tax Rates | |
|----------------------------------|------------------|------------------|----------------|-------------|---------------|---------------|--------------|-------------|------------------------|-------------|
| | Baseline | Alternativ | Chang | Pctg Chn | Baseline | Alternativ | Chang | Pctg Chn | Bas | Alte |
| Res Hmstd: Exist | 2,261,193 | 2,482,451 | 221,258 | 9.8 | 19,181 | 21,421 | 2,241 | 11.7 | 0.85 | 0.86 |
| Res NonHmstd 1Un | 143,931 | 180,309 | 36,378 | 25.3 | 1,565 | 1,928 | 363 | 23.2 | 1.09 | 1.07 |
| Res NonHmstd 2-3 | 30,108 | 35,838 | 5,729 | 19.0 | 490 | 479 | -12 | -2.4 | 1.63 | 1.34 |
| Reg Apartments | 1,331 | 1,751 | 420 | 31.5 | 27 | 29 | 2 | 6.6 | 2.02 | 1.64 |
| Low-income Apts | 79 | 87 | 8 | 10.1 | 1 | 1 | 0 | 28.3 | 0.82 | 0.96 |
| Seasonal Rec | 106,553 | 118,083 | 11,529 | 10.8 | 1,374 | 1,473 | 98 | 7.2 | 1.29 | 1.25 |
| Com/Ind Lo Tier | 66,533 | 69,636 | 3,104 | 4.7 | 1,642 | 1,676 | 34 | 2.1 | 2.47 | 2.41 |
| Com/Ind Hi Tier | 43,356 | 44,923 | 1,567 | 3.6 | 1,389 | 1,425 | 36 | 2.6 | 3.20 | 3.17 |
| Publ U: Elec Gen | 199 | 1,919 | 1,720 | 865.2 | 4 | 31 | 28 | 778. | 1.79 | 1.63 |
| Publ U: Other | 168,404 | 200,630 | 32,226 | 19.1 | 5,232 | 6,159 | 927 | 17.7 | 3.11 | 3.07 |
| Ag Hmstd: House | 1,062,365 | 1,167,371 | 105,006 | 9.9 | 8,501 | 9,643 | 1,142 | 13.4 | 0.80 | 0.83 |
| Ag Hmstd: Land | 3,711,437 | 3,977,674 | 266,236 | 7.2 | 19,895 | 21,051 | 1,156 | 5.8 | 0.54 | 0.53 |
| Ag NonHmstd | 1,114,320 | 1,214,226 | 99,906 | 9.0 | 11,147 | 12,172 | 1,025 | 9.2 | 1.00 | 1.00 |
| New Con: Res HS | 0 | 79,148 | 79,148 | 0.0 | 0 | 691 | 691 | 0.0 | 0.00 | 0.87 |
| Total | 8,709,810 | 9,574,047 | 864,236 | 9.9 | 70,448 | 78,180 | 7,732 | 11.0 | 0.81 | 0.82 |

Tax Base

Tax Rates

| | Taxable Market | | | | Net Tax Cap | | Ref Mkt Val (mills) | | |
|--------------------------|----------------|------------|--------|--------------|------------------|---------------|---------------------|--------------|--------------|
| | Baseline | Alternativ | Change | Pctg Chng | Base | Alter | Base | Alter | |
| Total Tax Capacity | 74,885 | 83,084 | 8,198 | 10.9 | County | 53.23 | 52.12 | 0.000 | 0.00 |
| (-) TIF Tax Capacity | 63 | 76 | 13 | 20.4 | City/Town | 22.34 | 21.37 | 0.000 | 0.00 |
| (-) FD Contrib Tax Cap | 0 | 0 | 0 | 0.0 | School District | 24.99 | 25.55 | 0.463 | 0.632 |
| (=) Taxable Tax Capacity | 74,822 | 83,007 | 8,185 | 10.9 | Special District | 0.89 | 0.92 | 0.000 | 0.00 |
| FD Distrib Tax Cap | 0 | 0 | 0 | 0.0 | Total | 101.46 | 99.96 | 0.463 | 0.632 |

Tax Burdens on
Hypothetical

| | Taxable Market | | | Net Tax | | | | Effectiv Tax Rates | |
|----------------------|----------------|------------|--------------|----------|------------|--------|--------------|-----------------------|-------|
| | Baseline | Alternativ | Pctg Chng | Baseline | Alternativ | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Lo Val | 75,600 | 83,000 | 9.8 | 500 | 584 | 85 | 17.0 | 0.660 | 0.704 |
| Res Hmstd: Avg Val | 113,400 | 124,500 | 9.8 | 933 | 1,063 | 130 | 13.9 | 0.822 | 0.853 |
| Res Hmstd: Hi Val | 151,200 | 166,000 | 9.8 | 1,368 | 1,541 | 173 | 12.7 | 0.904 | 0.928 |
| Res Hmstd: Ex-Hi Val | 226,800 | 249,000 | 9.8 | 2,238 | 2,498 | 260 | 11.6 | 0.986 | 1.003 |
| Comm/Ind: Lo Val | 150,000 | 155,400 | 3.6 | 3,647 | 3,737 | 91 | 2.5 | 2.431 | 2.404 |
| Comm/Ind: Med Val | 300,000 | 310,800 | 3.6 | 8,485 | 8,632 | 147 | 1.7 | 2.828 | 2.777 |
| Comm/Ind: Hi Val | 1,000,000 | 1,036,100 | 3.6 | 31,067 | 31,478 | 411 | 1.3 | 3.106 | 3.038 |

House Research

Simulation 3B2
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Baseline Final Pay 2002
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 (all figures in \$000s)

ANOKA COUNTY

| <i>Tax Burdens by Property Class</i> | Taxable Market | | | | Net Tax | | | | Effective Tax Rates | |
|--------------------------------------|-----------------------|-------------------|------------------|-----------------|-----------------|-------------------|---------------|-----------------|----------------------------|-------------|
| | Baseline | Alternativ | Chang | Pctg Chn | Baseline | Alternativ | Chang | Pctg Chn | Bas | Alte |
| Res Hmstd: Exist | 11,974,002 | 13,228,209 | 1,254,207 | 10.5 | 117,456 | 142,489 | 25,033 | 21.3 | 0.98 | 1.08 |
| Res NonHmstd 1Un | 286,264 | 372,254 | 85,990 | 30.0 | 3,348 | 4,582 | 1,235 | 36.9 | 1.17 | 1.23 |
| Res NonHmstd 2-3 | 241,159 | 301,587 | 60,429 | 25.1 | 4,210 | 4,540 | 330 | 7.8 | 1.75 | 1.51 |
| Reg Apartments | 429,679 | 514,524 | 84,845 | 19.7 | 8,684 | 9,215 | 530 | 6.1 | 2.02 | 1.79 |
| Low-income Apts | 173,581 | 213,706 | 40,126 | 23.1 | 1,845 | 2,710 | 865 | 46.9 | 1.06 | 1.27 |
| Seasonal Rec | 50,932 | 53,561 | 2,629 | 5.2 | 846 | 898 | 52 | 6.1 | 1.66 | 1.68 |
| Com/Ind Lo Tier | 394,750 | 406,011 | 11,261 | 2.9 | 11,108 | 11,039 | -69 | -0.6 | 2.81 | 2.72 |
| Com/Ind Hi Tier | 1,904,683 | 2,206,806 | 302,123 | 15.9 | 70,671 | 78,377 | 7,705 | 10.9 | 3.71 | 3.55 |
| Publ U: Elec Gen | 0 | 0 | 0 | 0.0 | 0 | 0 | 0 | 0.0 | 0.00 | 0.00 |
| Publ U: Other | 183,018 | 196,875 | 13,857 | 7.6 | 6,781 | 6,964 | 183 | 2.7 | 3.71 | 3.54 |
| Ag Hmstd: House | 84,011 | 94,085 | 10,074 | 12.0 | 783 | 926 | 143 | 18.3 | 0.93 | 0.98 |
| Ag Hmstd: Land | 61,801 | 71,182 | 9,381 | 15.2 | 299 | 317 | 18 | 5.9 | 0.48 | 0.44 |
| Ag NonHmstd | 43,303 | 49,408 | 6,104 | 14.1 | 476 | 535 | 60 | 12.5 | 1.10 | 1.08 |
| New Con: Res HS | 0 | 330,148 | 330,148 | 0.0 | 0 | 3,593 | 3,593 | 0.0 | 0.00 | 1.09 |
| Total | 15,827,183 | 18,038,357 | 2,211,174 | 14.0 | 226,507 | 266,185 | 39,678 | 17.5 | 1.43 | 1.48 |

Tax Base

Tax Rates

| | | | | | Net Tax Cap | | Ref Mkt Val (mills) | | |
|--------------------------|-----------------|-------------------|---------------|------------------|--------------------|---------------|----------------------------|--------------|--------------|
| | Baseline | Alternativ | Change | Pctg Chng | Base | Alter | Base | Alter | |
| Total Tax Capacity | 185,414 | 209,590 | 24,177 | 13.0 | County | 37.77 | 38.16 | 0.000 | 0.00 |
| (-) TIF Tax Capacity | 11,586 | 14,549 | 2,963 | 25.6 | City/Town | 38.10 | 35.68 | 0.007 | 0.02 |
| (-) FD Contrib Tax Cap | 15,771 | 17,379 | 1,607 | 10.2 | School District | 29.48 | 28.29 | 0.449 | 1.459 |
| (=) Taxable Tax Capacity | 158,056 | 177,663 | 19,607 | 12.4 | Special District | 5.86 | 6.01 | 0.000 | 0.00 |
| FD Distrib Tax Cap | 27,361 | 29,990 | 2,629 | 9.6 | Total | 111.21 | 108.14 | 0.456 | 1.484 |

Tax Burdens on Hypothetical

| | Taxable Market Value | | | Net Tax | | | | Effectiv Tax Rates | |
|----------------------|-----------------------------|-------------------|------------------|-----------------|-------------------|---------------|------------------|---------------------------|--------------|
| | Baseline | Alternativ | Pctg Chng | Baseline | Alternativ | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Lo Val | 92,000 | 101,200 | 10.0 | 775 | 963 | 188 | 24.2 | 0.842 | 0.951 |
| Res Hmstd: Avg Val | 138,000 | 151,800 | 10.0 | 1,349 | 1,631 | 282 | 20.9 | 0.977 | 1.074 |
| Res Hmstd: Hi Val | 183,900 | 202,300 | 10.0 | 1,922 | 2,298 | 375 | 19.5 | 1.045 | 1.135 |
| Res Hmstd: Ex-Hi Val | 275,900 | 303,500 | 10.0 | 3,070 | 3,633 | 563 | 18.3 | 1.112 | 1.197 |
| Apartment (Mkt rate) | 300,000 | 359,200 | 19.7 | 6,142 | 6,360 | 218 | 3.5 | 2.047 | 1.770 |
| Comm/Ind: Lo Val | 150,000 | 173,800 | 15.9 | 4,202 | 4,905 | 702 | 16.7 | 2.801 | 2.821 |
| Comm/Ind: Med Val | 300,000 | 347,600 | 15.9 | 9,782 | 11,087 | 1,305 | 13.3 | 3.260 | 3.189 |
| Comm/Ind: Hi Val | 1,000,000 | 1,158,600 | 15.9 | 35,822 | 39,939 | 4,117 | 11.5 | 3.582 | 3.447 |

House Research

Simulation 3B2
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Baseline Final Pay 2002
Alternative Preliminary Pay 2003

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(all figures in \$000s)

WASHINGTON COUNTY

| Tax Burdens by Property Class | Taxable Market | | | | Net Tax | | | | Effective Tax Rates | |
|----------------------------------|-------------------|-------------------|------------------|-------------|----------------|----------------|---------------|-------------|------------------------|-------------|
| | Baseline | Alternativ | Chang | Pctg Chn | Baseline | Alternativ | Chang | Pctg Chn | Bas | Alte |
| Res Hmstd: Exist | 10,788,500 | 11,891,010 | 1,102,509 | 10.2 | 114,526 | 133,163 | 18,637 | 16.3 | 1.06 | 1.12 |
| Res NonHmstd 1Un | 405,378 | 509,825 | 104,447 | 25.8 | 4,740 | 6,166 | 1,426 | 30.1 | 1.17 | 1.21 |
| Res NonHmstd 2-3 | 186,112 | 200,177 | 14,065 | 7.6 | 3,036 | 2,826 | -210 | -6.9 | 1.63 | 1.41 |
| Reg Apartments | 328,681 | 389,192 | 60,511 | 18.4 | 7,065 | 7,119 | 54 | 0.8 | 2.15 | 1.83 |
| Low-income Apts | 77,501 | 123,120 | 45,620 | 58.9 | 818 | 1,560 | 742 | 90.6 | 1.06 | 1.27 |
| Seasonal Rec | 80,990 | 91,545 | 10,555 | 13.0 | 1,141 | 1,263 | 122 | 10.7 | 1.41 | 1.38 |
| Com/Ind Lo Tier | 223,960 | 228,892 | 4,933 | 2.2 | 6,313 | 6,206 | -107 | -1.7 | 2.82 | 2.71 |
| Com/Ind Hi Tier | 1,297,670 | 1,520,346 | 222,675 | 17.2 | 48,041 | 54,655 | 6,615 | 13.8 | 3.70 | 3.59 |
| Publ U: Elec Gen | 52,807 | 52,448 | -360 | -0.7 | 1,281 | 1,215 | -66 | -5.2 | 2.43 | 2.32 |
| Publ U: Other | 202,723 | 200,024 | -2,699 | -1.3 | 7,548 | 7,113 | -436 | -5.8 | 3.72 | 3.56 |
| Ag Hmstd: House | 172,843 | 223,337 | 50,494 | 29.2 | 1,608 | 2,213 | 605 | 37.6 | 0.93 | 0.99 |
| Ag Hmstd: Land | 149,257 | 130,001 | -19,256 | -12.9 | 591 | 435 | -156 | -26.0 | 0.40 | 0.33 |
| Ag NonHmstd | 113,983 | 132,927 | 18,944 | 16.6 | 1,162 | 1,329 | 167 | 14.3 | 1.02 | 1.00 |
| New Con: Res HS | 0 | 376,393 | 376,393 | 0.0 | 0 | 4,250 | 4,250 | 0.0 | 0.00 | 1.13 |
| Total | 14,080,406 | 16,069,237 | 1,988,831 | 14.1 | 197,871 | 229,513 | 31,642 | 16.0 | 1.41 | 1.43 |

Tax Base

Tax Rates

| | Taxable Market | | | | Pctg Chng | Net Tax Cap | | Ref Mkt Val (mills) | |
|--------------------------|----------------|------------|--------|--------------|------------------|---------------|---------------|---------------------|--------------|
| | Baseline | Alternativ | Change | Pctg Chng | | Base | Alter | Base | Alter |
| Total Tax Capacity | 160,569 | 181,920 | 21,352 | 13.3 | County | 34.16 | 33.01 | 0.000 | 0.00 |
| (-) TIF Tax Capacity | 5,927 | 6,340 | 413 | 7.0 | City/Town | 35.80 | 33.51 | 0.079 | 0.06 |
| (-) FD Contrib Tax Cap | 10,519 | 12,421 | 1,902 | 18.1 | School District | 28.83 | 30.20 | 1.165 | 1.776 |
| (=) Taxable Tax Capacity | 144,122 | 163,159 | 19,037 | 13.2 | Special District | 6.76 | 6.93 | 0.000 | 0.00 |
| FD Distrib Tax Cap | 14,914 | 16,557 | 1,642 | 11.0 | Total | 105.55 | 103.65 | 1.245 | 1.844 |

Tax Burdens on
Hypothetical

| | Taxable Market | | | Pctg Chng | Net Tax | | | | Effectiv Tax Rates | |
|----------------------|----------------|------------|-----------|--------------|----------|------------|--------|--------------|-----------------------|-------|
| | Baseline | Alternativ | Value | | Baseline | Alternativ | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Lo Val | 117,100 | 128,800 | 117,100 | 10.0 | 1,115 | 1,316 | 201 | 18.1 | 0.951 | 1.021 |
| Res Hmstd: Avg Val | 175,600 | 193,200 | 175,600 | 10.0 | 1,858 | 2,160 | 303 | 16.3 | 1.057 | 1.118 |
| Res Hmstd: Hi Val | 234,200 | 257,600 | 234,200 | 10.0 | 2,602 | 3,005 | 403 | 15.5 | 1.110 | 1.166 |
| Res Hmstd: Ex-Hi Val | 351,200 | 386,300 | 351,200 | 10.0 | 4,088 | 4,692 | 604 | 14.8 | 1.163 | 1.214 |
| Apartment (Mkt rate) | 300,000 | 355,200 | 300,000 | 18.4 | 6,073 | 6,178 | 105 | 1.7 | 2.024 | 1.739 |
| Comm/Ind: Lo Val | 150,000 | 175,700 | 150,000 | 17.1 | 4,206 | 4,950 | 744 | 17.7 | 2.804 | 2.817 |
| Comm/Ind: Med Val | 300,000 | 351,500 | 300,000 | 17.2 | 9,752 | 11,159 | 1,406 | 14.4 | 3.250 | 3.174 |
| Comm/Ind: Hi Val | 1,000,000 | 1,171,600 | 1,000,000 | 17.2 | 35,634 | 40,123 | 4,488 | 12.6 | 3.563 | 3.424 |

House Research

Simulation 3B2
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Baseline Final Pay 2002
Alternative Preliminary Pay 2003

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(all figures in \$000s)

DAKOTA COUNTY

| Tax Burdens by Property Class | Taxable Market | | | | Net Tax | | | | Effective Tax Rates | |
|----------------------------------|-------------------|-------------------|------------------|-------------|----------------|----------------|---------------|-------------|------------------------|-------------|
| | Baseline | Alternativ | Chang | Pctg Chn | Baseline | Alternativ | Chang | Pctg Chn | Bas | Alte |
| Res Hmstd: Exist | 16,730,682 | 18,447,332 | 1,716,650 | 10.3 | 173,346 | 194,465 | 21,119 | 12.2 | 1.04 | 1.05 |
| Res NonHmstd 1Un | 497,083 | 633,833 | 136,750 | 27.5 | 5,777 | 7,390 | 1,613 | 27.9 | 1.16 | 1.17 |
| Res NonHmstd 2-3 | 253,740 | 287,869 | 34,129 | 13.5 | 4,367 | 4,159 | -208 | -4.8 | 1.72 | 1.44 |
| Reg Apartments | 993,491 | 1,205,712 | 212,221 | 21.4 | 19,577 | 19,863 | 287 | 1.5 | 1.97 | 1.65 |
| Low-income Apts | 142,977 | 174,581 | 31,603 | 22.1 | 1,504 | 2,042 | 538 | 35.8 | 1.05 | 1.17 |
| Seasonal Rec | 27,022 | 29,797 | 2,775 | 10.3 | 416 | 457 | 40 | 9.6 | 1.54 | 1.53 |
| Com/Ind Lo Tier | 425,390 | 438,640 | 13,249 | 3.1 | 11,853 | 11,549 | -304 | -2.6 | 2.79 | 2.63 |
| Com/Ind Hi Tier | 3,153,993 | 3,396,222 | 242,228 | 7.7 | 116,144 | 117,325 | 1,181 | 1.0 | 3.68 | 3.45 |
| Publ U: Elec Gen | 55,465 | 73,279 | 17,814 | 32.1 | 1,428 | 1,788 | 360 | 25.2 | 2.57 | 2.44 |
| Publ U: Other | 360,290 | 367,891 | 7,601 | 2.1 | 13,356 | 12,823 | -532 | -4.0 | 3.71 | 3.49 |
| Ag Hmstd: House | 180,014 | 179,668 | -347 | -0.2 | 1,473 | 1,526 | 53 | 3.6 | 0.82 | 0.85 |
| Ag Hmstd: Land | 229,706 | 248,844 | 19,138 | 8.3 | 1,007 | 1,077 | 70 | 7.0 | 0.44 | 0.43 |
| Ag NonHmstd | 136,203 | 149,302 | 13,099 | 9.6 | 1,328 | 1,455 | 127 | 9.6 | 0.97 | 0.97 |
| New Con: Res HS | 0 | 562,078 | 562,078 | 0.0 | 0 | 6,053 | 6,053 | 0.0 | 0.00 | 1.08 |
| Total | 23,186,057 | 26,195,046 | 3,008,989 | 13.0 | 351,577 | 381,973 | 30,396 | 8.6 | 1.52 | 1.46 |

Tax Base

Tax Rates

| | Taxable Market | | | | Pctg Chng | Net Tax Cap | | Ref Mkt Val (mills) | |
|--------------------------|----------------|------------|--------|--------------|------------------|---------------|---------------|---------------------|--------------|
| | Baseline | Alternativ | Change | Pctg Chng | | Base | Alter | Base | Alter |
| Total Tax Capacity | 277,946 | 308,487 | 30,541 | 11.0 | County | 32.95 | 32.52 | 0.000 | 0.09 |
| (-) TIF Tax Capacity | 12,870 | 15,861 | 2,990 | 23.2 | City/Town | 39.88 | 37.41 | 0.102 | 0.07 |
| (-) FD Contrib Tax Cap | 25,993 | 28,551 | 2,559 | 9.8 | School District | 25.33 | 25.38 | 1.217 | 1.394 |
| (=) Taxable Tax Capacity | 239,082 | 264,075 | 24,992 | 10.5 | Special District | 5.00 | 5.12 | 0.000 | 0.00 |
| FD Distrib Tax Cap | 27,840 | 30,893 | 3,054 | 11.0 | Total | 103.16 | 100.43 | 1.318 | 1.564 |

Tax Burdens on
Hypothetical

| | Taxable Market | | | Pctg Chng | Net Tax | | | | Effectiv Tax Rates | |
|----------------------|----------------|------------|-------|--------------|----------|------------|--------|--------------|-----------------------|-------|
| | Baseline | Alternativ | Value | | Baseline | Alternativ | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Lo Val | 108,500 | 119,400 | | 10.0 | 988 | 1,121 | 133 | 13.5 | 0.910 | 0.938 |
| Res Hmstd: Avg Val | 162,800 | 179,100 | | 10.0 | 1,668 | 1,868 | 199 | 12.0 | 1.024 | 1.042 |
| Res Hmstd: Hi Val | 217,000 | 238,700 | | 10.0 | 2,348 | 2,613 | 265 | 11.3 | 1.081 | 1.094 |
| Res Hmstd: Ex-Hi Val | 325,500 | 358,100 | | 10.0 | 3,708 | 4,106 | 399 | 10.8 | 1.139 | 1.146 |
| Apartment (Mkt rate) | 300,000 | 364,100 | | 21.4 | 5,966 | 6,054 | 88 | 1.5 | 1.988 | 1.662 |
| Comm/Ind: Lo Val | 150,000 | 161,500 | | 7.7 | 4,214 | 4,367 | 153 | 3.6 | 2.809 | 2.704 |
| Comm/Ind: Med Val | 300,000 | 323,000 | | 7.7 | 9,766 | 9,979 | 212 | 2.2 | 3.255 | 3.089 |
| Comm/Ind: Hi Val | 1,000,000 | 1,076,800 | | 7.7 | 35,679 | 36,171 | 492 | 1.4 | 3.567 | 3.359 |

House Research

Simulation 3B2
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Baseline Final Pay 2002
Alternative Preliminary Pay 2003

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(all figures in \$000s)

CARVER & SCOTT

| Tax Burdens by Property Class | Taxable Market | | | | Net Tax | | | | Effective Tax Rates | |
|----------------------------------|-------------------|-------------------|------------------|-------------|----------------|----------------|---------------|-------------|------------------------|-------------|
| | Baseline | Alternativ | Chang | Pctg Chn | Baseline | Alternativ | Chang | Pctg Chn | Bas | Alte |
| Res Hmstd: Exist | 8,182,896 | 8,978,078 | 795,182 | 9.7 | 92,605 | 109,978 | 17,373 | 18.8 | 1.13 | 1.22 |
| Res NonHmstd 1Un | 207,189 | 331,849 | 124,660 | 60.2 | 2,559 | 4,254 | 1,695 | 66.2 | 1.24 | 1.28 |
| Res NonHmstd 2-3 | 180,650 | 203,214 | 22,563 | 12.5 | 3,219 | 3,230 | 11 | 0.3 | 1.78 | 1.59 |
| Reg Apartments | 127,210 | 159,631 | 32,421 | 25.5 | 2,760 | 3,034 | 274 | 9.9 | 2.17 | 1.90 |
| Low-income Apts | 69,910 | 71,472 | 1,561 | 2.2 | 789 | 938 | 149 | 18.9 | 1.13 | 1.31 |
| Seasonal Rec | 31,415 | 35,059 | 3,644 | 11.6 | 468 | 525 | 57 | 12.3 | 1.49 | 1.50 |
| Com/Ind Lo Tier | 239,076 | 252,953 | 13,876 | 5.8 | 6,842 | 7,011 | 170 | 2.5 | 2.86 | 2.77 |
| Com/Ind Hi Tier | 1,161,627 | 1,247,441 | 85,815 | 7.4 | 43,561 | 45,527 | 1,966 | 4.5 | 3.75 | 3.65 |
| Publ U: Elec Gen | 19,075 | 18,566 | -509 | -2.7 | 470 | 440 | -30 | -6.3 | 2.47 | 2.37 |
| Publ U: Other | 103,133 | 110,782 | 7,649 | 7.4 | 3,842 | 4,005 | 163 | 4.2 | 3.73 | 3.62 |
| Ag Hmstd: House | 361,713 | 404,806 | 43,092 | 11.9 | 3,053 | 3,467 | 414 | 13.6 | 0.84 | 0.86 |
| Ag Hmstd: Land | 442,337 | 475,584 | 33,247 | 7.5 | 1,948 | 1,958 | 10 | 0.5 | 0.44 | 0.41 |
| Ag NonHmstd | 150,436 | 173,748 | 23,313 | 15.5 | 1,535 | 1,753 | 218 | 14.2 | 1.02 | 1.01 |
| New Con: Res HS | 0 | 621,448 | 621,448 | 0.0 | 0 | 7,451 | 7,451 | 0.0 | 0.00 | 1.20 |
| Total | 11,276,669 | 13,084,631 | 1,807,962 | 16.0 | 163,653 | 193,574 | 29,921 | 18.3 | 1.45 | 1.48 |

Tax Base

Tax Rates

| | Taxable Market | | | | Net Tax Cap | | Ref Mkt Val (mills) | | |
|--------------------------|----------------|------------|--------|--------------|------------------|---------------|---------------------|--------------|--------------|
| | Baseline | Alternativ | Change | Pctg Chng | Base | Alter | Base | Alter | |
| Total Tax Capacity | 126,892 | 145,425 | 18,534 | 14.6 | County | 45.07 | 44.64 | 0.000 | 0.00 |
| (-) TIF Tax Capacity | 9,295 | 9,546 | 250 | 2.7 | City/Town | 34.36 | 34.74 | 0.209 | 0.21 |
| (-) FD Contrib Tax Cap | 8,278 | 9,723 | 1,445 | 17.5 | School District | 27.97 | 29.37 | 0.859 | 1.303 |
| (=) Taxable Tax Capacity | 109,318 | 126,157 | 16,839 | 15.4 | Special District | 5.19 | 5.32 | 0.000 | 0.00 |
| FD Distrib Tax Cap | 11,370 | 12,492 | 1,122 | 9.9 | Total | 112.59 | 114.07 | 1.068 | 1.518 |

Tax Burdens on
Hypothetical

| | Taxable Market | | | Net Tax | | | | Effectiv Tax Rates | |
|----------------------|----------------|------------|--------------|----------|------------|--------|--------------|-----------------------|-------|
| | Baseline | Alternativ | Pctg Chng | Baseline | Alternativ | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Lo Val | 115,800 | 127,100 | 9.8 | 1,159 | 1,385 | 225 | 19.4 | 1.001 | 1.089 |
| Res Hmstd: Avg Val | 173,600 | 190,500 | 9.7 | 1,924 | 2,261 | 337 | 17.5 | 1.108 | 1.187 |
| Res Hmstd: Hi Val | 231,500 | 254,000 | 9.7 | 2,690 | 3,139 | 449 | 16.7 | 1.161 | 1.235 |
| Res Hmstd: Ex-Hi Val | 347,300 | 381,000 | 9.7 | 4,222 | 4,895 | 673 | 16.0 | 1.215 | 1.284 |
| Apartment (Mkt rate) | 300,000 | 376,500 | 25.5 | 6,400 | 7,014 | 613 | 9.6 | 2.133 | 1.862 |
| Comm/Ind: Lo Val | 150,000 | 161,100 | 7.4 | 4,266 | 4,552 | 286 | 6.7 | 2.844 | 2.825 |
| Comm/Ind: Med Val | 300,000 | 322,200 | 7.4 | 9,901 | 10,411 | 510 | 5.1 | 3.300 | 3.231 |
| Comm/Ind: Hi Val | 1,000,000 | 1,073,900 | 7.4 | 36,198 | 37,750 | 1,552 | 4.3 | 3.619 | 3.515 |

House Research

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(all figures in \$000s)

NORTHERN HENNEPIN CO.

| Tax Burdens by Property Class | Taxable Market | | | | Net Tax | | | | Effective Tax Rates | |
|----------------------------------|-------------------|-------------------|------------------|-------------|----------------|----------------|---------------|-------------|------------------------|-------------|
| | Baseline | Alternativ | Chang | Pctg Chn | Baseline | Alternativ | Chang | Pctg Chn | Bas | Alte |
| Res Hmstd: Exist | 10,621,338 | 11,733,729 | 1,112,391 | 10.5 | 134,227 | 163,037 | 28,810 | 21.5 | 1.26 | 1.39 |
| Res NonHmstd 1Un | 236,994 | 287,618 | 50,625 | 21.4 | 3,456 | 4,412 | 955 | 27.6 | 1.46 | 1.53 |
| Res NonHmstd 2-3 | 119,873 | 147,977 | 28,104 | 23.4 | 2,517 | 2,742 | 225 | 8.9 | 2.10 | 1.85 |
| Reg Apartments | 574,527 | 682,887 | 108,360 | 18.9 | 15,079 | 15,423 | 344 | 2.3 | 2.62 | 2.26 |
| Low-income Apts | 197,798 | 222,603 | 24,805 | 12.5 | 2,752 | 3,556 | 804 | 29.2 | 1.39 | 1.60 |
| Seasonal Rec | 10,261 | 10,468 | 207 | 2.0 | 233 | 237 | 3 | 1.5 | 2.27 | 2.26 |
| Com/Ind Lo Tier | 275,996 | 286,036 | 10,040 | 3.6 | 8,594 | 8,641 | 47 | 0.5 | 3.11 | 3.02 |
| Com/Ind Hi Tier | 2,311,764 | 2,548,646 | 236,882 | 10.2 | 94,935 | 102,077 | 7,143 | 7.5 | 4.11 | 4.01 |
| Publ U: Elec Gen | 0 | 29 | 29 | 0.0 | 0 | 1 | 1 | 0.0 | 0.00 | 2.84 |
| Publ U: Other | 167,052 | 174,310 | 7,257 | 4.3 | 6,757 | 6,872 | 116 | 1.7 | 4.04 | 3.94 |
| Ag Hmstd: House | 61,066 | 65,578 | 4,512 | 7.4 | 737 | 840 | 104 | 14.1 | 1.21 | 1.28 |
| Ag Hmstd: Land | 56,727 | 57,607 | 879 | 1.6 | 337 | 304 | -33 | -9.7 | 0.59 | 0.53 |
| Ag NonHmstd | 67,735 | 66,995 | -740 | -1.1 | 907 | 888 | -19 | -2.0 | 1.34 | 1.33 |
| New Con: Res HS | 0 | 306,044 | 306,044 | 0.0 | 0 | 4,271 | 4,271 | 0.0 | 0.00 | 1.40 |
| Total | 14,701,130 | 16,590,526 | 1,889,396 | 12.9 | 270,531 | 313,300 | 42,770 | 15.8 | 1.84 | 1.89 |

Tax Base

Tax Rates

| | Taxable Market | | | | Net Tax Cap | | Ref Mkt Val (mills) | |
|--------------------------|----------------|------------|--------|--------------|------------------|---------------|---------------------|-------|
| | Baseline | Alternativ | Change | Pctg Chng | Base | Alter | Base | Alter |
| Total Tax Capacity | 177,947 | 198,131 | 20,184 | 11.3 | County | 50.25 50.58 | 0.000 | 0.00 |
| (-) TIF Tax Capacity | 18,361 | 19,985 | 1,623 | 8.8 | City/Town | 44.32 41.03 | 0.153 | 0.18 |
| (-) FD Contrib Tax Cap | 17,523 | 19,611 | 2,087 | 11.9 | School District | 30.73 33.06 | 0.972 | 1.952 |
| (=) Taxable Tax Capacity | 142,062 | 158,536 | 16,474 | 11.6 | Special District | 7.97 8.18 | 0.000 | 0.00 |
| FD Distrib Tax Cap | 22,571 | 24,238 | 1,667 | 7.4 | Total | 133.29 132.85 | 1.125 | 2.135 |

Tax Burdens on
Hypothetical

| | Taxable Market | | | Net Tax | | | | Effectiv Tax Rates | |
|----------------------|----------------|------------|--------------|----------|------------|--------|--------------|-----------------------|-------|
| | Baseline | Alternativ | Pctg Chng | Baseline | Alternativ | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Lo Val | 93,800 | 103,200 | 10.0 | 1,068 | 1,312 | 244 | 22.9 | 1.138 | 1.271 |
| Res Hmstd: Avg Val | 140,600 | 154,700 | 10.0 | 1,786 | 2,152 | 366 | 20.5 | 1.270 | 1.391 |
| Res Hmstd: Hi Val | 187,500 | 206,300 | 10.0 | 2,506 | 2,994 | 488 | 19.5 | 1.336 | 1.451 |
| Res Hmstd: Ex-Hi Val | 281,300 | 309,400 | 10.0 | 3,947 | 4,677 | 730 | 18.5 | 1.402 | 1.511 |
| Apartment (Mkt rate) | 300,000 | 356,600 | 18.9 | 7,535 | 7,867 | 332 | 4.4 | 2.511 | 2.206 |
| Comm/Ind: Lo Val | 150,000 | 165,400 | 10.3 | 4,632 | 5,143 | 510 | 11.0 | 3.088 | 3.109 |
| Comm/Ind: Med Val | 300,000 | 330,700 | 10.2 | 10,752 | 11,685 | 933 | 8.7 | 3.584 | 3.533 |
| Comm/Ind: Hi Val | 1,000,000 | 1,102,500 | 10.3 | 39,313 | 42,234 | 2,921 | 7.4 | 3.931 | 3.830 |

House Research

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Baseline Final Pay 2002
Alternative Preliminary Pay 2003

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(all figures in \$000s)

SOUTHEAST HENNEPIN CO.

| Tax Burdens by Property Class | Taxable Market | | | | Net Tax | | | | Effective Tax Rates | |
|----------------------------------|-------------------|-------------------|------------------|-------------|----------------|----------------|---------------|-------------|------------------------|-------------|
| | Baseline | Alternativ | Chang | Pctg Chn | Baseline | Alternativ | Chang | Pctg Chn | Bas | Alte |
| Res Hmstd: Exist | 13,224,365 | 14,481,404 | 1,257,040 | 9.5 | 159,474 | 177,110 | 17,635 | 11.1 | 1.21 | 1.22 |
| Res NonHmstd 1Un | 419,980 | 525,053 | 105,074 | 25.0 | 5,615 | 7,063 | 1,448 | 25.8 | 1.34 | 1.35 |
| Res NonHmstd 2-3 | 131,664 | 147,635 | 15,971 | 12.1 | 2,583 | 2,428 | -154 | -6.0 | 1.96 | 1.64 |
| Reg Apartments | 1,385,692 | 1,548,888 | 163,196 | 11.8 | 31,741 | 30,052 | -1,689 | -5.3 | 2.29 | 1.94 |
| Low-income Apts | 191,774 | 218,129 | 26,355 | 13.7 | 2,386 | 2,962 | 576 | 24.1 | 1.24 | 1.36 |
| Seasonal Rec | 6,221 | 5,468 | -753 | -12.1 | 97 | 85 | -11 | -11. | 1.56 | 1.56 |
| Com/Ind Lo Tier | 336,275 | 334,655 | -1,620 | -0.5 | 10,043 | 9,469 | -574 | -5.7 | 2.99 | 2.83 |
| Com/Ind Hi Tier | 5,628,903 | 5,865,231 | 236,327 | 4.2 | 217,003 | 214,494 | -2,509 | -1.2 | 3.86 | 3.66 |
| Publ U: Elec Gen | 675 | 693 | 17 | 2.5 | 20 | 19 | 0 | -1.1 | 2.89 | 2.79 |
| Publ U: Other | 145,657 | 145,635 | -22 | 0.0 | 5,660 | 5,358 | -302 | -5.3 | 3.89 | 3.68 |
| Ag Hmstd: House | 483 | 531 | 48 | 10.0 | 5 | 6 | 1 | 12.8 | 1.13 | 1.16 |
| Ag Hmstd: Land | 160 | 161 | 1 | 0.5 | 1 | 1 | 0 | -21. | 0.41 | 0.32 |
| Ag NonHmstd | 42 | 42 | 0 | 0.0 | 0 | 0 | 0 | 1.9 | 1.11 | 1.13 |
| New Con: Res HS | 0 | 91,435 | 91,435 | 0.0 | 0 | 1,171 | 1,171 | 0.0 | 0.00 | 1.28 |
| Total | 21,471,891 | 23,364,960 | 1,893,069 | 8.8 | 434,627 | 450,219 | 15,591 | 3.6 | 2.02 | 1.93 |

Tax Base

Tax Rates

| | Taxable Market | | | | Net Tax Cap | | Ref Mkt Val (mills) | | |
|--------------------------|----------------|------------|--------|--------------|------------------|---------------|---------------------|--------------|--------------|
| | Baseline | Alternativ | Change | Pctg Chng | Base | Alter | Base | Alter | |
| Total Tax Capacity | 286,407 | 304,602 | 18,195 | 6.4 | County | 50.26 | 50.58 | 0.000 | 0.00 |
| (-) TIF Tax Capacity | 25,025 | 27,219 | 2,194 | 8.8 | City/Town | 37.23 | 35.62 | 0.034 | 0.03 |
| (-) FD Contrib Tax Cap | 37,222 | 37,723 | 501 | 1.3 | School District | 19.11 | 21.32 | 1.547 | 1.457 |
| (=) Taxable Tax Capacity | 224,159 | 239,659 | 15,500 | 6.9 | Special District | 9.45 | 9.71 | 0.000 | 0.00 |
| FD Distrib Tax Cap | 15,190 | 16,724 | 1,534 | 10.1 | Total | 116.05 | 117.22 | 1.582 | 1.488 |

Tax Burdens on
Hypothetical

| | Taxable Market | | | Net Tax | | | | Effectiv Tax Rates | |
|----------------------|----------------|------------|--------------|----------|------------|--------|--------------|-----------------------|-------|
| | Baseline | Alternativ | Pctg Chng | Baseline | Alternativ | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Lo Val | 115,100 | 126,000 | 9.5 | 1,249 | 1,405 | 156 | 12.5 | 1.085 | 1.115 |
| Res Hmstd: Avg Val | 172,600 | 189,000 | 9.5 | 2,059 | 2,294 | 235 | 11.4 | 1.192 | 1.213 |
| Res Hmstd: Hi Val | 230,100 | 252,000 | 9.5 | 2,869 | 3,183 | 314 | 10.9 | 1.246 | 1.263 |
| Res Hmstd: Ex-Hi Val | 345,100 | 377,900 | 9.5 | 4,489 | 4,960 | 470 | 10.5 | 1.300 | 1.312 |
| Apartment (Mkt rate) | 300,000 | 335,300 | 11.8 | 6,741 | 6,394 | -347 | -5.1 | 2.247 | 1.907 |
| Comm/Ind: Lo Val | 150,000 | 156,300 | 4.2 | 4,424 | 4,422 | -2 | 0.0 | 2.949 | 2.828 |
| Comm/Ind: Med Val | 300,000 | 312,600 | 4.2 | 10,243 | 10,166 | -77 | -0.8 | 3.414 | 3.251 |
| Comm/Ind: Hi Val | 1,000,000 | 1,042,000 | 4.2 | 37,399 | 36,971 | -428 | -1.1 | 3.739 | 3.548 |

House Research

Simulation 3B2
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Baseline Final Pay 2002
Alternative Preliminary Pay 2003

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(all figures in \$000s)

SOUTHWEST HENNEPIN CO.

| Tax Burdens by Property Class | Taxable Market | | | | Net Tax | | | | Effective Tax Rates | |
|----------------------------------|-------------------|-------------------|------------------|-------------|----------------|----------------|---------------|-------------|------------------------|-------------|
| | Baseline | Alternativ | Chang | Pctg Chn | Baseline | Alternativ | Chang | Pctg Chn | Bas | Alte |
| Res Hmstd: Exist | 16,744,039 | 18,321,888 | 1,577,849 | 9.4 | 201,138 | 227,855 | 26,717 | 13.3 | 1.20 | 1.24 |
| Res NonHmstd 1Un | 701,448 | 906,430 | 204,983 | 29.2 | 9,071 | 11,892 | 2,821 | 31.1 | 1.29 | 1.31 |
| Res NonHmstd 2-3 | 235,155 | 303,370 | 68,215 | 29.0 | 4,234 | 4,688 | 454 | 10.7 | 1.80 | 1.55 |
| Reg Apartments | 1,008,879 | 1,105,500 | 96,621 | 9.6 | 21,878 | 20,444 | -1,434 | -6.6 | 2.17 | 1.85 |
| Low-income Apts | 86,445 | 93,753 | 7,308 | 8.5 | 997 | 1,225 | 227 | 22.8 | 1.15 | 1.31 |
| Seasonal Rec | 74,895 | 78,404 | 3,508 | 4.7 | 1,279 | 1,329 | 51 | 4.0 | 1.71 | 1.70 |
| Com/Ind Lo Tier | 302,187 | 307,176 | 4,989 | 1.7 | 8,825 | 8,540 | -285 | -3.2 | 2.92 | 2.78 |
| Com/Ind Hi Tier | 4,556,020 | 4,702,306 | 146,286 | 3.2 | 175,017 | 171,404 | -3,613 | -2.1 | 3.84 | 3.65 |
| Publ U: Elec Gen | 370 | 355 | -14 | -3.8 | 10 | 9 | -1 | -7.7 | 2.68 | 2.58 |
| Publ U: Other | 174,263 | 180,668 | 6,405 | 3.7 | 6,648 | 6,545 | -103 | -1.5 | 3.81 | 3.62 |
| Ag Hmstd: House | 57,834 | 60,236 | 2,402 | 4.2 | 645 | 711 | 66 | 10.2 | 1.12 | 1.18 |
| Ag Hmstd: Land | 41,792 | 43,449 | 1,657 | 4.0 | 215 | 213 | -2 | -1.0 | 0.51 | 0.49 |
| Ag NonHmstd | 54,944 | 62,934 | 7,989 | 14.5 | 614 | 702 | 88 | 14.3 | 1.12 | 1.12 |
| New Con: Res HS | 0 | 322,954 | 322,954 | 0.0 | 0 | 4,026 | 4,026 | 0.0 | 0.00 | 1.25 |
| Total | 24,038,271 | 26,489,423 | 2,451,152 | 10.2 | 430,572 | 459,584 | 29,012 | 6.7 | 1.79 | 1.73 |

Tax Base

Tax Rates

| | Taxable Market | | | | Pctg Chng | Net Tax Cap | | Ref Mkt Val (mills) | |
|--------------------------|----------------|------------|--------|--------------|------------------|---------------|---------------|---------------------|--------------|
| | Baseline | Alternativ | Change | Pctg Chng | | Base | Alter | Base | Alter |
| Total Tax Capacity | 301,335 | 325,567 | 24,232 | 8.0 | County | 50.26 | 50.58 | 0.000 | 0.00 |
| (-) TIF Tax Capacity | 6,040 | 7,166 | 1,126 | 18.6 | City/Town | 30.06 | 29.20 | 0.055 | 0.06 |
| (-) FD Contrib Tax Cap | 34,261 | 38,065 | 3,804 | 11.1 | School District | 21.20 | 22.19 | 1.515 | 1.650 |
| (=) Taxable Tax Capacity | 261,034 | 280,336 | 19,302 | 7.4 | Special District | 8.92 | 9.17 | 0.000 | 0.00 |
| FD Distrib Tax Cap | 11,520 | 12,758 | 1,237 | 10.7 | Total | 110.44 | 111.13 | 1.569 | 1.718 |

**Tax Burdens on
Hypothetical**

| | Taxable Market Value | | | Pctg Chng | Net Tax | | | | Effectiv Tax Rates | |
|----------------------|-------------------------|------------|--------|--------------|----------|------------|--------|--------------|-----------------------|-------|
| | Baseline | Alternativ | Chng | | Baseline | Alternativ | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Lo Val | 156,900 | 171,700 | 14,800 | 9.4 | 1,748 | 1,985 | 237 | 13.6 | 1.113 | 1.156 |
| Res Hmstd: Avg Val | 235,300 | 257,500 | 22,200 | 9.4 | 2,807 | 3,163 | 356 | 12.7 | 1.193 | 1.228 |
| Res Hmstd: Hi Val | 313,700 | 343,300 | 29,600 | 9.4 | 3,867 | 4,342 | 475 | 12.3 | 1.232 | 1.264 |
| Res Hmstd: Ex-Hi Val | 470,600 | 514,900 | 44,300 | 9.4 | 5,936 | 6,648 | 713 | 12.0 | 1.261 | 1.291 |
| Apartment (Mkt rate) | 300,000 | 328,700 | 28,700 | 9.6 | 6,434 | 6,044 | -390 | -6.1 | 2.144 | 1.838 |
| Comm/Ind: Lo Val | 150,000 | 154,800 | 4,800 | 3.2 | 4,373 | 4,339 | -34 | -0.8 | 2.915 | 2.802 |
| Comm/Ind: Med Val | 300,000 | 309,600 | 9,600 | 3.2 | 10,124 | 9,979 | -145 | -1.4 | 3.374 | 3.223 |
| Comm/Ind: Hi Val | 1,000,000 | 1,032,100 | 32,100 | 3.2 | 36,966 | 36,307 | -660 | -1.8 | 3.696 | 3.517 |

House Research

Simulation 3B2
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Baseline Final Pay 2002
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(all figures in \$000s)

SUBURBAN RAMSEY CO.

| Tax Burdens by Property Class | Taxable Market | | | | Net Tax | | | | Effective Tax Rates | |
|----------------------------------|-------------------|-------------------|------------------|-------------|----------------|----------------|---------------|-------------|------------------------|-------------|
| | Baseline | Alternativ | Chang | Pctg Chn | Baseline | Alternativ | Chang | Pctg Chn | Bas | Alte |
| Res Hmstd: Exist | 10,020,741 | 10,951,874 | 931,132 | 9.3 | 104,617 | 121,943 | 17,327 | 16.6 | 1.04 | 1.11 |
| Res NonHmstd 1Un | 257,782 | 361,848 | 104,067 | 40.4 | 3,090 | 4,537 | 1,447 | 46.8 | 1.20 | 1.25 |
| Res NonHmstd 2-3 | 122,334 | 128,718 | 6,383 | 5.2 | 2,135 | 1,959 | -176 | -8.2 | 1.75 | 1.52 |
| Reg Apartments | 611,376 | 799,830 | 188,455 | 30.8 | 12,901 | 14,538 | 1,637 | 12.7 | 2.11 | 1.82 |
| Low-income Apts | 165,725 | 212,156 | 46,431 | 28.0 | 1,802 | 2,752 | 950 | 52.7 | 1.09 | 1.30 |
| Seasonal Rec | 8,846 | 9,370 | 523 | 5.9 | 136 | 145 | 9 | 6.7 | 1.54 | 1.55 |
| Com/Ind Lo Tier | 298,710 | 302,767 | 4,056 | 1.4 | 8,494 | 8,302 | -192 | -2.3 | 2.84 | 2.74 |
| Com/Ind Hi Tier | 2,866,448 | 3,167,499 | 301,050 | 10.5 | 107,320 | 113,725 | 6,405 | 6.0 | 3.74 | 3.59 |
| Publ U: Elec Gen | 38,205 | 35,252 | -2,953 | -7.7 | 981 | 903 | -79 | -8.0 | 2.57 | 2.56 |
| Publ U: Other | 128,146 | 134,977 | 6,831 | 5.3 | 4,789 | 4,824 | 34 | 0.7 | 3.74 | 3.57 |
| Ag Hmstd: House | 1,695 | 1,680 | -16 | -0.9 | 17 | 18 | 1 | 7.2 | 1.00 | 1.08 |
| Ag Hmstd: Land | 807 | 1,029 | 222 | 27.4 | 4 | 3 | 0 | -12. | 0.47 | 0.32 |
| Ag NonHmstd | 13,665 | 15,407 | 1,743 | 12.8 | 136 | 153 | 17 | 12.7 | 1.00 | 1.00 |
| New Con: Res HS | 0 | 118,760 | 118,760 | 0.0 | 0 | 1,323 | 1,323 | 0.0 | 0.00 | 1.11 |
| Total | 14,534,481 | 16,241,165 | 1,706,684 | 11.7 | 246,423 | 275,126 | 28,704 | 11.6 | 1.70 | 1.69 |

Tax Base

Tax Rates

| | Taxable Market | | | | Pctg Chng | Net Tax Cap | | Ref Mkt Val (mills) | |
|--------------------------|----------------|------------|--------|--------------|------------------|---------------|---------------|---------------------|--------------|
| | Baseline | Alternativ | Change | Pctg Chng | | Base | Alter | Base | Alter |
| Total Tax Capacity | 182,723 | 201,984 | 19,261 | 10.5 | County | 54.96 | 54.71 | 0.000 | 0.00 |
| (-) TIF Tax Capacity | 12,227 | 12,819 | 592 | 4.8 | City/Town | 29.55 | 27.86 | 0.048 | 0.07 |
| (-) FD Contrib Tax Cap | 20,621 | 22,360 | 1,739 | 8.4 | School District | 19.99 | 20.53 | 0.936 | 1.420 |
| (=) Taxable Tax Capacity | 149,876 | 166,805 | 16,930 | 11.3 | Special District | 4.96 | 6.44 | 0.000 | 0.00 |
| FD Distrib Tax Cap | 17,239 | 18,603 | 1,364 | 7.9 | Total | 109.46 | 109.55 | 0.984 | 1.495 |

Tax Burdens on
Hypothetical

| | Taxable Market | | | Pctg Chng | Net Tax | | | | Effectiv Tax Rates | |
|----------------------|----------------|------------|-------|--------------|----------|------------|--------|--------------|-----------------------|-------|
| | Baseline | Alternativ | Value | | Baseline | Alternativ | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Lo Val | 102,900 | 112,500 | | 9.3 | 948 | 1,129 | 182 | 19.2 | 0.921 | 1.003 |
| Res Hmstd: Avg Val | 154,300 | 168,600 | | 9.3 | 1,607 | 1,878 | 271 | 16.9 | 1.041 | 1.114 |
| Res Hmstd: Hi Val | 205,700 | 224,800 | | 9.3 | 2,267 | 2,628 | 362 | 16.0 | 1.101 | 1.169 |
| Res Hmstd: Ex-Hi Val | 308,600 | 337,300 | | 9.3 | 3,587 | 4,130 | 543 | 15.2 | 1.162 | 1.224 |
| Apartment (Mkt rate) | 300,000 | 392,500 | | 30.8 | 6,206 | 7,036 | 830 | 13.4 | 2.068 | 1.792 |
| Comm/Ind: Lo Val | 150,000 | 165,800 | | 10.5 | 4,240 | 4,642 | 402 | 9.5 | 2.826 | 2.799 |
| Comm/Ind: Med Val | 300,000 | 331,500 | | 10.5 | 9,843 | 10,564 | 721 | 7.3 | 3.281 | 3.186 |
| Comm/Ind: Hi Val | 1,000,000 | 1,105,000 | | 10.5 | 35,994 | 38,211 | 2,217 | 6.2 | 3.599 | 3.457 |

House Research

Simulation 3B2
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Baseline Final Pay 2002
Alternative Preliminary Pay 2003

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(all figures in \$000s)

CITY OF MINNEAPOLIS

| Tax Burdens by Property Class | Taxable Market | | | | Net Tax | | | | Effective Tax Rates | |
|----------------------------------|-------------------|-------------------|------------------|-------------|----------------|----------------|---------------|-------------|------------------------|-------------|
| | Baseline | Alternativ | Chang | Pctg Chn | Baseline | Alternativ | Chang | Pctg Chn | Bas | Alte |
| Res Hmstd: Exist | 10,311,740 | 11,379,233 | 1,067,492 | 10.4 | 139,585 | 163,795 | 24,210 | 17.3 | 1.35 | 1.44 |
| Res NonHmstd 1Un | 649,118 | 742,726 | 93,608 | 14.4 | 10,087 | 12,039 | 1,951 | 19.3 | 1.55 | 1.62 |
| Res NonHmstd 2-3 | 538,218 | 606,770 | 68,552 | 12.7 | 12,155 | 12,084 | -71 | -0.6 | 2.26 | 1.99 |
| Reg Apartments | 1,854,360 | 2,116,896 | 262,536 | 14.2 | 50,471 | 50,229 | -242 | -0.5 | 2.72 | 2.37 |
| Low-income Apts | 387,485 | 488,172 | 100,688 | 26.0 | 5,396 | 7,850 | 2,454 | 45.5 | 1.39 | 1.61 |
| Seasonal Rec | 135 | 289 | 154 | 113.5 | 2 | 5 | 3 | 128. | 1.70 | 1.82 |
| Com/Ind Lo Tier | 549,906 | 574,596 | 24,690 | 4.5 | 17,485 | 17,865 | 379 | 2.2 | 3.18 | 3.11 |
| Com/Ind Hi Tier | 5,548,105 | 5,667,374 | 119,268 | 2.1 | 233,755 | 233,452 | -302 | -0.1 | 4.21 | 4.12 |
| Publ U: Elec Gen | 68,911 | 67,488 | -1,423 | -2.1 | 2,111 | 2,046 | -65 | -3.1 | 3.06 | 3.03 |
| Publ U: Other | 263,992 | 284,004 | 20,012 | 7.6 | 11,101 | 11,671 | 570 | 5.1 | 4.21 | 4.11 |
| Ag Hmstd: House | 0 | 0 | 0 | 0.0 | 0 | 0 | 0 | 0.0 | 0.00 | 0.00 |
| Ag Hmstd: Land | 0 | 0 | 0 | 0.0 | 0 | 0 | 0 | 0.0 | 0.00 | 0.00 |
| Ag NonHmstd | 473 | 507 | 35 | 7.4 | 7 | 8 | 1 | 11.9 | 1.47 | 1.53 |
| New Con: Res HS | 0 | 116,517 | 116,517 | 0.0 | 0 | 1,677 | 1,677 | 0.0 | 0.00 | 1.44 |
| Total | 20,172,442 | 22,044,572 | 1,872,130 | 9.3 | 482,155 | 512,722 | 30,567 | 6.3 | 2.39 | 2.33 |

Tax Base

Tax Rates

| | Taxable Market | | | | Pctg Chng | Net Tax Cap | | Ref Mkt Val (mills) | |
|--------------------------|----------------|------------|--------|--------------|------------------|---------------|---------------|---------------------|--------------|
| | Baseline | Alternativ | Change | Pctg Chng | | Base | Alter | Base | Alter |
| Total Tax Capacity | 280,716 | 296,210 | 15,495 | 5.5 | County | 44.62 | 44.89 | 0.000 | 0.00 |
| (-) TIF Tax Capacity | 42,736 | 46,773 | 4,038 | 9.4 | City/Town | 58.84 | 63.75 | 0.000 | 0.01 |
| (-) FD Contrib Tax Cap | 30,803 | 33,999 | 3,195 | 10.4 | School District | 32.86 | 33.51 | 0.790 | 0.768 |
| (=) Taxable Tax Capacity | 207,177 | 215,438 | 8,261 | 4.0 | Special District | 10.50 | 10.80 | 0.000 | 0.00 |
| FD Distrib Tax Cap | 34,127 | 35,677 | 1,549 | 4.5 | Total | 146.82 | 152.94 | 0.790 | 0.786 |

Tax Burdens on
Hypothetical

| | Taxable Market | | | Pctg Chng | Net Tax | | | | Effectiv Tax Rates | |
|----------------------|----------------|------------|-------|--------------|----------|------------|--------|--------------|-----------------------|-------|
| | Baseline | Alternativ | Value | | Baseline | Alternativ | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Lo Val | 81,900 | 90,100 | 10.0 | 968 | 1,158 | 189 | 19.5 | 1.182 | 1.284 | |
| Res Hmstd: Avg Val | 122,900 | 135,200 | 10.0 | 1,640 | 1,923 | 284 | 17.3 | 1.334 | 1.422 | |
| Res Hmstd: Hi Val | 163,800 | 180,200 | 10.0 | 2,309 | 2,688 | 378 | 16.4 | 1.409 | 1.491 | |
| Res Hmstd: Ex-Hi Val | 245,700 | 270,300 | 10.0 | 3,650 | 4,217 | 567 | 15.5 | 1.485 | 1.560 | |
| Apartment (Mkt rate) | 300,000 | 342,500 | 14.2 | 8,165 | 8,127 | -39 | -0.5 | 2.721 | 2.372 | |
| Comm/Ind: Lo Val | 150,000 | 153,200 | 2.1 | 4,769 | 4,795 | 26 | 0.5 | 3.179 | 3.130 | |
| Comm/Ind: Med Val | 300,000 | 306,400 | 2.1 | 11,089 | 11,106 | 17 | 0.2 | 3.696 | 3.624 | |
| Comm/Ind: Hi Val | 1,000,000 | 1,021,500 | 2.2 | 40,582 | 40,563 | -19 | 0.0 | 4.058 | 3.970 | |

House Research

Simulation 3B2
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Baseline Final Pay 2002
Alternative Preliminary Pay 2003

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(all figures in \$000s)

CITY OF ST. PAUL

| Tax Burdens by Property Class | Taxable Market | | | | Net Tax | | | | Effective Tax Rates | |
|----------------------------------|-------------------|-------------------|------------------|-------------|----------------|----------------|---------------|-------------|------------------------|-------------|
| | Baseline | Alternativ | Chang | Pctg Chn | Baseline | Alternativ | Chang | Pctg Chn | Bas | Alte |
| Res Hmstd: Exist | 6,932,514 | 7,584,071 | 651,557 | 9.4 | 73,900 | 88,802 | 14,901 | 20.2 | 1.07 | 1.17 |
| Res NonHmstd 1Un | 253,288 | 362,604 | 109,316 | 43.2 | 3,288 | 4,995 | 1,707 | 51.9 | 1.30 | 1.38 |
| Res NonHmstd 2-3 | 214,005 | 256,434 | 42,430 | 19.8 | 4,128 | 4,352 | 223 | 5.4 | 1.93 | 1.70 |
| Reg Apartments | 862,147 | 1,037,364 | 175,217 | 20.3 | 20,118 | 21,025 | 906 | 4.5 | 2.33 | 2.03 |
| Low-income Apts | 295,429 | 345,413 | 49,984 | 16.9 | 3,447 | 4,751 | 1,303 | 37.8 | 1.17 | 1.38 |
| Seasonal Rec | 1,135 | 1,192 | 57 | 5.0 | 19 | 20 | 1 | 5.2 | 1.70 | 1.70 |
| Com/Ind Lo Tier | 364,632 | 381,944 | 17,312 | 4.7 | 10,611 | 10,887 | 275 | 2.6 | 2.91 | 2.85 |
| Com/Ind Hi Tier | 2,109,945 | 2,426,214 | 316,269 | 15.0 | 81,868 | 91,619 | 9,750 | 11.9 | 3.88 | 3.78 |
| Publ U: Elec Gen | 46,740 | 48,035 | 1,295 | 2.8 | 1,276 | 1,292 | 16 | 1.2 | 2.73 | 2.69 |
| Publ U: Other | 156,617 | 166,783 | 10,166 | 6.5 | 6,075 | 6,296 | 221 | 3.6 | 3.88 | 3.78 |
| Ag Hmstd: House | 42 | 50 | 9 | 21.2 | 0 | 0 | 0 | 31.9 | 0.90 | 0.98 |
| Ag Hmstd: Land | 67 | 78 | 11 | 16.6 | 0 | 0 | 0 | -5.3 | 0.51 | 0.42 |
| Ag NonHmstd | 618 | 608 | -10 | -1.6 | 8 | 8 | 0 | -1.2 | 1.30 | 1.30 |
| New Con: Res HS | 0 | 35,136 | 35,136 | 0.0 | 0 | 411 | 411 | 0.0 | 0.00 | 1.17 |
| Total | 11,237,178 | 12,645,926 | 1,408,748 | 12.5 | 204,741 | 234,457 | 29,716 | 14.5 | 1.82 | 1.85 |

Tax Base

Tax Rates

| | | | | | Net Tax Cap | | Ref Mkt Val (mills) | | |
|--------------------------|----------|------------|--------|--------------|------------------|---------------|---------------------|--------------|--------------|
| | Baseline | Alternativ | Change | Pctg Chng | Base | Alter | Base | Alter | |
| Total Tax Capacity | 144,948 | 160,615 | 15,667 | 10.8 | County | 50.15 | 49.95 | 0.000 | 0.00 |
| (-) TIF Tax Capacity | 13,291 | 15,018 | 1,727 | 13.0 | City/Town | 38.70 | 37.95 | 0.000 | 0.00 |
| (-) FD Contrib Tax Cap | 13,176 | 11,884 | -1,291 | -9.8 | School District | 34.72 | 34.81 | 0.003 | 0.726 |
| (=) Taxable Tax Capacity | 118,481 | 133,712 | 15,231 | 12.9 | Special District | 6.06 | 7.56 | 0.000 | 0.00 |
| FD Distrib Tax Cap | 32,136 | 33,783 | 1,647 | 5.1 | Total | 129.62 | 130.27 | 0.003 | 0.726 |

Tax Burdens on
Hypothetical

| | Taxable Market | | | Net Tax | | | | Effectiv Tax Rates | |
|----------------------|----------------|------------|--------------|----------|------------|--------|--------------|-----------------------|-------|
| | Baseline | Alternativ | Pctg Chng | Baseline | Alternativ | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Lo Val | 73,100 | 80,000 | 9.4 | 655 | 800 | 145 | 22.1 | 0.896 | 0.999 |
| Res Hmstd: Avg Val | 109,600 | 119,900 | 9.4 | 1,147 | 1,385 | 237 | 20.7 | 1.046 | 1.154 |
| Res Hmstd: Hi Val | 146,200 | 159,900 | 9.4 | 1,655 | 1,971 | 316 | 19.1 | 1.131 | 1.232 |
| Res Hmstd: Ex-Hi Val | 219,300 | 239,900 | 9.4 | 2,668 | 3,143 | 475 | 17.8 | 1.216 | 1.310 |
| Apartment (Mkt rate) | 300,000 | 361,000 | 20.3 | 7,001 | 7,317 | 316 | 4.5 | 2.333 | 2.026 |
| Comm/Ind: Lo Val | 150,000 | 172,500 | 15.0 | 4,365 | 5,125 | 760 | 17.4 | 2.910 | 2.971 |
| Comm/Ind: Med Val | 300,000 | 345,000 | 15.0 | 10,185 | 11,639 | 1,454 | 14.3 | 3.395 | 3.373 |
| Comm/Ind: Hi Val | 1,000,000 | 1,149,900 | 15.0 | 37,346 | 42,034 | 4,687 | 12.6 | 3.734 | 3.655 |

Baseline Legal Class Report

| | Legal Class | Class Rate | Mkt Val | Net Tax Cap | Net Tax |
|-------|------------------------------------|------------|------------|-------------|-----------|
| 124 | Farm 1b Hmstd HGA: <32K | 0.450 | 11,764 | 53 | 42 |
| 125 | Ag Hmstd HGA: <76K | 1.000 | 5,599,978 | 56,000 | 42,014 |
| 126 | Ag Hmstd HGA: 76K-500K | 1.000 | 1,708,319 | 17,083 | 20,708 |
| 127 | Ag Hmstd HGA: >500K | 1.250 | 21,080 | 263 | 315 |
| 128 | Farm 1b Hmstd land: <32K | 0.450 | 1,101 | 5 | 4 |
| 129.1 | Ag Hmstd land & bldgs: <115K | 0.550 | 8,995,183 | 49,474 | 35,589 |
| 129.2 | Ag Hmstd land & bldgs: 115K-300K | 0.550 | 6,473,368 | 35,604 | 36,562 |
| 130 | Ag Hmstd land & bldgs: 300K-600K | 0.550 | 3,680,345 | 20,242 | 20,250 |
| 131 | Ag Hmstd land & bldgs: >600K | 1.000 | 2,147,694 | 21,477 | 21,063 |
| 133 | Ag Non-homestead | 1.000 | 8,976,673 | 89,767 | 92,461 |
| 134 | Migrant Housing: <500K | 1.000 | 671 | 7 | 7 |
| 139 | Timberlands | 1.000 | 523,660 | 5,237 | 6,235 |
| 140 | Non-comm seasonal-rec-res: <76K | 1.000 | 6,047,160 | 60,472 | 77,092 |
| 141 | Non-comm seasonal-rec-res: 76K - | 1.000 | 2,303,185 | 23,032 | 35,119 |
| 142 | Non-comm seasonal-rec-res: >500K | 1.250 | 84,790 | 1,060 | 1,599 |
| 145 | Res 1b Hmstd <32K | 0.450 | 190,885 | 859 | 845 |
| 146 | Res Hmstd: <76K | 1.000 | 91,991,668 | 919,917 | 884,564 |
| 147 | Res Hmstd: 76K - 500K | 1.000 | 76,126,770 | 761,268 | 951,828 |
| 148 | Res Hmstd: > 500K | 1.250 | 1,986,736 | 24,834 | 29,886 |
| 150 | Res Non-hmstd 1 unit: <76K | 1.000 | 4,549,834 | 45,498 | 59,702 |
| 151 | Res Non-hmstd 1 unit: 76K - 500K | 1.000 | 2,037,610 | 20,376 | 25,581 |
| 152 | Res Non-hmstd 1 unit: >500K | 1.250 | 185,603 | 2,320 | 2,781 |
| 154 | Res Non-hmstd 2-3 units | 1.500 | 2,907,320 | 43,610 | 56,292 |
| 157 | Regular apartments (4a) | 1.800 | 9,874,375 | 177,739 | 231,123 |
| 158 | Low income apartments (4d) | 0.900 | 2,563,062 | 23,068 | 31,622 |
| 159 | Non-prof student housing/Comm Serv | 1.500 | 28,178 | 423 | 599 |
| 160 | Student housing | 1.000 | 18,625 | 186 | 266 |
| 161 | Manufactured home park land | 1.500 | 380,689 | 5,710 | 6,966 |
| 163 | Comm seasonal-rec-res: 1c | 1.000 | 213,410 | 2,134 | 2,129 |
| 164 | Comm seasonal-rec-res: 4c <500K | 1.000 | 198,594 | 1,986 | 3,252 |
| 165 | Comm seasonal-rec-res: 4c >500K | 1.250 | 33,868 | 423 | 674 |
| 166 | Qualifying golf courses | 1.250 | 157,956 | 1,974 | 2,229 |
| 169 | Commercial pref: <150K | 1.500 | 6,418,319 | 96,275 | 187,028 |
| 170 | Commercial: >150K | 2.000 | 26,711,500 | 534,230 | 1,033,354 |
| 171 | Comm competitive zone: <150K | 1.500 | 326 | 5 | 7 |
| 172 | Comm competitive zone: >150K | 2.000 | 253 | 5 | 6 |
| 173 | Comm border city: <150K | 1.500 | 36,888 | 553 | 851 |
| 174 | Comm border city: >150K | 2.000 | 53,035 | 1,061 | 1,220 |
| 176 | Industrial pref: <150K | 1.500 | 1,139,066 | 17,086 | 33,591 |
| 177 | Industrial pref: >150K | 2.000 | 10,005,026 | 200,101 | 386,598 |
| 180 | Ind border city: <150K | 1.500 | 1,332 | 20 | 31 |

House Research

| Simulation | 3B2 | Baseline | Final Pay 2002 | | | Page 33 |
|--------------------|--|-------------|----------------------|-----------|--|-------------------------|
| 3/21/2003 | 1:55 PM | Alternative | Preliminary Pay 2003 | | | (all figures in \$000s) |
| 181 | Ind border city: >150K | 2.000 | 32,536 | 651 | | 748 |
| 183 | Publ Util: land & bldgs <150K | 1.500 | 79,014 | 1,185 | | 2,218 |
| 184 | Publ Util: land & bldgs >150K | 2.000 | 565,947 | 11,319 | | 21,960 |
| 185 | Publ Util: Electric Generat Mach | 2.000 | 1,545,703 | 30,914 | | 41,458 |
| 186 | Publ Util: Other Machinery | 2.000 | 1,003,434 | 20,069 | | 36,256 |
| 188 | Railroad <150K | 1.500 | 26,143 | 392 | | 731 |
| 189 | Railroad >150K | 2.000 | 479,190 | 9,584 | | 18,082 |
| 191 | Mineral | 2.000 | 3,382 | 68 | | 158 |
| 192 | Misc class 5 | 2.000 | 1,241 | 25 | | 52 |
| 195 | Personal: 3f | 1.000 | 8,342 | 83 | | 104 |
| 196 | Non-comm aircraft hangars | 1.500 | 38,899 | 583 | | 1,027 |
| 197 | Pers: Item31 tools & machinery | 2.000 | 122,314 | 2,446 | | 4,433 |
| 198 | Pers: It32 str/leased land: non C/I,SRR | 1.000 | 13,745 | 137 | | 159 |
| 199 | Pers: It32 str/leased land: NCSRR | 1.000 | 44,836 | 448 | | 594 |
| 200 | Pers: It32 str/leased land: 76K-500K | 1.000 | 1,202 | 12 | | 18 |
| 202 | Pers: It32 str/leased land: C/I | 2.000 | 33,029 | 661 | | 1,273 |
| 203 | Pers: Item 33 ag real estate | 1.000 | 12,664 | 127 | | 149 |
| 205 | Pers: It41 str/leased land: C/I | 2.000 | 389,828 | 7,797 | | 11,031 |
| 206 | Pers: It41 str/leased land: NCSRR | 1.000 | 264 | 3 | | 5 |
| 209 | Pers: It41 str/leased land: non C/I,SRR | 1.000 | 80 | 1 | | 1 |
| 210 | Pers: Item41: Border Enterprize Zone | 2.000 | 839 | 17 | | 19 |
| 211 | Pers: Item 42 struct/RR land | 2.000 | 37,785 | 756 | | 1,590 |
| 213 | Pers: It43 leased real estate: non C/I | 1.500 | 5,225 | 78 | | 120 |
| 214 | Pers: Item 43 leased real estate: C/I | 2.000 | 231,298 | 4,626 | | 6,621 |
| 215 | Pers: Item 44T electric util trans lines | 2.000 | 1,371,555 | 27,431 | | 52,123 |
| 216 | Pers: Item 44D electric util distrib lines | 2.000 | 172,286 | 3,446 | | 6,715 |
| 217 | Pers: Item 45 syst/gas utils | 2.000 | 1,558,179 | 31,164 | | 55,990 |
| 218 | Pers: Item 46 syst/water utils | 2.000 | 2,334 | 47 | | 90 |
| 219 | Pers: Item 48 misc | 2.000 | 15,861 | 317 | | 604 |
| State Total | | | 292,183,052 | 3,415,819 | | 4,586,413 |

Alternative Legal Class Report

| Legal Class | Class Rate | Mkt Val | Net Tax Cap | Net Tax |
|---|------------|------------|-------------|-----------|
| 127 Farm 1b Hmstd HGA: <32K | 0.450 | 11,968 | 54 | 17 |
| 128 Ag Hmstd HGA: <76K | 1.000 | 5,857,978 | 58,580 | 43,959 |
| 129 Ag Hmstd HGA: 76K-500K | 1.000 | 2,199,976 | 22,000 | 26,432 |
| 130 Ag Hmstd HGA: >500K | 1.250 | 27,114 | 339 | 402 |
| 131 Farm 1b Hmstd land <32K | 0.450 | 943 | 4 | 2 |
| 132 Ag Hmstd land & bldgs: <115K | 0.550 | 9,168,432 | 50,426 | 26,275 |
| 133 Ag Hmstd l & b: 115K-345K | 0.550 | 7,804,629 | 42,925 | 47,455 |
| 134 Ag Hmstd l & b: 345K-600K | 0.550 | 3,154,405 | 17,349 | 17,141 |
| 135 Ag Hmstd land & bldgs: >600K | 1.000 | 2,576,816 | 25,768 | 25,072 |
| 137 Ag Non-homestead | 1.000 | 9,425,513 | 94,255 | 95,934 |
| 138 Migrant Housing: <500K | 1.000 | 695 | 7 | 7 |
| 143 Timberlands | 1.000 | 775,270 | 7,753 | 8,843 |
| 144 Non-comm seasonal-rec-res: <76K | 1.000 | 6,503,183 | 65,032 | 80,302 |
| 145 Non-comm seasonal-rec-res: 76K-500K | 1.000 | 2,965,853 | 29,659 | 43,657 |
| 146 Non-comm seasonal-rec-res: >500K | 1.250 | 125,736 | 1,572 | 2,247 |
| 149.1 Res 1b Hmstd <32K: Exist | 0.450 | 180,390 | 812 | 821 |
| 149.2 Res 1b Hmstd <32K: NewCon | 0.450 | 3,839 | 17 | 17 |
| 150.1 Res Hmstd: <76K: Exist | 1.000 | 92,493,660 | 924,937 | 927,740 |
| 150.2 Res Hmstd: <76K: NewCon | 1.000 | 2,354,159 | 23,542 | 23,163 |
| 151.1 Res Hmstd: 76K-500K: Exist | 1.000 | 91,056,836 | 910,568 | 1,166,426 |
| 151.2 Res Hmstd: 76K-500K: NewCon | 1.000 | 2,443,404 | 24,434 | 30,908 |
| 152.1 Res Hmstd: > 500K: Exist | 1.250 | 2,779,886 | 34,749 | 42,573 |
| 152.2 Res Hmstd: > 500K: NewCon | 1.250 | 51,734 | 647 | 775 |
| 154 Res Non-hmstd 1 unit: <76K | 1.000 | 5,283,441 | 52,834 | 70,194 |
| 155 Res Non-hmstd 1 unit: 76K - 500K | 1.000 | 3,012,074 | 30,121 | 38,612 |
| 156 Res Non-hmstd 1 unit: >500K | 1.250 | 262,153 | 3,277 | 4,015 |
| 158 Res Non-hmstd 2-3 units | 1.250 | 3,362,546 | 42,032 | 55,587 |
| 161 Regular apartments (4a) | 1.500 | 11,424,313 | 171,365 | 228,272 |
| 162 Regular apartments - New Cnstr | 1.250 | 30,911 | 386 | 454 |
| 163 Low income apartments (4d) | 1.000 | 2,979,481 | 29,795 | 41,901 |
| 164 Non-prof student housing/Comm Serv | 1.500 | 33,108 | 497 | 727 |
| 165 Student housing | 1.000 | 21,714 | 217 | 321 |
| 166 Manufactured home park land | 1.250 | 418,922 | 5,237 | 6,530 |
| 168 Comm seasonal-rec-res: 1c | 1.000 | 344,252 | 3,443 | 3,429 |
| 169 Comm seasonal-rec-res: 4c <500K | 1.000 | 207,030 | 2,070 | 3,329 |
| 170 Comm seasonal-rec-res: 4c >500K | 1.250 | 47,925 | 599 | 912 |
| 171 Bed & Breakfast | 1.250 | 12,051 | 151 | 185 |
| 172 Qualifying golf courses | 1.250 | 173,719 | 2,171 | 2,474 |
| 175 Commercial pref: <150K | 1.500 | 6,700,019 | 100,500 | 189,518 |
| 176 Commercial: >150K | 2.000 | 28,880,467 | 577,609 | 1,072,304 |

House Research

| Simulation | 3B2 | Baseline | Final Pay 2002 | | | Page 35 |
|--------------------|--|-------------|----------------------|-----------|-----------|-------------------------|
| 3/21/2003 | 1:55 PM | Alternative | Preliminary Pay 2003 | | | (all figures in \$000s) |
| 177 | Comm competitive zone: <150K | 1.500 | 300 | 4 | 7 | |
| 178 | Comm competitive zone: >150K | 2.000 | 289 | 6 | 7 | |
| 179 | Comm border city: <150K | 1.500 | 37,578 | 564 | 866 | |
| 180 | Comm border city: >150K | 2.000 | 57,285 | 1,146 | 1,318 | |
| 182 | Industrial pref: <150K | 1.500 | 1,161,581 | 17,424 | 33,171 | |
| 183 | Industrial pref: >150K | 2.000 | 10,765,816 | 215,316 | 401,319 | |
| 186 | Ind border city: <150K | 1.500 | 1,281 | 19 | 29 | |
| 187 | Ind border city: >150K | 2.000 | 32,756 | 655 | 753 | |
| 189 | Publ Util: land & bldgs <150K | 1.500 | 78,772 | 1,182 | 2,154 | |
| 190 | Publ Util: land & bldgs >150K | 2.000 | 721,334 | 14,427 | 26,447 | |
| 191 | Publ Util: Electric Generat Mach | 2.000 | 1,545,468 | 30,909 | 40,023 | |
| 192 | Publ Util: machinery (non-generat) | 2.000 | 887,606 | 17,752 | 31,088 | |
| 194 | Railroad <150K | 1.500 | 25,684 | 385 | 712 | |
| 195 | Railroad >150K | 2.000 | 465,062 | 9,301 | 17,093 | |
| 197 | Mineral | 2.000 | 2,500 | 50 | 117 | |
| 198 | Misc class 5 | 2.000 | 1,543 | 31 | 64 | |
| 201 | Personal: 3f | 1.000 | 8,172 | 82 | 99 | |
| 202 | Non-comm aircraft hangars | 1.500 | 42,162 | 632 | 1,107 | |
| 203 | Pers: It31 tools&mach excl elec gen | 2.000 | 115,630 | 2,313 | 3,995 | |
| 204 | Pers: It32 struct/lease land-non | 1.000 | 15,295 | 153 | 181 | |
| 205 | Pers: It32 struct/leased | 1.000 | 39,520 | 395 | 518 | |
| 206 | Pers: It32 str/lease | 1.000 | 1,202 | 12 | 18 | |
| 208 | Pers: It32 struct/leased land-C/I | 2.000 | 34,302 | 686 | 1,301 | |
| 209 | Pers: Item 33 ag real estate | 1.000 | 13,508 | 135 | 156 | |
| 211 | Pers: It41 struct/leased land - C/I | 2.000 | 367,295 | 7,346 | 10,352 | |
| 212 | Pers: It41 struct/leased | 1.000 | 276 | 3 | 5 | |
| 215 | Pers: It41 str/leased land-non C/I,SRR | 1.000 | 2 | 0 | 0 | |
| 216 | Pers: Item 41 Border EZ | 2.000 | 1,345 | 27 | 31 | |
| 217 | Pers: Item 42 non-EZ struct/RR land | 2.000 | 33,748 | 675 | 1,388 | |
| 219 | Pers: It43 leased real estate - non C/I | 1.500 | 6,242 | 94 | 149 | |
| 220 | Pers: Item 43 leased real estate - C/I | 2.000 | 276,679 | 5,534 | 8,649 | |
| 221 | Pers: Item 44 electric util trans lines | 2.000 | 1,401,744 | 28,035 | 51,397 | |
| 222 | Pers: Item 44 electric util distri lines | 2.000 | 175,078 | 3,502 | 6,589 | |
| 223 | Pers: Item 45 syst/gas utils | 2.000 | 1,636,058 | 32,721 | 57,069 | |
| 224 | Pers: Item 46 syst/water utils | 2.000 | 2,334 | 47 | 87 | |
| 225 | Pers: Item 48 misc | 2.000 | 39,658 | 793 | 1,376 | |
| State Total | | | 325,151,649 | 3,750,085 | 5,028,570 | |

Baseline Levy Summary

Levy Summary Report

| | County | City | Town | School District | Special District | State | Total |
|-------------------------|-------------------------|-----------|---------|----------------------------|------------------|---------|-----------|
| Certified NTC | 1,684,524 | 1,060,224 | 136,770 | 838,767 | 165,174 | 585,343 | 4,470,803 |
| Certified MKV | 497 | 11,957 | 0 | 229,516 | 0 | 0 | 241,970 |
| Fiscal Disparities Levy | 124,203 | 103,874 | 1,234 | 88,286 | 19,530 | 0 | 337,127 |
| Disparity Reduction Aid | 9,495 | 0 | 667 | 8,010 | 0 | 0 | 18,172 |
| Spread NTC Levy | 1,550,826 | 956,350 | 134,869 | 761,089 | 150,645 | 585,343 | 4,139,123 |
| Spread MKV Levy | 497 | 11,957 | 0 | 210,897 | 0 | 0 | 223,351 |
| Tax Incr Financing Levy | | | | | | | 247,202 |
| | Homestead Credit | 323,858 | | Taconite credit | | 15,542 | |
| | Agricultural | 17,993 | | Disparity Reduction | | 3,045 | |

Alternative Levy Summary

Levy Summary Report

| | County | City | Town | School District | Special District | State | Total |
|-------------------------|-------------------------|-----------|---------|----------------------------|------------------|---------|-----------|
| Certified NTC | 1,784,483 | 1,128,064 | 149,955 | 919,980 | 187,882 | 594,941 | 4,765,304 |
| Certified MKV | 2,904 | 14,767 | 45 | 346,591 | 0 | 0 | 364,307 |
| Fiscal Disparities Levy | 104,350 | 97,914 | 1,165 | 85,056 | 21,657 | 0 | 310,141 |
| Disparity Reduction Aid | 10,084 | 0 | 676 | 8,369 | 0 | 0 | 19,128 |
| Spread NTC Levy | 1,670,049 | 1,030,150 | 148,114 | 851,959 | 171,225 | 594,941 | 4,466,439 |
| Spread MKV Levy | 2,904 | 14,767 | 45 | 321,186 | 0 | 0 | 338,902 |
| Tax Incr Financing Levy | | | | | | | 276,281 |
| | Homestead Credit | 319,099 | | Taconite credit | | 16,336 | |
| | Agricultural | 23,606 | | Disparity Reduction | | 4,134 | |