

# House Research Simulation Report: Property Tax

**Simulation #3E2**

**Date 4/13/2003**

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## DESCRIPTION

**BASELINE: Preliminary Pay 2003**

**ALTERNATIVE: Projected Pay 2004: Current Law**

This report is a projection of property taxes payable in 2004 under current law. It does not factor in the effects of the Governor's proposed cuts in state aids. It incorporates a few minor corrections over its predecessor, simulation 3E1. The payable 2003 portion of the simulation is based on actual data reported by the counties. The payable 2004 projections result from a joint House-Senate-Revenue Dept. working group. Market value projections are based on growth patterns for the previous year, adjusted for the change in limited market value limits for pay 2004, and partially refined based on feedback from county assessors. For the most part, non-school levy projections are based on growth rates from pay 2001 and 2003, adjusted for changes in state aids. School levies are based on DCFL statewide estimates, broken down to the district level by the House Research Dept.

## KEY POINTS

- **Statewide, property taxes are projected to increase by \$398 million, or 7.9%**, according to the simulation. Approximately \$140 million of the \$398 million increase is borne by new construction - property appearing on the tax rolls for the first time in 2004. The overall tax increases are projected to be 9.7% in Greater Minnesota and 7% in the Metro area.
- **Statewide property tax impacts by property type vary from -9% to +32%**. Impacts on the largest property types are 9.3% on existing residential homesteads, -9.1% on existing regular apartments, 1.5% on existing commercial-industrial property, and 5.6% on existing agricultural property.

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

**ASSUMPTIONS:****BASELINE:            Preliminary Pay 2003**

- **Property values** (limited market values) are actual values reported by county assessors on the abstracts of assessment.
- **Local government levies** are from a survey of county auditors done by the Dept. of Revenue.
- **Tax increment financing (TIF) net tax capacities** are preliminary values from the abstracts of assessment submitted by county assessors to the Dept. of Revenue; the final figures will be reported later this year when the abstracts of tax lists are filed by county auditors.

**ASSUMPTIONS:****ALTERNATIVE:      Projected Pay 2004: Current Law**

- **Market values** are based on growth rates derived from actual growth rates in taxable property values between payable year 2002 and payable year 2003 for each type of property within each municipality, with separate rates determined for existing property and new construction. In counties where the county assessor was able to provide growth rates, those rates were used instead. City-by-city growth estimates were provided by the Dakota and Hennepin county assessors. Growth rates for property types subject to limited market value were adjusted to reflect the higher limited market value growth rate for pay 2004. Market value growth for property types with a tiered class rate structure were assumed to be split between tiers in the same percentages as the growth from pay 2002 to pay 2003, on a city-by-city and a class-by-class basis.
- **School district levies** were modeled under the direction of a joint House/Senate/Revenue Dept. working group. The baseline pay 2004 levies were developed to match statewide levy estimates by category developed by the Dept. of Children, Families and Learning. Approximately \$71 million of new referendum levies that would need to be approved by the voters are assumed; they are distributed using a uniform rate across all districts except Minneapolis and St. Paul.
- **County, city, and town levies** were modeled under the direction of a joint House/Senate/Revenue Dept. working group. The basic methodology applies each jurisdiction's average growth rate in levy plus aid for pay 2001 and pay 2003 to its 2003 levy plus aid amount (growth rates for pay 2002 were excluded due to the significant system changes made that year). Levy amounts were derived by subtracting projected aid amounts from the levy plus aid projections. County levies were increased slightly (\$7.1 million) in recognition of certain FY '03 unallotments.
- **Special taxing district levies** were generally increased by 6.6%, except for the metro-wide special taxing districts, which were modeled based upon individual levy limits governing each category and discussions with Metro agency staff.
- **The state property tax levy** is assumed to be \$609.1 million, yielding a tax rate of 52.125%.
- **Fiscal disparities** net tax capacities and distribution levies were modeled by the House Research Dept.
- **Tax increment financing (TIF) net tax capacities** were assumed to increase at the same rate in each jurisdiction as the growth in commercial-industrial net tax capacity, except in the city of Minneapolis, where a specific estimate was provided by the city assessor.

**SIMULATION PARAMETERS**

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

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Baseline Preliminary Pay 2003  
Alternative Projected Pay 2004: Current Law

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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	191,363,909	210,895,761	19,531,853	10.2	2,192,424	2,396,749	204,325	9.3	1.15	1.14
Res NonHmstd 1Un	8,557,668	9,388,426	830,758	9.7	112,821	120,966	8,144	7.2	1.32	1.29
Res NonHmstd 2-3	3,866,001	4,123,916	257,915	6.7	63,593	66,132	2,539	4.0	1.64	1.60
Reg Apartments	11,455,225	12,554,590	1,099,365	9.6	228,727	207,876	-20,851	-9.1	2.00	1.66
Low-income Apts	2,979,481	3,263,675	284,194	9.5	41,901	55,092	13,191	31.5	1.41	1.69
Seasonal Rec	10,462,907	11,569,652	1,106,744	10.6	138,183	147,009	8,826	6.4	1.32	1.27
Com/Ind Lo Tier	7,926,443	8,115,447	189,004	2.4	224,303	225,587	1,284	0.6	2.83	2.78
Com/Ind Hi Tier	40,958,745	42,321,601	1,362,856	3.3	1,516,073	1,540,742	24,669	1.6	3.70	3.64
Publ U: Elec Gen	1,545,468	1,556,438	10,970	0.7	40,023	39,377	-645	-1.6	2.59	2.53
Publ U: Other	5,018,556	5,135,839	117,283	2.3	178,827	179,119	292	0.2	3.56	3.49
Ag Hmstd: House	8,097,036	8,773,652	676,616	8.4	70,810	76,399	5,589	7.9	0.87	0.87
Ag Hmstd: Land	22,705,225	24,345,173	1,639,948	7.2	115,945	122,156	6,211	5.4	0.51	0.50
Ag NonHmstd	10,214,986	10,896,164	681,178	6.7	104,941	109,445	4,504	4.3	1.03	1.00
New Con: Res HS	0	5,571,835	5,571,835	0.0	0	64,041	64,041	0.0	0.00	1.15
New Const: Other	0	3,474,687	3,474,687	0.0	0	75,578	75,578	0.0	0.00	2.18
<b>Total</b>	<b>325,151,649</b>	<b>361,986,856</b>	<b>36,835,208</b>	<b>11.3</b>	<b>5,028,570</b>	<b>5,426,268</b>	<b>397,698</b>	<b>7.9</b>	<b>1.55</b>	<b>1.50</b>

Tax Base

Tax Rates

					Net Tax Cap		Ref Mkt Val (mills)		
	Baseline	Alternativ	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	3,750,085	4,127,621	377,535	10.1	County	50.59	48.78	0.010	0.00
(-) TIF Tax Capacity	215,546	229,217	13,671	6.3	City/Town	35.69	34.66	0.052	0.05
(-) FD Contrib Tax Cap	233,133	253,864	20,731	8.9	School District	25.81	24.79	1.137	1.268
(=) Taxable Tax Capacity	3,301,406	3,644,539	343,133	10.4	Special District	5.19	4.89	0.000	0.00
FD Distrib Tax Cap	233,133	253,864	20,732	8.9	<b>Total</b>	<b>117.27</b>	<b>113.11</b>	<b>1.200</b>	<b>1.328</b>

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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	61,486,170	66,938,382	5,452,213	8.9	635,561	701,808	66,247	10.4	1.03	1.05
Res NonHmstd 1Un	3,523,627	3,834,628	311,001	8.8	45,492	49,233	3,742	8.2	1.29	1.28
Res NonHmstd 2-3	1,282,249	1,358,086	75,838	5.9	20,585	21,677	1,091	5.3	1.61	1.60
Reg Apartments	1,894,802	2,024,483	129,681	6.8	37,786	34,220	-3,566	-9.4	1.99	1.69
Low-income Apts	816,376	859,197	42,821	5.2	11,554	14,947	3,393	29.4	1.42	1.74
Seasonal Rec	10,147,754	11,230,647	1,082,894	10.7	133,219	141,923	8,705	6.5	1.31	1.26
Com/Ind Lo Tier	4,412,774	4,544,112	131,338	3.0	124,794	126,191	1,397	1.1	2.83	2.78
Com/Ind Hi Tier	7,986,283	8,437,411	451,128	5.6	290,793	301,999	11,206	3.9	3.64	3.58
Publ U: Elec Gen	1,249,324	1,252,890	3,567	0.3	32,309	31,571	-738	-2.3	2.59	2.52
Publ U: Other	3,050,856	3,118,946	68,090	2.2	106,287	106,070	-217	-0.2	3.48	3.40
Ag Hmstd: House	7,067,066	7,661,100	594,034	8.4	61,102	66,354	5,252	8.6	0.86	0.87
Ag Hmstd: Land	21,677,291	23,226,427	1,549,137	7.1	111,636	117,782	6,146	5.5	0.51	0.51
Ag NonHmstd	9,563,108	10,190,738	627,630	6.6	98,108	102,501	4,393	4.5	1.03	1.01
New Con: Res HS	0	2,487,750	2,487,750	0.0	0	27,456	27,456	0.0	0.00	1.10
New Const: Other	0	1,552,303	1,552,303	0.0	0	30,802	30,802	0.0	0.00	1.98
<b>Total</b>	<b>134,157,678</b>	<b>148,717,101</b>	<b>14,559,423</b>	<b>10.9</b>	<b>1,709,226</b>	<b>1,874,534</b>	<b>165,308</b>	<b>9.7</b>	<b>1.27</b>	<b>1.26</b>

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	1,412,951	1,561,276	148,325	10.5	County	58.78	57.40	0.005	0.00
(-) TIF Tax Capacity	40,269	43,748	3,478	8.6	City/Town	32.87	31.80	0.016	0.01
(-) FD Contrib Tax Cap	1,417	1,603	186	13.1	School District	24.04	23.47	0.603	0.849
(=) Taxable Tax Capacity	1,371,264	1,515,925	144,661	10.5	Special District	1.65	1.59	0.000	0.00
FD Distrib Tax Cap	1,418	1,603	185	13.0	<b>Total</b>	<b>117.33</b>	<b>114.25</b>	<b>0.625</b>	<b>0.870</b>

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	68,100	74,100	8.8	569	615	45	8.0	0.835	0.829	
Res Hmstd: Avg Val	102,100	111,200	8.9	981	1,095	114	11.6	0.961	0.984	
Res Hmstd: Hi Val	136,100	148,200	8.9	1,432	1,583	151	10.5	1.052	1.068	
Res Hmstd: Ex-Hi Val	204,200	222,300	8.9	2,335	2,561	226	9.7	1.143	1.151	
Apartment (Mkt rate)	300,000	320,500	6.8	5,467	4,856	-612	-11.1	1.822	1.515	
Seas Rec: Lo Val	50,000	55,300	10.6	695	748	52	7.5	1.390	1.351	
Seas Rec: Hi Val	150,000	166,000	10.7	2,328	2,527	199	8.5	1.551	1.522	
Comm/Ind: Lo Val	150,000	158,500	5.7	3,957	4,169	212	5.4	2.638	2.630	
Comm/Ind: Med Val	300,000	316,900	5.6	9,202	9,584	382	4.2	3.067	3.024	
Comm/Ind: Hi Val	1,000,000	1,056,500	5.7	33,678	34,867	1,190	3.5	3.367	3.300	

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**Simulation 3E2 Baseline Preliminary Pay 2003**  
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**METRO AREA**

<i>Tax Burdens by Property Class</i>	<b>Taxable Market</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternativ</b>	<b>Chang</b>	<b>Pctg Chn</b>	<b>Baseline</b>	<b>Alternativ</b>	<b>Chang</b>	<b>Pctg Chn</b>	<b>Bas</b>	<b>Alte</b>
Res Hmstd: Exist	129,877,739	143,957,379	14,079,640	10.8	1,556,863	1,694,941	138,079	8.9	1.20	1.18
Res NonHmstd 1Un	5,034,041	5,553,798	519,757	10.3	67,330	71,732	4,403	6.5	1.34	1.29
Res NonHmstd 2-3	2,583,752	2,765,830	182,078	7.0	43,008	44,456	1,447	3.4	1.66	1.61
Reg Apartments	9,560,423	10,530,107	969,684	10.1	190,941	173,657	-17,285	-9.1	2.00	1.65
Low-income Apts	2,163,104	2,404,478	241,374	11.2	30,347	40,145	9,798	32.3	1.40	1.67
Seasonal Rec	315,153	339,004	23,851	7.6	4,965	5,086	121	2.4	1.58	1.50
Com/Ind Lo Tier	3,513,669	3,571,335	57,666	1.6	99,509	99,396	-113	-0.1	2.83	2.78
Com/Ind Hi Tier	32,972,462	33,884,190	911,728	2.8	1,225,280	1,238,742	13,463	1.1	3.72	3.66
Publ U: Elec Gen	296,144	303,548	7,404	2.5	7,713	7,806	93	1.2	2.60	2.57
Publ U: Other	1,967,701	2,016,893	49,193	2.5	72,540	73,049	509	0.7	3.69	3.62
Ag Hmstd: House	1,029,970	1,112,552	82,582	8.0	9,708	10,045	337	3.5	0.94	0.90
Ag Hmstd: Land	1,027,935	1,118,746	90,811	8.8	4,309	4,374	65	1.5	0.42	0.39
Ag NonHmstd	651,878	705,426	53,548	8.2	6,832	6,944	111	1.6	1.05	0.98
New Con: Res HS	0	3,084,085	3,084,085	0.0	0	36,586	36,586	0.0	0.00	1.19
New Const: Other	0	1,922,384	1,922,384	0.0	0	44,776	44,776	0.0	0.00	2.33
<b>Total</b>	<b>190,993,971</b>	<b>213,269,755</b>	<b>22,275,785</b>	<b>11.7</b>	<b>3,319,344</b>	<b>3,551,735</b>	<b>232,391</b>	<b>7.0</b>	<b>1.74</b>	<b>1.67</b>

**Tax Base**

**Tax Rates**

	<b>Taxable Market</b>				<b>Pctg Chng</b>	<b>Net Tax Cap</b>		<b>Ref Mkt Val (mills)</b>	
	<b>Baseline</b>	<b>Alternativ</b>	<b>Change</b>	<b>Pctg Chng</b>		<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>
Total Tax Capacity	2,337,135	2,566,345	229,210	9.8	County	44.77	42.64	0.013	0.01
(-) TIF Tax Capacity	175,276	185,469	10,193	5.8	City/Town	37.69	36.71	0.070	0.06
(-) FD Contrib Tax Cap	231,716	252,261	20,545	8.9	School District	27.06	25.73	1.401	1.475
(=) Taxable Tax Capacity	1,930,142	2,128,614	198,472	10.3	Special District	7.70	7.24	0.000	0.00
FD Distrib Tax Cap	231,715	252,262	20,547	8.9	<b>Total</b>	<b>117.22</b>	<b>112.30</b>	<b>1.484</b>	<b>1.554</b>

**Tax Burdens on Hypothetical**

	<b>Taxable Market Value</b>			<b>Pctg Chng</b>	<b>Net Tax</b>				<b>Effectiv Tax Rates</b>	
	<b>Baseline</b>	<b>Alternativ</b>	<b>Chng</b>		<b>Baseline</b>	<b>Alternativ</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	116,700	129,400	10.9	1,274	1,398	125	9.8	1.091	1.080	
Res Hmstd: Avg Val	175,000	194,000	10.9	2,096	2,282	186	8.9	1.197	1.176	
Res Hmstd: Hi Val	233,200	258,500	10.8	2,917	3,165	248	8.5	1.250	1.224	
Res Hmstd: Ex-Hi Val	349,900	387,800	10.8	4,563	4,935	371	8.1	1.304	1.272	
Apartment (Mkt rate)	300,000	330,400	10.1	5,720	5,152	-568	-9.9	1.906	1.559	
Comm/Ind: Lo Val	150,000	154,100	2.7	4,191	4,271	80	1.9	2.794	2.771	
Comm/Ind: Med Val	300,000	308,300	2.8	9,705	9,843	137	1.4	3.235	3.192	
Comm/Ind: Hi Val	1,000,000	1,027,700	2.8	35,438	35,835	397	1.1	3.543	3.486	

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**NORTHWEST 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	3,151,921	3,326,146	174,225	5.5	38,285	41,269	2,984	7.8	1.21	1.24
Res NonHmstd 1Un	206,431	219,238	12,807	6.2	3,084	3,263	178	5.8	1.49	1.49
Res NonHmstd 2-3	82,051	84,926	2,875	3.5	1,412	1,456	43	3.1	1.72	1.71
Reg Apartments	195,041	202,667	7,626	3.9	4,110	3,814	-297	-7.2	2.11	1.88
Low-income Apts	81,342	84,031	2,689	3.3	1,211	1,560	349	28.8	1.49	1.86
Seasonal Rec	79,149	88,014	8,865	11.2	1,257	1,391	134	10.6	1.59	1.58
Com/Ind Lo Tier	458,912	472,530	13,618	3.0	13,187	13,286	99	0.8	2.87	2.81
Com/Ind Hi Tier	616,628	644,921	28,293	4.6	20,309	20,507	198	1.0	3.29	3.18
Publ U: Elec Gen	23,543	24,132	589	2.5	467	471	3	0.7	1.99	1.95
Publ U: Other	89,164	91,393	2,229	2.5	3,341	3,345	4	0.1	3.75	3.66
Ag Hmstd: House	15,736	16,906	1,169	7.4	185	197	12	6.3	1.18	1.16
Ag Hmstd: Land	21,656	23,031	1,375	6.3	148	153	5	3.3	0.68	0.66
Ag NonHmstd	24,131	23,914	-218	-0.9	350	346	-4	-1.2	1.45	1.45
New Con: Res HS	0	82,336	82,336	0.0	0	1,101	1,101	0.0	0.00	1.34
New Const: Other	0	67,189	67,189	0.0	0	1,739	1,739	0.0	0.00	2.59
<b>Total</b>	<b>5,045,706</b>	<b>5,451,373</b>	<b>405,667</b>	<b>8.0</b>	<b>87,348</b>	<b>93,897</b>	<b>6,549</b>	<b>7.5</b>	<b>1.73</b>	<b>1.72</b>

**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	61,068	65,686	4,618	7.6	County	63.86	62.89	0.000	0.00
(-) TIF Tax Capacity	2,997	3,275	278	9.3	City/Town	51.53	51.12	0.051	0.05
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	23.40	22.48	0.504	0.798
(=) Taxable Tax Capacity	58,071	62,411	4,340	7.5	Special District	3.61	3.54	0.000	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>142.41</b>	<b>140.04</b>	<b>0.556</b>	<b>0.849</b>

**Tax Burdens on  
Hypothetical**

	Taxable Market Value			Pctg Chng	Net Tax			Pctg Chng	Effectiv Tax Rates	
	Baseline	Alternativ	Chng		Baseline	Alternativ	Change		Base	Alter
Res Hmstd: Lo Val	47,900	50,500	2,600	5.4	517	548	31	6.0	1.079	1.085
Res Hmstd: Avg Val	71,800	75,800	4,000	5.6	775	823	47	6.1	1.079	1.085
Res Hmstd: Hi Val	95,700	101,000	5,300	5.5	1,130	1,219	89	7.9	1.180	1.206
Res Hmstd: Ex-Hi Val	143,500	151,400	7,900	5.5	1,880	2,013	133	7.0	1.310	1.329
Apartment (Mkt rate)	300,000	311,700	11,700	3.9	6,575	5,721	-854	-13.0	2.191	1.835
Comm/Ind: Lo Val	150,000	156,900	6,900	4.6	4,511	4,727	216	4.8	3.007	3.012
Comm/Ind: Med Val	300,000	313,800	13,800	4.6	10,498	10,897	399	3.8	3.499	3.472
Comm/Ind: Hi Val	1,000,000	1,045,900	45,900	4.6	38,436	39,685	1,249	3.2	3.843	3.794



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	3,074,915	3,335,602	260,688	8.5	25,399	27,843	2,444	9.6	0.83	0.83
Res NonHmstd 1Un	190,926	207,855	16,929	8.9	2,084	2,244	160	7.7	1.09	1.08
Res NonHmstd 2-3	52,385	56,420	4,035	7.7	662	704	42	6.3	1.26	1.25
Reg Apartments	5,816	6,446	631	10.8	80	72	-8	-10.	1.38	1.12
Low-income Apts	268	304	36	13.3	3	5	1	42.3	1.26	1.59
Seasonal Rec	1,786,213	1,990,229	204,016	11.4	22,013	23,820	1,806	8.2	1.23	1.20
Com/Ind Lo Tier	108,437	113,141	4,704	4.3	2,598	2,653	55	2.1	2.40	2.34
Com/Ind Hi Tier	115,018	116,779	1,760	1.5	3,726	3,715	-11	-0.3	3.24	3.18
Publ U: Elec Gen	4,703	4,821	118	2.5	102	104	2	1.8	2.17	2.16
Publ U: Other	385,434	395,070	9,636	2.5	12,627	12,687	60	0.5	3.28	3.21
Ag Hmstd: House	978,135	1,050,762	72,627	7.4	8,145	8,734	589	7.2	0.83	0.83
Ag Hmstd: Land	3,471,196	3,688,821	217,625	6.3	18,179	19,024	845	4.6	0.52	0.52
Ag NonHmstd	1,979,318	2,061,401	82,083	4.1	21,273	21,778	505	2.4	1.07	1.06
New Con: Res HS	0	136,383	136,383	0.0	0	1,197	1,197	0.0	0.00	0.88
New Const: Other	0	123,501	123,501	0.0	0	1,461	1,461	0.0	0.00	1.18
<b>Total</b>	<b>12,152,765</b>	<b>13,287,535</b>	<b>1,134,770</b>	<b>9.3</b>	<b>116,892</b>	<b>126,039</b>	<b>9,147</b>	<b>7.8</b>	<b>0.96</b>	<b>0.95</b>

**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	113,179	123,783	10,604	9.4	County	59.54	58.70	0.000	0.00
(-) TIF Tax Capacity	39	40	1	2.0	City/Town	18.10	17.42	0.000	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	21.47	19.78	0.526	0.798
(=) Taxable Tax Capacity	113,139	123,743	10,603	9.4	Special District	3.60	3.53	0.000	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>102.70</b>	<b>99.43</b>	<b>0.526</b>	<b>0.798</b>

**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	70,200	76,200	8.5	477	515	38	7.9	0.679	0.675	
Res Hmstd: Avg Val	105,200	114,100	8.5	858	956	98	11.4	0.815	0.837	
Res Hmstd: Hi Val	140,200	152,100	8.5	1,267	1,398	131	10.3	0.904	0.919	
Res Hmstd: Ex-Hi Val	210,400	228,200	8.5	2,089	2,284	196	9.4	0.992	1.000	
Seas Rec: Lo Val	50,000	55,700	11.4	622	670	48	7.7	1.244	1.203	
Seas Rec: Hi Val	150,000	167,100	11.4	2,108	2,297	189	9.0	1.405	1.374	
Comm/Ind: Lo Val	150,000	152,300	1.5	3,613	3,606	-7	-0.2	2.408	2.367	
Comm/Ind: Med Val	300,000	304,600	1.5	8,404	8,350	-54	-0.6	2.801	2.741	
Comm/Ind: Hi Val	1,000,000	1,015,300	1.5	30,764	30,490	-274	-0.9	3.076	3.003	

House Research

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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	2,225,959	2,443,187	217,228	9.8	22,240	24,239	1,999	9.0	1.00	0.99
Res NonHmstd 1Un	186,993	206,977	19,984	10.7	2,392	2,617	226	9.4	1.28	1.26
Res NonHmstd 2-3	69,238	73,700	4,462	6.4	1,089	1,140	51	4.6	1.57	1.55
Reg Apartments	94,350	99,209	4,859	5.1	1,936	1,681	-255	-13.	2.05	1.69
Low-income Apts	58,814	61,129	2,315	3.9	856	1,087	231	27.0	1.45	1.78
Seasonal Rec	961,064	1,071,973	110,910	11.5	12,858	13,736	878	6.8	1.34	1.28
Com/Ind Lo Tier	381,425	390,527	9,102	2.4	10,716	10,674	-43	-0.4	2.81	2.73
Com/Ind Hi Tier	631,445	672,021	40,577	6.4	22,344	22,965	621	2.8	3.54	3.42
Publ U: Elec Gen	828	849	21	2.5	26	25	-1	-2.2	3.12	2.98
Publ U: Other	74,215	76,071	1,855	2.5	2,871	2,890	19	0.7	3.87	3.80
Ag Hmstd: House	18,392	20,136	1,744	9.5	194	195	1	0.5	1.05	0.97
Ag Hmstd: Land	19,495	21,412	1,917	9.8	95	90	-5	-5.5	0.49	0.42
Ag NonHmstd	23,952	26,534	2,582	10.8	249	258	9	3.4	1.04	0.97
New Con: Res HS	0	77,886	77,886	0.0	0	803	803	0.0	0.00	1.03
New Const: Other	0	95,920	95,920	0.0	0	2,132	2,132	0.0	0.00	2.22
<b>Total</b>	<b>4,746,169</b>	<b>5,337,531</b>	<b>591,361</b>	<b>12.5</b>	<b>77,866</b>	<b>84,532</b>	<b>6,666</b>	<b>8.6</b>	<b>1.64</b>	<b>1.58</b>

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	57,129	63,954	6,825	11.9	County	51.54	48.80	0.000	0.00
(-) TIF Tax Capacity	2,395	2,605	210	8.8	City/Town	42.24	41.50	0.019	0.01
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	23.91	21.61	0.250	0.554
(=) Taxable Tax Capacity	54,734	61,349	6,615	12.1	Special District	0.79	0.75	0.000	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>118.48</b>	<b>112.66</b>	<b>0.269</b>	<b>0.572</b>

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	56,800	62,300	9.7	461	488	27	5.9	0.811	0.783
Res Hmstd: Avg Val	85,200	93,500	9.7	737	819	82	11.1	0.864	0.875
Res Hmstd: Hi Val	113,600	124,700	9.8	1,106	1,216	110	9.9	0.973	0.975
Res Hmstd: Ex-Hi Val	170,400	187,000	9.7	1,846	2,010	164	8.9	1.083	1.074
Apartment (Mkt rate)	300,000	315,400	5.1	5,412	4,622	-790	-14.	1.804	1.465
Comm/Ind: Lo Val	150,000	159,600	6.4	3,930	4,120	191	4.9	2.619	2.581
Comm/Ind: Med Val	300,000	319,300	6.4	9,156	9,482	326	3.6	3.051	2.969
Comm/Ind: Hi Val	1,000,000	1,064,300	6.4	33,543	34,492	948	2.8	3.354	3.240

**House Research**

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**NORTH CENTRAL TOWNS**

<i>Tax Burdens by Property Class</i>	<b>Taxable Market</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternativ</b>	<b>Chang</b>	<b>Pctg Chn</b>	<b>Baseline</b>	<b>Alternativ</b>	<b>Chang</b>	<b>Pctg Chn</b>	<b>Bas</b>	<b>Alte</b>
Res Hmstd: Exist	3,598,484	3,951,053	352,569	9.8	30,102	33,077	2,975	9.9	0.84	0.84
Res NonHmstd 1Un	220,797	240,717	19,920	9.0	2,400	2,567	167	7.0	1.09	1.07
Res NonHmstd 2-3	46,883	47,895	1,012	2.2	639	651	12	1.8	1.36	1.36
Reg Apartments	6,362	6,957	595	9.4	105	94	-11	-10.0	1.65	1.35
Low-income Apts	690	690	0	0.0	10	12	2	22.4	1.41	1.72
Seasonal Rec	2,765,940	3,074,012	308,072	11.1	33,506	35,714	2,208	6.6	1.21	1.16
Com/Ind Lo Tier	138,694	146,165	7,471	5.4	3,286	3,338	52	1.6	2.37	2.28
Com/Ind Hi Tier	99,803	110,836	11,033	11.1	3,121	3,287	166	5.3	3.13	2.97
Publ U: Elec Gen	3,970	4,069	99	2.5	110	111	1	1.0	2.77	2.73
Publ U: Other	273,712	280,555	6,843	2.5	9,801	9,652	-149	-1.5	3.58	3.44
Ag Hmstd: House	683,036	750,853	67,817	9.9	6,486	6,882	396	6.1	0.95	0.92
Ag Hmstd: Land	1,089,057	1,190,357	101,299	9.3	5,422	5,561	139	2.6	0.50	0.47
Ag NonHmstd	489,323	539,757	50,434	10.3	5,558	5,839	282	5.1	1.14	1.08
New Con: Res HS	0	154,652	154,652	0.0	0	1,435	1,435	0.0	0.00	0.93
New Const: Other	0	144,485	144,485	0.0	0	1,891	1,891	0.0	0.00	1.31
<b>Total</b>	<b>9,416,751</b>	<b>10,643,054</b>	<b>1,226,303</b>	<b>13.0</b>	<b>100,545</b>	<b>110,110</b>	<b>9,565</b>	<b>9.5</b>	<b>1.07</b>	<b>1.03</b>

**Tax Base**

**Tax Rates**

	<b>Taxable Market</b>				<b>Net Tax Cap</b>		<b>Ref Mkt Val (mills)</b>		
	<b>Baseline</b>	<b>Alternativ</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	94,079	106,217	12,138	12.9	County	58.26	56.09	0.000	0.00
(-) TIF Tax Capacity	27	29	3	9.8	City/Town	18.64	17.65	0.000	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	26.67	24.44	0.186	0.456
(=) Taxable Tax Capacity	94,053	106,188	12,136	12.9	Special District	0.64	0.61	0.000	0.00
FD Distrib Tax Cap	0	0	0	13.0	<b>Total</b>	<b>104.21</b>	<b>98.79</b>	<b>0.186</b>	<b>0.456</b>

**Tax Burdens on Hypothetical**

	<b>Taxable Market Value</b>			<b>Pctg Chng</b>	<b>Net Tax</b>				<b>Effectiv Tax Rates</b>	
	<b>Baseline</b>	<b>Alternativ</b>	<b>Chng</b>		<b>Baseline</b>	<b>Alternativ</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	70,700	77,600	6,900	9.8	467	499	32	6.9	0.660	0.643
Res Hmstd: Avg Val	106,000	116,400	10,400	9.8	847	935	88	10.4	0.799	0.803
Res Hmstd: Hi Val	141,300	155,100	13,800	9.8	1,254	1,370	117	9.3	0.887	0.883
Res Hmstd: Ex-Hi Val	212,000	232,800	20,800	9.8	2,067	2,243	176	8.5	0.975	0.963
Seas Rec: Lo Val	50,000	55,600	5,600	11.2	630	666	36	5.7	1.259	1.197
Seas Rec: Hi Val	150,000	166,700	16,700	11.1	2,131	2,281	150	7.0	1.420	1.368
Comm/Ind: Lo Val	150,000	166,600	16,600	11.1	3,596	3,978	382	10.6	2.397	2.387
Comm/Ind: Med Val	300,000	333,200	33,200	11.1	8,381	9,089	708	8.4	2.793	2.727
Comm/Ind: Hi Val	1,000,000	1,110,500	110,500	11.1	30,713	32,937	2,224	7.2	3.071	2.965

House Research

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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	1,764,726	1,906,870	142,144	8.1	15,492	16,581	1,090	7.0	0.88	0.87
Res NonHmstd 1Un	118,689	130,966	12,277	10.3	2,006	2,141	135	6.7	1.69	1.64
Res NonHmstd 2-3	36,491	39,577	3,086	8.5	761	801	39	5.1	2.09	2.02
Reg Apartments	54,714	57,273	2,559	4.7	1,351	1,158	-193	-14.	2.47	2.02
Low-income Apts	51,365	53,334	1,969	3.8	870	1,084	214	24.6	1.69	2.03
Seasonal Rec	110,736	123,166	12,430	11.2	1,828	1,835	7	0.4	1.65	1.49
Com/Ind Lo Tier	245,188	256,318	11,130	4.5	8,106	8,227	121	1.5	3.31	3.21
Com/Ind Hi Tier	279,347	297,901	18,553	6.6	12,293	12,731	438	3.6	4.40	4.27
Publ U: Elec Gen	192,058	196,859	4,801	2.5	5,395	5,259	-136	-2.5	2.81	2.67
Publ U: Other	96,770	99,189	2,419	2.5	3,936	3,872	-64	-1.6	4.07	3.90
Ag Hmstd: House	3,879	4,248	368	9.5	37	40	3	8.4	0.95	0.94
Ag Hmstd: Land	2,480	2,722	242	9.8	10	11	0	1.6	0.42	0.39
Ag NonHmstd	28,129	30,960	2,831	10.1	457	467	10	2.1	1.63	1.51
New Con: Res HS	0	30,716	30,716	0.0	0	315	315	0.0	0.00	1.02
New Const: Other	0	22,761	22,761	0.0	0	549	549	0.0	0.00	2.41
<b>Total</b>	<b>2,984,571</b>	<b>3,252,859</b>	<b>268,288</b>	<b>9.0</b>	<b>52,543</b>	<b>55,071</b>	<b>2,528</b>	<b>4.8</b>	<b>1.76</b>	<b>1.69</b>

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	37,073	40,173	3,099	8.4	County	69.54	66.55	0.000	0.00
(-) TIF Tax Capacity	1,435	1,531	96	6.7	City/Town	72.09	67.31	0.035	0.03
(-) FD Contrib Tax Cap	965	1,187	222	23.0	School District	16.89	15.89	0.232	0.541
(=) Taxable Tax Capacity	34,674	37,455	2,781	8.0	Special District	1.83	1.77	0.000	0.00
FD Distrib Tax Cap	1,024	1,158	133	13.0	<b>Total</b>	<b>160.35</b>	<b>151.52</b>	<b>0.267</b>	<b>0.576</b>

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	42,400	45,800	8.0	207	222	16	7.5	0.487	0.484
Res Hmstd: Avg Val	63,500	68,600	8.0	466	489	23	5.0	0.733	0.713
Res Hmstd: Hi Val	84,600	91,400	8.0	768	832	65	8.4	0.907	0.910
Res Hmstd: Ex-Hi Val	127,000	137,200	8.0	1,497	1,594	97	6.5	1.178	1.161
Apartment (Mkt rate)	300,000	314,000	4.7	7,296	6,128	-1,168	-16.	2.431	1.951
Comm/Ind: Lo Val	150,000	160,000	6.7	4,868	5,104	236	4.9	3.245	3.190
Comm/Ind: Med Val	300,000	319,900	6.6	11,345	11,738	393	3.5	3.781	3.669
Comm/Ind: Hi Val	1,000,000	1,066,400	6.6	41,572	42,710	1,139	2.7	4.157	4.005

**House Research**

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**TACONITE TOWNS**

<i>Tax Burdens by Property Class</i>	<b>Taxable Market</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternativ</b>	<b>Chang</b>	<b>Pctg Chn</b>	<b>Baseline</b>	<b>Alternativ</b>	<b>Chang</b>	<b>Pctg Chn</b>	<b>Bas</b>	<b>Alte</b>
Res Hmstd: Exist	2,875,765	3,154,276	278,511	9.7	19,866	22,349	2,483	12.5	0.69	0.71
Res NonHmstd 1Un	146,402	159,623	13,221	9.0	1,748	1,925	177	10.2	1.19	1.21
Res NonHmstd 2-3	20,028	18,715	-1,314	-6.6	287	285	-2	-0.8	1.43	1.52
Reg Apartments	3,286	3,473	188	5.7	51	44	-8	-14.	1.55	1.25
Low-income Apts	758	835	77	10.2	10	12	2	23.8	1.30	1.46
Seasonal Rec	2,410,145	2,647,985	237,840	9.9	32,404	34,386	1,981	6.1	1.34	1.30
Com/Ind Lo Tier	62,417	64,949	2,532	4.1	1,643	1,669	25	1.5	2.63	2.57
Com/Ind Hi Tier	115,456	118,995	3,539	3.1	4,162	4,191	29	0.7	3.61	3.52
Publ U: Elec Gen	708	726	18	2.5	17	20	3	16.3	2.40	2.73
Publ U: Other	195,205	200,085	4,880	2.5	6,866	6,852	-14	-0.2	3.52	3.42
Ag Hmstd: House	129,416	140,359	10,943	8.5	626	659	34	5.4	0.48	0.47
Ag Hmstd: Land	137,181	148,275	11,094	8.1	298	296	-1	-0.5	0.22	0.20
Ag NonHmstd	326,126	366,981	40,854	12.5	3,780	4,039	259	6.8	1.16	1.10
New Con: Res HS	0	80,340	80,340	0.0	0	581	581	0.0	0.00	0.72
New Const: Other	0	83,039	83,039	0.0	0	1,102	1,102	0.0	0.00	1.33
<b>Total</b>	<b>6,422,893</b>	<b>7,188,656</b>	<b>765,763</b>	<b>11.9</b>	<b>71,758</b>	<b>78,410</b>	<b>6,652</b>	<b>9.3</b>	<b>1.12</b>	<b>1.09</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap</b>		<b>Ref Mkt Val (mills)</b>	
	<b>Baseline</b>	<b>Alternativ</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>
Total Tax Capacity	67,141	74,898	7,757	11.6	County	71.61 68.23	0.000	0.00
(-) TIF Tax Capacity	308	317	9	3.0	City/Town	19.87 18.48	0.000	0.00
(-) FD Contrib Tax Cap	452	416	-36	-8.1	School District	15.31 15.27	0.240	0.496
(=) Taxable Tax Capacity	66,381	74,165	7,784	11.7	Special District	3.84 3.73	0.000	0.00
FD Distrib Tax Cap	394	445	51	13.0	<b>Total</b>	110.64 105.71	0.240	0.496

**Tax Burdens on  
Hypothetical**

	<b>Taxable Market Value</b>			<b>Pctg Chng</b>	<b>Net Tax</b>				<b>Effectiv Tax Rates</b>	
	<b>Baseline</b>	<b>Alternativ</b>	<b>Chng</b>		<b>Baseline</b>	<b>Alternativ</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	71,100	78,000	6,900	9.7	229	271	42	18.2	0.322	0.347
Res Hmstd: Avg Val	106,600	116,900	10,300	9.7	639	737	98	15.3	0.599	0.630
Res Hmstd: Hi Val	142,200	156,000	13,800	9.7	1,073	1,205	131	12.3	0.754	0.772
Res Hmstd: Ex-Hi Val	213,300	234,000	20,700	9.7	1,941	2,138	197	10.2	0.909	0.913
Seas Rec: Lo Val	50,000	54,900	4,900	9.8	662	695	33	5.0	1.323	1.266
Seas Rec: Hi Val	150,000	164,800	14,800	9.9	2,227	2,366	139	6.2	1.484	1.435
Comm/Ind: Lo Val	150,000	154,600	4,600	3.1	3,796	3,828	32	0.8	2.530	2.476
Comm/Ind: Med Val	300,000	309,200	9,200	3.1	8,846	8,858	12	0.1	2.948	2.864
Comm/Ind: Hi Val	1,000,000	1,030,700	30,700	3.1	32,411	32,330	-81	-0.2	3.241	3.136

**House Research**

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**DULUTH AREA**

<i>Tax Burdens by Property Class</i>	<b>Taxable Market</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternativ</b>	<b>Chang</b>	<b>Pctg Chn</b>	<b>Baseline</b>	<b>Alternativ</b>	<b>Chang</b>	<b>Pctg Chn</b>	<b>Bas</b>	<b>Alte</b>
Res Hmstd: Exist	3,252,512	3,548,052	295,539	9.1	37,858	41,564	3,706	9.8	1.16	1.17
Res NonHmstd 1Un	196,641	222,954	26,312	13.4	2,719	3,067	348	12.8	1.38	1.38
Res NonHmstd 2-3	102,321	112,367	10,046	9.8	1,764	1,926	162	9.2	1.72	1.71
Reg Apartments	132,007	133,402	1,395	1.1	2,696	2,268	-429	-15.	2.04	1.70
Low-income Apts	55,369	55,705	335	0.6	757	951	193	25.5	1.37	1.71
Seasonal Rec	67,460	72,857	5,397	8.0	1,123	1,165	41	3.7	1.67	1.60
Com/Ind Lo Tier	178,705	183,775	5,070	2.8	5,173	5,221	48	0.9	2.89	2.84
Com/Ind Hi Tier	484,619	502,782	18,163	3.7	18,550	18,904	354	1.9	3.83	3.76
Publ U: Elec Gen	694	711	17	2.5	19	19	0	2.5	2.69	2.69
Publ U: Other	110,284	113,041	2,757	2.5	4,214	4,232	19	0.4	3.82	3.74
Ag Hmstd: House	11,770	12,611	841	7.1	144	150	6	4.5	1.22	1.19
Ag Hmstd: Land	9,238	9,918	681	7.4	51	52	1	1.4	0.55	0.52
Ag NonHmstd	15,424	17,187	1,763	11.4	219	233	14	6.3	1.42	1.36
New Con: Res HS	0	67,336	67,336	0.0	0	831	831	0.0	0.00	1.23
New Const: Other	0	29,869	29,869	0.0	0	772	772	0.0	0.00	2.59
<b>Total</b>	<b>4,617,044</b>	<b>5,082,566</b>	<b>465,522</b>	<b>10.1</b>	<b>75,288</b>	<b>81,355</b>	<b>6,068</b>	<b>8.1</b>	<b>1.63</b>	<b>1.60</b>

**Tax Base**

**Tax Rates**

	<b>Taxable Market</b>				<b>Pctg Chng</b>	<b>Net Tax Cap</b>		<b>Ref Mkt Val (mills)</b>	
	<b>Baseline</b>	<b>Alternativ</b>	<b>Change</b>	<b>Pctg Chng</b>		<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>
Total Tax Capacity	53,863	58,743	4,880	9.1	County	86.07	82.71	0.000	0.00
(-) TIF Tax Capacity	4,882	5,114	233	4.8	City/Town	28.35	28.08	0.000	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	19.27	19.85	0.111	0.320
(=) Taxable Tax Capacity	48,981	53,628	4,647	9.5	Special District	4.61	4.44	0.000	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>138.30</b>	<b>135.09</b>	<b>0.111</b>	<b>0.320</b>

**Tax Burdens on Hypothetical**

	<b>Taxable Market Value</b>			<b>Pctg Chng</b>	<b>Net Tax</b>				<b>Effectiv Tax Rates</b>	
	<b>Baseline</b>	<b>Alternativ</b>	<b>Chng</b>		<b>Baseline</b>	<b>Alternativ</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	70,000	76,400	6,400	9.1	696	753	57	8.2	0.994	0.985
Res Hmstd: Avg Val	104,900	114,400	9,500	9.1	1,184	1,312	128	10.8	1.129	1.147
Res Hmstd: Hi Val	139,900	152,600	12,700	9.1	1,704	1,875	171	10.1	1.217	1.228
Res Hmstd: Ex-Hi Val	209,900	229,000	19,100	9.1	2,743	3,000	258	9.4	1.306	1.310
Apartment (Mkt rate)	300,000	303,200	3,200	1.1	6,257	5,217	-1,040	-16.	2.085	1.720
Comm/Ind: Lo Val	150,000	155,600	5,600	3.7	4,352	4,477	125	2.9	2.901	2.876
Comm/Ind: Med Val	300,000	311,200	11,200	3.7	10,149	10,359	210	2.1	3.382	3.328
Comm/Ind: Hi Val	1,000,000	1,037,500	37,500	3.8	37,201	37,815	614	1.7	3.720	3.644

**House Research**

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**EAST CENTRAL CITIES**

<i>Tax Burdens by Property Class</i>	<b>Taxable Market</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternativ</b>	<b>Chang</b>	<b>Pctg Chn</b>	<b>Baseline</b>	<b>Alternativ</b>	<b>Chang</b>	<b>Pctg Chn</b>	<b>Bas</b>	<b>Alte</b>
Res Hmstd: Exist	2,056,094	2,288,071	231,977	11.3	28,309	30,282	1,973	7.0	1.38	1.32
Res NonHmstd 1Un	127,388	138,285	10,896	8.6	2,076	2,140	64	3.1	1.63	1.55
Res NonHmstd 2-3	57,010	62,501	5,491	9.6	1,168	1,213	46	3.9	2.05	1.94
Reg Apartments	69,018	75,194	6,176	8.9	1,672	1,453	-219	-13.	2.42	1.93
Low-income Apts	62,177	65,271	3,094	5.0	1,041	1,290	248	23.9	1.67	1.98
Seasonal Rec	41,313	44,472	3,160	7.6	836	838	1	0.2	2.02	1.88
Com/Ind Lo Tier	228,633	237,454	8,820	3.9	7,418	7,326	-92	-1.2	3.24	3.09
Com/Ind Hi Tier	344,133	368,079	23,946	7.0	14,665	14,888	222	1.5	4.26	4.04
Publ U: Elec Gen	1,181	1,211	30	2.5	37	37	0	-1.0	3.16	3.05
Publ U: Other	72,244	74,050	1,806	2.5	3,065	2,982	-83	-2.7	4.24	4.03
Ag Hmstd: House	49,254	53,947	4,693	9.5	624	658	33	5.3	1.27	1.22
Ag Hmstd: Land	38,051	41,904	3,852	10.1	205	210	5	2.6	0.54	0.50
Ag NonHmstd	17,975	19,162	1,187	6.6	267	266	-1	-0.4	1.48	1.39
New Con: Res HS	0	134,245	134,245	0.0	0	1,887	1,887	0.0	0.00	1.41
New Const: Other	0	53,851	53,851	0.0	0	1,521	1,521	0.0	0.00	2.82
<b>Total</b>	<b>3,164,472</b>	<b>3,657,697</b>	<b>493,225</b>	<b>15.6</b>	<b>61,384</b>	<b>66,989</b>	<b>5,605</b>	<b>9.1</b>	<b>1.94</b>	<b>1.83</b>

**Tax Base**

**Tax Rates**

	<b>Taxable Market</b>				<b>Net Tax Cap</b>		<b>Ref Mkt Val (mills)</b>	
	<b>Baseline</b>	<b>Alternativ</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>
Total Tax Capacity	37,263	42,775	5,512	14.8	County	70.61 66.97	0.014	0.01
(-) TIF Tax Capacity	2,144	2,362	218	10.2	City/Town	53.39 50.70	0.033	0.03
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	31.36 27.58	0.475	0.719
(=) Taxable Tax Capacity	35,119	40,412	5,294	15.1	Special District	1.24 1.15	0.000	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>156.59 146.40</b>	<b>0.522</b>	<b>0.762</b>

**Tax Burdens on Hypothetical**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effectiv Tax Rates</b>	
	<b>Baseline</b>	<b>Alternativ</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternativ</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	68,300	76,000	11.3	832	866	35	4.2	1.218	1.140
Res Hmstd: Avg Val	102,500	114,100	11.3	1,378	1,488	109	7.9	1.344	1.303
Res Hmstd: Hi Val	136,600	152,000	11.3	1,961	2,105	145	7.4	1.435	1.385
Res Hmstd: Ex-Hi Val	204,900	228,000	11.3	3,127	3,344	217	6.9	1.526	1.466
Apartment (Mkt rate)	300,000	326,800	8.9	7,203	6,229	-974	-13.	2.401	1.906
Comm/Ind: Lo Val	150,000	160,400	6.9	4,825	5,007	182	3.8	3.216	3.121
Comm/Ind: Med Val	300,000	320,900	7.0	11,232	11,508	276	2.5	3.744	3.586
Comm/Ind: Hi Val	1,000,000	1,069,600	7.0	41,133	41,836	704	1.7	4.113	3.911

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	3,296,318	3,657,240	360,922	10.9	36,577	39,229	2,652	7.2	1.11	1.07
Res NonHmstd 1Un	188,723	206,315	17,592	9.3	2,485	2,601	116	4.7	1.32	1.26
Res NonHmstd 2-3	56,060	60,372	4,312	7.7	907	931	24	2.6	1.62	1.54
Reg Apartments	3,428	3,477	49	1.4	62	51	-11	-18.	1.81	1.46
Low-income Apts	43	43	0	0.0	1	1	0	23.7	1.38	1.71
Seasonal Rec	806,142	886,718	80,577	10.0	12,069	12,492	423	3.5	1.50	1.41
Com/Ind Lo Tier	66,906	70,175	3,270	4.9	1,846	1,847	1	0.1	2.76	2.63
Com/Ind Hi Tier	41,686	46,074	4,387	10.5	1,537	1,616	79	5.2	3.69	3.51
Publ U: Elec Gen	10,298	10,556	257	2.5	284	277	-8	-2.8	2.76	2.62
Publ U: Other	138,881	142,353	3,472	2.5	5,294	5,180	-114	-2.1	3.81	3.64
Ag Hmstd: House	795,536	867,111	71,575	9.0	8,306	8,636	330	4.0	1.04	1.00
Ag Hmstd: Land	709,373	769,555	60,181	8.5	3,289	3,234	-55	-1.7	0.46	0.42
Ag NonHmstd	247,749	271,481	23,732	9.6	3,198	3,264	66	2.1	1.29	1.20
New Con: Res HS	0	166,770	166,770	0.0	0	1,883	1,883	0.0	0.00	1.13
New Const: Other	0	91,701	91,701	0.0	0	1,143	1,143	0.0	0.00	1.25
<b>Total</b>	<b>6,361,142</b>	<b>7,249,941</b>	<b>888,800</b>	<b>14.0</b>	<b>75,855</b>	<b>82,383</b>	<b>6,528</b>	<b>8.6</b>	<b>1.19</b>	<b>1.14</b>

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	62,816	71,513	8,697	13.8	County	72.40	68.94	0.029	0.02
(-) TIF Tax Capacity	65	70	5	7.3	City/Town	22.08	20.93	0.000	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	31.05	27.24	0.410	0.656
(=) Taxable Tax Capacity	62,751	71,443	8,692	13.9	Special District	0.99	0.93	0.000	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>126.53</b>	<b>118.03</b>	<b>0.439</b>	<b>0.681</b>

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	79,400	88,100	8,700	11.0	739	807	68	9.2	0.930	0.915
Res Hmstd: Avg Val	119,100	132,100	13,000	10.9	1,294	1,396	102	7.9	1.086	1.056
Res Hmstd: Hi Val	158,700	176,100	17,400	11.0	1,848	1,985	136	7.4	1.164	1.126
Res Hmstd: Ex-Hi Val	238,100	264,200	26,100	11.0	2,959	3,164	205	6.9	1.242	1.197
Seas Rec: Lo Val	50,000	55,000	5,000	10.0	741	764	23	3.1	1.482	1.389
Seas Rec: Hi Val	150,000	165,000	15,000	10.0	2,466	2,572	107	4.3	1.643	1.559
Comm/Ind: Lo Val	150,000	165,800	15,800	10.5	4,136	4,484	348	8.4	2.757	2.704
Comm/Ind: Med Val	300,000	331,600	31,600	10.5	9,629	10,247	618	6.4	3.209	3.090
Comm/Ind: Hi Val	1,000,000	1,105,200	105,200	10.5	35,263	37,132	1,870	5.3	3.526	3.359



House Research

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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	7,122,077	7,804,318	682,241	9.6	79,279	88,473	9,194	11.6	1.11	1.13
Res NonHmstd 1Un	317,984	353,783	35,799	11.3	4,172	4,619	446	10.7	1.31	1.31
Res NonHmstd 2-3	218,354	234,807	16,453	7.5	3,479	3,706	227	6.5	1.59	1.58
Reg Apartments	437,011	470,275	33,263	7.6	8,576	7,835	-740	-8.6	1.96	1.67
Low-income Apts	180,114	193,426	13,311	7.4	2,382	3,181	798	33.5	1.32	1.64
Seasonal Rec	42,894	46,710	3,815	8.9	679	719	40	5.9	1.58	1.54
Com/Ind Lo Tier	537,903	554,670	16,767	3.1	15,075	15,321	246	1.6	2.80	2.76
Com/Ind Hi Tier	1,494,619	1,616,598	121,979	8.2	54,906	59,033	4,126	7.5	3.67	3.65
Publ U: Elec Gen	661,281	677,813	16,532	2.5	15,825	15,682	-143	-0.9	2.39	2.31
Publ U: Other	366,537	375,700	9,163	2.5	13,094	13,121	27	0.2	3.57	3.49
Ag Hmstd: House	102,190	109,907	7,717	7.6	1,112	1,231	119	10.7	1.09	1.12
Ag Hmstd: Land	90,820	98,535	7,714	8.5	430	458	29	6.7	0.47	0.47
Ag NonHmstd	62,145	67,700	5,555	8.9	755	803	49	6.4	1.21	1.19
New Con: Res HS	0	553,267	553,267	0.0	0	6,344	6,344	0.0	0.00	1.15
New Const: Other	0	215,419	215,419	0.0	0	5,887	5,887	0.0	0.00	2.73
<b>Total</b>	<b>11,633,930</b>	<b>13,372,926</b>	<b>1,738,996</b>	<b>14.9</b>	<b>199,764</b>	<b>226,413</b>	<b>26,649</b>	<b>13.3</b>	<b>1.72</b>	<b>1.69</b>

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	146,579	166,362	19,783	13.5	County	48.07	46.20	0.000	0.00
(-) TIF Tax Capacity	9,434	10,551	1,117	11.8	City/Town	43.36	42.59	0.038	0.03
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	30.61	31.17	0.544	0.779
(=) Taxable Tax Capacity	137,145	155,811	18,667	13.6	Special District	2.19	2.06	0.000	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>124.23</b>	<b>122.01</b>	<b>0.582</b>	<b>0.815</b>

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	84,300	92,400	9.6	800	913	114	14.2	0.948	0.988	
Res Hmstd: Avg Val	126,300	138,400	9.6	1,384	1,554	170	12.3	1.095	1.122	
Res Hmstd: Hi Val	168,400	184,500	9.6	1,969	2,195	226	11.5	1.169	1.189	
Res Hmstd: Ex-Hi Val	252,700	276,900	9.6	3,141	3,481	340	10.8	1.243	1.257	
Apartment (Mkt rate)	300,000	322,800	7.6	5,765	5,186	-579	-10.0	1.921	1.606	
Comm/Ind: Lo Val	150,000	162,200	8.1	4,106	4,480	374	9.1	2.737	2.762	
Comm/Ind: Med Val	300,000	324,500	8.2	9,551	10,272	721	7.5	3.183	3.165	
Comm/Ind: Hi Val	1,000,000	1,081,600	8.2	34,964	37,289	2,325	6.6	3.496	3.447	

House Research

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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	4,116,625	4,466,420	349,795	8.5	38,569	41,990	3,420	8.9	0.94	0.94
Res NonHmstd 1Un	165,960	183,745	17,785	10.7	1,811	1,968	157	8.7	1.09	1.07
Res NonHmstd 2-3	72,948	78,114	5,167	7.1	987	1,041	54	5.5	1.35	1.33
Reg Apartments	2,935	3,215	279	9.5	47	42	-4	-9.6	1.58	1.31
Low-income Apts	282	323	41	14.5	3	4	1	33.9	1.15	1.35
Seasonal Rec	492,578	546,996	54,418	11.0	6,438	6,871	433	6.7	1.31	1.26
Com/Ind Lo Tier	109,474	115,647	6,173	5.6	2,660	2,738	78	2.9	2.43	2.37
Com/Ind Hi Tier	91,647	99,977	8,330	9.1	2,882	3,071	189	6.6	3.15	3.07
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	147,152	150,831	3,679	2.5	4,732	4,654	-78	-1.6	3.22	3.09
Ag Hmstd: House	972,602	1,080,389	107,787	11.1	8,631	9,528	897	10.4	0.89	0.88
Ag Hmstd: Land	1,278,175	1,424,029	145,854	11.4	5,857	6,274	417	7.1	0.46	0.44
Ag NonHmstd	269,046	294,662	25,617	9.5	2,852	2,981	129	4.5	1.06	1.01
New Con: Res HS	0	180,397	180,397	0.0	0	1,699	1,699	0.0	0.00	0.94
New Const: Other	0	71,514	71,514	0.0	0	876	876	0.0	0.00	1.23
<b>Total</b>	<b>7,719,424</b>	<b>8,696,258</b>	<b>976,834</b>	<b>12.7</b>	<b>75,469</b>	<b>83,737</b>	<b>8,268</b>	<b>11.0</b>	<b>0.98</b>	<b>0.96</b>

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	74,737	84,047	9,310	12.5	County	48.32	46.67	0.000	0.00
(-) TIF Tax Capacity	135	148	13	9.8	City/Town	22.40	21.47	0.008	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	31.57	29.92	0.632	0.870
(=) Taxable Tax Capacity	74,603	83,900	9,297	12.5	Special District	1.27	1.20	0.000	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>103.56</b>	<b>99.26</b>	<b>0.639</b>	<b>0.877</b>

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	100,500	109,000	8.5	823	903	80	9.7	0.818	0.828
Res Hmstd: Avg Val	150,700	163,500	8.5	1,420	1,541	121	8.5	0.942	0.942
Res Hmstd: Hi Val	200,900	218,000	8.5	2,017	2,179	161	8.0	1.004	0.999
Res Hmstd: Ex-Hi Val	301,400	327,000	8.5	3,213	3,454	242	7.5	1.065	1.056
Seas Rec: Lo Val	50,000	55,500	11.0	627	667	41	6.5	1.253	1.201
Seas Rec: Hi Val	150,000	166,600	11.1	2,121	2,287	166	7.8	1.414	1.372
Comm/Ind: Lo Val	150,000	163,600	9.1	3,649	3,967	317	8.7	2.432	2.424
Comm/Ind: Med Val	300,000	327,300	9.1	8,483	9,073	590	7.0	2.827	2.772
Comm/Ind: Hi Val	1,000,000	1,090,900	9.1	31,041	32,894	1,853	6.0	3.104	3.015

**House Research**

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**SOUTHWEST CITIES**

<i>Tax Burdens by Property Class</i>	<b>Taxable Market</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternativ</b>	<b>Chang</b>	<b>Pctg Chn</b>	<b>Baseline</b>	<b>Alternativ</b>	<b>Chang</b>	<b>Pctg Chn</b>	<b>Bas</b>	<b>Alte</b>
Res Hmstd: Exist	3,732,431	3,899,235	166,804	4.5	47,013	50,447	3,434	7.3	1.26	1.29
Res NonHmstd 1Un	216,745	229,712	12,967	6.0	3,477	3,738	262	7.5	1.60	1.63
Res NonHmstd 2-3	59,846	61,288	1,442	2.4	1,116	1,175	59	5.3	1.86	1.92
Reg Apartments	176,247	186,132	9,885	5.6	3,849	3,459	-390	-10.	2.18	1.86
Low-income Apts	82,264	84,193	1,930	2.3	1,258	1,599	341	27.1	1.53	1.90
Seasonal Rec	12,824	13,727	903	7.0	271	290	18	6.7	2.12	2.11
Com/Ind Lo Tier	483,351	491,559	8,208	1.7	15,155	15,355	200	1.3	3.14	3.12
Com/Ind Hi Tier	632,086	639,241	7,154	1.1	25,248	25,438	190	0.8	3.99	3.98
Publ U: Elec Gen	4,451	4,562	111	2.5	112	113	2	1.5	2.51	2.49
Publ U: Other	65,621	67,261	1,641	2.5	2,814	2,850	36	1.3	4.29	4.24
Ag Hmstd: House	18,004	19,346	1,343	7.5	244	264	20	8.1	1.35	1.36
Ag Hmstd: Land	35,755	38,453	2,698	7.5	310	328	17	5.6	0.87	0.85
Ag NonHmstd	34,548	34,841	293	0.8	564	565	0	0.1	1.63	1.62
New Con: Res HS	0	67,142	67,142	0.0	0	944	944	0.0	0.00	1.41
New Const: Other	0	43,741	43,741	0.0	0	1,295	1,295	0.0	0.00	2.96
<b>Total</b>	<b>5,554,170</b>	<b>5,880,431</b>	<b>326,261</b>	<b>5.9</b>	<b>101,432</b>	<b>107,859</b>	<b>6,427</b>	<b>6.3</b>	<b>1.83</b>	<b>1.83</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap</b>		<b>Ref Mkt Val (mills)</b>		
	<b>Baseline</b>	<b>Alternativ</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	65,822	69,285	3,463	5.3	County	61.73	61.68	0.039	0.03
(-) TIF Tax Capacity	3,386	3,552	167	4.9	City/Town	61.28	60.48	0.025	0.02
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	21.25	21.86	0.997	1.245
(=) Taxable Tax Capacity	62,437	65,733	3,296	5.3	Special District	1.30	1.28	0.000	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>145.56</b>	<b>145.30</b>	<b>1.062</b>	<b>1.310</b>

**Tax Burdens on Hypothetical**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effectiv Tax Rates</b>	
	<b>Baseline</b>	<b>Alternativ</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternativ</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	45,500	47,500	4.4	529	562	34	6.4	1.161	1.184
Res Hmstd: Avg Val	68,300	71,400	4.5	793	845	52	6.5	1.161	1.184
Res Hmstd: Hi Val	91,000	95,100	4.5	1,131	1,220	89	7.9	1.242	1.282
Res Hmstd: Ex-Hi Val	136,600	142,700	4.5	1,884	2,016	133	7.0	1.379	1.413
Apartment (Mkt rate)	300,000	316,800	5.6	6,869	6,169	-700	-10.	2.289	1.947
Comm/Ind: Lo Val	150,000	151,700	1.1	4,658	4,713	55	1.2	3.105	3.106
Comm/Ind: Med Val	300,000	303,400	1.1	10,815	10,908	93	0.9	3.604	3.595
Comm/Ind: Hi Val	1,000,000	1,011,300	1.1	39,549	39,816	268	0.7	3.954	3.937

House Research

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**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	1,672,527	1,814,299	141,772	8.5	16,246	18,611	2,365	14.6	0.97	1.03
Res NonHmstd 1Un	168,312	182,408	14,096	8.4	1,965	2,188	223	11.4	1.17	1.20
Res NonHmstd 2-3	22,610	23,815	1,205	5.3	337	371	33	9.9	1.49	1.56
Reg Apartments	3,438	3,843	405	11.8	56	53	-3	-5.4	1.64	1.39
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	311,774	343,580	31,805	10.2	4,565	5,102	537	11.8	1.46	1.48
Com/Ind Lo Tier	87,877	90,656	2,779	3.2	2,204	2,296	92	4.2	2.51	2.53
Com/Ind Hi Tier	133,111	135,428	2,317	1.7	4,267	4,284	17	0.4	3.21	3.16
Publ U: Elec Gen	27,517	539	-26,978	-98.0	522	9	-514	-98.	1.90	1.63
Publ U: Other	293,441	292,596	-845	-0.3	9,107	8,922	-185	-2.0	3.10	3.05
Ag Hmstd: House	1,019,613	1,095,723	76,109	7.5	8,216	9,148	932	11.3	0.81	0.83
Ag Hmstd: Land	6,368,442	6,786,738	418,295	6.6	34,109	36,175	2,066	6.1	0.54	0.53
Ag NonHmstd	3,027,764	3,221,614	193,850	6.4	30,086	31,603	1,517	5.0	0.99	0.98
New Con: Res HS	0	54,231	54,231	0.0	0	573	573	0.0	0.00	1.06
New Const: Other	0	94,951	94,951	0.0	0	1,632	1,632	0.0	0.00	1.72
<b>Total</b>	<b>13,136,427</b>	<b>14,140,420</b>	<b>1,003,992</b>	<b>7.6</b>	<b>111,681</b>	<b>120,966</b>	<b>9,285</b>	<b>8.3</b>	<b>0.85</b>	<b>0.86</b>

**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	111,760	120,211	8,450	7.6	County	63.47	63.33	0.030	0.02
(-) TIF Tax Capacity	313	317	4	1.3	City/Town	16.36	15.77	0.000	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	20.44	20.59	1.058	1.298
(=) Taxable Tax Capacity	111,447	119,893	8,446	7.6	Special District	1.24	1.25	0.000	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>101.52</b>	<b>100.94</b>	<b>1.088</b>	<b>1.323</b>

**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	64,600	70,100	8.5	468	520	52	11.2	0.723	0.741	
Res Hmstd: Avg Val	96,900	105,100	8.5	804	922	118	14.7	0.829	0.877	
Res Hmstd: Hi Val	129,200	140,200	8.5	1,196	1,354	158	13.3	0.925	0.966	
Res Hmstd: Ex-Hi Val	193,800	210,200	8.5	1,980	2,217	236	11.9	1.021	1.054	
Comm/Ind: Lo Val	150,000	152,600	1.7	3,671	3,730	60	1.6	2.447	2.444	
Comm/Ind: Med Val	300,000	305,200	1.7	8,511	8,610	100	1.2	2.836	2.821	
Comm/Ind: Hi Val	1,000,000	1,017,400	1.7	31,097	31,385	288	0.9	3.109	3.084	

House Research

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**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	3,856,843	4,155,723	298,880	7.7	40,287	44,680	4,393	10.9	1.04	1.08
Res NonHmstd 1Un	185,555	205,713	20,157	10.9	2,425	2,715	291	12.0	1.31	1.32
Res NonHmstd 2-3	92,596	96,502	3,907	4.2	1,423	1,470	47	3.3	1.54	1.52
Reg Apartments	189,633	191,575	1,942	1.0	3,367	2,869	-499	-14.	1.78	1.50
Low-income Apts	61,375	62,185	810	1.3	768	958	190	24.7	1.25	1.54
Seasonal Rec	12,247	13,386	1,139	9.3	213	228	15	7.0	1.74	1.70
Com/Ind Lo Tier	386,137	391,741	5,604	1.5	10,619	10,709	90	0.8	2.75	2.73
Com/Ind Hi Tier	753,554	794,867	41,313	5.5	25,794	26,725	931	3.6	3.42	3.36
Publ U: Elec Gen	17,206	17,637	430	2.5	374	372	-2	-0.6	2.17	2.11
Publ U: Other	70,709	72,477	1,768	2.5	2,498	2,512	13	0.5	3.53	3.47
Ag Hmstd: House	10,783	11,584	802	7.4	130	144	13	10.2	1.21	1.24
Ag Hmstd: Land	20,044	21,401	1,358	6.8	144	155	11	7.4	0.72	0.72
Ag NonHmstd	24,821	25,921	1,101	4.4	314	336	22	7.0	1.27	1.30
New Con: Res HS	0	118,010	118,010	0.0	0	1,327	1,327	0.0	0.00	1.12
New Const: Other	0	59,719	59,719	0.0	0	1,695	1,695	0.0	0.00	2.84
<b>Total</b>	<b>5,681,502</b>	<b>6,238,442</b>	<b>556,940</b>	<b>9.8</b>	<b>88,357</b>	<b>96,895</b>	<b>8,538</b>	<b>9.7</b>	<b>1.56</b>	<b>1.55</b>

**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	68,225	74,381	6,156	9.0	County	52.63	51.76	0.000	0.00
(-) TIF Tax Capacity	3,655	3,949	294	8.0	City/Town	49.47	48.50	0.035	0.03
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	16.61	17.17	0.864	1.087
(=) Taxable Tax Capacity	64,570	70,432	5,862	9.1	Special District	0.39	0.38	0.000	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>119.10</b>	<b>117.81</b>	<b>0.900</b>	<b>1.122</b>

**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	59,000	63,600	4,600	7.8	520	566	46	8.9	0.880	0.890
Res Hmstd: Avg Val	88,500	95,400	6,900	7.8	841	944	103	12.3	0.950	0.989
Res Hmstd: Hi Val	117,900	127,000	9,100	7.7	1,244	1,381	137	11.0	1.055	1.087
Res Hmstd: Ex-Hi Val	177,000	190,700	13,700	7.7	2,054	2,260	206	10.0	1.160	1.185
Apartment (Mkt rate)	300,000	303,100	3,100	1.0	5,629	4,804	-826	-14.	1.876	1.584
Comm/Ind: Lo Val	150,000	158,200	8,200	5.5	4,038	4,285	247	6.1	2.692	2.708
Comm/Ind: Med Val	300,000	316,400	16,400	5.5	9,377	9,846	468	5.0	3.125	3.111
Comm/Ind: Hi Val	1,000,000	1,054,800	54,800	5.5	34,293	35,801	1,508	4.4	3.429	3.394

House Research

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**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	1,462,408	1,599,617	137,209	9.4	11,510	12,947	1,437	12.5	0.79	0.81
Res NonHmstd 1Un	124,003	135,752	11,749	9.5	1,191	1,317	126	10.5	0.96	0.97
Res NonHmstd 2-3	20,908	22,521	1,613	7.7	249	271	23	9.1	1.19	1.20
Reg Apartments	2,425	2,443	17	0.7	35	30	-5	-15.	1.46	1.23
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	86,408	93,182	6,774	7.8	995	1,037	43	4.3	1.15	1.11
Com/Ind Lo Tier	54,684	56,429	1,745	3.2	1,195	1,215	20	1.7	2.18	2.15
Com/Ind Hi Tier	60,198	61,903	1,705	2.8	1,720	1,731	11	0.6	2.86	2.80
Publ U: Elec Gen	10,679	10,946	267	2.5	148	152	4	2.9	1.38	1.39
Publ U: Other	207,970	213,170	5,199	2.5	5,895	6,007	112	1.9	2.83	2.82
Ag Hmstd: House	792,200	843,549	51,349	6.5	5,428	6,009	581	10.7	0.69	0.71
Ag Hmstd: Land	3,959,730	4,207,837	248,107	6.3	19,548	20,757	1,210	6.2	0.49	0.49
Ag NonHmstd	1,617,307	1,709,148	91,840	5.7	14,171	14,970	799	5.6	0.88	0.88
New Con: Res HS	0	51,255	51,255	0.0	0	431	431	0.0	0.00	0.84
New Const: Other	0	39,076	39,076	0.0	0	385	385	0.0	0.00	0.98
<b>Total</b>	<b>8,398,922</b>	<b>9,046,828</b>	<b>647,906</b>	<b>7.7</b>	<b>62,083</b>	<b>67,259</b>	<b>5,176</b>	<b>8.3</b>	<b>0.74</b>	<b>0.74</b>

**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	72,260	77,801	5,540	7.7	County	55.46	55.11	0.000	0.00
(-) TIF Tax Capacity	26	40	13	50.6	City/Town	14.83	14.52	0.000	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	17.55	17.43	0.816	1.051
(=) Taxable Tax Capacity	72,234	77,761	5,527	7.7	Special District	0.40	0.39	0.000	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>88.24</b>	<b>87.45</b>	<b>0.816</b>	<b>1.051</b>

**Tax Burdens on  
Hypothetical**

	Taxable Market Value			Pctg Chng	Net Tax			Effectiv Tax Rates	
	Baseline	Alternativ	Chng		Baseline	Alternativ	Change	Pctg Chng	Base
Res Hmstd: Lo Val	78,900	86,300	9.4	459	551	91	19.9	0.581	0.638
Res Hmstd: Avg Val	118,400	129,500	9.4	875	1,013	137	15.7	0.739	0.782
Res Hmstd: Hi Val	157,800	172,600	9.4	1,291	1,474	183	14.2	0.817	0.853
Res Hmstd: Ex-Hi Val	236,700	258,900	9.4	2,122	2,397	274	12.9	0.896	0.925
Comm/Ind: Lo Val	150,000	154,200	2.8	3,331	3,425	93	2.8	2.220	2.220
Comm/Ind: Med Val	300,000	308,500	2.8	7,732	7,900	169	2.2	2.577	2.560
Comm/Ind: Hi Val	1,000,000	1,028,300	2.8	28,268	28,780	512	1.8	2.826	2.798

**House Research**

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**Baseline Preliminary Pay 2003**  
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**OLMSTED COUNTY**

<i>Tax Burdens by Property Class</i>	<b>Taxable Market</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternativ</b>	<b>Chang</b>	<b>Pctg Chn</b>	<b>Baseline</b>	<b>Alternativ</b>	<b>Chang</b>	<b>Pctg Chn</b>	<b>Bas</b>	<b>Alte</b>
Res Hmstd: Exist	4,810,012	5,376,821	566,810	11.8	55,873	65,126	9,253	16.6	1.16	1.21
Res NonHmstd 1Un	272,599	278,876	6,278	2.3	3,646	3,783	136	3.7	1.34	1.36
Res NonHmstd 2-3	85,725	86,907	1,183	1.4	1,409	1,451	42	3.0	1.64	1.67
Reg Apartments	245,675	281,335	35,660	14.5	4,888	4,818	-70	-1.4	1.99	1.71
Low-income Apts	74,157	82,413	8,256	11.1	1,017	1,414	396	39.0	1.37	1.72
Seasonal Rec	3,610	3,755	145	4.0	61	64	3	5.1	1.68	1.70
Com/Ind Lo Tier	202,428	205,895	3,466	1.7	5,657	5,754	98	1.7	2.79	2.79
Com/Ind Hi Tier	1,047,340	1,104,668	57,328	5.5	38,681	40,924	2,244	5.8	3.69	3.70
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	49,024	50,250	1,226	2.5	1,738	1,754	16	0.9	3.55	3.49
Ag Hmstd: House	267,297	293,177	25,880	9.7	2,606	2,904	298	11.4	0.97	0.99
Ag Hmstd: Land	394,100	433,755	39,655	10.1	2,157	2,349	192	8.9	0.55	0.54
Ag NonHmstd	120,985	125,867	4,882	4.0	1,349	1,372	22	1.7	1.12	1.09
New Con: Res HS	0	240,563	240,563	0.0	0	3,001	3,001	0.0	0.00	1.25
New Const: Other	0	151,522	151,522	0.0	0	3,478	3,478	0.0	0.00	2.30
<b>Total</b>	<b>7,572,952</b>	<b>8,715,805</b>	<b>1,142,853</b>	<b>15.1</b>	<b>119,082</b>	<b>138,192</b>	<b>19,109</b>	<b>16.0</b>	<b>1.57</b>	<b>1.59</b>

**Tax Base**

**Tax Rates**

	<b>Taxable Market</b>				<b>Pctg Chng</b>		<b>Net Tax Cap</b>		<b>Ref Mkt Val (mills)</b>	
	<b>Baseline</b>	<b>Alternativ</b>	<b>Change</b>	<b>Pctg Chng</b>			<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>
Total Tax Capacity	87,586	99,813	12,227	14.0		County	57.99	56.47	0.000	0.00
(-) TIF Tax Capacity	3,439	3,776	337	9.8		City/Town	36.79	34.98	0.003	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0		School District	27.18	31.78	1.126	1.235
(=) Taxable Tax Capacity	84,147	96,037	11,890	14.1		Special District	0.00	0.00	0.000	0.00
FD Distrib Tax Cap	0	0	0	0.0		<b>Total</b>	<b>121.96</b>	<b>123.22</b>	<b>1.129</b>	<b>1.237</b>

**Tax Burdens on Hypothetical**

	<b>Taxable Market Value</b>			<b>Pctg Chng</b>	<b>Net Tax</b>				<b>Effectiv Tax Rates</b>	
	<b>Baseline</b>	<b>Alternativ</b>	<b>Chng</b>		<b>Baseline</b>	<b>Alternativ</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	90,100	100,700	11,800	11.8	909	1,084	174	19.2	1.009	1.076
Res Hmstd: Avg Val	135,100	151,000	15,900	11.8	1,549	1,811	262	16.9	1.146	1.199
Res Hmstd: Hi Val	180,100	201,300	21,200	11.8	2,189	2,538	349	15.9	1.215	1.260
Res Hmstd: Ex-Hi Val	270,200	302,000	31,800	11.8	3,471	3,994	523	15.1	1.284	1.322
Apartment (Mkt rate)	300,000	343,500	43,500	14.5	5,827	5,716	-111	-1.9	1.942	1.664
Comm/Ind: Lo Val	150,000	158,200	8,200	5.5	4,137	4,434	297	7.2	2.757	2.802
Comm/Ind: Med Val	300,000	316,400	16,400	5.5	9,596	10,184	588	6.1	3.198	3.218
Comm/Ind: Hi Val	1,000,000	1,054,700	54,700	5.5	35,073	37,020	1,947	5.6	3.507	3.510

House Research

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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	6,809,336	7,347,023	537,687	7.9	70,054	77,496	7,442	10.6	1.03	1.05
Res NonHmstd 1Un	308,344	334,741	26,397	8.6	3,874	4,225	351	9.0	1.26	1.26
Res NonHmstd 2-3	150,851	158,863	8,012	5.3	2,415	2,561	146	6.0	1.60	1.61
Reg Apartments	271,470	295,510	24,040	8.9	4,870	4,449	-420	-8.6	1.79	1.51
Low-income Apts	107,177	115,111	7,935	7.4	1,364	1,788	423	31.0	1.27	1.55
Seasonal Rec	30,771	33,324	2,554	8.3	502	541	39	7.8	1.63	1.62
Com/Ind Lo Tier	611,378	630,118	18,740	3.1	16,565	16,837	272	1.6	2.71	2.67
Com/Ind Hi Tier	1,000,537	1,059,976	59,439	5.9	35,157	36,530	1,373	3.9	3.51	3.45
Publ U: Elec Gen	288,287	295,494	7,207	2.5	8,840	8,891	52	0.6	3.07	3.01
Publ U: Other	213,586	218,926	5,340	2.5	8,226	8,269	43	0.5	3.85	3.78
Ag Hmstd: House	28,085	30,186	2,101	7.5	307	328	21	7.0	1.09	1.09
Ag Hmstd: Land	50,222	54,293	4,071	8.1	311	321	10	3.3	0.62	0.59
Ag NonHmstd	39,150	41,385	2,235	5.7	481	493	12	2.4	1.23	1.19
New Con: Res HS	0	195,642	195,642	0.0	0	2,218	2,218	0.0	0.00	1.13
New Const: Other	0	105,528	105,528	0.0	0	2,680	2,680	0.0	0.00	2.54
<b>Total</b>	<b>9,909,192</b>	<b>10,916,119</b>	<b>1,006,927</b>	<b>10.2</b>	<b>152,965</b>	<b>167,626</b>	<b>14,661</b>	<b>9.6</b>	<b>1.54</b>	<b>1.54</b>

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	118,644	129,820	11,176	9.4		County	50.17	50.82	0.000	0.00
(-) TIF Tax Capacity	5,513	5,979	465	8.4		City/Town	44.79	43.56	0.017	0.01
(-) FD Contrib Tax Cap	0	0	0	0.0		School District	25.18	23.22	0.733	1.037
(=) Taxable Tax Capacity	113,131	123,841	10,710	9.5		Special District	1.24	1.21	0.000	0.00
FD Distrib Tax Cap	0	0	0	0.0		<b>Total</b>	<b>121.39</b>	<b>118.81</b>	<b>0.750</b>	<b>1.054</b>

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	67,200	72,500	5,300	7.9	597	648	50	8.4	0.888	0.893
Res Hmstd: Avg Val	100,800	108,800	8,000	7.9	1,018	1,133	115	11.3	1.009	1.041
Res Hmstd: Hi Val	134,400	145,000	10,600	7.9	1,481	1,634	153	10.3	1.101	1.126
Res Hmstd: Ex-Hi Val	201,600	217,500	15,900	7.9	2,408	2,637	229	9.5	1.194	1.212
Apartment (Mkt rate)	300,000	326,600	26,600	8.9	5,688	5,195	-493	-8.7	1.895	1.590
Comm/Ind: Lo Val	150,000	158,900	8,900	5.9	4,067	4,323	256	6.3	2.711	2.720
Comm/Ind: Med Val	300,000	317,800	17,800	5.9	9,453	9,929	476	5.0	3.150	3.124
Comm/Ind: Hi Val	1,000,000	1,059,400	59,400	5.9	34,585	36,095	1,509	4.4	3.458	3.407



House Research

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**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	2,561,600	2,813,310	251,710	9.8	22,112	25,008	2,896	13.1	0.86	0.89
Res NonHmstd 1Un	180,309	196,027	15,718	8.7	1,928	2,105	176	9.2	1.07	1.07
Res NonHmstd 2-3	35,838	38,683	2,845	7.9	479	523	45	9.4	1.34	1.35
Reg Apartments	1,751	1,835	84	4.8	29	25	-3	-11.	1.64	1.39
Low-income Apts	87	95	9	10.1	1	1	0	40.6	0.96	1.22
Seasonal Rec	118,083	127,064	8,981	7.6	1,473	1,547	75	5.1	1.25	1.22
Com/Ind Lo Tier	69,636	71,767	2,131	3.1	1,676	1,711	35	2.1	2.41	2.38
Com/Ind Hi Tier	44,923	46,232	1,308	2.9	1,425	1,454	29	2.0	3.17	3.14
Publ U: Elec Gen	1,919	1,967	48	2.5	31	30	-1	-4.0	1.63	1.53
Publ U: Other	200,630	205,646	5,016	2.5	6,159	6,280	120	2.0	3.07	3.05
Ag Hmstd: House	1,167,371	1,256,229	88,858	7.6	9,643	10,604	961	10.0	0.83	0.84
Ag Hmstd: Land	3,977,674	4,260,415	282,741	7.1	21,051	22,310	1,259	6.0	0.53	0.52
Ag NonHmstd	1,214,226	1,311,121	96,895	8.0	12,172	12,875	702	5.8	1.00	0.98
New Con: Res HS	0	95,552	95,552	0.0	0	875	875	0.0	0.00	0.92
New Const: Other	0	57,873	57,873	0.0	0	553	553	0.0	0.00	0.96
<b>Total</b>	<b>9,574,047</b>	<b>10,483,816</b>	<b>909,770</b>	<b>9.5</b>	<b>78,180</b>	<b>85,902</b>	<b>7,722</b>	<b>9.9</b>	<b>0.82</b>	<b>0.82</b>

**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	83,084	91,081	7,998	9.6	County	52.12	52.80	0.000	0.00
(-) TIF Tax Capacity	76	93	16	21.3	City/Town	21.37	20.38	0.000	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	25.55	23.79	0.632	0.910
(=) Taxable Tax Capacity	83,007	90,989	7,982	9.6	Special District	0.92	0.90	0.000	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>99.96</b>	<b>97.87</b>	<b>0.632</b>	<b>0.910</b>

**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	83,700	91,900	8,200	9.8	592	693	101	17.0	0.707	0.754
Res Hmstd: Avg Val	125,500	137,800	12,300	9.8	1,074	1,226	151	14.1	0.856	0.889
Res Hmstd: Hi Val	167,300	183,700	16,400	9.8	1,556	1,758	202	13.0	0.930	0.956
Res Hmstd: Ex-Hi Val	251,000	275,700	24,700	9.8	2,521	2,825	304	12.1	1.004	1.024
Comm/Ind: Lo Val	150,000	154,400	4,400	2.9	3,567	3,652	85	2.4	2.378	2.365
Comm/Ind: Med Val	300,000	308,700	8,700	2.9	8,292	8,428	136	1.6	2.763	2.730
Comm/Ind: Hi Val	1,000,000	1,029,100	29,100	2.9	30,341	30,724	384	1.3	3.034	2.985

**House Research**

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**Baseline Preliminary Pay 2003**  
**Alternative Projected Pay 2004: Current Law**

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**ANOKA COUNTY**

<i>Tax Burdens by Property Class</i>	<b>Taxable Market</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternativ</b>	<b>Chang</b>	<b>Pctg Chn</b>	<b>Baseline</b>	<b>Alternativ</b>	<b>Chang</b>	<b>Pctg Chn</b>	<b>Bas</b>	<b>Alte</b>
Res Hmstd: Exist	13,558,357	15,218,023	1,659,666	12.2	146,082	161,121	15,038	10.3	1.08	1.06
Res NonHmstd 1Un	372,254	415,289	43,035	11.6	4,582	4,925	342	7.5	1.23	1.19
Res NonHmstd 2-3	301,587	334,609	33,022	10.9	4,540	4,883	343	7.6	1.51	1.46
Reg Apartments	514,524	588,046	73,522	14.3	9,215	8,591	-624	-6.8	1.79	1.46
Low-income Apts	213,706	245,762	32,056	15.0	2,710	3,667	957	35.3	1.27	1.49
Seasonal Rec	53,561	56,646	3,084	5.8	898	908	10	1.1	1.68	1.60
Com/Ind Lo Tier	406,011	414,197	8,186	2.0	11,039	11,080	41	0.4	2.72	2.68
Com/Ind Hi Tier	2,206,806	2,377,959	171,153	7.8	78,377	83,104	4,727	6.0	3.55	3.49
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	196,875	201,797	4,922	2.5	6,964	7,013	49	0.7	3.54	3.48
Ag Hmstd: House	94,085	105,115	11,030	11.7	926	1,013	88	9.5	0.98	0.96
Ag Hmstd: Land	71,182	79,620	8,438	11.9	317	338	22	6.9	0.44	0.43
Ag NonHmstd	49,408	53,554	4,146	8.4	535	548	13	2.4	1.08	1.02
New Con: Res HS	0	395,086	395,086	0.0	0	4,361	4,361	0.0	0.00	1.10
New Const: Other	0	245,446	245,446	0.0	0	6,787	6,787	0.0	0.00	2.77
<b>Total</b>	<b>18,038,357</b>	<b>20,731,150</b>	<b>2,692,792</b>	<b>14.9</b>	<b>266,185</b>	<b>298,339</b>	<b>32,154</b>	<b>12.1</b>	<b>1.48</b>	<b>1.44</b>

**Tax Base**

**Tax Rates**

	<b>Taxable Market</b>				<b>Net Tax Cap</b>		<b>Ref Mkt Val (mills)</b>		
	<b>Baseline</b>	<b>Alternativ</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	209,590	239,629	30,038	14.3	County	38.16	35.74	0.000	0.00
(-) TIF Tax Capacity	14,549	16,455	1,906	13.1	City/Town	35.68	34.76	0.025	0.02
(-) FD Contrib Tax Cap	17,379	19,974	2,595	14.9	School District	28.29	26.59	1.459	1.563
(=) Taxable Tax Capacity	177,663	203,200	25,538	14.4	Special District	6.01	5.60	0.000	0.00
FD Distrib Tax Cap	29,990	32,650	2,659	8.9	<b>Total</b>	<b>108.14</b>	<b>102.69</b>	<b>1.484</b>	<b>1.586</b>

**Tax Burdens on Hypothetical**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effectiv Tax Rates</b>	
	<b>Baseline</b>	<b>Alternativ</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternativ</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	102,400	114,700	12.0	979	1,091	112	11.4	0.956	0.950
Res Hmstd: Avg Val	153,500	171,900	12.0	1,653	1,820	167	10.1	1.077	1.058
Res Hmstd: Hi Val	204,600	229,200	12.0	2,328	2,551	223	9.6	1.137	1.113
Res Hmstd: Ex-Hi Val	306,900	343,700	12.0	3,678	4,012	334	9.1	1.198	1.167
Apartment (Mkt rate)	300,000	342,900	14.3	5,311	4,946	-366	-6.9	1.770	1.442
Comm/Ind: Lo Val	150,000	161,600	7.7	4,058	4,393	335	8.3	2.705	2.718
Comm/Ind: Med Val	300,000	323,300	7.8	9,394	10,039	645	6.9	3.131	3.105
Comm/Ind: Hi Val	1,000,000	1,077,600	7.8	34,297	36,377	2,081	6.1	3.429	3.375

House Research

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Baseline Preliminary Pay 2003  
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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	12,267,402	13,729,029	1,461,627	11.9	137,412	148,735	11,323	8.2	1.12	1.08
Res NonHmstd 1Un	509,825	568,534	58,709	11.5	6,166	6,543	377	6.1	1.21	1.15
Res NonHmstd 2-3	200,177	210,222	10,045	5.0	2,826	2,837	11	0.4	1.41	1.35
Reg Apartments	389,192	420,131	30,939	7.9	7,119	6,244	-874	-12.	1.83	1.49
Low-income Apts	123,120	132,962	9,842	8.0	1,560	1,894	333	21.4	1.27	1.42
Seasonal Rec	91,545	99,385	7,839	8.6	1,263	1,307	44	3.5	1.38	1.32
Com/Ind Lo Tier	228,892	235,499	6,606	2.9	6,206	6,215	8	0.1	2.71	2.64
Com/Ind Hi Tier	1,520,346	1,714,606	194,260	12.8	54,655	59,773	5,118	9.4	3.59	3.49
Publ U: Elec Gen	52,448	53,759	1,311	2.5	1,215	1,218	3	0.3	2.32	2.27
Publ U: Other	200,024	205,025	5,001	2.5	7,113	7,103	-10	-0.1	3.56	3.46
Ag Hmstd: House	223,337	231,947	8,609	3.9	2,213	2,193	-19	-0.9	0.99	0.95
Ag Hmstd: Land	130,001	134,545	4,544	3.5	435	412	-23	-5.4	0.33	0.31
Ag NonHmstd	132,927	149,416	16,489	12.4	1,329	1,409	80	6.0	1.00	0.94
New Con: Res HS	0	299,845	299,845	0.0	0	3,327	3,327	0.0	0.00	1.11
New Const: Other	0	277,484	277,484	0.0	0	4,808	4,808	0.0	0.00	1.73
<b>Total</b>	<b>16,069,237</b>	<b>18,462,388</b>	<b>2,393,151</b>	<b>14.9</b>	<b>229,513</b>	<b>254,018</b>	<b>24,506</b>	<b>10.7</b>	<b>1.43</b>	<b>1.38</b>

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	181,920	208,445	26,525	14.6	County	33.01	30.67	0.000	0.00
(-) TIF Tax Capacity	6,340	7,385	1,044	16.5	City/Town	33.51	32.21	0.069	0.06
(-) FD Contrib Tax Cap	12,421	14,207	1,786	14.4	School District	30.20	27.98	1.776	1.821
(=) Taxable Tax Capacity	163,159	186,853	23,694	14.5	Special District	6.93	6.47	0.000	0.00
FD Distrib Tax Cap	16,557	18,025	1,468	8.9	<b>Total</b>	<b>103.65</b>	<b>97.32</b>	<b>1.844</b>	<b>1.886</b>

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	130,400	145,900	11.9	1,337	1,454	117	8.7	1.025	0.996	
Res Hmstd: Avg Val	195,400	218,700	11.9	2,189	2,365	176	8.0	1.120	1.081	
Res Hmstd: Hi Val	260,500	291,500	11.9	3,043	3,277	234	7.7	1.167	1.124	
Res Hmstd: Ex-Hi Val	390,900	437,500	11.9	4,752	5,083	331	7.0	1.215	1.161	
Apartment (Mkt rate)	300,000	323,800	7.9	5,218	4,550	-668	-12.	1.739	1.405	
Comm/Ind: Lo Val	150,000	169,200	12.8	4,042	4,607	565	14.0	2.694	2.722	
Comm/Ind: Med Val	300,000	338,300	12.8	9,340	10,431	1,091	11.7	3.113	3.083	
Comm/Ind: Hi Val	1,000,000	1,127,800	12.8	34,062	37,625	3,563	10.5	3.406	3.336	

House Research

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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	19,009,409	21,132,507	2,123,098	11.2	200,518	221,598	21,080	10.5	1.05	1.05
Res NonHmstd 1Un	633,833	704,692	70,859	11.2	7,390	8,032	642	8.7	1.17	1.14
Res NonHmstd 2-3	287,869	304,980	17,111	5.9	4,159	4,243	84	2.0	1.44	1.39
Reg Apartments	1,205,712	1,277,546	71,834	6.0	19,863	17,571	-2,292	-11.	1.65	1.38
Low-income Apts	174,581	185,052	10,471	6.0	2,042	2,573	531	26.0	1.17	1.39
Seasonal Rec	29,797	32,014	2,217	7.4	457	473	17	3.7	1.53	1.48
Com/Ind Lo Tier	438,640	450,892	12,252	2.8	11,549	11,722	173	1.5	2.63	2.60
Com/Ind Hi Tier	3,396,222	3,533,020	136,798	4.0	117,325	120,938	3,613	3.1	3.45	3.42
Publ U: Elec Gen	73,279	75,111	1,832	2.5	1,788	1,838	49	2.7	2.44	2.45
Publ U: Other	367,891	377,089	9,197	2.5	12,823	12,978	155	1.2	3.49	3.44
Ag Hmstd: House	179,668	192,797	13,129	7.3	1,526	1,551	25	1.6	0.85	0.80
Ag Hmstd: Land	248,844	268,063	19,219	7.7	1,077	1,077	0	0.0	0.43	0.40
Ag NonHmstd	149,302	157,349	8,047	5.4	1,455	1,435	-20	-1.4	0.97	0.91
New Con: Res HS	0	658,984	658,984	0.0	0	7,174	7,174	0.0	0.00	1.09
New Const: Other	0	285,889	285,889	0.0	0	6,433	6,433	0.0	0.00	2.25
<b>Total</b>	<b>26,195,046</b>	<b>29,635,985</b>	<b>3,440,939</b>	<b>13.1</b>	<b>381,973</b>	<b>419,637</b>	<b>37,664</b>	<b>9.9</b>	<b>1.46</b>	<b>1.42</b>

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	308,487	343,609	35,122	11.4	County	32.52	30.94	0.093	0.08
(-) TIF Tax Capacity	15,861	17,173	1,313	8.3	City/Town	37.41	36.40	0.077	0.07
(-) FD Contrib Tax Cap	28,551	30,772	2,220	7.8	School District	25.38	25.02	1.394	1.494
(=) Taxable Tax Capacity	264,075	295,664	31,589	12.0	Special District	5.12	4.77	0.000	0.00
FD Distrib Tax Cap	30,893	33,633	2,739	8.9	<b>Total</b>	<b>100.43</b>	<b>97.14</b>	<b>1.564</b>	<b>1.649</b>

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	120,700	134,200	11.2	1,137	1,273	136	12.0	0.942	0.948	
Res Hmstd: Avg Val	181,000	201,200	11.2	1,891	2,095	204	10.8	1.044	1.041	
Res Hmstd: Hi Val	241,300	268,200	11.1	2,646	2,917	271	10.2	1.096	1.087	
Res Hmstd: Ex-Hi Val	362,000	402,400	11.2	4,155	4,562	407	9.8	1.147	1.133	
Apartment (Mkt rate)	300,000	317,900	6.0	4,988	4,384	-604	-12.	1.662	1.379	
Comm/Ind: Lo Val	150,000	156,000	4.0	3,968	4,136	169	4.3	2.645	2.651	
Comm/Ind: Med Val	300,000	312,100	4.0	9,180	9,504	324	3.5	3.059	3.045	
Comm/Ind: Hi Val	1,000,000	1,040,300	4.0	33,502	34,542	1,040	3.1	3.350	3.320	

House Research

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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	9,599,527	10,721,619	1,122,093	11.7	117,429	126,386	8,957	7.6	1.22	1.18
Res NonHmstd 1Un	331,849	363,116	31,267	9.4	4,254	4,385	130	3.1	1.28	1.21
Res NonHmstd 2-3	203,214	218,945	15,732	7.7	3,230	3,331	101	3.1	1.59	1.52
Reg Apartments	159,631	175,503	15,873	9.9	3,034	2,737	-296	-9.8	1.90	1.56
Low-income Apts	71,472	74,871	3,399	4.8	938	1,165	227	24.2	1.31	1.56
Seasonal Rec	35,059	38,518	3,459	9.9	525	540	14	2.7	1.50	1.40
Com/Ind Lo Tier	252,953	268,989	16,036	6.3	7,011	7,311	299	4.3	2.77	2.72
Com/Ind Hi Tier	1,247,441	1,317,164	69,723	5.6	45,527	47,069	1,542	3.4	3.65	3.57
Publ U: Elec Gen	18,566	19,030	464	2.5	440	441	0	0.1	2.37	2.32
Publ U: Other	110,782	113,552	2,770	2.5	4,005	4,011	5	0.1	3.62	3.53
Ag Hmstd: House	404,806	449,051	44,246	10.9	3,467	3,681	213	6.1	0.86	0.82
Ag Hmstd: Land	475,584	529,267	53,683	11.3	1,958	2,028	70	3.6	0.41	0.38
Ag NonHmstd	173,748	190,709	16,960	9.8	1,753	1,789	36	2.0	1.01	0.94
New Con: Res HS	0	563,503	563,503	0.0	0	6,722	6,722	0.0	0.00	1.19
New Const: Other	0	216,342	216,342	0.0	0	3,333	3,333	0.0	0.00	1.54
<b>Total</b>	<b>13,084,631</b>	<b>15,260,180</b>	<b>2,175,550</b>	<b>16.6</b>	<b>193,574</b>	<b>214,928</b>	<b>21,354</b>	<b>11.0</b>	<b>1.48</b>	<b>1.41</b>

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	145,425	168,132	22,707	15.6	County	44.64	41.86	0.000	0.00
(-) TIF Tax Capacity	9,546	10,183	637	6.7	City/Town	34.74	34.57	0.214	0.19
(-) FD Contrib Tax Cap	9,723	10,521	799	8.2	School District	29.37	25.91	1.303	1.391
(=) Taxable Tax Capacity	126,157	147,428	21,271	16.9	Special District	5.32	4.96	0.000	0.00
FD Distrib Tax Cap	12,492	13,599	1,108	8.9	<b>Total</b>	<b>114.07</b>	<b>107.31</b>	<b>1.518</b>	<b>1.590</b>

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	129,200	144,300	11.7	1,414	1,535	121	8.6	1.094	1.063	
Res Hmstd: Avg Val	193,800	216,500	11.7	2,307	2,490	183	7.9	1.190	1.150	
Res Hmstd: Hi Val	258,300	288,500	11.7	3,199	3,442	243	7.6	1.238	1.192	
Res Hmstd: Ex-Hi Val	387,500	432,800	11.7	4,985	5,332	347	7.0	1.286	1.232	
Apartment (Mkt rate)	300,000	329,800	9.9	5,589	4,948	-641	-11.1	1.862	1.500	
Comm/Ind: Lo Val	150,000	158,400	5.6	4,148	4,347	198	4.8	2.765	2.744	
Comm/Ind: Med Val	300,000	316,800	5.6	9,604	9,963	359	3.7	3.201	3.144	
Comm/Ind: Hi Val	1,000,000	1,055,900	5.6	35,062	36,170	1,108	3.2	3.506	3.425	

**House Research**

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**NORTHERN HENNEPIN CO.**

<i>Tax Burdens by Property Class</i>	<b>Taxable Market</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternativ</b>	<b>Chang</b>	<b>Pctg Chn</b>	<b>Baseline</b>	<b>Alternativ</b>	<b>Chang</b>	<b>Pctg Chn</b>	<b>Bas</b>	<b>Alte</b>
Res Hmstd: Exist	12,039,773	13,189,390	1,149,618	9.5	167,307	179,990	12,682	7.6	1.39	1.36
Res NonHmstd 1Un	287,618	316,517	28,899	10.0	4,412	4,727	316	7.2	1.53	1.49
Res NonHmstd 2-3	147,977	161,257	13,280	9.0	2,742	2,888	146	5.3	1.85	1.79
Reg Apartments	682,887	760,170	77,283	11.3	15,423	14,505	-917	-5.9	2.26	1.91
Low-income Apts	222,603	249,413	26,810	12.0	3,556	4,803	1,247	35.1	1.60	1.93
Seasonal Rec	10,468	11,037	569	5.4	237	247	10	4.3	2.26	2.24
Com/Ind Lo Tier	286,036	291,912	5,876	2.1	8,641	8,722	81	0.9	3.02	2.99
Com/Ind Hi Tier	2,548,646	2,604,299	55,654	2.2	102,077	102,344	267	0.3	4.01	3.93
Publ U: Elec Gen	29	29	1	2.5	1	1	0	-1.2	2.84	2.74
Publ U: Other	174,310	178,668	4,358	2.5	6,872	6,905	33	0.5	3.94	3.86
Ag Hmstd: House	65,578	68,880	3,302	5.0	840	868	28	3.3	1.28	1.26
Ag Hmstd: Land	57,607	60,634	3,027	5.3	304	306	1	0.4	0.53	0.50
Ag NonHmstd	66,995	70,331	3,336	5.0	888	891	2	0.3	1.33	1.27
New Con: Res HS	0	374,088	374,088	0.0	0	5,130	5,130	0.0	0.00	1.37
New Const: Other	0	301,092	301,092	0.0	0	8,083	8,083	0.0	0.00	2.68
<b>Total</b>	<b>16,590,526</b>	<b>18,637,718</b>	<b>2,047,192</b>	<b>12.3</b>	<b>313,300</b>	<b>340,410</b>	<b>27,109</b>	<b>8.7</b>	<b>1.89</b>	<b>1.83</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap</b>		<b>Ref Mkt Val (mills)</b>	
	<b>Baseline</b>	<b>Alternativ</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>
Total Tax Capacity	198,131	220,100	21,969	11.1	County	50.58 48.76	0.000	0.00
(-) TIF Tax Capacity	19,985	21,238	1,254	6.3	City/Town	41.03 39.55	0.183	0.17
(-) FD Contrib Tax Cap	19,611	21,624	2,013	10.3	School District	33.06 32.49	1.952	1.939
(=) Taxable Tax Capacity	158,536	177,238	18,702	11.8	Special District	8.18 7.62	0.000	0.00
FD Distrib Tax Cap	24,238	26,387	2,149	8.9	<b>Total</b>	132.85 128.43	2.135	2.115

**Tax Burdens on Hypothetical**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effectiv Tax Rates</b>	
	<b>Baseline</b>	<b>Alternativ</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternativ</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	104,600	114,600	9.6	1,335	1,445	110	8.3	1.275	1.260
Res Hmstd: Avg Val	156,800	171,800	9.6	2,186	2,352	165	7.6	1.394	1.368
Res Hmstd: Hi Val	209,100	229,100	9.6	3,040	3,260	220	7.3	1.453	1.423
Res Hmstd: Ex-Hi Val	313,700	343,700	9.6	4,747	5,078	331	7.0	1.513	1.477
Apartment (Mkt rate)	300,000	334,000	11.3	6,619	6,068	-550	-8.3	2.206	1.816
Comm/Ind: Lo Val	150,000	153,300	2.2	4,533	4,589	56	1.2	3.021	2.993
Comm/Ind: Med Val	300,000	306,600	2.2	10,470	10,559	89	0.8	3.490	3.443
Comm/Ind: Hi Val	1,000,000	1,021,800	2.2	38,177	38,412	234	0.6	3.817	3.759

House Research

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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	14,572,839	15,967,863	1,395,023	9.6	178,281	195,322	17,041	9.6	1.22	1.22
Res NonHmstd 1Un	525,053	577,388	52,335	10.0	7,063	7,659	596	8.4	1.35	1.33
Res NonHmstd 2-3	147,635	158,891	11,255	7.6	2,428	2,570	142	5.8	1.64	1.62
Reg Apartments	1,548,888	1,660,563	111,676	7.2	30,052	26,801	-3,251	-10.	1.94	1.61
Low-income Apts	218,129	234,965	16,836	7.7	2,962	3,844	882	29.8	1.36	1.64
Seasonal Rec	5,468	5,527	58	1.1	85	83	-2	-2.7	1.56	1.50
Com/Ind Lo Tier	334,655	333,783	-872	-0.3	9,469	9,360	-109	-1.2	2.83	2.80
Com/Ind Hi Tier	5,865,231	5,890,502	25,271	0.4	214,494	213,622	-872	-0.4	3.66	3.63
Publ U: Elec Gen	693	710	17	2.5	19	20	0	1.0	2.79	2.75
Publ U: Other	145,635	149,276	3,641	2.5	5,358	5,452	94	1.8	3.68	3.65
Ag Hmstd: House	531	572	41	7.6	6	7	1	9.3	1.16	1.18
Ag Hmstd: Land	161	173	12	7.6	1	1	0	5.7	0.32	0.31
Ag NonHmstd	42	42	0	0.0	0	0	0	-0.9	1.13	1.12
New Con: Res HS	0	109,320	109,320	0.0	0	1,418	1,418	0.0	0.00	1.30
New Const: Other	0	134,424	134,424	0.0	0	3,950	3,950	0.0	0.00	2.94
<b>Total</b>	<b>23,364,960</b>	<b>25,223,998</b>	<b>1,859,038</b>	<b>8.0</b>	<b>450,219</b>	<b>470,107</b>	<b>19,889</b>	<b>4.4</b>	<b>1.93</b>	<b>1.86</b>

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	304,602	321,733	17,131	5.6	County	50.58 48.76	0.000	0.00
(-) TIF Tax Capacity	27,219	27,980	761	2.8	City/Town	35.62 35.15	0.031	0.03
(-) FD Contrib Tax Cap	37,723	39,604	1,881	5.0	School District	21.32 21.37	1.457	1.588
(=) Taxable Tax Capacity	239,659	254,149	14,490	6.0	Special District	9.71 9.08	0.000	0.00
FD Distrib Tax Cap	16,724	18,207	1,483	8.9	<b>Total</b>	<b>117.22 114.35</b>	<b>1.488</b>	<b>1.619</b>

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	127,000	139,200	12,200	9.6	1,419	1,570	151	10.6	1.117	1.127
Res Hmstd: Avg Val	190,400	208,600	18,200	9.6	2,314	2,539	224	9.7	1.215	1.216
Res Hmstd: Hi Val	253,800	278,100	24,300	9.6	3,209	3,508	300	9.3	1.264	1.261
Res Hmstd: Ex-Hi Val	380,800	417,300	36,500	9.6	5,000	5,448	447	8.9	1.313	1.305
Apartment (Mkt rate)	300,000	321,600	21,600	7.2	5,721	5,118	-603	-10.	1.907	1.591
Comm/Ind: Lo Val	150,000	150,600	600	0.4	4,190	4,182	-8	-0.2	2.793	2.776
Comm/Ind: Med Val	300,000	301,300	1,300	0.4	9,703	9,674	-29	-0.3	3.234	3.210
Comm/Ind: Hi Val	1,000,000	1,004,300	4,300	0.4	35,427	35,292	-136	-0.4	3.542	3.514

House Research

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**SOUTHWEST HENNEPIN CO.**

<i>Tax Burdens by Property Class</i>	<b>Taxable Market</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternativ</b>	<b>Chang</b>	<b>Pctg Chn</b>	<b>Baseline</b>	<b>Alternativ</b>	<b>Chang</b>	<b>Pctg Chn</b>	<b>Bas</b>	<b>Alte</b>
Res Hmstd: Exist	18,644,842	20,598,537	1,953,694	10.5	231,881	249,767	17,886	7.7	1.24	1.21
Res NonHmstd 1Un	906,430	1,009,375	102,944	11.4	11,892	12,680	788	6.6	1.31	1.26
Res NonHmstd 2-3	303,370	331,605	28,235	9.3	4,688	4,882	194	4.1	1.55	1.47
Reg Apartments	1,105,500	1,203,969	98,470	8.9	20,444	18,410	-2,034	-9.9	1.85	1.53
Low-income Apts	93,753	103,227	9,474	10.1	1,225	1,592	367	29.9	1.31	1.54
Seasonal Rec	78,404	84,293	5,889	7.5	1,329	1,351	22	1.7	1.70	1.60
Com/Ind Lo Tier	307,176	310,681	3,505	1.1	8,540	8,505	-35	-0.4	2.78	2.74
Com/Ind Hi Tier	4,702,306	4,617,458	-84,848	-1.8	171,404	166,221	-5,183	-3.0	3.65	3.60
Publ U: Elec Gen	355	364	9	2.5	9	9	0	1.0	2.58	2.54
Publ U: Other	180,668	185,185	4,517	2.5	6,545	6,611	65	1.0	3.62	3.57
Ag Hmstd: House	60,236	62,610	2,375	3.9	711	716	5	0.6	1.18	1.14
Ag Hmstd: Land	43,449	45,427	1,978	4.6	213	209	-4	-1.8	0.49	0.46
Ag NonHmstd	62,934	68,827	5,893	9.4	702	719	16	2.3	1.12	1.04
New Con: Res HS	0	378,589	378,589	0.0	0	4,474	4,474	0.0	0.00	1.18
New Const: Other	0	253,719	253,719	0.0	0	6,534	6,534	0.0	0.00	2.58
<b>Total</b>	<b>26,489,423</b>	<b>29,253,866</b>	<b>2,764,443</b>	<b>10.4</b>	<b>459,584</b>	<b>482,680</b>	<b>23,096</b>	<b>5.0</b>	<b>1.73</b>	<b>1.65</b>

**Tax Base**

**Tax Rates**

	<b>Taxable Market</b>				<b>Pctg Chng</b>	<b>Net Tax Cap</b>		<b>Ref Mkt Val (mills)</b>	
	<b>Baseline</b>	<b>Alternativ</b>	<b>Change</b>	<b>Pctg Chng</b>		<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>
Total Tax Capacity	325,567	352,908	27,341	8.4	County	50.58	48.76	0.000	0.00
(-) TIF Tax Capacity	7,166	7,404	237	3.3	City/Town	29.20	28.07	0.068	0.06
(-) FD Contrib Tax Cap	38,065	39,316	1,251	3.3	School District	22.19	20.48	1.650	1.739
(=) Taxable Tax Capacity	280,336	306,188	25,852	9.2	Special District	9.17	8.58	0.000	0.00
FD Distrib Tax Cap	12,758	13,889	1,131	8.9	<b>Total</b>	<b>111.13</b>	<b>105.89</b>	<b>1.718</b>	<b>1.805</b>

**Tax Burdens on Hypothetical**

	<b>Taxable Market Value</b>			<b>Pctg Chng</b>	<b>Net Tax</b>				<b>Effectiv Tax Rates</b>	
	<b>Baseline</b>	<b>Alternativ</b>	<b>Chng</b>		<b>Baseline</b>	<b>Alternativ</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	173,900	192,100	10.5	2,016	2,181	166	8.2	1.159	1.135	
Res Hmstd: Avg Val	260,700	288,000	10.5	3,207	3,456	249	7.8	1.230	1.200	
Res Hmstd: Hi Val	347,600	384,000	10.5	4,401	4,733	332	7.5	1.266	1.232	
Res Hmstd: Ex-Hi Val	521,500	576,100	10.5	6,751	7,342	590	8.7	1.294	1.274	
Apartment (Mkt rate)	300,000	326,700	8.9	5,516	4,914	-602	-10.0	1.838	1.504	
Comm/Ind: Lo Val	150,000	147,300	-1.8	4,164	4,034	-130	-3.1	2.775	2.738	
Comm/Ind: Med Val	300,000	294,600	-1.8	9,630	9,300	-330	-3.4	3.209	3.156	
Comm/Ind: Hi Val	1,000,000	982,000	-1.8	35,137	33,984	-1,153	-3.3	3.513	3.460	



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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	11,070,633	12,254,360	1,183,727	10.7	123,267	136,439	13,172	10.7	1.11	1.11
Res NonHmstd 1Un	361,848	404,934	43,085	11.9	4,537	4,997	460	10.1	1.25	1.23
Res NonHmstd 2-3	128,718	139,333	10,615	8.2	1,959	2,082	123	6.3	1.52	1.49
Reg Apartments	799,830	883,812	83,982	10.5	14,538	13,517	-1,021	-7.0	1.82	1.53
Low-income Apts	212,156	234,432	22,276	10.5	2,752	3,610	858	31.2	1.30	1.54
Seasonal Rec	9,370	10,007	638	6.8	145	151	6	4.1	1.55	1.51
Com/Ind Lo Tier	302,767	308,131	5,364	1.8	8,302	8,378	75	0.9	2.74	2.72
Com/Ind Hi Tier	3,167,499	3,410,280	242,781	7.7	113,725	121,178	7,453	6.6	3.59	3.55
Publ U: Elec Gen	35,252	36,133	881	2.5	903	919	16	1.8	2.56	2.54
Publ U: Other	134,977	138,352	3,374	2.5	4,824	4,895	71	1.5	3.57	3.54
Ag Hmstd: House	1,680	1,529	-151	-9.0	18	16	-2	-13.	1.08	1.03
Ag Hmstd: Land	1,029	936	-93	-9.0	3	3	0	-14.	0.32	0.30
Ag NonHmstd	15,407	14,021	-1,387	-9.0	153	137	-16	-10.	1.00	0.98
New Con: Res HS	0	125,490	125,490	0.0	0	1,429	1,429	0.0	0.00	1.14
New Const: Other	0	83,881	83,881	0.0	0	1,852	1,852	0.0	0.00	2.21
<b>Total</b>	<b>16,241,165</b>	<b>18,045,631</b>	<b>1,804,466</b>	<b>11.1</b>	<b>275,126</b>	<b>299,602</b>	<b>24,475</b>	<b>8.9</b>	<b>1.69</b>	<b>1.66</b>

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	201,984	221,854	19,870	9.8	County	54.71 52.33	0.000	0.00
(-) TIF Tax Capacity	12,819	13,927	1,108	8.6	City/Town	27.86 27.25	0.074	0.07
(-) FD Contrib Tax Cap	22,360	24,824	2,464	11.0	School District	20.53 20.59	1.420	1.487
(=) Taxable Tax Capacity	166,805	183,103	16,298	9.8	Special District	6.44 6.59	0.000	0.00
FD Distrib Tax Cap	18,603	20,253	1,650	8.9	<b>Total</b>	<b>109.55 106.76</b>	<b>1.495</b>	<b>1.559</b>

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	113,700	125,900	12,200	10.7	1,145	1,281	136	11.9	1.007	1.017
Res Hmstd: Avg Val	170,500	188,700	18,200	10.7	1,904	2,106	203	10.6	1.116	1.116
Res Hmstd: Hi Val	227,300	251,600	24,300	10.7	2,662	2,932	271	10.2	1.171	1.165
Res Hmstd: Ex-Hi Val	341,000	377,500	36,500	10.7	4,180	4,586	407	9.7	1.225	1.214
Apartment (Mkt rate)	300,000	331,500	31,500	10.5	5,378	4,941	-437	-8.1	1.792	1.490
Comm/Ind: Lo Val	150,000	161,500	11,500	7.7	4,077	4,449	372	9.1	2.718	2.755
Comm/Ind: Med Val	300,000	323,000	23,000	7.7	9,438	10,168	730	7.7	3.146	3.148
Comm/Ind: Hi Val	1,000,000	1,076,600	76,600	7.7	34,458	36,853	2,396	7.0	3.445	3.423

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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	11,495,749	12,614,042	1,118,292	9.7	165,472	181,429	15,957	9.6	1.44	1.44
Res NonHmstd 1Un	742,726	778,405	35,679	4.8	12,039	12,455	416	3.5	1.62	1.60
Res NonHmstd 2-3	606,770	631,998	25,228	4.2	12,084	12,401	317	2.6	1.99	1.96
Reg Apartments	2,116,896	2,358,060	241,164	11.4	50,229	46,240	-3,989	-7.9	2.37	1.96
Low-income Apts	488,172	543,460	55,288	11.3	7,850	10,657	2,807	35.8	1.61	1.96
Seasonal Rec	289	326	38	13.0	5	6	1	11.0	1.82	1.79
Com/Ind Lo Tier	574,596	566,244	-8,352	-1.5	17,865	17,397	-467	-2.6	3.11	3.07
Com/Ind Hi Tier	5,667,374	5,614,800	-52,573	-0.9	233,452	228,430	-5,022	-2.2	4.12	4.07
Publ U: Elec Gen	67,488	69,176	1,687	2.5	2,046	2,090	44	2.2	3.03	3.02
Publ U: Other	284,004	291,104	7,100	2.5	11,671	11,816	144	1.2	4.11	4.06
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	507	545	37	7.4	8	8	0	5.4	1.53	1.50
New Con: Res HS	0	134,511	134,511	0.0	0	2,010	2,010	0.0	0.00	1.49
New Const: Other	0	81,800	81,800	0.0	0	1,928	1,928	0.0	0.00	2.36
<b>Total</b>	<b>22,044,572</b>	<b>23,684,471</b>	<b>1,639,899</b>	<b>7.4</b>	<b>512,722</b>	<b>526,867</b>	<b>14,145</b>	<b>2.8</b>	<b>2.33</b>	<b>2.22</b>

Tax Base

Tax Rates

	Taxable Market				Pctg Chng	Net Tax Cap		Ref Mkt Val (mills)	
	Baseline	Alternativ	Change	Chng		Base	Alter	Base	Alter
Total Tax Capacity	296,210	309,345	13,134	4.4	County	44.89	43.28	0.000	0.00
(-) TIF Tax Capacity	46,773	47,709	936	2.0	City/Town	63.75	64.64	0.018	0.01
(-) FD Contrib Tax Cap	33,999	35,248	1,250	3.7	School District	33.51	32.10	0.768	0.827
(=) Taxable Tax Capacity	215,438	226,387	10,949	5.1	Special District	10.80	10.10	0.000	0.00
FD Distrib Tax Cap	35,677	38,840	3,164	8.9	<b>Total</b>	<b>152.94</b>	<b>150.11</b>	<b>0.786</b>	<b>0.845</b>

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	90,800	99,600	9,700	9.7	1,169	1,297	127	10.9	1.287	1.301
Res Hmstd: Avg Val	136,100	149,300	13,200	9.7	1,939	2,129	191	9.8	1.424	1.426
Res Hmstd: Hi Val	181,500	199,200	17,700	9.8	2,710	2,966	256	9.4	1.492	1.488
Res Hmstd: Ex-Hi Val	272,300	298,800	26,500	9.7	4,251	4,634	383	9.0	1.561	1.551
Apartment (Mkt rate)	300,000	334,200	34,200	11.4	7,118	6,553	-565	-7.9	2.372	1.960
Comm/Ind: Lo Val	150,000	148,600	-1,400	-0.9	4,664	4,566	-98	-2.1	3.109	3.072
Comm/Ind: Med Val	300,000	297,200	-2,800	-0.9	10,842	10,597	-245	-2.3	3.614	3.565
Comm/Ind: Hi Val	1,000,000	990,700	-9,300	-0.9	39,677	38,811	-866	-2.2	3.967	3.917

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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	7,619,207	8,532,008	912,801	12.0	89,213	94,155	4,943	5.5	1.17	1.10
Res NonHmstd 1Un	362,604	415,547	52,943	14.6	4,995	5,330	336	6.7	1.38	1.28
Res NonHmstd 2-3	256,434	273,990	17,556	6.8	4,352	4,338	-14	-0.3	1.70	1.58
Reg Apartments	1,037,364	1,202,305	164,941	15.9	21,025	19,039	-1,986	-9.4	2.03	1.58
Low-income Apts	345,413	400,334	54,921	15.9	4,751	6,339	1,589	33.4	1.38	1.58
Seasonal Rec	1,192	1,252	60	5.0	20	20	0	-1.1	1.70	1.60
Com/Ind Lo Tier	381,944	391,006	9,062	2.4	10,887	10,706	-181	-1.7	2.85	2.74
Com/Ind Hi Tier	2,426,214	2,578,080	151,866	6.3	91,619	93,525	1,906	2.1	3.78	3.63
Publ U: Elec Gen	48,035	49,236	1,201	2.5	1,292	1,271	-21	-1.6	2.69	2.58
Publ U: Other	166,783	170,953	4,170	2.5	6,296	6,200	-96	-1.5	3.78	3.63
Ag Hmstd: House	50	52	2	4.2	0	0	0	-5.9	0.98	0.88
Ag Hmstd: Land	78	81	3	4.2	0	0	0	-8.4	0.42	0.37
Ag NonHmstd	608	634	26	4.2	8	8	0	-3.1	1.30	1.21
New Con: Res HS	0	44,669	44,669	0.0	0	540	540	0.0	0.00	1.21
New Const: Other	0	42,307	42,307	0.0	0	1,069	1,069	0.0	0.00	2.53
<b>Total</b>	<b>12,645,926</b>	<b>14,102,454</b>	<b>1,456,528</b>	<b>11.5</b>	<b>234,457</b>	<b>242,542</b>	<b>8,085</b>	<b>3.4</b>	<b>1.85</b>	<b>1.72</b>

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	160,615	175,953	15,338	9.5	County	49.95	47.78	0.000	0.00
(-) TIF Tax Capacity	15,018	16,015	997	6.6	City/Town	37.95	34.98	0.000	0.00
(-) FD Contrib Tax Cap	11,884	16,171	4,286	36.1	School District	34.81	30.74	0.726	0.692
(=) Taxable Tax Capacity	133,712	143,767	10,055	7.5	Special District	7.56	7.65	0.000	0.00
FD Distrib Tax Cap	33,783	36,779	2,996	8.9	<b>Total</b>	<b>130.27</b>	<b>121.15</b>	<b>0.726</b>	<b>0.692</b>

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	81,400	91,200	12.0	820	878	57	7.0	1.007	0.962	
Res Hmstd: Avg Val	122,000	136,600	12.0	1,415	1,500	85	6.0	1.160	1.098	
Res Hmstd: Hi Val	162,600	182,100	12.0	2,010	2,124	113	5.6	1.236	1.166	
Res Hmstd: Ex-Hi Val	244,000	273,200	12.0	3,203	3,372	169	5.3	1.312	1.234	
Apartment (Mkt rate)	300,000	347,700	15.9	6,080	5,506	-574	-9.4	2.026	1.583	
Comm/Ind: Lo Val	150,000	159,400	6.3	4,275	4,448	173	4.0	2.850	2.790	
Comm/Ind: Med Val	300,000	318,800	6.3	9,940	10,231	291	2.9	3.313	3.209	
Comm/Ind: Hi Val	1,000,000	1,062,600	6.3	36,373	37,214	840	2.3	3.637	3.502	

## Baseline 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 1 & b: 115K-345K	0.550	7,804,629	42,925	47,455
134	Ag Hmstd 1 & 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
177	Comm competitive zone: <150K	1.500	300	4	7

**House Research**

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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	
<b>State Total</b>			<b>325,151,649</b>	<b>3,750,085</b>	<b>5,028,570</b>	

## 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	15
128 Ag Hmstd HGA: <76K	1.000	6,099,460	60,995	44,961
129 Ag Hmstd HGA: 76K-500K	1.000	2,628,019	26,280	30,935
130 Ag Hmstd HGA: >500K	1.250	34,205	428	487
131 Farm 1b Hmstd land <32K	0.450	943	4	2
132 Ag Hmstd land & bldgs: <115K	0.550	9,468,127	52,075	25,372
133 Ag Hmstd l & b: 115K-345K	0.550	8,950,434	49,227	53,299
134 Ag Hmstd l & b: 345K-600K	0.550	3,177,632	17,477	17,010
135 Ag Hmstd land & bldgs: >600K	1.000	2,748,037	27,480	26,473
137 Ag Non-homestead	1.000	10,025,649	100,256	100,019
138 Migrant Housing: <500K	1.000	743	7	8
143 Timberlands	1.000	869,771	8,698	9,418
144 Non-comm seasonal-rec-res: <76K	1.000	6,892,779	68,928	81,479
145 Non-comm seasonal-rec-res: 76K-500K	1.000	3,562,245	35,622	50,034
146 Non-comm seasonal-rec-res: >500K	1.250	165,427	2,068	2,789
149 Res 1b Hmstd <32K	0.450	184,229	829	834
150 Res Hmstd: <76K	1.000	97,227,110	972,271	969,880
151 Res Hmstd: 76K-500K	1.000	109,805,136	1,098,051	1,371,919
152 Res Hmstd: > 500K	1.250	3,679,286	45,991	54,116
154 Res Non-hmstd 1 unit: <76K	1.000	5,642,333	56,423	73,602
155 Res Non-hmstd 1 unit: 76K - 500K	1.000	3,445,802	34,458	42,941
156 Res Non-hmstd 1 unit: >500K	1.250	300,292	3,754	4,422
158 Res Non-hmstd 2-3 units	1.250	3,599,794	44,997	57,908
161 Regular apartments (4a)	1.250	12,520,752	156,509	207,397
162 Regular apartments - New Cnstr	1.250	33,837	423	479
163 Low income apartments (4d)	1.250	3,263,675	40,796	55,092
164 Non-profit/Comm Serv	1.500	34,320	515	738
165 Student housing	1.000	22,428	224	324
166 Manufactured home park land	1.250	451,499	5,644	6,894
168 Comm seasonal-rec-res: 1c	1.000	382,761	3,828	3,734
169 Comm seasonal-rec-res: 4c <500K	1.000	227,402	2,274	3,571
170 Comm seasonal-rec-res: 4c >500K	1.250	53,025	663	975
171 Bed & Breakfast	1.250	13,061	163	194
172 Qualifying golf courses	1.250	187,120	2,339	2,575
175 Commercial: <150K	1.500	6,872,818	103,092	190,812
176 Commercial: >150K	2.000	30,050,379	601,008	1,097,104
177 Comm competitive zone: <150K	1.500	317	5	7
178 Comm competitive zone: >150K	2.000	294	6	7
179 Comm border city: <150K	1.500	39,525	593	911
180 Comm border city: >150K	2.000	64,959	1,299	1,494

**House Research**

<b>Simulation</b>	<b>3E2</b>	<b>Baseline</b>	<b>Preliminary Pay 2003</b>			<b>Page 35</b>
<b>4/13/2003</b>	<b>10:41</b>	<b>Alternative</b>	<b>Projected Pay 2004: Current Law</b>			(all figures in \$000s)
182	Industrial pref: <150K	1.500	1,175,000	17,625	33,103	
183	Industrial pref: >150K	2.000	10,933,530	218,671	401,349	
186	Ind border city: <150K	1.500	1,294	19	30	
187	Ind border city: >150K	2.000	33,022	660	759	
189	Publ Util: land & bldgs <150K	1.500	80,688	1,210	2,164	
190	Publ Util: land & bldgs >150K	2.000	739,368	14,787	26,448	
191	Publ Util: Electric Generat Mach	2.000	1,556,438	31,129	39,377	
192	Publ Util: machinery (non-generat)	2.000	901,858	18,037	30,879	
194	Railroad <150K	1.500	26,492	397	724	
195	Railroad >150K	2.000	478,195	9,564	17,244	
197	Mineral	2.000	2,513	50	112	
198	Misc class 5	2.000	1,649	33	68	
201	Personal: 3f	1.000	8,711	87	101	
202	Non-comm aircraft hangars	1.500	44,835	673	1,142	
203	Pers: It31 tools&mach excl elec gen	2.000	118,332	2,367	4,013	
205	Pers: It32 struct/leased	1.000	39,520	395	493	
206	Pers: It32 str/lease	1.000	1,202	12	17	
208	Pers: It32 struct/leased land-C/I	2.000	35,158	703	1,280	
211	Pers: It41 struct/leased land - C/I	2.000	375,001	7,500	10,230	
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	
219	Pers: It43 leased real estate - non C/I	1.500	7,162	107	168	
220	Pers: Item 43 leased real estate - C/I	2.000	303,041	6,061	9,566	
221	Pers: Item 44 electric util trans lines	2.000	1,436,787	28,736	51,612	
222	Pers: Item 44 electric util distri lines	2.000	179,455	3,589	6,649	
223	Pers: Item 45 syst/gas utils	2.000	1,676,960	33,539	57,264	
224	Pers: Item 46 syst/water utils	2.000	2,392	48	89	
225	Pers: Item 48 misc	2.000	43,861	877	1,529	
1128	New Constr: Ag Hmstd HGA: <76K	1.000	33,611	336	264	
1129	New Constr: Ag Hmstd HGA:	1.000	63,558	636	764	
1130	New Constr: Ag Hmstd HGA: >500K	1.250	2,129	27	26	
1132	New Con: Ag Hmstd land&bldgs:	0.550	51,569	284	150	
1133	New Con: Ag Hmstd l & b:	0.550	113,695	625	695	
1134	New Con: Ag Hmstd l & b:	0.550	2,717	15	16	
1135	New Con: Ag Hmstd land&bldgs:	1.000	12,770	128	125	
1137	New Con: Ag Non-homestead	1.000	23,187	232	235	
1144	New Con: Noncom seas-rec-res: <76K	1.000	114,654	1,147	1,369	
1145	NewCon: Noncom seas-rec-res:	1.000	164,786	1,648	2,318	
1146	NewCon: Noncom seas-rec-res: >500K	1.250	10,309	129	168	
1150	New Constr: Res Hmstd: <76K	1.000	1,996,029	19,960	19,314	
1151	New Constr: Res Hmstd: 76K-500K	1.000	3,082,260	30,823	38,419	
1154	New Constr: Res Non-hmstd 1 unit:	1.000	493,546	4,935	6,308	
1155	NewCon: Res Nonhm 1 unit: 76K -	1.000	612,087	6,121	7,520	
1156	NewCon: Res Nonhm 1 unit: > 500K	1.250	36,423	455	525	

**House Research**

<b>Simulation</b>	<b>3E2</b>	<b>Baseline</b>	<b>Preliminary Pay 2003</b>			<b>Page 36</b>
<b>4/13/2003</b>	<b>10:41</b>	<b>Alternative</b>	<b>Projected Pay 2004: Current Law</b>			(all figures in \$000s)
1158	New Constr:	Res Non-hmstd 2-3 units	1.250	322,973	4,037	5,102
1162	New Constr:	Regular apartments	1.250	521,549	6,519	8,261
1164	NewCon:	Non-profit/Comm Serv	1.500	1,129	17	26
1165	New Constr:	Student housing	1.000	1,081	11	16
1166	New Constr:	Manufactured home park	1.250	1,390	17	21
1168	New Con:	Comm seasonal-rec-res: 1c	1.000	11,706	117	115
1169	New Con:	Comm seas-rec-res: 4c	1.000	4,023	40	68
1170	New Con:	Comm seas-rec-res: 4c	1.250	747	9	15
1171	New Constr:	Bed & Breakfast	1.250	95	1	1
1175	New Constr:	Commercial <150K	1.500	110,314	1,655	2,950
1176	New Constr:	Commercial >150K	2.000	961,558	19,231	34,188
1179	New Constr:	Comm border city: <150K	1.500	791	12	18
1180	New Constr:	Comm border city: >150K	2.000	2,912	58	67
1182	New Constr:	Industrial <150K	1.500	19,597	294	512
1183	New Constr:	Industrial >150K	2.000	273,312	5,466	10,043
1201	New Constr:	Personal: 3f	1.000	14	0	0
<b>State Total</b>				361,986,856	4,127,621	5,426,268



**Baseline 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
	<b>Homestead Credit</b>	319,099		<b>Taconite credit</b>		16,336	
	<b>Agricultural</b>	23,606		<b>Disparity Reduction</b>		4,134	

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

	County	City	Town	School District	Special District	State	Total
Certified NTC	1,901,082	1,212,734	158,716	982,524	197,387	609,093	5,061,537
Certified MKV	2,904	15,949	45	435,217	0	0	454,114
Fiscal Disparities Levy	113,382	106,151	1,270	106,235	24,320	0	351,358
Disparity Reduction Aid	10,047	0	660	8,202	0	0	18,909
Spread NTC Levy	1,777,654	1,106,584	156,785	903,333	178,067	609,093	4,731,516
Spread MKV Levy	2,904	15,949	45	400,038	0	0	418,935
Tax Incr Financing Levy							283,649
	<b>Homestead Credit</b>	313,978		<b>Taconite credit</b>		16,598	
	<b>Agricultural</b>	24,030		<b>Disparity Reduction</b>		4,562	