

# House Research Simulation Report: Property Tax

**Simulation #4A1**

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## DESCRIPTION

**BASELINE: Final Pay 2003**

**ALTERNATIVE: Prelim Pay 2004: TNT Levies including new referendum approvals**

This report compares proposed property taxes for taxes payable in 2004 to actual property taxes payable in 2003. The 2004 taxes are based on proposed levies certified by each taxing jurisdiction to fulfill the requirements of the truth-in-taxation (TNT) process. For the most part, the simulation also incorporates the results of referendum elections held this fall, (generally, fall referendum results are not incorporated into TNT levies). Final levies may be less than the proposed levies shown in this simulation, but cannot be higher. The market values used are actual for taxes payable in 2004, as reported by county assessors to the Dept. of Revenue. The breakout of market value between value on existing structures and new construction amounts is based on estimates of new construction made during the 2003 legislative session.

## KEY POINTS

- **Statewide, property taxes would increase by \$355 million, or 7.1%**, if proposed levies were enacted, according to the simulation. Approximately \$132 million of the \$355 million increase is borne by new construction - property appearing on the tax rolls for the first time in 2004. The overall tax increases are 9.6% in Greater Minnesota and 5.8% in the Metro area.
- **Statewide property tax impacts by property type vary from -3.4% to +16.6%**. Impacts on the largest property types are 7.7% on existing residential homesteads, -3.4% on existing regular apartments, 0.6% on existing commercial-industrial property, and 4.8% 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:            Final Pay 2003**

- **Property values** (limited market values) are actual values reported by county assessors on the abstracts of assessment.
- **Local government levies** are levies reported by county auditors on the abstracts of tax lists.

**ALTERNATIVE:        Prelim Pay 2004: TNT levies including new referendum approvals**

- **Market values** (limited market values) are actual values reported by county assessors on the abstracts of assessment. The breakdown of market value amounts between valuation changes on existing properties and new construction is based on new construction estimates prepared during the 2003 legislative session. The simulation will be updated with actual new construction data when it becomes available.
- **Levies** are preliminary levies (also called truth-in-taxation, or TNT levies) reported by county auditors to the Dept. of Revenue. In the case of school districts, TNT levies have been augmented with information about referendum levies that have been approved after TNT levies were certified. In the aggregate, final certified levies will be less than TNT levies, although they may not be for any specific jurisdiction.
- **The state levy** is \$624.5 million, which is the certified level set by the Dept. of Revenue.
- **Tax increment financing net tax capacities** are derived from the abstracts of assessment; generally these figures will undergo some changes before final figures are determined.
- **Fiscal disparities** contribution and distribution net tax capacities are preliminary, based on data from the abstracts of assessment, with some adjustments applied based on Dept. of Revenue data. Fiscal disparities distribution tax amounts are preliminary.

**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%       |

House Research Department

**STATEWIDE**

| Tax Burdens by<br>Property Class | Taxable Market Value |                    |                   |              | Net Tax          |                  |                |             | Effective<br>Tax Rates |             |
|----------------------------------|----------------------|--------------------|-------------------|--------------|------------------|------------------|----------------|-------------|------------------------|-------------|
|                                  | Baseline             | Alternative        | Change            | Pctg<br>Chng | Baseline         | Alternative      | Change         | Pctg<br>Chn | Base                   | Alte        |
| Res Hmstd: Exist                 | 191,363,909          | 211,791,117        | 20,427,209        | 10.7         | 2,188,355        | 2,357,198        | 168,843        | 7.7         | 1.14                   | 1.11        |
| ResNonHm 1 Exist                 | 8,557,668            | 10,302,125         | 1,744,457         | 20.4         | 112,567          | 131,232          | 18,666         | 16.6        | 1.32                   | 1.27        |
| ResNonHm23 Exist                 | 3,866,001            | 4,338,238          | 472,237           | 12.2         | 63,414           | 69,025           | 5,611          | 8.8         | 1.64                   | 1.59        |
| Apartments Exist                 | 14,434,705           | 15,850,832         | 1,416,127         | 9.8          | 269,731          | 260,441          | -9,291         | -3.4        | 1.87                   | 1.64        |
| Seas Rec: Exist                  | 10,462,907           | 11,867,461         | 1,404,554         | 13.4         | 137,526          | 149,124          | 11,598         | 8.4         | 1.31                   | 1.26        |
| Com/Ind Lo Exist                 | 7,926,443            | 8,168,016          | 241,574           | 3.0          | 223,833          | 228,551          | 4,718          | 2.1         | 2.82                   | 2.80        |
| Com/Ind Hi Exist                 | 40,958,745           | 41,651,608         | 692,864           | 1.7          | 1,512,104        | 1,517,898        | 5,794          | 0.4         | 3.69                   | 3.64        |
| Publ Util                        | 6,564,024            | 6,839,898          | 275,874           | 4.2          | 218,463          | 221,524          | 3,061          | 1.4         | 3.33                   | 3.24        |
| AgHm House Exist                 | 8,097,036            | 8,804,982          | 707,946           | 8.7          | 70,785           | 75,849           | 5,064          | 7.2         | 0.87                   | 0.86        |
| AgHm Land: Exist                 | 22,705,304           | 24,265,890         | 1,560,586         | 6.9          | 115,925          | 121,006          | 5,081          | 4.4         | 0.51                   | 0.50        |
| Ag NonHm: Exist                  | 10,214,986           | 11,039,110         | 824,124           | 8.1          | 104,870          | 108,842          | 3,972          | 3.8         | 1.03                   | 0.99        |
| Res Hmstd NewCon                 | 0                    | 5,558,088          | 5,558,088         | 0.0          | 0                | 62,191           | 62,191         | 0.0         | 0.00                   | 1.12        |
| All Other NewCon                 | 0                    | 3,212,780          | 3,212,780         | 0.0          | 0                | 70,096           | 70,096         | 0.0         | 0.00                   | 2.18        |
| <b>Total</b>                     | <b>325,151,728</b>   | <b>363,690,147</b> | <b>38,538,419</b> | <b>11.9</b>  | <b>5,017,572</b> | <b>5,372,976</b> | <b>355,404</b> | <b>7.1</b>  | <b>1.54</b>            | <b>1.48</b> |

**Tax Base**

**Tax Rates**

|                          | Taxable Market Value |             |         |              | Net Tax Cap (Pctg) |               | Ref Mkt Val (mills) |              |              |
|--------------------------|----------------------|-------------|---------|--------------|--------------------|---------------|---------------------|--------------|--------------|
|                          | Baseline             | Alternative | Change  | Pctg<br>Chng | Base               | Alter         | Base                | Alter        |              |
| Total Tax Capacity       | 3,750,086            | 4,142,534   | 392,447 | 10.5         | County             | 50.43         | 48.04               | 0.010        | 0.009        |
| (-) TIF Tax Capacity     | 211,256              | 227,203     | 15,947  | 7.5          | City/Town          | 35.67         | 34.86               | 0.052        | 0.059        |
| (-) FD Contrib Tax Cap   | 233,130              | 254,136     | 21,006  | 9.0          | School District    | 25.59         | 23.58               | 1.158        | 1.214        |
| (=) Taxable Tax Capacity | 3,305,701            | 3,661,195   | 355,494 | 10.8         | Special District   | 5.19          | 4.79                | 0.000        | 0.000        |
| FD Distrib Tax Cap       | 233,132              | 254,139     | 21,007  | 9.0          | <b>Total</b>       | <b>116.88</b> | <b>111.27</b>       | <b>1.221</b> | <b>1.281</b> |

**GREATER MINNESOTA**

| <i>Tax Burdens by Property Class</i> | <b>Taxable Market Value</b> |                    |                   |                  | <b>Net Tax</b>   |                    |                |                 | <b>Effective Tax Rates</b> |             |
|--------------------------------------|-----------------------------|--------------------|-------------------|------------------|------------------|--------------------|----------------|-----------------|----------------------------|-------------|
|                                      | <b>Baseline</b>             | <b>Alternative</b> | <b>Change</b>     | <b>Pctg Chng</b> | <b>Baseline</b>  | <b>Alternative</b> | <b>Change</b>  | <b>Pctg Chn</b> | <b>Base</b>                | <b>Alte</b> |
| Res Hmstd: Exist                     | 61,486,170                  | 67,216,362         | 5,730,193         | 9.3              | 633,878          | 693,971            | 60,093         | 9.5             | 1.03                       | 1.03        |
| ResNonHm 1 Exist                     | 3,523,627                   | 3,966,554          | 442,927           | 12.6             | 45,407           | 50,153             | 4,746          | 10.5            | 1.29                       | 1.26        |
| ResNonHm23 Exist                     | 1,282,249                   | 1,399,634          | 117,386           | 9.2              | 20,544           | 22,007             | 1,463          | 7.1             | 1.60                       | 1.57        |
| Apartments Exist                     | 2,711,178                   | 2,932,846          | 221,668           | 8.2              | 49,288           | 49,715             | 427            | 0.9             | 1.82                       | 1.70        |
| Seas Rec: Exist                      | 10,147,754                  | 11,523,252         | 1,375,498         | 13.6             | 132,579          | 143,989            | 11,410         | 8.6             | 1.31                       | 1.25        |
| Com/Ind Lo Exist                     | 4,412,774                   | 4,573,250          | 160,476           | 3.6              | 124,566          | 128,306            | 3,740          | 3.0             | 2.82                       | 2.81        |
| Com/Ind Hi Exist                     | 7,986,283                   | 8,395,723          | 409,440           | 5.1              | 290,126          | 302,170            | 12,043         | 4.2             | 3.63                       | 3.60        |
| Publ Util                            | 4,300,179                   | 4,472,649          | 172,470           | 4.0              | 138,417          | 139,734            | 1,317          | 1.0             | 3.22                       | 3.12        |
| AgHm House Exist                     | 7,067,066                   | 7,739,086          | 672,020           | 9.5              | 61,072           | 66,019             | 4,947          | 8.1             | 0.86                       | 0.85        |
| AgHm Land: Exist                     | 21,677,370                  | 23,173,604         | 1,496,234         | 6.9              | 111,612          | 116,678            | 5,065          | 4.5             | 0.51                       | 0.50        |
| Ag NonHm: Exist                      | 9,563,108                   | 10,309,617         | 746,509           | 7.8              | 98,041           | 101,765            | 3,724          | 3.8             | 1.03                       | 0.99        |
| Res Hmstd NewCon                     | 0                           | 2,482,976          | 2,482,976         | 0.0              | 0                | 26,760             | 26,760         | 0.0             | 0.00                       | 1.08        |
| All Other NewCon                     | 0                           | 1,454,799          | 1,454,799         | 0.0              | 0                | 28,271             | 28,271         | 0.0             | 0.00                       | 1.94        |
| <b>Total</b>                         | <b>134,157,757</b>          | <b>149,640,352</b> | <b>15,482,595</b> | <b>11.5</b>      | <b>1,705,531</b> | <b>1,869,538</b>   | <b>164,007</b> | <b>9.6</b>      | <b>1.27</b>                | <b>1.25</b> |

**Tax Base**

**Tax Rates**

|                          | <b>Taxable Market Value</b> |                    |               |                  | <b>Net Tax Cap (Pctg)</b> |                      | <b>Ref Mkt Val (mills)</b> |              |
|--------------------------|-----------------------------|--------------------|---------------|------------------|---------------------------|----------------------|----------------------------|--------------|
|                          | <b>Baseline</b>             | <b>Alternative</b> | <b>Change</b> | <b>Pctg Chng</b> | <b>Base</b>               | <b>Alter</b>         | <b>Base</b>                | <b>Alter</b> |
| Total Tax Capacity       | 1,412,952                   | 1,572,858          | 159,906       | 11.3             | County                    | 58.54 56.38          | 0.005                      | 0.005        |
| (-) TIF Tax Capacity     | 39,870                      | 44,695             | 4,826         | 12.1             | City/Town                 | 32.91 32.34          | 0.016                      | 0.017        |
| (-) FD Contrib Tax Cap   | 1,413                       | 1,898              | 485           | 34.3             | School District           | 24.02 22.21          | 0.603                      | 0.825        |
| (=) Taxable Tax Capacity | 1,371,669                   | 1,526,265          | 154,596       | 11.3             | Special District          | 1.65 1.63            | 0.000                      | 0.000        |
| FD Distrib Tax Cap       | 1,417                       | 1,901              | 484           | 34.1             | <b>Total</b>              | <b>117.12 112.57</b> | <b>0.625</b>               | <b>0.846</b> |

**Tax Burdens on Hypothetical Properties**

|                      | <b>Taxable Market Value</b> |                    |                  | <b>Net Tax</b>  |                    |               |                  | <b>Effective Tax Rates</b> |              |
|----------------------|-----------------------------|--------------------|------------------|-----------------|--------------------|---------------|------------------|----------------------------|--------------|
|                      | <b>Baseline</b>             | <b>Alternative</b> | <b>Pctg Chng</b> | <b>Baseline</b> | <b>Alternative</b> | <b>Change</b> | <b>Pctg Chng</b> | <b>Base</b>                | <b>Alter</b> |
| Res Hmstd: Lo Val    | 68,100                      | 74,400             | 9.3              | 568             | 603                | 35            | 6.2              | 0.833                      | 0.810        |
| Res Hmstd: Avg Val   | 102,100                     | 111,600            | 9.3              | 979             | 1,079              | 100           | 10.2             | 0.958                      | 0.966        |
| Res Hmstd: Hi Val    | 136,100                     | 148,800            | 9.3              | 1,429           | 1,562              | 133           | 9.3              | 1.050                      | 1.050        |
| Res Hmstd: Ex-Hi Val | 204,200                     | 223,200            | 9.3              | 2,331           | 2,530              | 199           | 8.5              | 1.141                      | 1.133        |
| Apartment (Mkt rate) | 300,000                     | 324,500            | 8.2              | 5,458           | 4,841              | -617          | -11.3            | 1.819                      | 1.491        |
| Seas Rec: Lo Val     | 50,000                      | 56,000             | 12.0             | 694             | 752                | 58            | 8.3              | 1.387                      | 1.342        |
| Seas Rec: Hi Val     | 150,000                     | 168,000            | 12.0             | 2,322           | 2,553              | 231           | 10.0             | 1.547                      | 1.519        |
| Comm/Ind: Lo Val     | 150,000                     | 157,700            | 5.1              | 3,947           | 4,140              | 193           | 4.9              | 2.631                      | 2.625        |
| Comm/Ind: Med Val    | 300,000                     | 315,400            | 5.1              | 9,178           | 9,529              | 351           | 3.8              | 3.059                      | 3.021        |
| Comm/Ind: Hi Val     | 1,000,000                   | 1,051,300          | 5.1              | 33,591          | 34,680             | 1,090         | 3.2              | 3.359                      | 3.298        |

**METRO AREA**

| <i>Tax Burdens by Property Class</i> | <b>Taxable Market Value</b> |                    |                   |                  | <b>Net Tax</b>   |                    |                | <b>Effective Tax Rates</b> |             |             |
|--------------------------------------|-----------------------------|--------------------|-------------------|------------------|------------------|--------------------|----------------|----------------------------|-------------|-------------|
|                                      | <b>Baseline</b>             | <b>Alternative</b> | <b>Change</b>     | <b>Pctg Chng</b> | <b>Baseline</b>  | <b>Alternative</b> | <b>Change</b>  | <b>Pctg Chn</b>            | <b>Base</b> | <b>Alte</b> |
| Res Hmstd: Exist                     | 129,877,739                 | 144,574,755        | 14,697,016        | 11.3             | 1,554,477        | 1,663,227          | 108,750        | 7.0                        | 1.20        | 1.15        |
| ResNonHm 1 Exist                     | 5,034,041                   | 6,335,571          | 1,301,531         | 25.9             | 67,160           | 81,079             | 13,920         | 20.7                       | 1.33        | 1.28        |
| ResNonHm23 Exist                     | 2,583,752                   | 2,938,604          | 354,852           | 13.7             | 42,870           | 47,018             | 4,148          | 9.7                        | 1.66        | 1.60        |
| Apartments Exist                     | 11,723,527                  | 12,917,986         | 1,194,459         | 10.2             | 220,444          | 210,725            | -9,718         | -4.4                       | 1.88        | 1.63        |
| Seas Rec: Exist                      | 315,153                     | 344,209            | 29,055            | 9.2              | 4,947            | 5,135              | 188            | 3.8                        | 1.57        | 1.49        |
| Com/Ind Lo Exist                     | 3,513,669                   | 3,594,766          | 81,098            | 2.3              | 99,266           | 100,244            | 978            | 1.0                        | 2.83        | 2.79        |
| Com/Ind Hi Exist                     | 32,972,462                  | 33,255,885         | 283,424           | 0.9              | 1,221,978        | 1,215,728          | -6,250         | -0.5                       | 3.71        | 3.66        |
| Publ Util                            | 2,263,845                   | 2,367,249          | 103,405           | 4.6              | 80,046           | 81,790             | 1,744          | 2.2                        | 3.54        | 3.46        |
| AgHm House Exist                     | 1,029,970                   | 1,065,896          | 35,926            | 3.5              | 9,712            | 9,830              | 118            | 1.2                        | 0.94        | 0.92        |
| AgHm Land: Exist                     | 1,027,935                   | 1,092,286          | 64,352            | 6.3              | 4,312            | 4,328              | 16             | 0.4                        | 0.42        | 0.40        |
| Ag NonHm: Exist                      | 651,878                     | 729,493            | 77,615            | 11.9             | 6,829            | 7,077              | 248            | 3.6                        | 1.05        | 0.97        |
| Res Hmstd NewCon                     | 0                           | 3,075,112          | 3,075,112         | 0.0              | 0                | 35,431             | 35,431         | 0.0                        | 0.00        | 1.15        |
| All Other NewCon                     | 0                           | 1,757,982          | 1,757,982         | 0.0              | 0                | 41,825             | 41,825         | 0.0                        | 0.00        | 2.38        |
| <b>Total</b>                         | <b>190,993,971</b>          | <b>214,049,795</b> | <b>23,055,824</b> | <b>12.1</b>      | <b>3,312,041</b> | <b>3,503,438</b>   | <b>191,397</b> | <b>5.8</b>                 | <b>1.73</b> | <b>1.64</b> |

**Tax Base**

**Tax Rates**

|                          | <b>Taxable Market Value</b> |                    |               |                  | <b>Net Tax Cap (Pctg)</b> |               | <b>Ref Mkt Val (mills)</b> |              |              |
|--------------------------|-----------------------------|--------------------|---------------|------------------|---------------------------|---------------|----------------------------|--------------|--------------|
|                          | <b>Baseline</b>             | <b>Alternative</b> | <b>Change</b> | <b>Pctg Chng</b> | <b>Base</b>               | <b>Alter</b>  | <b>Base</b>                | <b>Alter</b> |              |
| Total Tax Capacity       | 2,337,135                   | 2,569,676          | 232,541       | 9.9              | County                    | 44.68         | 42.08                      | 0.013        | 0.010        |
| (-) TIF Tax Capacity     | 171,386                     | 182,507            | 11,121        | 6.5              | City/Town                 | 37.62         | 36.65                      | 0.070        | 0.080        |
| (-) FD Contrib Tax Cap   | 231,716                     | 252,238            | 20,522        | 8.9              | School District           | 26.70         | 24.56                      | 1.432        | 1.406        |
| (=) Taxable Tax Capacity | 1,934,032                   | 2,134,930          | 200,898       | 10.4             | Special District          | 7.70          | 7.05                       | 0.000        | 0.000        |
| FD Distrib Tax Cap       | 231,715                     | 252,238            | 20,523        | 8.9              | <b>Total</b>              | <b>116.70</b> | <b>110.34</b>              | <b>1.515</b> | <b>1.497</b> |

**Tax Burdens on Hypothetical Properties**

|                      | <b>Taxable Market Value</b> |                    |                  | <b>Net Tax</b>  |                    |               |                  | <b>Effective Tax Rates</b> |              |
|----------------------|-----------------------------|--------------------|------------------|-----------------|--------------------|---------------|------------------|----------------------------|--------------|
|                      | <b>Baseline</b>             | <b>Alternative</b> | <b>Pctg Chng</b> | <b>Baseline</b> | <b>Alternative</b> | <b>Change</b> | <b>Pctg Chng</b> | <b>Base</b>                | <b>Alter</b> |
| Res Hmstd: Lo Val    | 116,700                     | 129,900            | 11.3             | 1,271           | 1,372              | 101           | 7.9              | 1.089                      | 1.056        |
| Res Hmstd: Avg Val   | 175,000                     | 194,800            | 11.3             | 2,093           | 2,244              | 151           | 7.2              | 1.195                      | 1.151        |
| Res Hmstd: Hi Val    | 233,200                     | 259,600            | 11.3             | 2,912           | 3,114              | 202           | 6.9              | 1.248                      | 1.199        |
| Res Hmstd: Ex-Hi Val | 349,900                     | 389,500            | 11.3             | 4,556           | 4,859              | 303           | 6.6              | 1.302                      | 1.247        |
| Apartment (Mkt rate) | 300,000                     | 330,600            | 10.2             | 5,706           | 5,055              | -652          | -11.4            | 1.902                      | 1.528        |
| Comm/Ind: Lo Val     | 150,000                     | 151,300            | 0.9              | 4,182           | 4,165              | -17           | -0.4             | 2.788                      | 2.752        |
| Comm/Ind: Med Val    | 300,000                     | 302,600            | 0.9              | 9,683           | 9,628              | -55           | -0.6             | 3.227                      | 3.181        |
| Comm/Ind: Hi Val     | 1,000,000                   | 1,008,600          | 0.9              | 35,353          | 35,120             | -233          | -0.7             | 3.535                      | 3.482        |

**NORTHWEST CITIES**

| <i>Tax Burdens by<br/>Property Class</i> | <b>Taxable Market Value</b> |                    |                |                      | <b>Net Tax</b>  |                    |               |                     | <b>Effective<br/>Tax Rates</b> |             |
|--|-----------------------------|--------------------|----------------|----------------------|-----------------|--------------------|---------------|---------------------|--------------------------------|-------------|
|  | <b>Baseline</b>             | <b>Alternative</b> | <b>Change</b>  | <b>Pctg<br/>Chng</b> | <b>Baseline</b> | <b>Alternative</b> | <b>Change</b> | <b>Pctg<br/>Chn</b> | <b>Base</b>                    | <b>Alte</b> |
| Res Hmstd: Exist                         | 3,151,921                   | 3,349,116          | 197,195        | 6.3                  | 38,171          | 41,847             | 3,676         | 9.6                 | 1.21                           | 1.25        |
| ResNonHm 1 Exist                         | 206,431                     | 225,204            | 18,773         | 9.1                  | 3,084           | 3,420              | 336           | 10.9                | 1.49                           | 1.52        |
| ResNonHm23 Exist                         | 82,051                      | 81,904             | -147           | -0.2                 | 1,411           | 1,427              | 16            | 1.1                 | 1.72                           | 1.74        |
| Apartments Exist                         | 276,383                     | 302,288            | 25,905         | 9.4                  | 5,325           | 5,855              | 530           | 9.9                 | 1.93                           | 1.94        |
| Seas Rec: Exist                          | 79,149                      | 86,649             | 7,500          | 9.5                  | 1,261           | 1,368              | 107           | 8.5                 | 1.59                           | 1.58        |
| Com/Ind Lo Exist                         | 458,912                     | 476,176            | 17,263         | 3.8                  | 13,186          | 13,770             | 584           | 4.4                 | 2.87                           | 2.89        |
| Com/Ind Hi Exist                         | 616,628                     | 654,942            | 38,313         | 6.2                  | 20,302          | 21,640             | 1,338         | 6.6                 | 3.29                           | 3.30        |
| Publ Util                                | 112,707                     | 111,472            | -1,235         | -1.1                 | 3,816           | 3,898              | 82            | 2.2                 | 3.39                           | 3.50        |
| AgHm House Exist                         | 15,736                      | 16,870             | 1,134          | 7.2                  | 186             | 200                | 14            | 7.8                 | 1.18                           | 1.19        |
| AgHm Land: Exist                         | 21,656                      | 24,104             | 2,448          | 11.3                 | 149             | 174                | 25            | 16.7                | 0.69                           | 0.72        |
| Ag NonHm: Exist                          | 24,131                      | 23,768             | -363           | -1.5                 | 351             | 345                | -6            | -1.6                | 1.45                           | 1.45        |
| Res Hmstd NewCon                         | 0                           | 82,144             | 82,144         | 0.0                  | 0               | 1,095              | 1,095         | 0.0                 | 0.00                           | 1.33        |
| All Other NewCon                         | 0                           | 62,471             | 62,471         | 0.0                  | 0               | 1,723              | 1,723         | 0.0                 | 0.00                           | 2.76        |
| <b>Total</b>                             | <b>5,045,706</b>            | <b>5,497,106</b>   | <b>451,400</b> | <b>8.9</b>           | <b>87,241</b>   | <b>96,762</b>      | <b>9,521</b>  | <b>10.9</b>         | <b>1.73</b>                    | <b>1.76</b> |

**Tax Base**

**Tax Rates**

|                          |                 |                    |               |                      | <b>Net Tax Cap (Pctg)</b> |               | <b>Ref Mkt Val (mills)</b> |              |              |
|--------------------------|-----------------|--------------------|---------------|----------------------|---------------------------|---------------|----------------------------|--------------|--------------|
|                          | <b>Baseline</b> | <b>Alternative</b> | <b>Change</b> | <b>Pctg<br/>Chng</b> | <b>Base</b>               | <b>Alter</b>  | <b>Base</b>                | <b>Alter</b> |              |
| Total Tax Capacity       | 61,068          | 66,208             | 5,140         | 8.4                  | County                    | 63.89         | 62.94                      | 0.000        | 0.000        |
| (-) TIF Tax Capacity     | 3,234           | 3,713              | 479           | 14.8                 | City/Town                 | 51.74         | 54.87                      | 0.051        | 0.047        |
| (-) FD Contrib Tax Cap   | 0               | 0                  | 0             | 0.0                  | School District           | 23.48         | 22.48                      | 0.505        | 0.614        |
| (=) Taxable Tax Capacity | 57,833          | 62,495             | 4,662         | 8.1                  | Special District          | 2.95          | 2.86                       | 0.000        | 0.000        |
| FD Distrib Tax Cap       | 0               | 0                  | 0             | 0.0                  | <b>Total</b>              | <b>142.06</b> | <b>143.14</b>              | <b>0.556</b> | <b>0.661</b> |

**Tax Burdens on  
Hypothetical Properties**

|                      | <b>Taxable Market<br/>Value</b> |                    |                      | <b>Net Tax</b>  |                    |               |                      | <b>Effective<br/>Tax Rates</b> |              |
|----------------------|---------------------------------|--------------------|----------------------|-----------------|--------------------|---------------|----------------------|--------------------------------|--------------|
|                      | <b>Baseline</b>                 | <b>Alternative</b> | <b>Pctg<br/>Chng</b> | <b>Baseline</b> | <b>Alternative</b> | <b>Change</b> | <b>Pctg<br/>Chng</b> | <b>Base</b>                    | <b>Alter</b> |
| Res Hmstd: Lo Val    | 47,900                          | 50,900             | 6.3                  | 516             | 559                | 43            | 8.4                  | 1.076                          | 1.097        |
| Res Hmstd: Avg Val   | 71,800                          | 76,300             | 6.3                  | 773             | 839                | 66            | 8.6                  | 1.076                          | 1.099        |
| Res Hmstd: Hi Val    | 95,700                          | 101,700            | 6.3                  | 1,126           | 1,242              | 116           | 10.3                 | 1.177                          | 1.221        |
| Res Hmstd: Ex-Hi Val | 143,500                         | 152,500            | 6.3                  | 1,875           | 2,048              | 173           | 9.2                  | 1.306                          | 1.343        |
| Apartment (Mkt rate) | 300,000                         | 328,100            | 9.4                  | 6,560           | 6,087              | -472          | -7.2                 | 2.186                          | 1.855        |
| Comm/Ind: Lo Val     | 150,000                         | 159,300            | 6.2                  | 4,498           | 4,910              | 412           | 9.2                  | 2.998                          | 3.081        |
| Comm/Ind: Med Val    | 300,000                         | 318,600            | 6.2                  | 10,467          | 11,298             | 832           | 7.9                  | 3.488                          | 3.546        |
| Comm/Ind: Hi Val     | 1,000,000                       | 1,062,100          | 6.2                  | 38,322          | 41,116             | 2,794         | 7.3                  | 3.832                          | 3.871        |

**NORTHWEST TOWNS**

| <i>Tax Burdens by Property Class</i> | <b>Taxable Market Value</b> |                    |                  |                  | <b>Net Tax</b>  |                    |               |                 | <b>Effective Tax Rates</b> |             |
|--------------------------------------|-----------------------------|--------------------|------------------|------------------|-----------------|--------------------|---------------|-----------------|----------------------------|-------------|
|                                      | <b>Baseline</b>             | <b>Alternative</b> | <b>Change</b>    | <b>Pctg Chng</b> | <b>Baseline</b> | <b>Alternative</b> | <b>Change</b> | <b>Pctg Chn</b> | <b>Base</b>                | <b>Alte</b> |
| Res Hmstd: Exist                     | 3,074,915                   | 3,386,728          | 311,814          | 10.1             | 25,397          | 27,635             | 2,238         | 8.8             | 0.83                       | 0.82        |
| ResNonHm 1 Exist                     | 190,926                     | 198,516            | 7,590            | 4.0              | 2,085           | 2,110              | 25            | 1.2             | 1.09                       | 1.06        |
| ResNonHm23 Exist                     | 52,385                      | 58,483             | 6,098            | 11.6             | 663             | 708                | 46            | 6.9             | 1.27                       | 1.21        |
| Apartments Exist                     | 6,084                       | 7,618              | 1,534            | 25.2             | 84              | 86                 | 2             | 2.8             | 1.38                       | 1.13        |
| Seas Rec: Exist                      | 1,786,213                   | 2,040,730          | 254,517          | 14.2             | 21,973          | 24,346             | 2,373         | 10.8            | 1.23                       | 1.19        |
| Com/Ind Lo Exist                     | 108,437                     | 110,677            | 2,240            | 2.1              | 2,594           | 2,594              | 0             | 0.0             | 2.39                       | 2.34        |
| Com/Ind Hi Exist                     | 115,018                     | 119,671            | 4,653            | 4.0              | 3,720           | 3,805              | 85            | 2.3             | 3.23                       | 3.18        |
| Publ Util                            | 390,137                     | 419,509            | 29,372           | 7.5              | 12,715          | 13,148             | 433           | 3.4             | 3.26                       | 3.13        |
| AgHm House Exist                     | 978,135                     | 1,061,649          | 83,515           | 8.5              | 8,140           | 8,628              | 488           | 6.0             | 0.83                       | 0.81        |
| AgHm Land: Exist                     | 3,471,196                   | 3,641,232          | 170,036          | 4.9              | 18,187          | 18,395             | 208           | 1.1             | 0.52                       | 0.51        |
| Ag NonHm: Exist                      | 1,979,318                   | 2,067,067          | 87,749           | 4.4              | 21,276          | 21,224             | -53           | -0.2            | 1.07                       | 1.03        |
| Res Hmstd NewCon                     | 0                           | 135,546            | 135,546          | 0.0              | 0               | 1,144              | 1,144         | 0.0             | 0.00                       | 0.84        |
| All Other NewCon                     | 0                           | 121,370            | 121,370          | 0.0              | 0               | 1,415              | 1,415         | 0.0             | 0.00                       | 1.17        |
| <b>Total</b>                         | <b>12,152,765</b>           | <b>13,368,798</b>  | <b>1,216,034</b> | <b>10.0</b>      | <b>116,835</b>  | <b>125,239</b>     | <b>8,404</b>  | <b>7.2</b>      | <b>0.96</b>                | <b>0.94</b> |

**Tax Base**

**Tax Rates**

|                          | <b>Taxable Market Value</b> |                    |               |                  | <b>Net Tax Cap (Pctg)</b> |               | <b>Ref Mkt Val (mills)</b> |              |              |
|--------------------------|-----------------------------|--------------------|---------------|------------------|---------------------------|---------------|----------------------------|--------------|--------------|
|                          | <b>Baseline</b>             | <b>Alternative</b> | <b>Change</b> | <b>Pctg Chng</b> | <b>Base</b>               | <b>Alter</b>  | <b>Base</b>                | <b>Alter</b> |              |
| Total Tax Capacity       | 113,179                     | 125,182            | 12,003        | 10.6             | County                    | 59.44         | 57.97                      | 0.000        | 0.000        |
| (-) TIF Tax Capacity     | 46                          | 43                 | -4            | -8.2             | City/Town                 | 18.11         | 17.21                      | 0.000        | 0.000        |
| (-) FD Contrib Tax Cap   | 0                           | 0                  | 0             | 0.0              | School District           | 21.48         | 18.76                      | 0.527        | 0.666        |
| (=) Taxable Tax Capacity | 113,132                     | 125,139            | 12,007        | 10.6             | Special District          | 3.67          | 3.56                       | 0.000        | 0.000        |
| FD Distrib Tax Cap       | 0                           | 0                  | 0             | 0.0              | <b>Total</b>              | <b>102.70</b> | <b>97.50</b>               | <b>0.527</b> | <b>0.666</b> |

**Tax Burdens on Hypothetical Properties**

|                      | <b>Taxable Market Value</b> |                    |                  | <b>Net Tax</b>  |                    |               |                  | <b>Effective Tax Rates</b> |              |
|----------------------|-----------------------------|--------------------|------------------|-----------------|--------------------|---------------|------------------|----------------------------|--------------|
|                      | <b>Baseline</b>             | <b>Alternative</b> | <b>Pctg Chng</b> | <b>Baseline</b> | <b>Alternative</b> | <b>Change</b> | <b>Pctg Chng</b> | <b>Base</b>                | <b>Alter</b> |
| Res Hmstd: Lo Val    | 70,200                      | 77,300             | 10.1             | 477             | 502                | 25            | 5.3              | 0.679                      | 0.649        |
| Res Hmstd: Avg Val   | 105,200                     | 115,900            | 10.2             | 858             | 939                | 81            | 9.4              | 0.815                      | 0.810        |
| Res Hmstd: Hi Val    | 140,200                     | 154,400            | 10.1             | 1,267           | 1,375              | 107           | 8.5              | 0.904                      | 0.890        |
| Res Hmstd: Ex-Hi Val | 210,400                     | 231,700            | 10.1             | 2,089           | 2,249              | 161           | 7.7              | 0.992                      | 0.970        |
| Seas Rec: Lo Val     | 50,000                      | 56,000             | 12.0             | 622             | 667                | 45            | 7.3              | 1.243                      | 1.191        |
| Seas Rec: Hi Val     | 150,000                     | 168,000            | 12.0             | 2,106           | 2,300              | 194           | 9.2              | 1.403                      | 1.369        |
| Comm/Ind: Lo Val     | 150,000                     | 156,100            | 4.1              | 3,608           | 3,700              | 92            | 2.5              | 2.405                      | 2.369        |
| Comm/Ind: Med Val    | 300,000                     | 312,100            | 4.0              | 8,391           | 8,533              | 141           | 1.7              | 2.797                      | 2.734        |
| Comm/Ind: Hi Val     | 1,000,000                   | 1,040,500          | 4.1              | 30,716          | 31,101             | 385           | 1.3              | 3.071                      | 2.989        |



**NORTH CENTRAL CITIES**

| <i>Tax Burdens by Property Class</i> | <b>Taxable Market Value</b> |                    |                |                  | <b>Net Tax</b>  |                    |               |                 | <b>Effective Tax Rates</b> |             |
|--------------------------------------|-----------------------------|--------------------|----------------|------------------|-----------------|--------------------|---------------|-----------------|----------------------------|-------------|
|                                      | <b>Baseline</b>             | <b>Alternative</b> | <b>Change</b>  | <b>Pctg Chng</b> | <b>Baseline</b> | <b>Alternative</b> | <b>Change</b> | <b>Pctg Chn</b> | <b>Base</b>                | <b>Alte</b> |
| Res Hmstd: Exist                     | 2,225,959                   | 2,463,772          | 237,813        | 10.7             | 22,299          | 24,847             | 2,548         | 11.4            | 1.00                       | 1.01        |
| ResNonHm 1 Exist                     | 186,993                     | 231,606            | 44,613         | 23.9             | 2,397           | 2,944              | 547           | 22.8            | 1.28                       | 1.27        |
| ResNonHm23 Exist                     | 69,238                      | 81,142             | 11,904         | 17.2             | 1,092           | 1,276              | 184           | 16.8            | 1.58                       | 1.57        |
| Apartments Exist                     | 153,164                     | 155,848            | 2,684          | 1.8              | 2,799           | 2,699              | -100          | -3.6            | 1.83                       | 1.73        |
| Seas Rec: Exist                      | 961,064                     | 1,064,574          | 103,511        | 10.8             | 12,834          | 13,729             | 895           | 7.0             | 1.34                       | 1.29        |
| Com/Ind Lo Exist                     | 381,425                     | 401,108            | 19,684         | 5.2              | 10,724          | 11,199             | 475           | 4.4             | 2.81                       | 2.79        |
| Com/Ind Hi Exist                     | 631,445                     | 690,635            | 59,190         | 9.4              | 22,339          | 24,356             | 2,017         | 9.0             | 3.54                       | 3.53        |
| Publ Util                            | 75,044                      | 70,610             | -4,433         | -5.9             | 2,900           | 2,686              | -214          | -7.4            | 3.86                       | 3.80        |
| AgHm House Exist                     | 18,392                      | 20,837             | 2,445          | 13.3             | 195             | 219                | 24            | 12.4            | 1.06                       | 1.05        |
| AgHm Land: Exist                     | 19,495                      | 21,670             | 2,174          | 11.2             | 95              | 100                | 5             | 5.1             | 0.49                       | 0.46        |
| Ag NonHm: Exist                      | 23,952                      | 26,185             | 2,233          | 9.3              | 250             | 260                | 10            | 4.1             | 1.04                       | 0.99        |
| Res Hmstd NewCon                     | 0                           | 77,865             | 77,865         | 0.0              | 0               | 804                | 804           | 0.0             | 0.00                       | 1.03        |
| All Other NewCon                     | 0                           | 85,561             | 85,561         | 0.0              | 0               | 1,883              | 1,883         | 0.0             | 0.00                       | 2.20        |
| <b>Total</b>                         | <b>4,746,169</b>            | <b>5,391,413</b>   | <b>645,244</b> | <b>13.6</b>      | <b>77,926</b>   | <b>87,003</b>      | <b>9,077</b>  | <b>11.6</b>     | <b>1.64</b>                | <b>1.61</b> |

**Tax Base**

**Tax Rates**

|                          |                 |                    |               |                  | <b>Net Tax Cap (Pctg)</b> |               | <b>Ref Mkt Val (mills)</b> |              |              |
|--------------------------|-----------------|--------------------|---------------|------------------|---------------------------|---------------|----------------------------|--------------|--------------|
|                          | <b>Baseline</b> | <b>Alternative</b> | <b>Change</b> | <b>Pctg Chng</b> | <b>Base</b>               | <b>Alter</b>  | <b>Base</b>                | <b>Alter</b> |              |
| Total Tax Capacity       | 57,129          | 64,618             | 7,489         | 13.1             | County                    | 51.48         | 47.53                      | 0.000        | 0.000        |
| (-) TIF Tax Capacity     | 2,401           | 2,826              | 426           | 17.7             | City/Town                 | 42.33         | 43.64                      | 0.019        | 0.014        |
| (-) FD Contrib Tax Cap   | 0               | 0                  | 0             | 0.0              | School District           | 23.92         | 22.58                      | 0.250        | 0.485        |
| (=) Taxable Tax Capacity | 54,728          | 61,792             | 7,064         | 12.9             | Special District          | 0.96          | 1.09                       | 0.000        | 0.000        |
| FD Distrib Tax Cap       | 0               | 0                  | 0             | 0.0              | <b>Total</b>              | <b>118.70</b> | <b>114.84</b>              | <b>0.269</b> | <b>0.499</b> |

**Tax Burdens on Hypothetical Properties**

|                      | <b>Taxable Market Value</b> |                    |                  | <b>Net Tax</b>  |                    |               |                  | <b>Effective Tax Rates</b> |              |
|----------------------|-----------------------------|--------------------|------------------|-----------------|--------------------|---------------|------------------|----------------------------|--------------|
|                      | <b>Baseline</b>             | <b>Alternative</b> | <b>Pctg Chng</b> | <b>Baseline</b> | <b>Alternative</b> | <b>Change</b> | <b>Pctg Chng</b> | <b>Base</b>                | <b>Alter</b> |
| Res Hmstd: Lo Val    | 56,800                      | 62,900             | 10.7             | 462             | 502                | 40            | 8.6              | 0.813                      | 0.798        |
| Res Hmstd: Avg Val   | 85,200                      | 94,300             | 10.7             | 739             | 842                | 104           | 14.1             | 0.866                      | 0.893        |
| Res Hmstd: Hi Val    | 113,600                     | 125,700            | 10.7             | 1,109           | 1,247              | 138           | 12.5             | 0.976                      | 0.992        |
| Res Hmstd: Ex-Hi Val | 170,400                     | 188,600            | 10.7             | 1,849           | 2,057              | 208           | 11.2             | 1.085                      | 1.090        |
| Apartment (Mkt rate) | 300,000                     | 305,300            | 1.8              | 5,422           | 4,535              | -887          | -16.4            | 1.807                      | 1.485        |
| Comm/Ind: Lo Val     | 150,000                     | 164,100            | 9.4              | 3,929           | 4,359              | 430           | 10.9             | 2.619                      | 2.656        |
| Comm/Ind: Med Val    | 300,000                     | 328,100            | 9.4              | 9,154           | 9,982              | 828           | 9.0              | 3.051                      | 3.042        |
| Comm/Ind: Hi Val     | 1,000,000                   | 1,093,700          | 9.4              | 33,538          | 36,230             | 2,692         | 8.0              | 3.353                      | 3.312        |

**NORTH CENTRAL TOWNS**

| <i>Tax Burdens by<br/>Property Class</i> | <b>Taxable Market Value</b> |                    |                  |                      | <b>Net Tax</b>  |                    |               |                     | <b>Effective<br/>Tax Rates</b> |             |
|--|-----------------------------|--------------------|------------------|----------------------|-----------------|--------------------|---------------|---------------------|--------------------------------|-------------|
|  | <b>Baseline</b>             | <b>Alternative</b> | <b>Change</b>    | <b>Pctg<br/>Chng</b> | <b>Baseline</b> | <b>Alternative</b> | <b>Change</b> | <b>Pctg<br/>Chn</b> | <b>Base</b>                    | <b>Alte</b> |
| Res Hmstd: Exist                         | 3,598,484                   | 3,947,075          | 348,591          | 9.7                  | 30,202          | 32,022             | 1,820         | 6.0                 | 0.84                           | 0.81        |
| ResNonHm 1 Exist                         | 220,797                     | 249,502            | 28,705           | 13.0                 | 2,409           | 2,560              | 151           | 6.3                 | 1.09                           | 1.03        |
| ResNonHm23 Exist                         | 46,883                      | 56,347             | 9,463            | 20.2                 | 641             | 741                | 100           | 15.6                | 1.37                           | 1.32        |
| Apartments Exist                         | 7,052                       | 9,158              | 2,106            | 29.9                 | 115             | 118                | 3             | 2.8                 | 1.63                           | 1.29        |
| Seas Rec: Exist                          | 2,765,940                   | 3,172,124          | 406,184          | 14.7                 | 33,518          | 36,094             | 2,576         | 7.7                 | 1.21                           | 1.14        |
| Com/Ind Lo Exist                         | 138,694                     | 144,354            | 5,660            | 4.1                  | 3,286           | 3,256              | -30           | -0.9                | 2.37                           | 2.26        |
| Com/Ind Hi Exist                         | 99,803                      | 104,572            | 4,769            | 4.8                  | 3,119           | 3,076              | -44           | -1.4                | 3.13                           | 2.94        |
| Publ Util                                | 277,682                     | 317,193            | 39,511           | 14.2                 | 9,972           | 10,866             | 895           | 9.0                 | 3.59                           | 3.43        |
| AgHm House Exist                         | 683,036                     | 760,015            | 76,979           | 11.3                 | 6,538           | 7,103              | 565           | 8.6                 | 0.96                           | 0.93        |
| AgHm Land: Exist                         | 1,089,057                   | 1,201,645          | 112,588          | 10.3                 | 5,478           | 5,738              | 260           | 4.7                 | 0.50                           | 0.48        |
| Ag NonHm: Exist                          | 489,323                     | 549,191            | 59,868           | 12.2                 | 5,602           | 5,937              | 335           | 6.0                 | 1.14                           | 1.08        |
| Res Hmstd NewCon                         | 0                           | 154,459            | 154,459          | 0.0                  | 0               | 1,391              | 1,391         | 0.0                 | 0.00                           | 0.90        |
| All Other NewCon                         | 0                           | 138,676            | 138,676          | 0.0                  | 0               | 1,700              | 1,700         | 0.0                 | 0.00                           | 1.23        |
| <b>Total</b>                             | <b>9,416,751</b>            | <b>10,804,311</b>  | <b>1,387,560</b> | <b>14.7</b>          | <b>100,880</b>  | <b>110,602</b>     | <b>9,723</b>  | <b>9.6</b>          | <b>1.07</b>                    | <b>1.02</b> |

**Tax Base**

**Tax Rates**

|                          |                 |                    |               |                      | <b>Net Tax Cap (Pctg)</b> |               | <b>Ref Mkt Val (mills)</b> |              |              |
|--------------------------|-----------------|--------------------|---------------|----------------------|---------------------------|---------------|----------------------------|--------------|--------------|
|                          | <b>Baseline</b> | <b>Alternative</b> | <b>Change</b> | <b>Pctg<br/>Chng</b> | <b>Base</b>               | <b>Alter</b>  | <b>Base</b>                | <b>Alter</b> |              |
| Total Tax Capacity       | 94,079          | 108,072            | 13,993        | 14.9                 | County                    | 58.28         | 53.80                      | 0.000        | 0.000        |
| (-) TIF Tax Capacity     | 26              | 28                 | 2             | 7.4                  | City/Town                 | 18.64         | 17.02                      | 0.000        | 0.000        |
| (-) FD Contrib Tax Cap   | 0               | 0                  | 0             | 0.0                  | School District           | 26.69         | 24.47                      | 0.186        | 0.486        |
| (=) Taxable Tax Capacity | 94,053          | 108,044            | 13,991        | 14.9                 | Special District          | 1.02          | 0.91                       | 0.000        | 0.000        |
| FD Distrib Tax Cap       | 0               | 0                  | 0             | 1.0                  | <b>Total</b>              | <b>104.63</b> | <b>96.19</b>               | <b>0.186</b> | <b>0.486</b> |

**Tax Burdens on  
Hypothetical Properties**

|                      | <b>Taxable Market<br/>Value</b> |                    |               | <b>Pctg<br/>Chng</b> | <b>Net Tax</b>  |                    |               |                      | <b>Effective<br/>Tax Rates</b> |              |
|----------------------|---------------------------------|--------------------|---------------|----------------------|-----------------|--------------------|---------------|----------------------|--------------------------------|--------------|
|                      | <b>Baseline</b>                 | <b>Alternative</b> | <b>Change</b> |                      | <b>Baseline</b> | <b>Alternative</b> | <b>Change</b> | <b>Pctg<br/>Chng</b> | <b>Base</b>                    | <b>Alter</b> |
| Res Hmstd: Lo Val    | 70,700                          | 77,500             | 6,800         | 9.6                  | 470             | 481                | 10            | 2.2                  | 0.664                          | 0.620        |
| Res Hmstd: Avg Val   | 106,000                         | 116,300            | 10,300        | 9.7                  | 852             | 908                | 56            | 6.5                  | 0.803                          | 0.780        |
| Res Hmstd: Hi Val    | 141,300                         | 155,000            | 13,700        | 9.7                  | 1,260           | 1,333              | 74            | 5.9                  | 0.891                          | 0.860        |
| Res Hmstd: Ex-Hi Val | 212,000                         | 232,500            | 20,500        | 9.7                  | 2,076           | 2,186              | 110           | 5.3                  | 0.979                          | 0.940        |
| Seas Rec: Lo Val     | 50,000                          | 56,000             | 6,000         | 12.0                 | 631             | 660                | 28            | 4.5                  | 1.262                          | 1.178        |
| Seas Rec: Hi Val     | 150,000                         | 168,000            | 18,000        | 12.0                 | 2,135           | 2,278              | 144           | 6.7                  | 1.423                          | 1.355        |
| Comm/Ind: Lo Val     | 150,000                         | 157,200            | 7,200         | 4.8                  | 3,600           | 3,674              | 74            | 2.1                  | 2.400                          | 2.337        |
| Comm/Ind: Med Val    | 300,000                         | 314,300            | 14,300        | 4.8                  | 8,391           | 8,472              | 82            | 1.0                  | 2.796                          | 2.695        |
| Comm/Ind: Hi Val     | 1,000,000                       | 1,047,800          | 47,800        | 4.8                  | 30,747          | 30,875             | 128           | 0.4                  | 3.074                          | 2.946        |

**TACONITE CITIES**

| <i>Tax Burdens by Property Class</i> | <b>Taxable Market Value</b> |                    |                |                  | <b>Net Tax</b>  |                    |               |                 | <b>Effective Tax Rates</b> |             |
|--------------------------------------|-----------------------------|--------------------|----------------|------------------|-----------------|--------------------|---------------|-----------------|----------------------------|-------------|
|                                      | <b>Baseline</b>             | <b>Alternative</b> | <b>Change</b>  | <b>Pctg Chng</b> | <b>Baseline</b> | <b>Alternative</b> | <b>Change</b> | <b>Pctg Chn</b> | <b>Base</b>                | <b>Alte</b> |
| Res Hmstd: Exist                     | 1,764,726                   | 1,887,926          | 123,200        | 7.0              | 15,647          | 16,893             | 1,246         | 8.0             | 0.89                       | 0.89        |
| ResNonHm 1 Exist                     | 118,689                     | 137,425            | 18,736         | 15.8             | 2,017           | 2,257              | 240           | 11.9            | 1.70                       | 1.64        |
| ResNonHm23 Exist                     | 36,491                      | 38,585             | 2,094          | 5.7              | 766             | 783                | 17            | 2.2             | 2.10                       | 2.03        |
| Apartments Exist                     | 106,079                     | 104,791            | -1,288         | -1.2             | 2,237           | 2,179              | -58           | -2.6            | 2.11                       | 2.08        |
| Seas Rec: Exist                      | 110,736                     | 129,926            | 19,190         | 17.3             | 1,823           | 2,046              | 224           | 12.3            | 1.65                       | 1.57        |
| Com/Ind Lo Exist                     | 245,188                     | 255,378            | 10,190         | 4.2              | 8,124           | 8,323              | 199           | 2.4             | 3.31                       | 3.26        |
| Com/Ind Hi Exist                     | 279,347                     | 301,368            | 22,021         | 7.9              | 12,374          | 13,100             | 726           | 5.9             | 4.43                       | 4.35        |
| Publ Util                            | 288,828                     | 300,044            | 11,216         | 3.9              | 9,316           | 9,261              | -55           | -0.6            | 3.23                       | 3.09        |
| AgHm House Exist                     | 3,879                       | 4,292              | 413            | 10.6             | 37              | 46                 | 8             | 22.6            | 0.96                       | 1.06        |
| AgHm Land: Exist                     | 2,480                       | 2,851              | 372            | 15.0             | 10              | 12                 | 2             | 15.3            | 0.42                       | 0.42        |
| Ag NonHm: Exist                      | 28,129                      | 34,243             | 6,114          | 21.7             | 455             | 532                | 77            | 17.0            | 1.62                       | 1.55        |
| Res Hmstd NewCon                     | 0                           | 30,621             | 30,621         | 0.0              | 0               | 314                | 314           | 0.0             | 0.00                       | 1.03        |
| All Other NewCon                     | 0                           | 19,690             | 19,690         | 0.0              | 0               | 535                | 535           | 0.0             | 0.00                       | 2.72        |
| <b>Total</b>                         | <b>2,984,571</b>            | <b>3,247,140</b>   | <b>262,569</b> | <b>8.8</b>       | <b>52,807</b>   | <b>56,282</b>      | <b>3,475</b>  | <b>6.6</b>      | <b>1.77</b>                | <b>1.73</b> |

**Tax Base**

**Tax Rates**

|                          |                 |                    |               |                  | <b>Net Tax Cap (Pctg)</b> |               | <b>Ref Mkt Val (mills)</b> |              |              |
|--------------------------|-----------------|--------------------|---------------|------------------|---------------------------|---------------|----------------------------|--------------|--------------|
|                          | <b>Baseline</b> | <b>Alternative</b> | <b>Change</b> | <b>Pctg Chng</b> | <b>Base</b>               | <b>Alter</b>  | <b>Base</b>                | <b>Alter</b> |              |
| Total Tax Capacity       | 37,073          | 40,168             | 3,095         | 8.3              | County                    | 68.43         | 65.19                      | 0.000        | 0.000        |
| (-) TIF Tax Capacity     | 1,325           | 1,388              | 64            | 4.8              | City/Town                 | 74.45         | 71.85                      | 0.035        | 0.033        |
| (-) FD Contrib Tax Cap   | 964             | 1,403              | 440           | 45.6             | School District           | 16.81         | 13.55                      | 0.238        | 0.582        |
| (=) Taxable Tax Capacity | 34,785          | 37,376             | 2,591         | 7.4              | Special District          | 1.50          | 2.78                       | 0.000        | 0.000        |
| FD Distrib Tax Cap       | 1,024           | 1,400              | 376           | 36.7             | <b>Total</b>              | <b>161.19</b> | <b>153.38</b>              | <b>0.273</b> | <b>0.614</b> |

**Tax Burdens on Hypothetical Properties**

|                      | <b>Taxable Market Value</b> |                    |                  | <b>Net Tax</b>  |                    |               |                  | <b>Effective Tax Rates</b> |              |
|----------------------|-----------------------------|--------------------|------------------|-----------------|--------------------|---------------|------------------|----------------------------|--------------|
|                      | <b>Baseline</b>             | <b>Alternative</b> | <b>Pctg Chng</b> | <b>Baseline</b> | <b>Alternative</b> | <b>Change</b> | <b>Pctg Chng</b> | <b>Base</b>                | <b>Alter</b> |
| Res Hmstd: Lo Val    | 42,400                      | 45,400             | 7.1              | 210             | 228                | 17            | 8.2              | 0.496                      | 0.501        |
| Res Hmstd: Avg Val   | 63,500                      | 67,900             | 6.9              | 472             | 496                | 25            | 5.2              | 0.742                      | 0.731        |
| Res Hmstd: Hi Val    | 84,600                      | 90,500             | 7.0              | 775             | 838                | 62            | 8.0              | 0.916                      | 0.925        |
| Res Hmstd: Ex-Hi Val | 127,000                     | 135,900            | 7.0              | 1,509           | 1,603              | 94            | 6.2              | 1.187                      | 1.179        |
| Apartment (Mkt rate) | 300,000                     | 296,400            | -1.2             | 7,335           | 5,865              | -1,471        | -20.0            | 2.445                      | 1.978        |
| Comm/Ind: Lo Val     | 150,000                     | 161,800            | 7.9              | 4,881           | 5,275              | 395           | 8.1              | 3.253                      | 3.260        |
| Comm/Ind: Med Val    | 300,000                     | 323,600            | 7.9              | 11,375          | 12,113             | 737           | 6.5              | 3.791                      | 3.743        |
| Comm/Ind: Hi Val     | 1,000,000                   | 1,078,800          | 7.9              | 41,681          | 44,024             | 2,343         | 5.6              | 4.168                      | 4.080        |

**TACONITE TOWNS**

| <i>Tax Burdens by Property Class</i> | <b>Taxable Market Value</b> |                    |                |                  | <b>Net Tax</b>  |                    |               |                 | <b>Effective Tax Rates</b> |             |
|--------------------------------------|-----------------------------|--------------------|----------------|------------------|-----------------|--------------------|---------------|-----------------|----------------------------|-------------|
|                                      | <b>Baseline</b>             | <b>Alternative</b> | <b>Change</b>  | <b>Pctg Chng</b> | <b>Baseline</b> | <b>Alternative</b> | <b>Change</b> | <b>Pctg Chn</b> | <b>Base</b>                | <b>Alte</b> |
| Res Hmstd: Exist                     | 2,875,765                   | 3,204,498          | 328,733        | 11.4             | 19,413          | 21,058             | 1,645         | 8.5             | 0.68                       | 0.66        |
| ResNonHm 1 Exist                     | 146,402                     | 176,968            | 30,566         | 20.9             | 1,720           | 1,947              | 227           | 13.2            | 1.17                       | 1.10        |
| ResNonHm23 Exist                     | 20,028                      | 21,666             | 1,638          | 8.2              | 281             | 287                | 6             | 2.1             | 1.40                       | 1.32        |
| Apartments Exist                     | 4,044                       | 3,756              | -288           | -7.1             | 60              | 50                 | -10           | -17.2           | 1.48                       | 1.32        |
| Seas Rec: Exist                      | 2,410,145                   | 2,723,862          | 313,717        | 13.0             | 31,878          | 34,616             | 2,738         | 8.6             | 1.32                       | 1.27        |
| Com/Ind Lo Exist                     | 62,417                      | 67,844             | 5,427          | 8.7              | 1,619           | 1,700              | 81            | 5.0             | 2.59                       | 2.51        |
| Com/Ind Hi Exist                     | 115,456                     | 117,738            | 2,283          | 2.0              | 4,088           | 4,040              | -48           | -1.2            | 3.54                       | 3.43        |
| Publ Util                            | 195,913                     | 230,805            | 34,892         | 17.8             | 6,790           | 7,667              | 877           | 12.9            | 3.47                       | 3.32        |
| AgHm House Exist                     | 129,416                     | 141,452            | 12,036         | 9.3              | 614             | 647                | 32            | 5.3             | 0.47                       | 0.46        |
| AgHm Land: Exist                     | 137,181                     | 154,682            | 17,501         | 12.8             | 290             | 310                | 20            | 6.9             | 0.21                       | 0.20        |
| Ag NonHm: Exist                      | 326,126                     | 363,631            | 37,505         | 11.5             | 3,717           | 3,864              | 147           | 3.9             | 1.14                       | 1.06        |
| Res Hmstd NewCon                     | 0                           | 80,336             | 80,336         | 0.0              | 0               | 537                | 537           | 0.0             | 0.00                       | 0.67        |
| All Other NewCon                     | 0                           | 82,107             | 82,107         | 0.0              | 0               | 1,074              | 1,074         | 0.0             | 0.00                       | 1.31        |
| <b>Total</b>                         | <b>6,422,893</b>            | <b>7,369,343</b>   | <b>946,451</b> | <b>14.7</b>      | <b>70,471</b>   | <b>77,796</b>      | <b>7,325</b>  | <b>10.4</b>     | <b>1.10</b>                | <b>1.06</b> |

**Tax Base**

**Tax Rates**

|                          |                 |                    |               |                  | <b>Net Tax Cap (Pctg)</b> |                      | <b>Ref Mkt Val (mills)</b> |              |
|--------------------------|-----------------|--------------------|---------------|------------------|---------------------------|----------------------|----------------------------|--------------|
|                          | <b>Baseline</b> | <b>Alternative</b> | <b>Change</b> | <b>Pctg Chng</b> | <b>Base</b>               | <b>Alter</b>         | <b>Base</b>                | <b>Alter</b> |
| Total Tax Capacity       | 67,141          | 77,001             | 9,860         | 14.7             | County                    | 70.73 67.05          | 0.000                      | 0.000        |
| (-) TIF Tax Capacity     | 308             | 317                | 9             | 2.8              | City/Town                 | 19.63 18.59          | 0.000                      | 0.000        |
| (-) FD Contrib Tax Cap   | 450             | 495                | 45            | 10.0             | School District           | 15.31 12.84          | 0.244                      | 0.316        |
| (=) Taxable Tax Capacity | 66,383          | 76,190             | 9,807         | 14.8             | Special District          | 3.06 2.92            | 0.000                      | 0.000        |
| FD Distrib Tax Cap       | 393             | 501                | 108           | 27.6             | <b>Total</b>              | <b>108.74 101.40</b> | <b>0.244</b>               | <b>0.316</b> |

**Tax Burdens on Hypothetical Properties**

|                      | <b>Taxable Market Value</b> |                    |                  | <b>Net Tax</b>  |                    |               |                  | <b>Effective Tax Rates</b> |              |
|----------------------|-----------------------------|--------------------|------------------|-----------------|--------------------|---------------|------------------|----------------------------|--------------|
|                      | <b>Baseline</b>             | <b>Alternative</b> | <b>Pctg Chng</b> | <b>Baseline</b> | <b>Alternative</b> | <b>Change</b> | <b>Pctg Chng</b> | <b>Base</b>                | <b>Alter</b> |
| Res Hmstd: Lo Val    | 71,100                      | 79,200             | 11.4             | 218             | 237                | 20            | 9.0              | 0.306                      | 0.299        |
| Res Hmstd: Avg Val   | 106,600                     | 118,800            | 11.4             | 619             | 687                | 68            | 11.0             | 0.580                      | 0.578        |
| Res Hmstd: Hi Val    | 142,200                     | 158,500            | 11.5             | 1,047           | 1,138              | 91            | 8.7              | 0.736                      | 0.717        |
| Res Hmstd: Ex-Hi Val | 213,300                     | 237,700            | 11.4             | 1,901           | 2,037              | 136           | 7.2              | 0.891                      | 0.857        |
| Seas Rec: Lo Val     | 50,000                      | 56,000             | 12.0             | 652             | 689                | 37            | 5.7              | 1.303                      | 1.230        |
| Seas Rec: Hi Val     | 150,000                     | 168,000            | 12.0             | 2,196           | 2,366              | 169           | 7.7              | 1.464                      | 1.408        |
| Comm/Ind: Lo Val     | 150,000                     | 153,000            | 2.0              | 3,750           | 3,703              | -47           | -1.3             | 2.500                      | 2.420        |
| Comm/Ind: Med Val    | 300,000                     | 305,900            | 2.0              | 8,738           | 8,590              | -149          | -1.7             | 2.912                      | 2.807        |
| Comm/Ind: Hi Val     | 1,000,000                   | 1,019,800          | 2.0              | 32,015          | 31,405             | -610          | -1.9             | 3.201                      | 3.079        |

**DULUTH AREA**

| <i>Tax Burdens by Property Class</i> | <b>Taxable Market Value</b> |                    |                |                  | <b>Net Tax</b>  |                    |               |                 | <b>Effective Tax Rates</b> |             |
|--------------------------------------|-----------------------------|--------------------|----------------|------------------|-----------------|--------------------|---------------|-----------------|----------------------------|-------------|
|                                      | <b>Baseline</b>             | <b>Alternative</b> | <b>Change</b>  | <b>Pctg Chng</b> | <b>Baseline</b> | <b>Alternative</b> | <b>Change</b> | <b>Pctg Chn</b> | <b>Base</b>                | <b>Alte</b> |
| Res Hmstd: Exist                     | 3,252,512                   | 3,608,949          | 356,436        | 11.0             | 36,953          | 40,465             | 3,513         | 9.5             | 1.14                       | 1.12        |
| ResNonHm 1 Exist                     | 196,641                     | 237,130            | 40,489         | 20.6             | 2,665           | 3,155              | 490           | 18.4            | 1.36                       | 1.33        |
| ResNonHm23 Exist                     | 102,321                     | 125,797            | 23,476         | 22.9             | 1,729           | 2,073              | 344           | 19.9            | 1.69                       | 1.65        |
| Apartments Exist                     | 187,376                     | 218,037            | 30,661         | 16.4             | 3,386           | 3,593              | 207           | 6.1             | 1.81                       | 1.65        |
| Seas Rec: Exist                      | 67,460                      | 77,184             | 9,724          | 14.4             | 1,102           | 1,176              | 74            | 6.7             | 1.63                       | 1.52        |
| Com/Ind Lo Exist                     | 178,705                     | 189,659            | 10,953         | 6.1              | 5,093           | 5,286              | 193           | 3.8             | 2.85                       | 2.79        |
| Com/Ind Hi Exist                     | 484,619                     | 586,279            | 101,660        | 21.0             | 18,263          | 21,573             | 3,310         | 18.1            | 3.77                       | 3.68        |
| Publ Util                            | 110,978                     | 111,809            | 832            | 0.7              | 4,166           | 4,100              | -66           | -1.6            | 3.75                       | 3.67        |
| AgHm House Exist                     | 11,770                      | 12,460             | 690            | 5.9              | 140             | 134                | -6            | -4.4            | 1.19                       | 1.07        |
| AgHm Land: Exist                     | 9,238                       | 10,497             | 1,259          | 13.6             | 49              | 47                 | -2            | -4.2            | 0.53                       | 0.45        |
| Ag NonHm: Exist                      | 15,424                      | 16,769             | 1,345          | 8.7              | 215             | 211                | -4            | -1.9            | 1.39                       | 1.26        |
| Res Hmstd NewCon                     | 0                           | 67,336             | 67,336         | 0.0              | 0               | 789                | 789           | 0.0             | 0.00                       | 1.17        |
| All Other NewCon                     | 0                           | 29,869             | 29,869         | 0.0              | 0               | 753                | 753           | 0.0             | 0.00                       | 2.52        |
| <b>Total</b>                         | <b>4,617,044</b>            | <b>5,291,775</b>   | <b>674,731</b> | <b>14.6</b>      | <b>73,761</b>   | <b>83,355</b>      | <b>9,594</b>  | <b>13.0</b>     | <b>1.60</b>                | <b>1.58</b> |

**Tax Base**

**Tax Rates**

|                          |                 |                    |               |                  | <b>Net Tax Cap (Pctg)</b> |               | <b>Ref Mkt Val (mills)</b> |              |              |
|--------------------------|-----------------|--------------------|---------------|------------------|---------------------------|---------------|----------------------------|--------------|--------------|
|                          | <b>Baseline</b> | <b>Alternative</b> | <b>Change</b> | <b>Pctg Chng</b> | <b>Base</b>               | <b>Alter</b>  | <b>Base</b>                | <b>Alter</b> |              |
| Total Tax Capacity       | 53,863          | 61,795             | 7,932         | 14.7             | County                    | 83.59         | 80.72                      | 0.000        | 0.000        |
| (-) TIF Tax Capacity     | 4,689           | 5,925              | 1,236         | 26.4             | City/Town                 | 28.26         | 26.75                      | 0.000        | 0.000        |
| (-) FD Contrib Tax Cap   | 0               | 0                  | 0             | 0.0              | School District           | 19.21         | 14.27                      | 0.111        | 0.648        |
| (=) Taxable Tax Capacity | 49,174          | 55,870             | 6,696         | 13.6             | Special District          | 4.45          | 5.06                       | 0.000        | 0.000        |
| FD Distrib Tax Cap       | 0               | 0                  | 0             | 0.0              | <b>Total</b>              | <b>135.51</b> | <b>126.80</b>              | <b>0.111</b> | <b>0.648</b> |

**Tax Burdens on Hypothetical Properties**

|                      | <b>Taxable Market Value</b> |                    |                  | <b>Net Tax</b>  |                    |               |                  | <b>Effective Tax Rates</b> |              |
|----------------------|-----------------------------|--------------------|------------------|-----------------|--------------------|---------------|------------------|----------------------------|--------------|
|                      | <b>Baseline</b>             | <b>Alternative</b> | <b>Pctg Chng</b> | <b>Baseline</b> | <b>Alternative</b> | <b>Change</b> | <b>Pctg Chng</b> | <b>Base</b>                | <b>Alter</b> |
| Res Hmstd: Lo Val    | 70,000                      | 77,700             | 11.0             | 676             | 733                | 57            | 8.4              | 0.966                      | 0.943        |
| Res Hmstd: Avg Val   | 104,900                     | 116,400            | 11.0             | 1,155           | 1,284              | 129           | 11.1             | 1.101                      | 1.102        |
| Res Hmstd: Hi Val    | 139,900                     | 155,200            | 10.9             | 1,665           | 1,836              | 171           | 10.3             | 1.189                      | 1.182        |
| Res Hmstd: Ex-Hi Val | 209,900                     | 232,900            | 11.0             | 2,684           | 2,941              | 257           | 9.6              | 1.278                      | 1.262        |
| Apartment (Mkt rate) | 300,000                     | 349,100            | 16.4             | 6,131           | 5,759              | -372          | -6.1             | 2.043                      | 1.649        |
| Comm/Ind: Lo Val     | 150,000                     | 181,500            | 21.0             | 4,283           | 5,327              | 1,044         | 24.4             | 2.855                      | 2.935        |
| Comm/Ind: Med Val    | 300,000                     | 362,900            | 21.0             | 9,989           | 12,007             | 2,018         | 20.2             | 3.329                      | 3.308        |
| Comm/Ind: Hi Val     | 1,000,000                   | 1,209,800          | 21.0             | 36,615          | 43,195             | 6,580         | 18.0             | 3.661                      | 3.570        |

**EAST CENTRAL CITIES**

| <i>Tax Burdens by Property Class</i> | <b>Taxable Market Value</b> |                    |                |                  | <b>Net Tax</b>  |                    |               |                 | <b>Effective Tax Rates</b> |             |
|--------------------------------------|-----------------------------|--------------------|----------------|------------------|-----------------|--------------------|---------------|-----------------|----------------------------|-------------|
|                                      | <b>Baseline</b>             | <b>Alternative</b> | <b>Change</b>  | <b>Pctg Chng</b> | <b>Baseline</b> | <b>Alternative</b> | <b>Change</b> | <b>Pctg Chn</b> | <b>Base</b>                | <b>Alte</b> |
| Res Hmstd: Exist                     | 2,056,094                   | 2,293,012          | 236,919        | 11.5             | 28,262          | 29,825             | 1,563         | 5.5             | 1.37                       | 1.30        |
| ResNonHm 1 Exist                     | 127,388                     | 135,311            | 7,922          | 6.2              | 2,073           | 2,068              | -5            | -0.2            | 1.63                       | 1.53        |
| ResNonHm23 Exist                     | 57,010                      | 71,061             | 14,051         | 24.6             | 1,167           | 1,334              | 167           | 14.3            | 2.05                       | 1.88        |
| Apartments Exist                     | 131,195                     | 142,532            | 11,337         | 8.6              | 2,709           | 2,722              | 13            | 0.5             | 2.06                       | 1.91        |
| Seas Rec: Exist                      | 41,313                      | 46,865             | 5,553          | 13.4             | 836             | 919                | 83            | 9.9             | 2.02                       | 1.96        |
| Com/Ind Lo Exist                     | 228,633                     | 242,753            | 14,120         | 6.2              | 7,395           | 7,468              | 73            | 1.0             | 3.23                       | 3.08        |
| Com/Ind Hi Exist                     | 344,133                     | 370,878            | 26,746         | 7.8              | 14,608          | 14,918             | 310           | 2.1             | 4.24                       | 4.02        |
| Publ Util                            | 73,425                      | 74,923             | 1,497          | 2.0              | 3,092           | 3,022              | -70           | -2.3            | 4.21                       | 4.03        |
| AgHm House Exist                     | 49,254                      | 54,766             | 5,512          | 11.2             | 624             | 655                | 31            | 4.9             | 1.27                       | 1.20        |
| AgHm Land: Exist                     | 38,051                      | 43,296             | 5,245          | 13.8             | 205             | 218                | 13            | 6.6             | 0.54                       | 0.50        |
| Ag NonHm: Exist                      | 17,975                      | 20,810             | 2,835          | 15.8             | 266             | 287                | 21            | 7.9             | 1.48                       | 1.38        |
| Res Hmstd NewCon                     | 0                           | 133,827            | 133,827        | 0.0              | 0               | 1,835              | 1,835         | 0.0             | 0.00                       | 1.37        |
| All Other NewCon                     | 0                           | 53,564             | 53,564         | 0.0              | 0               | 1,485              | 1,485         | 0.0             | 0.00                       | 2.77        |
| <b>Total</b>                         | <b>3,164,472</b>            | <b>3,683,600</b>   | <b>519,128</b> | <b>16.4</b>      | <b>61,237</b>   | <b>66,757</b>      | <b>5,519</b>  | <b>9.0</b>      | <b>1.94</b>                | <b>1.81</b> |

**Tax Base**

**Tax Rates**

|                          |                 |                    |               |                  | <b>Net Tax Cap (Pctg)</b> |               | <b>Ref Mkt Val (mills)</b> |              |              |
|--------------------------|-----------------|--------------------|---------------|------------------|---------------------------|---------------|----------------------------|--------------|--------------|
|                          | <b>Baseline</b> | <b>Alternative</b> | <b>Change</b> | <b>Pctg Chng</b> | <b>Base</b>               | <b>Alter</b>  | <b>Base</b>                | <b>Alter</b> |              |
| Total Tax Capacity       | 37,263          | 43,107             | 5,844         | 15.7             | County                    | 70.52         | 65.37                      | 0.014        | 0.012        |
| (-) TIF Tax Capacity     | 2,007           | 2,189              | 182           | 9.1              | City/Town                 | 53.17         | 49.76                      | 0.033        | 0.034        |
| (-) FD Contrib Tax Cap   | 0               | 0                  | 0             | 0.0              | School District           | 31.26         | 29.40                      | 0.474        | 0.497        |
| (=) Taxable Tax Capacity | 35,256          | 40,918             | 5,662         | 16.1             | Special District          | 1.29          | 1.26                       | 0.000        | 0.000        |
| FD Distrib Tax Cap       | 0               | 0                  | 0             | 0.0              | <b>Total</b>              | <b>156.25</b> | <b>145.78</b>              | <b>0.521</b> | <b>0.543</b> |

**Tax Burdens on Hypothetical Properties**

|                      | <b>Taxable Market Value</b> |                    |                  | <b>Net Tax</b>  |                    |               |                  | <b>Effective Tax Rates</b> |              |
|----------------------|-----------------------------|--------------------|------------------|-----------------|--------------------|---------------|------------------|----------------------------|--------------|
|                      | <b>Baseline</b>             | <b>Alternative</b> | <b>Pctg Chng</b> | <b>Baseline</b> | <b>Alternative</b> | <b>Change</b> | <b>Pctg Chng</b> | <b>Base</b>                | <b>Alter</b> |
| Res Hmstd: Lo Val    | 68,300                      | 76,200             | 11.6             | 830             | 848                | 19            | 2.3              | 1.214                      | 1.113        |
| Res Hmstd: Avg Val   | 102,500                     | 114,300            | 11.5             | 1,375           | 1,459              | 84            | 6.1              | 1.341                      | 1.276        |
| Res Hmstd: Hi Val    | 136,600                     | 152,300            | 11.5             | 1,956           | 2,068              | 112           | 5.7              | 1.431                      | 1.357        |
| Res Hmstd: Ex-Hi Val | 204,900                     | 228,500            | 11.5             | 3,120           | 3,288              | 168           | 5.4              | 1.522                      | 1.439        |
| Apartment (Mkt rate) | 300,000                     | 325,900            | 8.6              | 7,187           | 6,116              | -1,072        | -14.9            | 2.395                      | 1.876        |
| Comm/Ind: Lo Val     | 150,000                     | 161,700            | 7.8              | 4,812           | 5,052              | 241           | 5.0              | 3.207                      | 3.124        |
| Comm/Ind: Med Val    | 300,000                     | 323,300            | 7.8              | 11,201          | 11,600             | 399           | 3.6              | 3.733                      | 3.587        |
| Comm/Ind: Hi Val     | 1,000,000                   | 1,077,700          | 7.8              | 41,018          | 42,165             | 1,147         | 2.8              | 4.101                      | 3.912        |

**EAST CENTRAL TOWNS**

| <i>Tax Burdens by Property Class</i> | <b>Taxable Market Value</b> |                    |                  |                  | <b>Net Tax</b>  |                    |               |                 | <b>Effective Tax Rates</b> |             |
|--------------------------------------|-----------------------------|--------------------|------------------|------------------|-----------------|--------------------|---------------|-----------------|----------------------------|-------------|
|                                      | <b>Baseline</b>             | <b>Alternative</b> | <b>Change</b>    | <b>Pctg Chng</b> | <b>Baseline</b> | <b>Alternative</b> | <b>Change</b> | <b>Pctg Chn</b> | <b>Base</b>                | <b>Alte</b> |
| Res Hmstd: Exist                     | 3,296,318                   | 3,700,221          | 403,903          | 12.3             | 36,573          | 38,928             | 2,355         | 6.4             | 1.11                       | 1.05        |
| ResNonHm 1 Exist                     | 188,723                     | 197,531            | 8,808            | 4.7              | 2,485           | 2,397              | -88           | -3.5            | 1.32                       | 1.21        |
| ResNonHm23 Exist                     | 56,060                      | 68,789             | 12,729           | 22.7             | 909             | 1,043              | 135           | 14.8            | 1.62                       | 1.52        |
| Apartments Exist                     | 3,471                       | 3,425              | -45              | -1.3             | 63              | 51                 | -12           | -18.8           | 1.80                       | 1.49        |
| Seas Rec: Exist                      | 806,142                     | 926,624            | 120,483          | 14.9             | 12,067          | 13,061             | 995           | 8.2             | 1.50                       | 1.41        |
| Com/Ind Lo Exist                     | 66,906                      | 74,146             | 7,241            | 10.8             | 1,844           | 1,948              | 105           | 5.7             | 2.76                       | 2.63        |
| Com/Ind Hi Exist                     | 41,686                      | 48,937             | 7,250            | 17.4             | 1,535           | 1,716              | 181           | 11.8            | 3.68                       | 3.51        |
| Publ Util                            | 149,179                     | 155,547            | 6,368            | 4.3              | 5,565           | 5,578              | 13            | 0.2             | 3.73                       | 3.59        |
| AgHm House Exist                     | 795,536                     | 886,723            | 91,187           | 11.5             | 8,309           | 8,690              | 381           | 4.6             | 1.04                       | 0.98        |
| AgHm Land: Exist                     | 709,373                     | 785,418            | 76,045           | 10.7             | 3,289           | 3,277              | -12           | -0.4            | 0.46                       | 0.42        |
| Ag NonHm: Exist                      | 247,749                     | 286,829            | 39,080           | 15.8             | 3,195           | 3,387              | 192           | 6.0             | 1.29                       | 1.18        |
| Res Hmstd NewCon                     | 0                           | 165,408            | 165,408          | 0.0              | 0               | 1,822              | 1,822         | 0.0             | 0.00                       | 1.10        |
| All Other NewCon                     | 0                           | 88,989             | 88,989           | 0.0              | 0               | 1,094              | 1,094         | 0.0             | 0.00                       | 1.23        |
| <b>Total</b>                         | <b>6,361,142</b>            | <b>7,388,588</b>   | <b>1,027,446</b> | <b>16.2</b>      | <b>75,832</b>   | <b>82,993</b>      | <b>7,161</b>  | <b>9.4</b>      | <b>1.19</b>                | <b>1.12</b> |

**Tax Base**

**Tax Rates**

|                          |                 |                    |               |                  | <b>Net Tax Cap (Pctg)</b> |               | <b>Ref Mkt Val (mills)</b> |              |              |
|--------------------------|-----------------|--------------------|---------------|------------------|---------------------------|---------------|----------------------------|--------------|--------------|
|                          | <b>Baseline</b> | <b>Alternative</b> | <b>Change</b> | <b>Pctg Chng</b> | <b>Base</b>               | <b>Alter</b>  | <b>Base</b>                | <b>Alter</b> |              |
| Total Tax Capacity       | 62,816          | 72,923             | 10,108        | 16.1             | County                    | 72.29         | 66.87                      | 0.029        | 0.025        |
| (-) TIF Tax Capacity     | 65              | 70                 | 5             | 8.2              | City/Town                 | 22.08         | 20.39                      | 0.000        | 0.000        |
| (-) FD Contrib Tax Cap   | 0               | 0                  | 0             | 0.0              | School District           | 31.05         | 28.45                      | 0.409        | 0.533        |
| (=) Taxable Tax Capacity | 62,751          | 72,853             | 10,102        | 16.1             | Special District          | 1.12          | 1.04                       | 0.000        | 0.000        |
| FD Distrib Tax Cap       | 0               | 0                  | 0             | 0.0              | <b>Total</b>              | <b>126.53</b> | <b>116.76</b>              | <b>0.438</b> | <b>0.557</b> |

**Tax Burdens on Hypothetical Properties**

|                      | <b>Taxable Market Value</b> |                    |                  | <b>Net Tax</b>  |                    |               |                  | <b>Effective Tax Rates</b> |              |
|----------------------|-----------------------------|--------------------|------------------|-----------------|--------------------|---------------|------------------|----------------------------|--------------|
|                      | <b>Baseline</b>             | <b>Alternative</b> | <b>Pctg Chng</b> | <b>Baseline</b> | <b>Alternative</b> | <b>Change</b> | <b>Pctg Chng</b> | <b>Base</b>                | <b>Alter</b> |
| Res Hmstd: Lo Val    | 79,400                      | 88,900             | 12.0             | 739             | 795                | 57            | 7.7              | 0.930                      | 0.894        |
| Res Hmstd: Avg Val   | 119,100                     | 133,400            | 12.0             | 1,294           | 1,380              | 86            | 6.6              | 1.086                      | 1.034        |
| Res Hmstd: Hi Val    | 158,700                     | 177,700            | 12.0             | 1,848           | 1,961              | 113           | 6.1              | 1.164                      | 1.103        |
| Res Hmstd: Ex-Hi Val | 238,100                     | 266,700            | 12.0             | 2,959           | 3,130              | 171           | 5.8              | 1.242                      | 1.173        |
| Seas Rec: Lo Val     | 50,000                      | 56,000             | 12.0             | 741             | 775                | 34            | 4.6              | 1.481                      | 1.383        |
| Seas Rec: Hi Val     | 150,000                     | 168,000            | 12.0             | 2,463           | 2,624              | 160           | 6.5              | 1.642                      | 1.561        |
| Comm/Ind: Lo Val     | 150,000                     | 176,100            | 17.4             | 4,131           | 4,834              | 703           | 17.0             | 2.753                      | 2.745        |
| Comm/Ind: Med Val    | 300,000                     | 352,200            | 17.4             | 9,616           | 10,949             | 1,333         | 13.9             | 3.205                      | 3.108        |
| Comm/Ind: Hi Val     | 1,000,000                   | 1,173,900          | 17.4             | 35,215          | 39,484             | 4,269         | 12.1             | 3.521                      | 3.363        |

**CENTRAL MINN CITIES**

| <i>Tax Burdens by Property Class</i> | <b>Taxable Market Value</b> |                    |                  |                  | <b>Net Tax</b>  |                    |               |                 | <b>Effective Tax Rates</b> |             |
|--------------------------------------|-----------------------------|--------------------|------------------|------------------|-----------------|--------------------|---------------|-----------------|----------------------------|-------------|
|                                      | <b>Baseline</b>             | <b>Alternative</b> | <b>Change</b>    | <b>Pctg Chng</b> | <b>Baseline</b> | <b>Alternative</b> | <b>Change</b> | <b>Pctg Chn</b> | <b>Base</b>                | <b>Alte</b> |
| Res Hmstd: Exist                     | 7,167,696                   | 7,881,459          | 713,763          | 10.0             | 79,493          | 88,159             | 8,666         | 10.9            | 1.11                       | 1.12        |
| ResNonHm 1 Exist                     | 318,811                     | 391,671            | 72,861           | 22.9             | 4,167           | 4,976              | 808           | 19.4            | 1.31                       | 1.27        |
| ResNonHm23 Exist                     | 218,461                     | 218,069            | -392             | -0.2             | 3,470           | 3,423              | -48           | -1.4            | 1.59                       | 1.57        |
| Apartments Exist                     | 617,415                     | 687,164            | 69,748           | 11.3             | 10,954          | 11,131             | 177           | 1.6             | 1.77                       | 1.62        |
| Seas Rec: Exist                      | 51,298                      | 58,958             | 7,660            | 14.9             | 803             | 905                | 102           | 12.7            | 1.57                       | 1.54        |
| Com/Ind Lo Exist                     | 538,491                     | 556,858            | 18,367           | 3.4              | 15,048          | 15,379             | 331           | 2.2             | 2.79                       | 2.76        |
| Com/Ind Hi Exist                     | 1,494,752                   | 1,583,167          | 88,415           | 5.9              | 54,790          | 56,594             | 1,805         | 3.3             | 3.67                       | 3.57        |
| Publ Util                            | 1,028,093                   | 1,012,816          | -15,277          | -1.5             | 28,831          | 27,197             | -1,634        | -5.7            | 2.80                       | 2.69        |
| AgHm House Exist                     | 105,958                     | 112,773            | 6,815            | 6.4              | 1,147           | 1,215              | 68            | 5.9             | 1.08                       | 1.08        |
| AgHm Land: Exist                     | 95,421                      | 99,416             | 3,995            | 4.2              | 450             | 445                | -5            | -1.1            | 0.47                       | 0.45        |
| Ag NonHm: Exist                      | 63,135                      | 73,803             | 10,669           | 16.9             | 763             | 849                | 86            | 11.3            | 1.21                       | 1.15        |
| Res Hmstd NewCon                     | 0                           | 553,053            | 553,053          | 0.0              | 0               | 6,201              | 6,201         | 0.0             | 0.00                       | 1.12        |
| All Other NewCon                     | 0                           | 198,069            | 198,069          | 0.0              | 0               | 5,281              | 5,281         | 0.0             | 0.00                       | 2.67        |
| <b>Total</b>                         | <b>11,699,530</b>           | <b>13,427,277</b>  | <b>1,727,747</b> | <b>14.8</b>      | <b>199,917</b>  | <b>221,755</b>     | <b>21,838</b> | <b>10.9</b>     | <b>1.71</b>                | <b>1.65</b> |

**Tax Base**

**Tax Rates**

|                          | <b>Taxable Market Value</b> |                    |               |                  | <b>Net Tax Cap (Pctg)</b> |                      | <b>Ref Mkt Val (mills)</b> |              |
|--------------------------|-----------------------------|--------------------|---------------|------------------|---------------------------|----------------------|----------------------------|--------------|
|                          | <b>Baseline</b>             | <b>Alternative</b> | <b>Change</b> | <b>Pctg Chng</b> | <b>Base</b>               | <b>Alter</b>         | <b>Base</b>                | <b>Alter</b> |
| Total Tax Capacity       | 147,222                     | 166,052            | 18,830        | 12.8             | County                    | 47.85 45.88          | 0.000                      | 0.000        |
| (-) TIF Tax Capacity     | 9,357                       | 10,144             | 787           | 8.4              | City/Town                 | 43.33 42.21          | 0.038                      | 0.033        |
| (-) FD Contrib Tax Cap   | 0                           | 0                  | 0             | 0.0              | School District           | 30.56 27.35          | 0.542                      | 0.993        |
| (=) Taxable Tax Capacity | 137,865                     | 155,908            | 18,043        | 13.1             | Special District          | 2.15 2.04            | 0.000                      | 0.000        |
| FD Distrib Tax Cap       | 0                           | 0                  | 0             | 0.0              | <b>Total</b>              | <b>123.90 117.48</b> | <b>0.580</b>               | <b>1.026</b> |

**Tax Burdens on Hypothetical Properties**

|                      | <b>Taxable Market Value</b> |                    |                  | <b>Net Tax</b>  |                    |               |                  | <b>Effective Tax Rates</b> |              |
|----------------------|-----------------------------|--------------------|------------------|-----------------|--------------------|---------------|------------------|----------------------------|--------------|
|                      | <b>Baseline</b>             | <b>Alternative</b> | <b>Pctg Chng</b> | <b>Baseline</b> | <b>Alternative</b> | <b>Change</b> | <b>Pctg Chng</b> | <b>Base</b>                | <b>Alter</b> |
| Res Hmstd: Lo Val    | 84,300                      | 92,700             | 10.0             | 797             | 895                | 98            | 12.3             | 0.945                      | 0.965        |
| Res Hmstd: Avg Val   | 126,300                     | 138,900            | 10.0             | 1,379           | 1,527              | 148           | 10.7             | 1.092                      | 1.099        |
| Res Hmstd: Hi Val    | 168,400                     | 185,200            | 10.0             | 1,963           | 2,160              | 197           | 10.0             | 1.165                      | 1.166        |
| Res Hmstd: Ex-Hi Val | 252,700                     | 277,900            | 10.0             | 3,132           | 3,428              | 295           | 9.4              | 1.239                      | 1.233        |
| Apartment (Mkt rate) | 300,000                     | 333,900            | 11.3             | 5,749           | 5,246              | -503          | -8.8             | 1.916                      | 1.571        |
| Comm/Ind: Lo Val     | 150,000                     | 158,900            | 5.9              | 4,092           | 4,329              | 236           | 5.8              | 2.728                      | 2.724        |
| Comm/Ind: Med Val    | 300,000                     | 317,700            | 5.9              | 9,520           | 9,941              | 421           | 4.4              | 3.173                      | 3.128        |
| Comm/Ind: Hi Val     | 1,000,000                   | 1,059,200          | 5.9              | 34,849          | 36,145             | 1,296         | 3.7              | 3.484                      | 3.412        |



**CENTRAL MINN TOWNS**

| <i>Tax Burdens by Property Class</i> | <b>Taxable Market Value</b> |                    |                  |                  | <b>Net Tax</b>  |                    |               |                 | <b>Effective Tax Rates</b> |             |
|--------------------------------------|-----------------------------|--------------------|------------------|------------------|-----------------|--------------------|---------------|-----------------|----------------------------|-------------|
|                                      | <b>Baseline</b>             | <b>Alternative</b> | <b>Change</b>    | <b>Pctg Chng</b> | <b>Baseline</b> | <b>Alternative</b> | <b>Change</b> | <b>Pctg Chn</b> | <b>Base</b>                | <b>Alte</b> |
| Res Hmstd: Exist                     | 4,116,625                   | 4,582,612          | 465,987          | 11.3             | 38,399          | 42,362             | 3,963         | 10.3            | 0.93                       | 0.92        |
| ResNonHm 1 Exist                     | 165,960                     | 199,666            | 33,705           | 20.3             | 1,803           | 2,128              | 325           | 18.0            | 1.09                       | 1.07        |
| ResNonHm23 Exist                     | 72,948                      | 79,724             | 6,776            | 9.3              | 983             | 1,046              | 63            | 6.4             | 1.35                       | 1.31        |
| Apartments Exist                     | 3,217                       | 3,207              | -10              | -0.3             | 50              | 42                 | -7            | -14.5           | 1.54                       | 1.32        |
| Seas Rec: Exist                      | 492,578                     | 553,394            | 60,816           | 12.3             | 6,399           | 7,022              | 623           | 9.7             | 1.30                       | 1.27        |
| Com/Ind Lo Exist                     | 109,474                     | 112,763            | 3,289            | 3.0              | 2,650           | 2,690              | 40            | 1.5             | 2.42                       | 2.39        |
| Com/Ind Hi Exist                     | 91,647                      | 96,633             | 4,987            | 5.4              | 2,871           | 2,966              | 95            | 3.3             | 3.13                       | 3.07        |
| Publ Util                            | 147,152                     | 151,030            | 3,878            | 2.6              | 4,707           | 4,724              | 17            | 0.4             | 3.20                       | 3.13        |
| AgHm House Exist                     | 972,602                     | 1,069,545          | 96,943           | 10.0             | 8,587           | 9,439              | 852           | 9.9             | 0.88                       | 0.88        |
| AgHm Land: Exist                     | 1,278,175                   | 1,354,237          | 76,062           | 6.0              | 5,821           | 5,961              | 141           | 2.4             | 0.46                       | 0.44        |
| Ag NonHm: Exist                      | 269,046                     | 290,568            | 21,523           | 8.0              | 2,836           | 2,943              | 107           | 3.8             | 1.05                       | 1.01        |
| Res Hmstd NewCon                     | 0                           | 180,390            | 180,390          | 0.0              | 0               | 1,651              | 1,651         | 0.0             | 0.00                       | 0.92        |
| All Other NewCon                     | 0                           | 71,423             | 71,423           | 0.0              | 0               | 877                | 877           | 0.0             | 0.00                       | 1.23        |
| <b>Total</b>                         | <b>7,719,424</b>            | <b>8,745,193</b>   | <b>1,025,769</b> | <b>13.3</b>      | <b>75,105</b>   | <b>83,850</b>      | <b>8,745</b>  | <b>11.6</b>     | <b>0.97</b>                | <b>0.96</b> |

**Tax Base**

**Tax Rates**

|                          |                 |                    |               |                  | <b>Net Tax Cap (Pctg)</b> |               | <b>Ref Mkt Val (mills)</b> |              |              |
|--------------------------|-----------------|--------------------|---------------|------------------|---------------------------|---------------|----------------------------|--------------|--------------|
|                          | <b>Baseline</b> | <b>Alternative</b> | <b>Change</b> | <b>Pctg Chng</b> | <b>Base</b>               | <b>Alter</b>  | <b>Base</b>                | <b>Alter</b> |              |
| Total Tax Capacity       | 74,737          | 84,839             | 10,102        | 13.5             | County                    | 47.98         | 46.18                      | 0.000        | 0.000        |
| (-) TIF Tax Capacity     | 135             | 206                | 71            | 53.0             | City/Town                 | 22.39         | 21.40                      | 0.008        | 0.007        |
| (-) FD Contrib Tax Cap   | 0               | 0                  | 0             | 0.0              | School District           | 31.56         | 29.73                      | 0.631        | 0.802        |
| (=) Taxable Tax Capacity | 74,603          | 84,633             | 10,031        | 13.4             | Special District          | 1.18          | 1.33                       | 0.000        | 0.000        |
| FD Distrib Tax Cap       | 0               | 0                  | 0             | 0.0              | <b>Total</b>              | <b>103.10</b> | <b>98.64</b>               | <b>0.639</b> | <b>0.809</b> |

**Tax Burdens on Hypothetical Properties**

|                      | <b>Taxable Market Value</b> |                    |                  | <b>Net Tax</b>  |                    |               |                  | <b>Effective Tax Rates</b> |              |
|----------------------|-----------------------------|--------------------|------------------|-----------------|--------------------|---------------|------------------|----------------------------|--------------|
|                      | <b>Baseline</b>             | <b>Alternative</b> | <b>Pctg Chng</b> | <b>Baseline</b> | <b>Alternative</b> | <b>Change</b> | <b>Pctg Chng</b> | <b>Base</b>                | <b>Alter</b> |
| Res Hmstd: Lo Val    | 100,500                     | 111,900            | 11.3             | 818             | 923                | 104           | 12.7             | 0.814                      | 0.824        |
| Res Hmstd: Avg Val   | 150,700                     | 167,800            | 11.3             | 1,413           | 1,570              | 156           | 11.1             | 0.937                      | 0.935        |
| Res Hmstd: Hi Val    | 200,900                     | 223,600            | 11.3             | 2,008           | 2,215              | 207           | 10.3             | 0.999                      | 0.990        |
| Res Hmstd: Ex-Hi Val | 301,400                     | 335,500            | 11.3             | 3,199           | 3,510              | 311           | 9.7              | 1.061                      | 1.046        |
| Seas Rec: Lo Val     | 50,000                      | 56,000             | 12.0             | 624             | 674                | 50            | 8.0              | 1.247                      | 1.202        |
| Seas Rec: Hi Val     | 150,000                     | 168,000            | 12.0             | 2,112           | 2,319              | 208           | 9.8              | 1.407                      | 1.380        |
| Comm/Ind: Lo Val     | 150,000                     | 158,200            | 5.5              | 3,634           | 3,815              | 181           | 5.0              | 2.422                      | 2.411        |
| Comm/Ind: Med Val    | 300,000                     | 316,300            | 5.4              | 8,446           | 8,772              | 326           | 3.9              | 2.815                      | 2.773        |
| Comm/Ind: Hi Val     | 1,000,000                   | 1,054,400          | 5.4              | 30,906          | 31,915             | 1,009         | 3.3              | 3.090                      | 3.026        |

**SOUTHWEST CITIES**

| <i>Tax Burdens by Property Class</i> | <b>Taxable Market Value</b> |                    |                |                  | <b>Net Tax</b>  |                    |               |                 | <b>Effective Tax Rates</b> |             |
|--------------------------------------|-----------------------------|--------------------|----------------|------------------|-----------------|--------------------|---------------|-----------------|----------------------------|-------------|
|                                      | <b>Baseline</b>             | <b>Alternative</b> | <b>Change</b>  | <b>Pctg Chng</b> | <b>Baseline</b> | <b>Alternative</b> | <b>Change</b> | <b>Pctg Chn</b> | <b>Base</b>                | <b>Alte</b> |
| Res Hmstd: Exist                     | 3,732,431                   | 3,902,329          | 169,899        | 4.6              | 47,049          | 52,475             | 5,426         | 11.5            | 1.26                       | 1.34        |
| ResNonHm 1 Exist                     | 216,745                     | 241,264            | 24,519         | 11.3             | 3,477           | 4,037              | 559           | 16.1            | 1.60                       | 1.67        |
| ResNonHm23 Exist                     | 59,846                      | 64,985             | 5,139          | 8.6              | 1,118           | 1,275              | 157           | 14.1            | 1.87                       | 1.96        |
| Apartments Exist                     | 258,511                     | 261,293            | 2,783          | 1.1              | 5,113           | 5,143              | 30            | 0.6             | 1.98                       | 1.97        |
| Seas Rec: Exist                      | 12,824                      | 14,681             | 1,858          | 14.5             | 273             | 310                | 37            | 13.6            | 2.13                       | 2.11        |
| Com/Ind Lo Exist                     | 483,351                     | 496,198            | 12,847         | 2.7              | 15,144          | 16,037             | 894           | 5.9             | 3.13                       | 3.23        |
| Com/Ind Hi Exist                     | 632,086                     | 639,996            | 7,909          | 1.3              | 25,229          | 26,647             | 1,419         | 5.6             | 3.99                       | 4.16        |
| Publ Util                            | 70,071                      | 71,651             | 1,580          | 2.3              | 2,929           | 3,071              | 142           | 4.9             | 4.18                       | 4.29        |
| AgHm House Exist                     | 18,004                      | 18,664             | 660            | 3.7              | 244             | 260                | 16            | 6.5             | 1.35                       | 1.39        |
| AgHm Land: Exist                     | 35,755                      | 37,002             | 1,247          | 3.5              | 310             | 331                | 20            | 6.6             | 0.87                       | 0.89        |
| Ag NonHm: Exist                      | 34,548                      | 39,349             | 4,802          | 13.9             | 565             | 663                | 98            | 17.4            | 1.64                       | 1.69        |
| Res Hmstd NewCon                     | 0                           | 66,926             | 66,926         | 0.0              | 0               | 955                | 955           | 0.0             | 0.00                       | 1.43        |
| All Other NewCon                     | 0                           | 39,905             | 39,905         | 0.0              | 0               | 1,325              | 1,325         | 0.0             | 0.00                       | 3.32        |
| <b>Total</b>                         | <b>5,554,170</b>            | <b>5,894,244</b>   | <b>340,074</b> | <b>6.1</b>       | <b>101,451</b>  | <b>112,531</b>     | <b>11,080</b> | <b>10.9</b>     | <b>1.83</b>                | <b>1.91</b> |

**Tax Base**

**Tax Rates**

|                          |                 |                    |               |                  | <b>Net Tax Cap (Pctg)</b> |               | <b>Ref Mkt Val (mills)</b> |              |              |
|--------------------------|-----------------|--------------------|---------------|------------------|---------------------------|---------------|----------------------------|--------------|--------------|
|                          | <b>Baseline</b> | <b>Alternative</b> | <b>Change</b> | <b>Pctg Chng</b> | <b>Base</b>               | <b>Alter</b>  | <b>Base</b>                | <b>Alter</b> |              |
| Total Tax Capacity       | 65,822          | 69,448             | 3,626         | 5.5              | County                    | 61.72         | 61.02                      | 0.039        | 0.040        |
| (-) TIF Tax Capacity     | 3,274           | 3,475              | 201           | 6.1              | City/Town                 | 61.16         | 65.61                      | 0.025        | 0.038        |
| (-) FD Contrib Tax Cap   | 0               | 0                  | 0             | 0.0              | School District           | 21.23         | 23.15                      | 0.998        | 1.188        |
| (=) Taxable Tax Capacity | 62,548          | 65,973             | 3,425         | 5.5              | Special District          | 1.48          | 1.38                       | 0.000        | 0.000        |
| FD Distrib Tax Cap       | 0               | 0                  | 0             | 0.0              | <b>Total</b>              | <b>145.58</b> | <b>151.17</b>              | <b>1.062</b> | <b>1.267</b> |

**Tax Burdens on Hypothetical Properties**

|                      | <b>Taxable Market Value</b> |                    |                  | <b>Net Tax</b>  |                    |               |                  | <b>Effective Tax Rates</b> |              |
|----------------------|-----------------------------|--------------------|------------------|-----------------|--------------------|---------------|------------------|----------------------------|--------------|
|                      | <b>Baseline</b>             | <b>Alternative</b> | <b>Pctg Chng</b> | <b>Baseline</b> | <b>Alternative</b> | <b>Change</b> | <b>Pctg Chng</b> | <b>Base</b>                | <b>Alter</b> |
| Res Hmstd: Lo Val    | 45,500                      | 47,600             | 4.6              | 529             | 589                | 61            | 11.5             | 1.162                      | 1.238        |
| Res Hmstd: Avg Val   | 68,300                      | 71,400             | 4.5              | 794             | 884                | 90            | 11.4             | 1.162                      | 1.238        |
| Res Hmstd: Hi Val    | 91,000                      | 95,100             | 4.5              | 1,131           | 1,271              | 140           | 12.4             | 1.242                      | 1.336        |
| Res Hmstd: Ex-Hi Val | 136,600                     | 142,800            | 4.5              | 1,884           | 2,096              | 211           | 11.2             | 1.379                      | 1.467        |
| Apartment (Mkt rate) | 300,000                     | 303,200            | 1.1              | 6,870           | 6,113              | -757          | -11.0            | 2.290                      | 2.016        |
| Comm/Ind: Lo Val     | 150,000                     | 151,900            | 1.3              | 4,653           | 4,889              | 236           | 5.1              | 3.101                      | 3.218        |
| Comm/Ind: Med Val    | 300,000                     | 303,800            | 1.3              | 10,804          | 11,317             | 513           | 4.7              | 3.601                      | 3.725        |
| Comm/Ind: Hi Val     | 1,000,000                   | 1,012,500          | 1.3              | 39,507          | 41,307             | 1,800         | 4.6              | 3.950                      | 4.079        |

**SOUTHWEST TOWNS**

| <i>Tax Burdens by Property Class</i> | <b>Taxable Market Value</b> |                    |                  |                  | <b>Net Tax</b>  |                    |               |                 | <b>Effective Tax Rates</b> |             |
|--------------------------------------|-----------------------------|--------------------|------------------|------------------|-----------------|--------------------|---------------|-----------------|----------------------------|-------------|
|                                      | <b>Baseline</b>             | <b>Alternative</b> | <b>Change</b>    | <b>Pctg Chng</b> | <b>Baseline</b> | <b>Alternative</b> | <b>Change</b> | <b>Pctg Chn</b> | <b>Base</b>                | <b>Alte</b> |
| Res Hmstd: Exist                     | 1,672,527                   | 1,851,006          | 178,479          | 10.7             | 16,288          | 18,297             | 2,009         | 12.3            | 0.97                       | 0.99        |
| ResNonHm 1 Exist                     | 168,312                     | 180,662            | 12,350           | 7.3              | 1,967           | 2,086              | 119           | 6.0             | 1.17                       | 1.15        |
| ResNonHm23 Exist                     | 22,610                      | 28,985             | 6,376            | 28.2             | 338             | 428                | 89            | 26.4            | 1.50                       | 1.47        |
| Apartments Exist                     | 3,438                       | 3,219              | -219             | -6.4             | 57              | 42                 | -14           | -25.4           | 1.64                       | 1.31        |
| Seas Rec: Exist                      | 311,774                     | 351,341            | 39,567           | 12.7             | 4,572           | 5,029              | 457           | 10.0            | 1.47                       | 1.43        |
| Com/Ind Lo Exist                     | 87,877                      | 90,240             | 2,363            | 2.7              | 2,203           | 2,248              | 45            | 2.0             | 2.51                       | 2.49        |
| Com/Ind Hi Exist                     | 133,111                     | 127,365            | -5,746           | -4.3             | 4,263           | 4,086              | -177          | -4.2            | 3.20                       | 3.21        |
| Publ Util                            | 320,958                     | 335,031            | 14,073           | 4.4              | 9,616           | 10,050             | 434           | 4.5             | 3.00                       | 3.00        |
| AgHm House Exist                     | 1,019,613                   | 1,105,631          | 86,018           | 8.4              | 8,230           | 9,063              | 833           | 10.1            | 0.81                       | 0.82        |
| AgHm Land: Exist                     | 6,368,442                   | 6,720,041          | 351,598          | 5.5              | 34,149          | 35,908             | 1,759         | 5.2             | 0.54                       | 0.53        |
| Ag NonHm: Exist                      | 3,027,764                   | 3,244,179          | 216,414          | 7.1              | 30,105          | 31,586             | 1,481         | 4.9             | 0.99                       | 0.97        |
| Res Hmstd NewCon                     | 0                           | 54,138             | 54,138           | 0.0              | 0               | 548                | 548           | 0.0             | 0.00                       | 1.01        |
| All Other NewCon                     | 0                           | 58,446             | 58,446           | 0.0              | 0               | 603                | 603           | 0.0             | 0.00                       | 1.03        |
| <b>Total</b>                         | <b>13,136,427</b>           | <b>14,150,284</b>  | <b>1,013,856</b> | <b>7.7</b>       | <b>111,789</b>  | <b>119,974</b>     | <b>8,186</b>  | <b>7.3</b>      | <b>0.85</b>                | <b>0.85</b> |

**Tax Base**

**Tax Rates**

|                          | <b>Taxable Market Value</b> |                    |               |                  | <b>Net Tax Cap (Pctg)</b> |               |              |              | <b>Ref Mkt Val (mills)</b> |              |
|--------------------------|-----------------------------|--------------------|---------------|------------------|---------------------------|---------------|--------------|--------------|----------------------------|--------------|
|                          | <b>Baseline</b>             | <b>Alternative</b> | <b>Change</b> | <b>Pctg Chng</b> | <b>Base</b>               | <b>Alter</b>  | <b>Base</b>  | <b>Alter</b> | <b>Base</b>                | <b>Alter</b> |
| Total Tax Capacity       | 111,760                     | 121,104            | 9,344         | 8.4              | County                    | 63.43         | 62.53        | 0.030        | 0.023                      |              |
| (-) TIF Tax Capacity     | 312                         | 363                | 51            | 16.3             | City/Town                 | 16.36         | 15.40        | 0.000        | 0.000                      |              |
| (-) FD Contrib Tax Cap   | 0                           | 0                  | 0             | 0.0              | School District           | 20.43         | 20.12        | 1.059        | 1.251                      |              |
| (=) Taxable Tax Capacity | 111,448                     | 120,741            | 9,293         | 8.3              | Special District          | 1.42          | 1.27         | 0.000        | 0.000                      |              |
| FD Distrib Tax Cap       | 0                           | 0                  | 0             | 0.0              | <b>Total</b>              | <b>101.64</b> | <b>99.33</b> | <b>1.088</b> | <b>1.273</b>               |              |

**Tax Burdens on Hypothetical Properties**

|                      | <b>Taxable Market Value</b> |                    |                  | <b>Net Tax</b>  |                    |               |                  | <b>Effective Tax Rates</b> |              |
|----------------------|-----------------------------|--------------------|------------------|-----------------|--------------------|---------------|------------------|----------------------------|--------------|
|                      | <b>Baseline</b>             | <b>Alternative</b> | <b>Pctg Chng</b> | <b>Baseline</b> | <b>Alternative</b> | <b>Change</b> | <b>Pctg Chng</b> | <b>Base</b>                | <b>Alter</b> |
| Res Hmstd: Lo Val    | 64,600                      | 71,500             | 10.7             | 469             | 515                | 47            | 10.0             | 0.725                      | 0.720        |
| Res Hmstd: Avg Val   | 96,900                      | 107,200            | 10.6             | 805             | 925                | 120           | 14.9             | 0.830                      | 0.863        |
| Res Hmstd: Hi Val    | 129,200                     | 143,000            | 10.7             | 1,198           | 1,359              | 161           | 13.4             | 0.926                      | 0.950        |
| Res Hmstd: Ex-Hi Val | 193,800                     | 214,500            | 10.7             | 1,983           | 2,224              | 242           | 12.2             | 1.023                      | 1.036        |
| Comm/Ind: Lo Val     | 150,000                     | 143,500            | -4.3             | 3,668           | 3,485              | -183          | -5.0             | 2.445                      | 2.428        |
| Comm/Ind: Med Val    | 300,000                     | 287,100            | -4.3             | 8,504           | 8,024              | -480          | -5.6             | 2.834                      | 2.794        |
| Comm/Ind: Hi Val     | 1,000,000                   | 956,800            | -4.3             | 31,073          | 29,425             | -1,649        | -5.3             | 3.107                      | 3.075        |

**SOUTH CENTRAL CITIES**

| <i>Tax Burdens by Property Class</i> | <b>Taxable Market Value</b> |                    |                |                  | <b>Net Tax</b>  |                    |               |                 | <b>Effective Tax Rates</b> |             |
|--------------------------------------|-----------------------------|--------------------|----------------|------------------|-----------------|--------------------|---------------|-----------------|----------------------------|-------------|
|                                      | <b>Baseline</b>             | <b>Alternative</b> | <b>Change</b>  | <b>Pctg Chng</b> | <b>Baseline</b> | <b>Alternative</b> | <b>Change</b> | <b>Pctg Chn</b> | <b>Base</b>                | <b>Alte</b> |
| Res Hmstd: Exist                     | 3,856,843                   | 4,109,553          | 252,710        | 6.6              | 40,279          | 43,565             | 3,286         | 8.2             | 1.04                       | 1.06        |
| ResNonHm 1 Exist                     | 185,555                     | 201,210            | 15,654         | 8.4              | 2,424           | 2,647              | 223           | 9.2             | 1.31                       | 1.32        |
| ResNonHm23 Exist                     | 92,596                      | 107,827            | 15,231         | 16.4             | 1,423           | 1,647              | 223           | 15.7            | 1.54                       | 1.53        |
| Apartments Exist                     | 251,008                     | 293,376            | 42,368         | 16.9             | 4,136           | 4,353              | 217           | 5.2             | 1.65                       | 1.48        |
| Seas Rec: Exist                      | 12,247                      | 13,855             | 1,607          | 13.1             | 213             | 237                | 24            | 11.3            | 1.74                       | 1.71        |
| Com/Ind Lo Exist                     | 386,137                     | 394,569            | 8,431          | 2.2              | 10,605          | 10,786             | 182           | 1.7             | 2.75                       | 2.73        |
| Com/Ind Hi Exist                     | 753,554                     | 778,421            | 24,868         | 3.3              | 25,767          | 26,366             | 600           | 2.3             | 3.42                       | 3.39        |
| Publ Util                            | 87,915                      | 89,028             | 1,112          | 1.3              | 2,869           | 2,909              | 40            | 1.4             | 3.26                       | 3.27        |
| AgHm House Exist                     | 10,783                      | 11,418             | 635            | 5.9              | 130             | 141                | 11            | 8.2             | 1.21                       | 1.24        |
| AgHm Land: Exist                     | 20,044                      | 21,205             | 1,161          | 5.8              | 144             | 156                | 12            | 8.2             | 0.72                       | 0.74        |
| Ag NonHm: Exist                      | 24,821                      | 27,922             | 3,102          | 12.5             | 314             | 339                | 25            | 7.9             | 1.27                       | 1.21        |
| Res Hmstd NewCon                     | 0                           | 117,983            | 117,983        | 0.0              | 0               | 1,320              | 1,320         | 0.0             | 0.00                       | 1.12        |
| All Other NewCon                     | 0                           | 59,477             | 59,477         | 0.0              | 0               | 1,704              | 1,704         | 0.0             | 0.00                       | 2.86        |
| <b>Total</b>                         | <b>5,681,502</b>            | <b>6,225,841</b>   | <b>544,340</b> | <b>9.6</b>       | <b>88,305</b>   | <b>96,170</b>      | <b>7,865</b>  | <b>8.9</b>      | <b>1.55</b>                | <b>1.54</b> |

**Tax Base**

**Tax Rates**

|                          | <b>Taxable Market Value</b> |                    |               |                  | <b>Net Tax Cap (Pctg)</b> |                      | <b>Ref Mkt Val (mills)</b> |              |
|--------------------------|-----------------------------|--------------------|---------------|------------------|---------------------------|----------------------|----------------------------|--------------|
|                          | <b>Baseline</b>             | <b>Alternative</b> | <b>Change</b> | <b>Pctg Chng</b> | <b>Base</b>               | <b>Alter</b>         | <b>Base</b>                | <b>Alter</b> |
| Total Tax Capacity       | 68,225                      | 74,226             | 6,001         | 8.8              | County                    | 52.47 50.75          | 0.000                      | 0.000        |
| (-) TIF Tax Capacity     | 3,556                       | 4,104              | 548           | 15.4             | City/Town                 | 49.39 51.63          | 0.035                      | 0.033        |
| (-) FD Contrib Tax Cap   | 0                           | 0                  | 0             | 0.0              | School District           | 16.61 14.69          | 0.864                      | 1.011        |
| (=) Taxable Tax Capacity | 64,669                      | 70,122             | 5,453         | 8.4              | Special District          | 0.66 0.48            | 0.000                      | 0.000        |
| FD Distrib Tax Cap       | 0                           | 0                  | 0             | 0.0              | <b>Total</b>              | <b>119.12 117.56</b> | <b>0.900</b>               | <b>1.044</b> |

**Tax Burdens on Hypothetical Properties**

|                      | <b>Taxable Market Value</b> |                    |                  | <b>Net Tax</b>  |                    |               |                  | <b>Effective Tax Rates</b> |              |
|----------------------|-----------------------------|--------------------|------------------|-----------------|--------------------|---------------|------------------|----------------------------|--------------|
|                      | <b>Baseline</b>             | <b>Alternative</b> | <b>Pctg Chng</b> | <b>Baseline</b> | <b>Alternative</b> | <b>Change</b> | <b>Pctg Chng</b> | <b>Base</b>                | <b>Alter</b> |
| Res Hmstd: Lo Val    | 59,000                      | 62,900             | 6.6              | 520             | 554                | 34            | 6.5              | 0.881                      | 0.880        |
| Res Hmstd: Avg Val   | 88,500                      | 94,300             | 6.6              | 841             | 920                | 78            | 9.3              | 0.950                      | 0.975        |
| Res Hmstd: Hi Val    | 117,900                     | 125,600            | 6.5              | 1,244           | 1,348              | 104           | 8.4              | 1.055                      | 1.073        |
| Res Hmstd: Ex-Hi Val | 177,000                     | 188,600            | 6.6              | 2,055           | 2,211              | 157           | 7.6              | 1.160                      | 1.172        |
| Apartment (Mkt rate) | 300,000                     | 350,600            | 16.9             | 5,630           | 5,518              | -112          | -2.0             | 1.876                      | 1.573        |
| Comm/Ind: Lo Val     | 150,000                     | 155,000            | 3.3              | 4,033           | 4,196              | 163           | 4.0              | 2.688                      | 2.706        |
| Comm/Ind: Med Val    | 300,000                     | 309,900            | 3.3              | 9,365           | 9,675              | 310           | 3.3              | 3.121                      | 3.121        |
| Comm/Ind: Hi Val     | 1,000,000                   | 1,033,000          | 3.3              | 34,250          | 35,253             | 1,004         | 2.9              | 3.424                      | 3.412        |

**SOUTH CENTRAL TOWNS**

| <i>Tax Burdens by<br/>Property Class</i> | <b>Taxable Market Value</b> |                    |                |                      | <b>Net Tax</b>  |                    |               |                     | <b>Effective<br/>Tax Rates</b> |             |
|--|-----------------------------|--------------------|----------------|----------------------|-----------------|--------------------|---------------|---------------------|--------------------------------|-------------|
|  | <b>Baseline</b>             | <b>Alternative</b> | <b>Change</b>  | <b>Pctg<br/>Chng</b> | <b>Baseline</b> | <b>Alternative</b> | <b>Change</b> | <b>Pctg<br/>Chn</b> | <b>Base</b>                    | <b>Alte</b> |
| Res Hmstd: Exist                         | 1,462,408                   | 1,589,112          | 126,704        | 8.7                  | 11,507          | 12,210             | 704           | 6.1                 | 0.79                           | 0.77        |
| ResNonHm 1 Exist                         | 124,003                     | 132,086            | 8,083          | 6.5                  | 1,191           | 1,239              | 48            | 4.0                 | 0.96                           | 0.94        |
| ResNonHm23 Exist                         | 20,908                      | 23,512             | 2,604          | 12.5                 | 249             | 269                | 20            | 8.1                 | 1.19                           | 1.14        |
| Apartments Exist                         | 2,425                       | 2,093              | -332           | -13.7                | 35              | 24                 | -11           | -31.6               | 1.46                           | 1.16        |
| Seas Rec: Exist                          | 86,408                      | 93,793             | 7,384          | 8.5                  | 994             | 991                | -2            | -0.2                | 1.15                           | 1.06        |
| Com/Ind Lo Exist                         | 54,684                      | 55,728             | 1,044          | 1.9                  | 1,193           | 1,192              | -1            | -0.1                | 2.18                           | 2.14        |
| Com/Ind Hi Exist                         | 60,198                      | 62,680             | 2,481          | 4.1                  | 1,718           | 1,752              | 34            | 2.0                 | 2.85                           | 2.79        |
| Publ Util                                | 218,650                     | 239,305            | 20,655         | 9.4                  | 6,033           | 6,479              | 446           | 7.4                 | 2.76                           | 2.71        |
| AgHm House Exist                         | 792,200                     | 847,762            | 55,562         | 7.0                  | 5,427           | 5,804              | 377           | 6.9                 | 0.68                           | 0.68        |
| AgHm Land: Exist                         | 3,959,730                   | 4,280,499          | 320,769        | 8.1                  | 19,551          | 20,957             | 1,406         | 7.2                 | 0.49                           | 0.49        |
| Ag NonHm: Exist                          | 1,617,307                   | 1,746,457          | 129,150        | 8.0                  | 14,181          | 14,801             | 620           | 4.4                 | 0.88                           | 0.85        |
| Res Hmstd NewCon                         | 0                           | 51,251             | 51,251         | 0.0                  | 0               | 408                | 408           | 0.0                 | 0.00                           | 0.80        |
| All Other NewCon                         | 0                           | 38,007             | 38,007         | 0.0                  | 0               | 346                | 346           | 0.0                 | 0.00                           | 0.91        |
| <b>Total</b>                             | <b>8,398,922</b>            | <b>9,162,284</b>   | <b>763,363</b> | <b>9.1</b>           | <b>62,079</b>   | <b>66,473</b>      | <b>4,394</b>  | <b>7.1</b>          | <b>0.74</b>                    | <b>0.73</b> |

**Tax Base**

**Tax Rates**

|                          |                 |                    |               |                      | <b>Net Tax Cap (Pctg)</b> |              | <b>Ref Mkt Val (mills)</b> |              |              |
|--------------------------|-----------------|--------------------|---------------|----------------------|---------------------------|--------------|----------------------------|--------------|--------------|
|                          | <b>Baseline</b> | <b>Alternative</b> | <b>Change</b> | <b>Pctg<br/>Chng</b> | <b>Base</b>               | <b>Alter</b> | <b>Base</b>                | <b>Alter</b> |              |
| Total Tax Capacity       | 72,260          | 79,428             | 7,167         | 9.9                  | County                    | 55.21        | 53.83                      | 0.000        | 0.000        |
| (-) TIF Tax Capacity     | 26              | 25                 | -1            | -4.4                 | City/Town                 | 14.84        | 13.98                      | 0.000        | 0.000        |
| (-) FD Contrib Tax Cap   | 0               | 0                  | 0             | 0.0                  | School District           | 17.53        | 16.22                      | 0.815        | 1.000        |
| (=) Taxable Tax Capacity | 72,234          | 79,402             | 7,168         | 9.9                  | Special District          | 0.68         | 0.39                       | 0.000        | 0.000        |
| FD Distrib Tax Cap       | 0               | 0                  | 0             | 0.0                  | <b>Total</b>              | <b>88.26</b> | <b>84.42</b>               | <b>0.815</b> | <b>1.000</b> |

**Tax Burdens on  
Hypothetical Properties**

|                      | <b>Taxable Market<br/>Value</b> |                    |               | <b>Pctg<br/>Chng</b> | <b>Net Tax</b>  |                    |               |                      | <b>Effective<br/>Tax Rates</b> |              |
|----------------------|---------------------------------|--------------------|---------------|----------------------|-----------------|--------------------|---------------|----------------------|--------------------------------|--------------|
|                      | <b>Baseline</b>                 | <b>Alternative</b> | <b>Change</b> |                      | <b>Baseline</b> | <b>Alternative</b> | <b>Change</b> | <b>Pctg<br/>Chng</b> | <b>Base</b>                    | <b>Alter</b> |
| Res Hmstd: Lo Val    | 78,900                          | 85,700             | 6,800         | 8.6                  | 459             | 514                | 55            | 11.9                 | 0.582                          | 0.599        |
| Res Hmstd: Avg Val   | 118,400                         | 128,700            | 10,300        | 8.7                  | 876             | 959                | 83            | 9.5                  | 0.739                          | 0.744        |
| Res Hmstd: Hi Val    | 157,800                         | 171,500            | 13,700        | 8.7                  | 1,291           | 1,401              | 110           | 8.5                  | 0.818                          | 0.817        |
| Res Hmstd: Ex-Hi Val | 236,700                         | 257,200            | 20,500        | 8.7                  | 2,123           | 2,288              | 165           | 7.8                  | 0.896                          | 0.889        |
| Comm/Ind: Lo Val     | 150,000                         | 156,200            | 6,200         | 4.1                  | 3,326           | 3,444              | 118           | 3.6                  | 2.217                          | 2.205        |
| Comm/Ind: Med Val    | 300,000                         | 312,400            | 12,400        | 4.1                  | 7,720           | 7,928              | 208           | 2.7                  | 2.573                          | 2.537        |
| Comm/Ind: Hi Val     | 1,000,000                       | 1,041,200          | 41,200        | 4.1                  | 28,224          | 28,845             | 621           | 2.2                  | 2.822                          | 2.770        |

**OLMSTED COUNTY**

| <i>Tax Burdens by<br/>Property Class</i> | <b>Taxable Market Value</b> |                    |                |                      | <b>Net Tax</b>  |                    |               |                     | <b>Effective<br/>Tax Rates</b> |             |
|--|-----------------------------|--------------------|----------------|----------------------|-----------------|--------------------|---------------|---------------------|--------------------------------|-------------|
|  | <b>Baseline</b>             | <b>Alternative</b> | <b>Change</b>  | <b>Pctg<br/>Chng</b> | <b>Baseline</b> | <b>Alternative</b> | <b>Change</b> | <b>Pctg<br/>Chn</b> | <b>Base</b>                    | <b>Alte</b> |
| Res Hmstd: Exist                         | 4,810,012                   | 5,273,431          | 463,420        | 9.6                  | 55,841          | 60,520             | 4,679         | 8.4                 | 1.16                           | 1.15        |
| ResNonHm 1 Exist                         | 272,599                     | 268,658            | -3,941         | -1.4                 | 3,645           | 3,517              | -128          | -3.5                | 1.34                           | 1.31        |
| ResNonHm23 Exist                         | 85,725                      | 63,221             | -22,504        | -26.3                | 1,409           | 1,008              | -401          | -28.4               | 1.64                           | 1.59        |
| Apartments Exist                         | 319,832                     | 330,976            | 11,144         | 3.5                  | 5,904           | 5,451              | -453          | -7.7                | 1.85                           | 1.65        |
| Seas Rec: Exist                          | 3,610                       | 3,823              | 213            | 5.9                  | 60              | 63                 | 3             | 4.7                 | 1.68                           | 1.66        |
| Com/Ind Lo Exist                         | 202,428                     | 211,096            | 8,668          | 4.3                  | 5,648           | 5,793              | 145           | 2.6                 | 2.79                           | 2.74        |
| Com/Ind Hi Exist                         | 1,047,340                   | 1,043,930          | -3,410         | -0.3                 | 38,623          | 38,045             | -578          | -1.5                | 3.69                           | 3.64        |
| Publ Util                                | 49,024                      | 49,130             | 105            | 0.2                  | 1,734           | 1,689              | -45           | -2.6                | 3.54                           | 3.44        |
| AgHm House Exist                         | 267,297                     | 293,751            | 26,454         | 9.9                  | 2,602           | 2,855              | 253           | 9.7                 | 0.97                           | 0.97        |
| AgHm Land: Exist                         | 394,179                     | 437,711            | 43,532         | 11.0                 | 2,154           | 2,384              | 230           | 10.7                | 0.55                           | 0.54        |
| Ag NonHm: Exist                          | 120,985                     | 133,146            | 12,160         | 10.1                 | 1,348           | 1,435              | 87            | 6.5                 | 1.11                           | 1.08        |
| Res Hmstd NewCon                         | 0                           | 240,563            | 240,563        | 0.0                  | 0               | 2,856              | 2,856         | 0.0                 | 0.00                           | 1.19        |
| All Other NewCon                         | 0                           | 150,850            | 150,850        | 0.0                  | 0               | 3,385              | 3,385         | 0.0                 | 0.00                           | 2.24        |
| <b>Total</b>                             | <b>7,573,031</b>            | <b>8,500,285</b>   | <b>927,254</b> | <b>12.2</b>          | <b>118,968</b>  | <b>129,002</b>     | <b>10,034</b> | <b>8.4</b>          | <b>1.57</b>                    | <b>1.52</b> |

**Tax Base**

**Tax Rates**

|                          |                 |                    |               |                      | <b>Net Tax Cap (Pctg)</b> |               | <b>Ref Mkt Val (mills)</b> |              |              |
|--------------------------|-----------------|--------------------|---------------|----------------------|---------------------------|---------------|----------------------------|--------------|--------------|
|                          | <b>Baseline</b> | <b>Alternative</b> | <b>Change</b> | <b>Pctg<br/>Chng</b> | <b>Base</b>               | <b>Alter</b>  | <b>Base</b>                | <b>Alter</b> |              |
| Total Tax Capacity       | 87,587          | 96,942             | 9,355         | 10.7                 | County                    | 57.97         | 56.51                      | 0.000        | 0.000        |
| (-) TIF Tax Capacity     | 3,443           | 3,673              | 231           | 6.7                  | City/Town                 | 36.77         | 36.14                      | 0.003        | 0.000        |
| (-) FD Contrib Tax Cap   | 0               | 0                  | 0             | 0.0                  | School District           | 27.17         | 27.18                      | 1.126        | 0.990        |
| (=) Taxable Tax Capacity | 84,144          | 93,269             | 9,124         | 10.8                 | Special District          | 0.00          | 0.00                       | 0.000        | 0.000        |
| FD Distrib Tax Cap       | 0               | 0                  | 0             | 0.0                  | <b>Total</b>              | <b>121.90</b> | <b>119.82</b>              | <b>1.129</b> | <b>0.990</b> |

**Tax Burdens on**

**Hypothetical Properties**

|                      | <b>Taxable Market<br/>Value</b> |                    |               | <b>Pctg<br/>Chng</b> | <b>Net Tax</b>  |                    |               |                      | <b>Effective<br/>Tax Rates</b> |              |
|----------------------|---------------------------------|--------------------|---------------|----------------------|-----------------|--------------------|---------------|----------------------|--------------------------------|--------------|
|                      | <b>Baseline</b>                 | <b>Alternative</b> | <b>Change</b> |                      | <b>Baseline</b> | <b>Alternative</b> | <b>Change</b> | <b>Pctg<br/>Chng</b> | <b>Base</b>                    | <b>Alter</b> |
| Res Hmstd: Lo Val    | 90,100                          | 98,800             | 8,700         | 9.7                  | 909             | 998                | 89            | 9.8                  | 1.008                          | 1.010        |
| Res Hmstd: Avg Val   | 135,100                         | 148,100            | 13,000        | 9.6                  | 1,549           | 1,682              | 133           | 8.6                  | 1.146                          | 1.135        |
| Res Hmstd: Hi Val    | 180,100                         | 197,500            | 17,400        | 9.7                  | 2,188           | 2,367              | 179           | 8.2                  | 1.215                          | 1.198        |
| Res Hmstd: Ex-Hi Val | 270,200                         | 296,200            | 26,000        | 9.6                  | 3,470           | 3,736              | 267           | 7.7                  | 1.284                          | 1.261        |
| Apartment (Mkt rate) | 300,000                         | 310,500            | 10,500        | 3.5                  | 5,824           | 4,958              | -866          | -14.9                | 1.941                          | 1.596        |
| Comm/Ind: Lo Val     | 150,000                         | 149,500            | -500          | -0.3                 | 4,130           | 4,048              | -82           | -2.0                 | 2.753                          | 2.707        |
| Comm/Ind: Med Val    | 300,000                         | 299,000            | -1,000        | -0.3                 | 9,580           | 9,391              | -189          | -2.0                 | 3.193                          | 3.140        |
| Comm/Ind: Hi Val     | 1,000,000                       | 996,700            | -3,300        | -0.3                 | 35,014          | 34,349             | -665          | -1.9                 | 3.501                          | 3.446        |

**SOUTHEAST CITIES**

| <i>Tax Burdens by<br/>Property Class</i> | <b>Taxable Market Value</b> |                    |                |                      | <b>Net Tax</b>  |                    |               |                     | <b>Effective<br/>Tax Rates</b> |             |
|--|-----------------------------|--------------------|----------------|----------------------|-----------------|--------------------|---------------|---------------------|--------------------------------|-------------|
|  | <b>Baseline</b>             | <b>Alternative</b> | <b>Change</b>  | <b>Pctg<br/>Chng</b> | <b>Baseline</b> | <b>Alternative</b> | <b>Change</b> | <b>Pctg<br/>Chn</b> | <b>Base</b>                    | <b>Alte</b> |
| Res Hmstd: Exist                         | 6,809,336                   | 7,349,756          | 540,421        | 7.9                  | 70,030          | 78,450             | 8,419         | 12.0                | 1.03                           | 1.07        |
| ResNonHm 1 Exist                         | 308,344                     | 363,908            | 55,564         | 18.0                 | 3,872           | 4,632              | 759           | 19.6                | 1.26                           | 1.27        |
| ResNonHm23 Exist                         | 150,851                     | 169,044            | 18,193         | 12.1                 | 2,417           | 2,719              | 302           | 12.5                | 1.60                           | 1.61        |
| Apartments Exist                         | 378,647                     | 402,191            | 23,545         | 6.2                  | 6,232           | 6,151              | -81           | -1.3                | 1.65                           | 1.53        |
| Seas Rec: Exist                          | 30,771                      | 32,881             | 2,110          | 6.9                  | 502             | 526                | 24            | 4.8                 | 1.63                           | 1.60        |
| Com/Ind Lo Exist                         | 611,378                     | 621,073            | 9,695          | 1.6                  | 16,539          | 16,922             | 383           | 2.3                 | 2.71                           | 2.72        |
| Com/Ind Hi Exist                         | 1,000,537                   | 1,020,732          | 20,194         | 2.0                  | 35,098          | 36,007             | 910           | 2.6                 | 3.51                           | 3.53        |
| Publ Util                                | 501,873                     | 506,585            | 4,712          | 0.9                  | 17,193          | 16,517             | -676          | -3.9                | 3.43                           | 3.26        |
| AgHm House Exist                         | 28,085                      | 30,953             | 2,869          | 10.2                 | 307             | 341                | 34            | 11.1                | 1.09                           | 1.10        |
| AgHm Land: Exist                         | 50,222                      | 54,291             | 4,069          | 8.1                  | 311             | 341                | 30            | 9.7                 | 0.62                           | 0.63        |
| Ag NonHm: Exist                          | 39,150                      | 44,067             | 4,918          | 12.6                 | 482             | 530                | 48            | 10.0                | 1.23                           | 1.20        |
| Res Hmstd NewCon                         | 0                           | 195,578            | 195,578        | 0.0                  | 0               | 2,245              | 2,245         | 0.0                 | 0.00                           | 1.15        |
| All Other NewCon                         | 0                           | 99,461             | 99,461         | 0.0                  | 0               | 2,563              | 2,563         | 0.0                 | 0.00                           | 2.58        |
| <b>Total</b>                             | <b>9,909,192</b>            | <b>10,890,521</b>  | <b>981,329</b> | <b>9.9</b>           | <b>152,983</b>  | <b>167,944</b>     | <b>14,961</b> | <b>9.8</b>          | <b>1.54</b>                    | <b>1.54</b> |

**Tax Base**

**Tax Rates**

|                          |                 |                    |               |                      | <b>Net Tax Cap (Pctg)</b> |               | <b>Ref Mkt Val (mills)</b> |              |              |
|--------------------------|-----------------|--------------------|---------------|----------------------|---------------------------|---------------|----------------------------|--------------|--------------|
|                          | <b>Baseline</b> | <b>Alternative</b> | <b>Change</b> | <b>Pctg<br/>Chng</b> | <b>Base</b>               | <b>Alter</b>  | <b>Base</b>                | <b>Alter</b> |              |
| Total Tax Capacity       | 118,644         | 129,027            | 10,383        | 8.8                  | County                    | 50.18         | 49.06                      | 0.000        | 0.000        |
| (-) TIF Tax Capacity     | 5,589           | 6,128              | 538           | 9.6                  | City/Town                 | 44.82         | 45.76                      | 0.017        | 0.028        |
| (-) FD Contrib Tax Cap   | 0               | 0                  | 0             | 0.0                  | School District           | 25.12         | 23.12                      | 0.733        | 1.072        |
| (=) Taxable Tax Capacity | 113,055         | 122,900            | 9,845         | 8.7                  | Special District          | 1.31          | 1.24                       | 0.000        | 0.000        |
| FD Distrib Tax Cap       | 0               | 0                  | 0             | 0.0                  | <b>Total</b>              | <b>121.42</b> | <b>119.20</b>              | <b>0.750</b> | <b>1.100</b> |

**Tax Burdens on  
Hypothetical Properties**

|                      | <b>Taxable Market<br/>Value</b> |                    |                      | <b>Net Tax</b>  |                    |               |                      | <b>Effective<br/>Tax Rates</b> |              |
|----------------------|---------------------------------|--------------------|----------------------|-----------------|--------------------|---------------|----------------------|--------------------------------|--------------|
|                      | <b>Baseline</b>                 | <b>Alternative</b> | <b>Pctg<br/>Chng</b> | <b>Baseline</b> | <b>Alternative</b> | <b>Change</b> | <b>Pctg<br/>Chng</b> | <b>Base</b>                    | <b>Alter</b> |
| Res Hmstd: Lo Val    | 67,200                          | 72,500             | 7.9                  | 598             | 654                | 56            | 9.4                  | 0.889                          | 0.901        |
| Res Hmstd: Avg Val   | 100,800                         | 108,800            | 7.9                  | 1,018           | 1,142              | 124           | 12.2                 | 1.009                          | 1.049        |
| Res Hmstd: Hi Val    | 134,400                         | 145,100            | 8.0                  | 1,481           | 1,647              | 166           | 11.2                 | 1.102                          | 1.135        |
| Res Hmstd: Ex-Hi Val | 201,600                         | 217,600            | 7.9                  | 2,408           | 2,657              | 248           | 10.3                 | 1.194                          | 1.220        |
| Apartment (Mkt rate) | 300,000                         | 318,700            | 6.2                  | 5,689           | 5,099              | -590          | -10.4                | 1.896                          | 1.599        |
| Comm/Ind: Lo Val     | 150,000                         | 153,000            | 2.0                  | 4,062           | 4,171              | 109           | 2.7                  | 2.708                          | 2.726        |
| Comm/Ind: Med Val    | 300,000                         | 306,100            | 2.0                  | 9,442           | 9,646              | 204           | 2.2                  | 3.147                          | 3.151        |
| Comm/Ind: Hi Val     | 1,000,000                       | 1,020,200          | 2.0                  | 34,544          | 35,179             | 635           | 1.8                  | 3.454                          | 3.448        |

**SOUTHEAST TOWNS**

| <i>Tax Burdens by<br/>Property Class</i> | <b>Taxable Market Value</b> |                    |                  |                      | <b>Net Tax</b>  |                    |               |                     | <b>Effective<br/>Tax Rates</b> |             |
|--|-----------------------------|--------------------|------------------|----------------------|-----------------|--------------------|---------------|---------------------|--------------------------------|-------------|
|  | <b>Baseline</b>             | <b>Alternative</b> | <b>Change</b>    | <b>Pctg<br/>Chng</b> | <b>Baseline</b> | <b>Alternative</b> | <b>Change</b> | <b>Pctg<br/>Chn</b> | <b>Base</b>                    | <b>Alte</b> |
| Res Hmstd: Exist                         | 2,561,600                   | 2,835,806          | 274,206          | 10.7                 | 22,075          | 24,412             | 2,337         | 10.6                | 0.86                           | 0.86        |
| ResNonHm 1 Exist                         | 180,309                     | 198,237            | 17,928           | 9.9                  | 1,926           | 2,035              | 109           | 5.7                 | 1.07                           | 1.03        |
| ResNonHm23 Exist                         | 35,838                      | 40,494             | 4,656            | 13.0                 | 477             | 520                | 42            | 8.9                 | 1.33                           | 1.28        |
| Apartments Exist                         | 1,838                       | 1,873              | 35               | 1.9                  | 29              | 25                 | -4            | -15.2               | 1.59                           | 1.33        |
| Seas Rec: Exist                          | 118,083                     | 131,988            | 13,906           | 11.8                 | 1,471           | 1,549              | 78            | 5.3                 | 1.25                           | 1.17        |
| Com/Ind Lo Exist                         | 69,636                      | 72,630             | 2,994            | 4.3                  | 1,672           | 1,715              | 43            | 2.6                 | 2.40                           | 2.36        |
| Com/Ind Hi Exist                         | 44,923                      | 47,780             | 2,857            | 6.4                  | 1,420           | 1,482              | 62            | 4.3                 | 3.16                           | 3.10        |
| Publ Util                                | 202,549                     | 226,160            | 23,610           | 11.7                 | 6,173           | 6,870              | 697           | 11.3                | 3.05                           | 3.04        |
| AgHm House Exist                         | 1,167,371                   | 1,289,525          | 122,154          | 10.5                 | 9,615           | 10,580             | 965           | 10.0                | 0.82                           | 0.82        |
| AgHm Land: Exist                         | 3,977,674                   | 4,283,807          | 306,133          | 7.7                  | 20,967          | 21,921             | 954           | 4.5                 | 0.53                           | 0.51        |
| Ag NonHm: Exist                          | 1,214,226                   | 1,321,632          | 107,406          | 8.8                  | 12,119          | 12,571             | 452           | 3.7                 | 1.00                           | 0.95        |
| Res Hmstd NewCon                         | 0                           | 95,552             | 95,552           | 0.0                  | 0               | 845                | 845           | 0.0                 | 0.00                           | 0.88        |
| All Other NewCon                         | 0                           | 56,864             | 56,864           | 0.0                  | 0               | 526                | 526           | 0.0                 | 0.00                           | 0.93        |
| <b>Total</b>                             | <b>9,574,047</b>            | <b>10,602,347</b>  | <b>1,028,300</b> | <b>10.7</b>          | <b>77,945</b>   | <b>85,051</b>      | <b>7,106</b>  | <b>9.1</b>          | <b>0.81</b>                    | <b>0.80</b> |

**Tax Base**

**Tax Rates**

|                          |                 |                    |               |                      | <b>Net Tax Cap (Pctg)</b> |              | <b>Ref Mkt Val (mills)</b> |              |              |
|--------------------------|-----------------|--------------------|---------------|----------------------|---------------------------|--------------|----------------------------|--------------|--------------|
|                          | <b>Baseline</b> | <b>Alternative</b> | <b>Change</b> | <b>Pctg<br/>Chng</b> | <b>Base</b>               | <b>Alter</b> | <b>Base</b>                | <b>Alter</b> |              |
| Total Tax Capacity       | 83,084          | 92,716             | 9,633         | 11.6                 | County                    | 52.16        | 51.24                      | 0.000        | 0.000        |
| (-) TIF Tax Capacity     | 76              | 77                 | 1             | 0.7                  | City/Town                 | 21.37        | 19.62                      | 0.000        | 0.000        |
| (-) FD Contrib Tax Cap   | 0               | 0                  | 0             | 0.0                  | School District           | 25.33        | 22.90                      | 0.632        | 0.960        |
| (=) Taxable Tax Capacity | 83,007          | 92,640             | 9,632         | 11.6                 | Special District          | 0.84         | 0.75                       | 0.000        | 0.000        |
| FD Distrib Tax Cap       | 0               | 0                  | 0             | 0.0                  | <b>Total</b>              | <b>99.70</b> | <b>94.50</b>               | <b>0.632</b> | <b>0.960</b> |

**Tax Burdens on  
Hypothetical Properties**

|                      | <b>Taxable Market<br/>Value</b> |                    |                      | <b>Net Tax</b>  |                    |               |                      | <b>Effective<br/>Tax Rates</b> |              |
|----------------------|---------------------------------|--------------------|----------------------|-----------------|--------------------|---------------|----------------------|--------------------------------|--------------|
|                      | <b>Baseline</b>                 | <b>Alternative</b> | <b>Pctg<br/>Chng</b> | <b>Baseline</b> | <b>Alternative</b> | <b>Change</b> | <b>Pctg<br/>Chng</b> | <b>Base</b>                    | <b>Alter</b> |
| Res Hmstd: Lo Val    | 83,700                          | 92,700             | 10.8                 | 590             | 676                | 86            | 14.5                 | 0.705                          | 0.729        |
| Res Hmstd: Avg Val   | 125,500                         | 138,900            | 10.7                 | 1,071           | 1,199              | 128           | 11.9                 | 0.853                          | 0.862        |
| Res Hmstd: Hi Val    | 167,300                         | 185,200            | 10.7                 | 1,552           | 1,722              | 171           | 11.0                 | 0.927                          | 0.929        |
| Res Hmstd: Ex-Hi Val | 251,000                         | 277,900            | 10.7                 | 2,514           | 2,771              | 256           | 10.2                 | 1.001                          | 0.997        |
| Comm/Ind: Lo Val     | 150,000                         | 159,500            | 6.3                  | 3,556           | 3,779              | 223           | 6.3                  | 2.370                          | 2.369        |
| Comm/Ind: Med Val    | 300,000                         | 319,100            | 6.4                  | 8,265           | 8,675              | 410           | 5.0                  | 2.755                          | 2.718        |
| Comm/Ind: Hi Val     | 1,000,000                       | 1,063,600          | 6.4                  | 30,243          | 31,515             | 1,272         | 4.2                  | 3.024                          | 2.963        |



**ANOKA COUNTY**

| <i>Tax Burdens by<br/>Property Class</i> | <b>Taxable Market Value</b> |                    |                  |                      | <b>Net Tax</b>  |                    |               |                     | <b>Effective<br/>Tax Rates</b> |             |
|--|-----------------------------|--------------------|------------------|----------------------|-----------------|--------------------|---------------|---------------------|--------------------------------|-------------|
|  | <b>Baseline</b>             | <b>Alternative</b> | <b>Change</b>    | <b>Pctg<br/>Chng</b> | <b>Baseline</b> | <b>Alternative</b> | <b>Change</b> | <b>Pctg<br/>Chn</b> | <b>Base</b>                    | <b>Alte</b> |
| Res Hmstd: Exist                         | 13,558,357                  | 15,047,826         | 1,489,469        | 11.0                 | 146,369         | 149,880            | 3,511         | 2.4                 | 1.08                           | 1.00        |
| ResNonHm 1 Exist                         | 372,254                     | 515,819            | 143,565          | 38.6                 | 4,589           | 5,809              | 1,220         | 26.6                | 1.23                           | 1.13        |
| ResNonHm23 Exist                         | 301,587                     | 316,258            | 14,671           | 4.9                  | 4,538           | 4,450              | -88           | -1.9                | 1.50                           | 1.41        |
| Apartments Exist                         | 728,230                     | 815,074            | 86,843           | 11.9                 | 11,908          | 11,463             | -445          | -3.7                | 1.64                           | 1.41        |
| Seas Rec: Exist                          | 53,561                      | 56,220             | 2,659            | 5.0                  | 897             | 884                | -13           | -1.5                | 1.67                           | 1.57        |
| Com/Ind Lo Exist                         | 406,011                     | 410,450            | 4,439            | 1.1                  | 11,033          | 10,865             | -167          | -1.5                | 2.72                           | 2.65        |
| Com/Ind Hi Exist                         | 2,206,806                   | 2,298,986          | 92,180           | 4.2                  | 78,243          | 79,818             | 1,576         | 2.0                 | 3.55                           | 3.47        |
| Publ Util                                | 196,875                     | 200,457            | 3,582            | 1.8                  | 6,952           | 6,873              | -80           | -1.1                | 3.53                           | 3.43        |
| AgHm House Exist                         | 94,085                      | 102,826            | 8,741            | 9.3                  | 927             | 939                | 12            | 1.3                 | 0.99                           | 0.91        |
| AgHm Land: Exist                         | 71,182                      | 75,854             | 4,672            | 6.6                  | 314             | 294                | -20           | -6.5                | 0.44                           | 0.39        |
| Ag NonHm: Exist                          | 49,408                      | 52,824             | 3,416            | 6.9                  | 534             | 515                | -18           | -3.5                | 1.08                           | 0.98        |
| Res Hmstd NewCon                         | 0                           | 395,086            | 395,086          | 0.0                  | 0               | 4,087              | 4,087         | 0.0                 | 0.00                           | 1.03        |
| All Other NewCon                         | 0                           | 244,038            | 244,038          | 0.0                  | 0               | 6,636              | 6,636         | 0.0                 | 0.00                           | 2.72        |
| <b>Total</b>                             | <b>18,038,357</b>           | <b>20,531,718</b>  | <b>2,493,361</b> | <b>13.8</b>          | <b>266,304</b>  | <b>282,514</b>     | <b>16,209</b> | <b>6.1</b>          | <b>1.48</b>                    | <b>1.38</b> |

**Tax Base**

**Tax Rates**

|                          |                 |                    |               |                      | <b>Net Tax Cap (Pctg)</b> |               | <b>Ref Mkt Val (mills)</b> |              |              |
|--------------------------|-----------------|--------------------|---------------|----------------------|---------------------------|---------------|----------------------------|--------------|--------------|
|                          | <b>Baseline</b> | <b>Alternative</b> | <b>Change</b> | <b>Pctg<br/>Chng</b> | <b>Base</b>               | <b>Alter</b>  | <b>Base</b>                | <b>Alter</b> |              |
| Total Tax Capacity       | 209,590         | 236,731            | 27,141        | 12.9                 | County                    | 38.22         | 35.77                      | 0.000        | 0.000        |
| (-) TIF Tax Capacity     | 14,791          | 16,881             | 2,090         | 14.1                 | City/Town                 | 35.73         | 34.83                      | 0.025        | 0.022        |
| (-) FD Contrib Tax Cap   | 17,379          | 19,854             | 2,475         | 14.2                 | School District           | 27.16         | 22.95                      | 1.573        | 1.266        |
| (=) Taxable Tax Capacity | 177,421         | 199,997            | 22,576        | 12.7                 | Special District          | 6.10          | 6.08                       | 0.000        | 0.000        |
| FD Distrib Tax Cap       | 29,990          | 32,620             | 2,630         | 8.8                  | <b>Total</b>              | <b>107.21</b> | <b>99.63</b>               | <b>1.598</b> | <b>1.289</b> |

**Tax Burdens on  
Hypothetical Properties**

|                      | <b>Taxable Market<br/>Value</b> |                    |               | <b>Pctg<br/>Chng</b> | <b>Net Tax</b>  |                    |               |                      | <b>Effective<br/>Tax Rates</b> |              |
|----------------------|---------------------------------|--------------------|---------------|----------------------|-----------------|--------------------|---------------|----------------------|--------------------------------|--------------|
|                      | <b>Baseline</b>                 | <b>Alternative</b> | <b>Change</b> |                      | <b>Baseline</b> | <b>Alternative</b> | <b>Change</b> | <b>Pctg<br/>Chng</b> | <b>Base</b>                    | <b>Alter</b> |
| Res Hmstd: Lo Val    | 102,400                         | 113,600            | 11,200        | 10.9                 | 981             | 1,008              | 27            | 2.7                  | 0.958                          | 0.887        |
| Res Hmstd: Avg Val   | 153,500                         | 170,400            | 16,900        | 11.0                 | 1,657           | 1,698              | 41            | 2.5                  | 1.079                          | 0.996        |
| Res Hmstd: Hi Val    | 204,600                         | 227,100            | 22,500        | 11.0                 | 2,332           | 2,387              | 55            | 2.4                  | 1.139                          | 1.051        |
| Res Hmstd: Ex-Hi Val | 306,900                         | 340,600            | 33,700        | 11.0                 | 3,685           | 3,766              | 82            | 2.2                  | 1.200                          | 1.105        |
| Apartment (Mkt rate) | 300,000                         | 335,800            | 35,800        | 11.9                 | 5,304           | 4,615              | -689          | -13.0                | 1.767                          | 1.374        |
| Comm/Ind: Lo Val     | 150,000                         | 156,300            | 6,300         | 4.2                  | 4,055           | 4,151              | 96            | 2.4                  | 2.703                          | 2.656        |
| Comm/Ind: Med Val    | 300,000                         | 312,500            | 12,500        | 4.2                  | 9,382           | 9,546              | 164           | 1.7                  | 3.127                          | 3.054        |
| Comm/Ind: Hi Val     | 1,000,000                       | 1,041,800          | 41,800        | 4.2                  | 34,242          | 34,734             | 492           | 1.4                  | 3.424                          | 3.334        |

WASHINGTON COUNTY

| Tax Burdens by<br>Property Class | Taxable Market Value |                   |                  |              | Net Tax        |                |               |             | Effective<br>Tax Rates |             |
|----------------------------------|----------------------|-------------------|------------------|--------------|----------------|----------------|---------------|-------------|------------------------|-------------|
|                                  | Baseline             | Alternative       | Change           | Pctg<br>Chng | Baseline       | Alternative    | Change        | Pctg<br>Chn | Base                   | Alte        |
| Res Hmstd: Exist                 | 12,267,402           | 13,770,225        | 1,502,823        | 12.3         | 138,235        | 144,160        | 5,925         | 4.3         | 1.13                   | 1.05        |
| ResNonHm 1 Exist                 | 509,825              | 510,257           | 432              | 0.1          | 6,191          | 5,698          | -494          | -8.0        | 1.21                   | 1.12        |
| ResNonHm23 Exist                 | 200,177              | 234,341           | 34,164           | 17.1         | 2,830          | 3,086          | 256           | 9.0         | 1.41                   | 1.32        |
| Apartments Exist                 | 512,312              | 517,232           | 4,919            | 1.0          | 8,744          | 7,441          | -1,304        | -14.9       | 1.71                   | 1.44        |
| Seas Rec: Exist                  | 91,545               | 96,924            | 5,379            | 5.9          | 1,259          | 1,259          | 0             | 0.0         | 1.37                   | 1.30        |
| Com/Ind Lo Exist                 | 228,892              | 237,014           | 8,121            | 3.5          | 6,209          | 6,202          | -7            | -0.1        | 2.71                   | 2.62        |
| Com/Ind Hi Exist                 | 1,520,346            | 1,593,731         | 73,385           | 4.8          | 54,751         | 55,401         | 650           | 1.2         | 3.60                   | 3.48        |
| Publ Util                        | 252,472              | 254,027           | 1,555            | 0.6          | 8,337          | 8,077          | -261          | -3.1        | 3.30                   | 3.18        |
| AgHm House Exist                 | 223,337              | 242,548           | 19,211           | 8.6          | 2,206          | 2,220          | 14            | 0.6         | 0.99                   | 0.92        |
| AgHm Land: Exist                 | 130,001              | 131,320           | 1,319            | 1.0          | 433            | 378            | -55           | -12.8       | 0.33                   | 0.29        |
| Ag NonHm: Exist                  | 132,927              | 165,188           | 32,261           | 24.3         | 1,331          | 1,521          | 189           | 14.2        | 1.00                   | 0.92        |
| Res Hmstd NewCon                 | 0                    | 299,724           | 299,724          | 0.0          | 0              | 3,197          | 3,197         | 0.0         | 0.00                   | 1.07        |
| All Other NewCon                 | 0                    | 215,164           | 215,164          | 0.0          | 0              | 4,011          | 4,011         | 0.0         | 0.00                   | 1.86        |
| <b>Total</b>                     | <b>16,069,237</b>    | <b>18,267,693</b> | <b>2,198,456</b> | <b>13.7</b>  | <b>230,528</b> | <b>242,650</b> | <b>12,122</b> | <b>5.3</b>  | <b>1.43</b>            | <b>1.33</b> |

Tax Base

Tax Rates

|                          | Taxable Market Value |             |        |              | Net Tax Cap (Pctg) |               |              |              | Ref Mkt Val (mills) |       |
|--------------------------|----------------------|-------------|--------|--------------|--------------------|---------------|--------------|--------------|---------------------|-------|
|                          | Baseline             | Alternative | Change | Pctg<br>Chng | Base               | Alter         | Base         | Alter        | Base                | Alter |
| Total Tax Capacity       | 181,920              | 205,128     | 23,208 | 12.8         | County             | 33.00         | 31.05        | 0.000        | 0.000               |       |
| (-) TIF Tax Capacity     | 6,296                | 7,153       | 857    | 13.6         | City/Town          | 33.50         | 31.93        | 0.069        | 0.059               |       |
| (-) FD Contrib Tax Cap   | 12,421               | 13,680      | 1,260  | 10.1         | School District    | 29.94         | 25.00        | 1.804        | 1.675               |       |
| (=) Taxable Tax Capacity | 163,203              | 184,295     | 21,091 | 12.9         | Special District   | 7.63          | 7.10         | 0.000        | 0.000               |       |
| FD Distrib Tax Cap       | 16,557               | 17,622      | 1,065  | 6.4          | <b>Total</b>       | <b>104.07</b> | <b>95.09</b> | <b>1.872</b> | <b>1.734</b>        |       |

Tax Burdens on  
Hypothetical Properties

|                      | Taxable Market Value |             |              | Net Tax  |             |        |              | Effective<br>Tax Rates |       |
|----------------------|----------------------|-------------|--------------|----------|-------------|--------|--------------|------------------------|-------|
|                      | Baseline             | Alternative | Pctg<br>Chng | Baseline | Alternative | Change | Pctg<br>Chng | Base                   | Alter |
| Res Hmstd: Lo Val    | 130,400              | 146,000     | 12.0         | 1,346    | 1,400       | 54     | 4.0          | 1.032                  | 0.959 |
| Res Hmstd: Avg Val   | 195,400              | 218,800     | 12.0         | 2,203    | 2,284       | 82     | 3.7          | 1.127                  | 1.044 |
| Res Hmstd: Hi Val    | 260,500              | 291,800     | 12.0         | 3,061    | 3,171       | 110    | 3.6          | 1.174                  | 1.086 |
| Res Hmstd: Ex-Hi Val | 390,900              | 437,800     | 12.0         | 4,779    | 4,922       | 143    | 3.0          | 1.222                  | 1.124 |
| Apartment (Mkt rate) | 300,000              | 302,900     | 1.0          | 5,245    | 4,126       | -1,119 | -21.3        | 1.748                  | 1.362 |
| Comm/Ind: Lo Val     | 150,000              | 157,200     | 4.8          | 4,047    | 4,173       | 126    | 3.1          | 2.698                  | 2.654 |
| Comm/Ind: Med Val    | 300,000              | 314,500     | 4.8          | 9,350    | 9,572       | 221    | 2.4          | 3.116                  | 3.043 |
| Comm/Ind: Hi Val     | 1,000,000            | 1,048,300   | 4.8          | 34,097   | 34,756      | 658    | 1.9          | 3.409                  | 3.315 |

**DAKOTA COUNTY**

| <i>Tax Burdens by Property Class</i> | <b>Taxable Market Value</b> |                    |                  |                  | <b>Net Tax</b>  |                    |               |                 | <b>Effective Tax Rates</b> |             |
|--------------------------------------|-----------------------------|--------------------|------------------|------------------|-----------------|--------------------|---------------|-----------------|----------------------------|-------------|
|                                      | <b>Baseline</b>             | <b>Alternative</b> | <b>Change</b>    | <b>Pctg Chng</b> | <b>Baseline</b> | <b>Alternative</b> | <b>Change</b> | <b>Pctg Chn</b> | <b>Base</b>                | <b>Alte</b> |
| Res Hmstd: Exist                     | 19,009,409                  | 21,075,446         | 2,066,037        | 10.9             | 199,883         | 216,818            | 16,935        | 8.5             | 1.05                       | 1.03        |
| ResNonHm 1 Exist                     | 633,833                     | 775,628            | 141,796          | 22.4             | 7,369           | 8,684              | 1,315         | 17.8            | 1.16                       | 1.12        |
| ResNonHm23 Exist                     | 287,869                     | 328,059            | 40,190           | 14.0             | 4,148           | 4,604              | 456           | 11.0            | 1.44                       | 1.40        |
| Apartments Exist                     | 1,380,293                   | 1,439,004          | 58,712           | 4.3              | 21,822          | 19,308             | -2,514        | -11.5           | 1.58                       | 1.34        |
| Seas Rec: Exist                      | 29,797                      | 32,805             | 3,008            | 10.1             | 455             | 495                | 39            | 8.6             | 1.53                       | 1.51        |
| Com/Ind Lo Exist                     | 438,640                     | 446,119            | 7,479            | 1.7              | 11,519          | 11,673             | 154           | 1.3             | 2.63                       | 2.62        |
| Com/Ind Hi Exist                     | 3,396,222                   | 3,520,827          | 124,606          | 3.7              | 116,983         | 120,005            | 3,023         | 2.6             | 3.44                       | 3.41        |
| Publ Util                            | 441,170                     | 462,716            | 21,545           | 4.9              | 14,562          | 15,082             | 520           | 3.6             | 3.30                       | 3.26        |
| AgHm House Exist                     | 179,668                     | 194,778            | 15,111           | 8.4              | 1,524           | 1,734              | 210           | 13.8            | 0.85                       | 0.89        |
| AgHm Land: Exist                     | 248,844                     | 270,666            | 21,822           | 8.8              | 1,076           | 1,125              | 49            | 4.5             | 0.43                       | 0.42        |
| Ag NonHm: Exist                      | 149,302                     | 169,794            | 20,492           | 13.7             | 1,452           | 1,549              | 97            | 6.7             | 0.97                       | 0.91        |
| Res Hmstd NewCon                     | 0                           | 658,984            | 658,984          | 0.0              | 0               | 7,046              | 7,046         | 0.0             | 0.00                       | 1.07        |
| All Other NewCon                     | 0                           | 285,885            | 285,885          | 0.0              | 0               | 6,391              | 6,391         | 0.0             | 0.00                       | 2.24        |
| <b>Total</b>                         | <b>26,195,046</b>           | <b>29,660,711</b>  | <b>3,465,665</b> | <b>13.2</b>      | <b>380,794</b>  | <b>414,515</b>     | <b>33,721</b> | <b>8.9</b>      | <b>1.45</b>                | <b>1.40</b> |

**Tax Base**

**Tax Rates**

|                          |                 |                    |               |                  | <b>Net Tax Cap (Pctg)</b> |              | <b>Ref Mkt Val (mills)</b> |              |              |
|--------------------------|-----------------|--------------------|---------------|------------------|---------------------------|--------------|----------------------------|--------------|--------------|
|                          | <b>Baseline</b> | <b>Alternative</b> | <b>Change</b> | <b>Pctg Chng</b> | <b>Base</b>               | <b>Alter</b> | <b>Base</b>                | <b>Alter</b> |              |
| Total Tax Capacity       | 308,487         | 343,885            | 35,398        | 11.5             | County                    | 32.35        | 30.36                      | 0.094        | 0.075        |
| (-) TIF Tax Capacity     | 14,497          | 15,421             | 924           | 6.4              | City/Town                 | 37.22        | 36.05                      | 0.077        | 0.070        |
| (-) FD Contrib Tax Cap   | 28,551          | 30,770             | 2,218         | 7.8              | School District           | 25.09        | 23.73                      | 1.410        | 1.500        |
| (=) Taxable Tax Capacity | 265,439         | 297,694            | 32,256        | 12.2             | Special District          | 5.24         | 4.91                       | 0.000        | 0.000        |
| FD Distrib Tax Cap       | 30,893          | 34,121             | 3,228         | 10.4             | <b>Total</b>              | <b>99.90</b> | <b>95.05</b>               | <b>1.580</b> | <b>1.646</b> |

**Tax Burdens on Hypothetical Properties**

|                      | <b>Taxable Market Value</b> |                    |                  | <b>Net Tax</b>  |                    |               |                  | <b>Effective Tax Rates</b> |              |
|----------------------|-----------------------------|--------------------|------------------|-----------------|--------------------|---------------|------------------|----------------------------|--------------|
|                      | <b>Baseline</b>             | <b>Alternative</b> | <b>Pctg Chng</b> | <b>Baseline</b> | <b>Alternative</b> | <b>Change</b> | <b>Pctg Chng</b> | <b>Base</b>                | <b>Alter</b> |
| Res Hmstd: Lo Val    | 120,700                     | 133,800            | 10.9             | 1,133           | 1,240              | 107           | 9.5              | 0.938                      | 0.926        |
| Res Hmstd: Avg Val   | 181,000                     | 200,700            | 10.9             | 1,885           | 2,046              | 161           | 8.6              | 1.041                      | 1.019        |
| Res Hmstd: Hi Val    | 241,300                     | 267,500            | 10.9             | 2,637           | 2,851              | 214           | 8.1              | 1.092                      | 1.065        |
| Res Hmstd: Ex-Hi Val | 362,000                     | 401,300            | 10.9             | 4,142           | 4,463              | 322           | 7.8              | 1.144                      | 1.112        |
| Apartment (Mkt rate) | 300,000                     | 312,800            | 4.3              | 4,970           | 4,231              | -739          | -14.9            | 1.656                      | 1.352        |
| Comm/Ind: Lo Val     | 150,000                     | 155,500            | 3.7              | 3,957           | 4,119              | 162           | 4.1              | 2.637                      | 2.648        |
| Comm/Ind: Med Val    | 300,000                     | 311,000            | 3.7              | 9,153           | 9,465              | 312           | 3.4              | 3.051                      | 3.043        |
| Comm/Ind: Hi Val     | 1,000,000                   | 1,036,700          | 3.7              | 33,404          | 34,415             | 1,011         | 3.0              | 3.340                      | 3.319        |

**CARVER & SCOTT COUNTIES**

| Tax Burdens by<br>Property Class | Taxable Market Value |                   |                  |             | Net Tax        |                |               |             | Effective Tax Rates |             |
|----------------------------------|----------------------|-------------------|------------------|-------------|----------------|----------------|---------------|-------------|---------------------|-------------|
|                                  | Baseline             | Alternative       | Change           | Pctg Chng   | Baseline       | Alternative    | Change        | Pctg Chn    | Base                | Alte        |
| Res Hmstd: Exist                 | 9,599,527            | 10,916,151        | 1,316,624        | 13.7        | 117,724        | 129,764        | 12,040        | 10.2        | 1.23                | 1.19        |
| ResNonHm 1 Exist                 | 331,849              | 365,422           | 33,573           | 10.1        | 4,263          | 4,569          | 306           | 7.2         | 1.28                | 1.25        |
| ResNonHm23 Exist                 | 203,214              | 149,847           | -53,366          | -26.3       | 3,236          | 2,157          | -1,079        | -33.4       | 1.59                | 1.44        |
| Apartments Exist                 | 231,102              | 252,519           | 21,417           | 9.3         | 3,984          | 3,912          | -72           | -1.8        | 1.72                | 1.55        |
| Seas Rec: Exist                  | 35,059               | 45,153            | 10,094           | 28.8        | 524            | 644            | 119           | 22.7        | 1.50                | 1.43        |
| Com/Ind Lo Exist                 | 252,953              | 269,778           | 16,825           | 6.7         | 7,010          | 7,388          | 378           | 5.4         | 2.77                | 2.74        |
| Com/Ind Hi Exist                 | 1,247,441            | 1,326,929         | 79,487           | 6.4         | 45,548         | 47,697         | 2,149         | 4.7         | 3.65                | 3.59        |
| Publ Util                        | 129,348              | 138,282           | 8,934            | 6.9         | 4,446          | 4,775          | 329           | 7.4         | 3.44                | 3.45        |
| AgHm House Exist                 | 404,806              | 388,028           | -16,777          | -4.1        | 3,483          | 3,328          | -156          | -4.5        | 0.86                | 0.86        |
| AgHm Land: Exist                 | 475,584              | 506,824           | 31,239           | 6.6         | 1,971          | 2,017          | 46            | 2.3         | 0.41                | 0.40        |
| Ag NonHm: Exist                  | 173,748              | 190,115           | 16,366           | 9.4         | 1,759          | 1,819          | 60            | 3.4         | 1.01                | 0.96        |
| Res Hmstd NewCon                 | 0                    | 554,711           | 554,711          | 0.0         | 0              | 6,631          | 6,631         | 0.0         | 0.00                | 1.20        |
| All Other NewCon                 | 0                    | 207,410           | 207,410          | 0.0         | 0              | 3,195          | 3,195         | 0.0         | 0.00                | 1.54        |
| <b>Total</b>                     | <b>13,084,631</b>    | <b>15,311,168</b> | <b>2,226,538</b> | <b>17.0</b> | <b>193,950</b> | <b>217,895</b> | <b>23,945</b> | <b>12.3</b> | <b>1.48</b>         | <b>1.42</b> |

**Tax Base**

**Tax Rates**

|                          | Taxable Market Value |             |        |           | Net Tax Cap (Pctg) |               | Ref Mkt Val (mills) |              |              |
|--------------------------|----------------------|-------------|--------|-----------|--------------------|---------------|---------------------|--------------|--------------|
|                          | Baseline             | Alternative | Change | Pctg Chng | Base               | Alter         | Base                | Alter        |              |
| Total Tax Capacity       | 145,425              | 168,840     | 23,414 | 16.1      | County             | 44.52         | 42.27               | 0.000        | 0.000        |
| (-) TIF Tax Capacity     | 9,218                | 10,095      | 876    | 9.5       | City/Town          | 34.67         | 33.36               | 0.214        | 0.206        |
| (-) FD Contrib Tax Cap   | 9,723                | 10,523      | 800    | 8.2       | School District    | 29.10         | 27.52               | 1.325        | 1.380        |
| (=) Taxable Tax Capacity | 126,484              | 148,222     | 21,738 | 17.2      | Special District   | 5.93          | 5.23                | 0.000        | 0.000        |
| FD Distrib Tax Cap       | 12,492               | 13,915      | 1,423  | 11.4      | <b>Total</b>       | <b>114.21</b> | <b>108.38</b>       | <b>1.539</b> | <b>1.586</b> |

**Tax Burdens on Hypothetical Properties**

|                      | Taxable Market Value |             |           | Net Tax  |             |        |           | Effective Tax Rates |       |
|----------------------|----------------------|-------------|-----------|----------|-------------|--------|-----------|---------------------|-------|
|                      | Baseline             | Alternative | Pctg Chng | Baseline | Alternative | Change | Pctg Chng | Base                | Alter |
| Res Hmstd: Lo Val    | 129,200              | 144,700     | 12.0      | 1,418    | 1,556       | 137    | 9.7       | 1.097               | 1.075 |
| Res Hmstd: Avg Val   | 193,800              | 217,100     | 12.0      | 2,314    | 2,520       | 206    | 8.9       | 1.193               | 1.160 |
| Res Hmstd: Hi Val    | 258,300              | 289,300     | 12.0      | 3,208    | 3,482       | 274    | 8.6       | 1.241               | 1.203 |
| Res Hmstd: Ex-Hi Val | 387,500              | 434,000     | 12.0      | 4,998    | 5,392       | 393    | 7.9       | 1.289               | 1.242 |
| Apartment (Mkt rate) | 300,000              | 327,800     | 9.3       | 5,601    | 4,961       | -641   | -11.4     | 1.867               | 1.513 |
| Comm/Ind: Lo Val     | 150,000              | 159,600     | 6.4       | 4,148    | 4,438       | 290    | 7.0       | 2.765               | 2.780 |
| Comm/Ind: Med Val    | 300,000              | 319,100     | 6.4       | 9,602    | 10,158      | 556    | 5.8       | 3.200               | 3.183 |
| Comm/Ind: Hi Val     | 1,000,000            | 1,063,700   | 6.4       | 35,054   | 36,861      | 1,807  | 5.2       | 3.505               | 3.465 |

**NORTHERN HENNEPIN CO.**

| <i>Tax Burdens by<br/>Property Class</i> | <b>Taxable Market Value</b> |                    |                  |                      | <b>Net Tax</b>  |                    |               |                     | <b>Effective<br/>Tax Rates</b> |             |
|--|-----------------------------|--------------------|------------------|----------------------|-----------------|--------------------|---------------|---------------------|--------------------------------|-------------|
|  | <b>Baseline</b>             | <b>Alternative</b> | <b>Change</b>    | <b>Pctg<br/>Chng</b> | <b>Baseline</b> | <b>Alternative</b> | <b>Change</b> | <b>Pctg<br/>Chn</b> | <b>Base</b>                    | <b>Alte</b> |
| Res Hmstd: Exist                         | 12,039,773                  | 13,349,880         | 1,310,107        | 10.9                 | 167,350         | 169,053            | 1,703         | 1.0                 | 1.39                           | 1.27        |
| ResNonHm 1 Exist                         | 287,618                     | 387,687            | 100,069          | 34.8                 | 4,412           | 5,441              | 1,029         | 23.3                | 1.53                           | 1.40        |
| ResNonHm23 Exist                         | 147,977                     | 188,405            | 40,428           | 27.3                 | 2,741           | 3,160              | 419           | 15.3                | 1.85                           | 1.68        |
| Apartments Exist                         | 905,490                     | 961,040            | 55,550           | 6.1                  | 18,982          | 17,436             | -1,546        | -8.1                | 2.10                           | 1.81        |
| Seas Rec: Exist                          | 10,468                      | 11,550             | 1,082            | 10.3                 | 236             | 244                | 8             | 3.4                 | 2.26                           | 2.12        |
| Com/Ind Lo Exist                         | 286,036                     | 288,254            | 2,219            | 0.8                  | 8,631           | 8,425              | -206          | -2.4                | 3.02                           | 2.92        |
| Com/Ind Hi Exist                         | 2,548,646                   | 2,588,402          | 39,757           | 1.6                  | 101,954         | 99,547             | -2,406        | -2.4                | 4.00                           | 3.85        |
| Publ Util                                | 174,338                     | 184,256            | 9,918            | 5.7                  | 6,864           | 6,949              | 86            | 1.2                 | 3.94                           | 3.77        |
| AgHm House Exist                         | 65,578                      | 70,676             | 5,098            | 7.8                  | 839             | 852                | 13            | 1.6                 | 1.28                           | 1.21        |
| AgHm Land: Exist                         | 57,607                      | 60,331             | 2,724            | 4.7                  | 303             | 292                | -11           | -3.5                | 0.53                           | 0.48        |
| Ag NonHm: Exist                          | 66,995                      | 64,365             | -2,630           | -3.9                 | 887             | 779                | -108          | -12.1               | 1.32                           | 1.21        |
| Res Hmstd NewCon                         | 0                           | 374,088            | 374,088          | 0.0                  | 0               | 4,765              | 4,765         | 0.0                 | 0.00                           | 1.27        |
| All Other NewCon                         | 0                           | 209,772            | 209,772          | 0.0                  | 0               | 6,279              | 6,279         | 0.0                 | 0.00                           | 2.99        |
| <b>Total</b>                             | <b>16,590,526</b>           | <b>18,738,707</b>  | <b>2,148,181</b> | <b>12.9</b>          | <b>313,200</b>  | <b>323,226</b>     | <b>10,026</b> | <b>3.2</b>          | <b>1.89</b>                    | <b>1.72</b> |

**Tax Base**

**Tax Rates**

|                          |                 |                    |               |                      | <b>Net Tax Cap (Pctg)</b> |               | <b>Ref Mkt Val (mills)</b> |              |              |
|--------------------------|-----------------|--------------------|---------------|----------------------|---------------------------|---------------|----------------------------|--------------|--------------|
|                          | <b>Baseline</b> | <b>Alternative</b> | <b>Change</b> | <b>Pctg<br/>Chng</b> | <b>Base</b>               | <b>Alter</b>  | <b>Base</b>                | <b>Alter</b> |              |
| Total Tax Capacity       | 198,131         | 220,728            | 22,597        | 11.4                 | County                    | 50.48         | 47.22                      | 0.000        | 0.000        |
| (-) TIF Tax Capacity     | 19,934          | 20,402             | 468           | 2.3                  | City/Town                 | 41.02         | 39.72                      | 0.183        | 0.126        |
| (-) FD Contrib Tax Cap   | 19,611          | 21,655             | 2,044         | 10.4                 | School District           | 32.78         | 27.34                      | 1.979        | 1.597        |
| (=) Taxable Tax Capacity | 158,586         | 178,671            | 20,085        | 12.7                 | Special District          | 8.34          | 8.20                       | 0.000        | 0.000        |
| FD Distrib Tax Cap       | 24,238          | 26,944             | 2,706         | 11.2                 | <b>Total</b>              | <b>132.62</b> | <b>122.48</b>              | <b>2.162</b> | <b>1.723</b> |

**Tax Burdens on  
Hypothetical Properties**

|                      | <b>Taxable Market<br/>Value</b> |                    |               | <b>Pctg<br/>Chng</b> | <b>Net Tax</b>  |                    |               |                      | <b>Effective<br/>Tax Rates</b> |              |
|----------------------|---------------------------------|--------------------|---------------|----------------------|-----------------|--------------------|---------------|----------------------|--------------------------------|--------------|
|                      | <b>Baseline</b>                 | <b>Alternative</b> | <b>Change</b> |                      | <b>Baseline</b> | <b>Alternative</b> | <b>Change</b> | <b>Pctg<br/>Chng</b> | <b>Base</b>                    | <b>Alter</b> |
| Res Hmstd: Lo Val    | 104,600                         | 116,000            | 11,400        | 10.9                 | 1,335           | 1,353              | 17            | 1.3                  | 1.276                          | 1.166        |
| Res Hmstd: Avg Val   | 156,800                         | 173,900            | 17,100        | 10.9                 | 2,187           | 2,214              | 26            | 1.2                  | 1.394                          | 1.272        |
| Res Hmstd: Hi Val    | 209,100                         | 231,900            | 22,800        | 10.9                 | 3,041           | 3,076              | 35            | 1.2                  | 1.454                          | 1.326        |
| Res Hmstd: Ex-Hi Val | 313,700                         | 347,800            | 34,100        | 10.9                 | 4,748           | 4,800              | 51            | 1.1                  | 1.513                          | 1.379        |
| Apartment (Mkt rate) | 300,000                         | 318,400            | 18,400        | 6.1                  | 6,616           | 5,423              | -1,193        | -18.0                | 2.205                          | 1.703        |
| Comm/Ind: Lo Val     | 150,000                         | 152,300            | 2,300         | 1.5                  | 4,528           | 4,433              | -95           | -2.1                 | 3.018                          | 2.910        |
| Comm/Ind: Med Val    | 300,000                         | 304,700            | 4,700         | 1.6                  | 10,457          | 10,231             | -226          | -2.2                 | 3.485                          | 3.357        |
| Comm/Ind: Hi Val     | 1,000,000                       | 1,015,600          | 15,600        | 1.6                  | 38,128          | 37,280             | -847          | -2.2                 | 3.812                          | 3.670        |

**SOUTHEAST HENNEPIN CO.**

| <i>Tax Burdens by Property Class</i> | <b>Taxable Market Value</b> |                    |                  |                  | <b>Net Tax</b>  |                    |               |                 | <b>Effective Tax Rates</b> |             |
|--------------------------------------|-----------------------------|--------------------|------------------|------------------|-----------------|--------------------|---------------|-----------------|----------------------------|-------------|
|                                      | <b>Baseline</b>             | <b>Alternative</b> | <b>Change</b>    | <b>Pctg Chng</b> | <b>Baseline</b> | <b>Alternative</b> | <b>Change</b> | <b>Pctg Chn</b> | <b>Base</b>                | <b>Alte</b> |
| Res Hmstd: Exist                     | 14,572,839                  | 16,198,429         | 1,625,590        | 11.2             | 177,150         | 190,464            | 13,313        | 7.5             | 1.22                       | 1.18        |
| ResNonHm 1 Exist                     | 525,053                     | 648,490            | 123,437          | 23.5             | 7,025           | 8,253              | 1,228         | 17.5            | 1.34                       | 1.27        |
| ResNonHm23 Exist                     | 147,635                     | 157,316            | 9,681            | 6.6              | 2,414           | 2,505              | 91            | 3.8             | 1.64                       | 1.59        |
| Apartments Exist                     | 1,767,017                   | 1,906,959          | 139,942          | 7.9              | 32,752          | 30,317             | -2,436        | -7.4            | 1.85                       | 1.59        |
| Seas Rec: Exist                      | 5,468                       | 6,029              | 561              | 10.3             | 85              | 89                 | 4             | 5.0             | 1.55                       | 1.48        |
| Com/Ind Lo Exist                     | 334,655                     | 333,186            | -1,469           | -0.4             | 9,425           | 9,343              | -82           | -0.9            | 2.82                       | 2.80        |
| Com/Ind Hi Exist                     | 5,865,231                   | 5,830,375          | -34,855          | -0.6             | 213,746         | 211,816            | -1,930        | -0.9            | 3.64                       | 3.63        |
| Publ Util                            | 146,327                     | 153,746            | 7,418            | 5.1              | 5,358           | 5,614              | 257           | 4.8             | 3.66                       | 3.65        |
| AgHm House Exist                     | 531                         | 595                | 64               | 12.0             | 6               | 7                  | 1             | 14.5            | 1.16                       | 1.19        |
| AgHm Land: Exist                     | 161                         | 162                | 1                | 0.8              | 1               | 0                  | 0             | -3.6            | 0.32                       | 0.31        |
| Ag NonHm: Exist                      | 42                          | 42                 | 0                | 0.0              | 0               | 0                  | 0             | -2.2            | 1.13                       | 1.10        |
| Res Hmstd NewCon                     | 0                           | 109,320            | 109,320          | 0.0              | 0               | 1,361              | 1,361         | 0.0             | 0.00                       | 1.24        |
| All Other NewCon                     | 0                           | 134,420            | 134,420          | 0.0              | 0               | 3,938              | 3,938         | 0.0             | 0.00                       | 2.93        |
| <b>Total</b>                         | <b>23,364,960</b>           | <b>25,479,070</b>  | <b>2,114,110</b> | <b>9.0</b>       | <b>447,961</b>  | <b>463,707</b>     | <b>15,746</b> | <b>3.5</b>      | <b>1.92</b>                | <b>1.82</b> |

**Tax Base**

**Tax Rates**

|                          | <b>Taxable Market Value</b> |                    |               |                  | <b>Net Tax Cap (Pctg)</b> |               | <b>Ref Mkt Val (mills)</b> |              |              |
|--------------------------|-----------------------------|--------------------|---------------|------------------|---------------------------|---------------|----------------------------|--------------|--------------|
|                          | <b>Baseline</b>             | <b>Alternative</b> | <b>Change</b> | <b>Pctg Chng</b> | <b>Base</b>               | <b>Alter</b>  | <b>Base</b>                | <b>Alter</b> |              |
| Total Tax Capacity       | 304,602                     | 323,958            | 19,356        | 6.4              | County                    | 50.48         | 47.22                      | 0.000        | 0.000        |
| (-) TIF Tax Capacity     | 25,869                      | 27,225             | 1,356         | 5.2              | City/Town                 | 35.42         | 35.73                      | 0.031        | 0.029        |
| (-) FD Contrib Tax Cap   | 37,724                      | 41,678             | 3,955         | 10.5             | School District           | 21.20         | 19.20                      | 1.457        | 1.478        |
| (=) Taxable Tax Capacity | 241,009                     | 255,054            | 14,045        | 5.8              | Special District          | 9.45          | 9.16                       | 0.000        | 0.000        |
| FD Distrib Tax Cap       | 16,724                      | 18,485             | 1,761         | 10.5             | <b>Total</b>              | <b>116.55</b> | <b>111.30</b>              | <b>1.488</b> | <b>1.507</b> |

**Tax Burdens on Hypothetical Properties**

|                      | <b>Taxable Market Value</b> |                    |                  | <b>Net Tax</b>  |                    |               |                  | <b>Effective Tax Rates</b> |              |
|----------------------|-----------------------------|--------------------|------------------|-----------------|--------------------|---------------|------------------|----------------------------|--------------|
|                      | <b>Baseline</b>             | <b>Alternative</b> | <b>Pctg Chng</b> | <b>Baseline</b> | <b>Alternative</b> | <b>Change</b> | <b>Pctg Chng</b> | <b>Base</b>                | <b>Alter</b> |
| Res Hmstd: Lo Val    | 127,000                     | 141,200            | 11.2             | 1,411           | 1,539              | 128           | 9.1              | 1.111                      | 1.089        |
| Res Hmstd: Avg Val   | 190,400                     | 211,600            | 11.1             | 2,301           | 2,492              | 191           | 8.3              | 1.208                      | 1.177        |
| Res Hmstd: Hi Val    | 253,800                     | 282,100            | 11.2             | 3,192           | 3,446              | 255           | 8.0              | 1.257                      | 1.221        |
| Res Hmstd: Ex-Hi Val | 380,800                     | 423,300            | 11.2             | 4,975           | 5,349              | 374           | 7.5              | 1.306                      | 1.263        |
| Apartment (Mkt rate) | 300,000                     | 323,800            | 7.9              | 5,691           | 4,993              | -698          | -12.3            | 1.896                      | 1.541        |
| Comm/Ind: Lo Val     | 150,000                     | 149,100            | -0.6             | 4,174           | 4,114              | -60           | -1.4             | 2.782                      | 2.759        |
| Comm/Ind: Med Val    | 300,000                     | 298,200            | -0.6             | 9,665           | 9,516              | -149          | -1.5             | 3.221                      | 3.191        |
| Comm/Ind: Hi Val     | 1,000,000                   | 994,100            | -0.6             | 35,290          | 34,767             | -523          | -1.5             | 3.528                      | 3.497        |

**SOUTHWEST HENNEPIN CO.**

| <i>Tax Burdens by Property Class</i> | <b>Taxable Market Value</b> |                    |                  |                  | <b>Net Tax</b>  |                    |               |                 | <b>Effective Tax Rates</b> |             |
|--------------------------------------|-----------------------------|--------------------|------------------|------------------|-----------------|--------------------|---------------|-----------------|----------------------------|-------------|
|                                      | <b>Baseline</b>             | <b>Alternative</b> | <b>Change</b>    | <b>Pctg Chng</b> | <b>Baseline</b> | <b>Alternative</b> | <b>Change</b> | <b>Pctg Chn</b> | <b>Base</b>                | <b>Alte</b> |
| Res Hmstd: Exist                     | 18,644,842                  | 20,714,010         | 2,069,167        | 11.1             | 230,927         | 243,955            | 13,029        | 5.6             | 1.24                       | 1.18        |
| ResNonHm 1 Exist                     | 906,430                     | 1,173,247          | 266,817          | 29.4             | 11,823          | 14,472             | 2,649         | 22.4            | 1.30                       | 1.23        |
| ResNonHm23 Exist                     | 303,370                     | 306,879            | 3,508            | 1.2              | 4,668           | 4,396              | -272          | -5.8            | 1.54                       | 1.43        |
| Apartments Exist                     | 1,199,252                   | 1,368,863          | 169,610          | 14.1             | 21,607          | 20,396             | -1,211        | -5.6            | 1.80                       | 1.49        |
| Seas Rec: Exist                      | 78,404                      | 83,788             | 5,385            | 6.9              | 1,320           | 1,340              | 20            | 1.5             | 1.68                       | 1.60        |
| Com/Ind Lo Exist                     | 307,176                     | 314,076            | 6,900            | 2.2              | 8,513           | 8,580              | 67            | 0.8             | 2.77                       | 2.73        |
| Com/Ind Hi Exist                     | 4,702,306                   | 4,477,479          | -224,827         | -4.8             | 170,971         | 160,784            | -10,187       | -6.0            | 3.64                       | 3.59        |
| Publ Util                            | 181,023                     | 187,275            | 6,251            | 3.5              | 6,536           | 6,662              | 126           | 1.9             | 3.61                       | 3.56        |
| AgHm House Exist                     | 60,236                      | 64,553             | 4,317            | 7.2              | 708             | 729                | 22            | 3.1             | 1.17                       | 1.13        |
| AgHm Land: Exist                     | 43,449                      | 43,962             | 513              | 1.2              | 211             | 199                | -13           | -6.0            | 0.49                       | 0.45        |
| Ag NonHm: Exist                      | 62,934                      | 72,181             | 9,247            | 14.7             | 697             | 739                | 42            | 6.0             | 1.11                       | 1.02        |
| Res Hmstd NewCon                     | 0                           | 378,528            | 378,528          | 0.0              | 0               | 4,334              | 4,334         | 0.0             | 0.00                       | 1.15        |
| All Other NewCon                     | 0                           | 253,305            | 253,305          | 0.0              | 0               | 6,497              | 6,497         | 0.0             | 0.00                       | 2.56        |
| <b>Total</b>                         | <b>26,489,423</b>           | <b>29,438,144</b>  | <b>2,948,721</b> | <b>11.1</b>      | <b>457,982</b>  | <b>473,083</b>     | <b>15,101</b> | <b>3.3</b>      | <b>1.73</b>                | <b>1.61</b> |

**Tax Base**

**Tax Rates**

|                          | <b>Taxable Market Value</b> |                    |               |                  | <b>Net Tax Cap (Pctg)</b> |               |               |              | <b>Ref Mkt Val (mills)</b> |              |
|--------------------------|-----------------------------|--------------------|---------------|------------------|---------------------------|---------------|---------------|--------------|----------------------------|--------------|
|                          | <b>Baseline</b>             | <b>Alternative</b> | <b>Change</b> | <b>Pctg Chng</b> | <b>Base</b>               | <b>Alter</b>  | <b>Base</b>   | <b>Alter</b> | <b>Base</b>                | <b>Alter</b> |
| Total Tax Capacity       | 325,567                     | 353,978            | 28,411        | 8.7              | County                    | 50.48         | 47.22         | 0.000        | 0.000                      |              |
| (-) TIF Tax Capacity     | 7,050                       | 8,110              | 1,060         | 15.0             | City/Town                 | 29.19         | 28.11         | 0.068        | 0.068                      |              |
| (-) FD Contrib Tax Cap   | 38,065                      | 38,710             | 645           | 1.7              | School District           | 22.18         | 20.86         | 1.650        | 1.513                      |              |
| (=) Taxable Tax Capacity | 280,452                     | 307,157            | 26,705        | 9.5              | Special District          | 8.82          | 8.33          | 0.000        | 0.000                      |              |
| FD Distrib Tax Cap       | 12,758                      | 14,448             | 1,690         | 13.3             | <b>Total</b>              | <b>110.67</b> | <b>104.52</b> | <b>1.718</b> | <b>1.581</b>               |              |

**Tax Burdens on Hypothetical Properties**

|                      | <b>Taxable Market Value</b> |                    |                  | <b>Net Tax</b>  |                    |               |                  | <b>Effective Tax Rates</b> |              |
|----------------------|-----------------------------|--------------------|------------------|-----------------|--------------------|---------------|------------------|----------------------------|--------------|
|                      | <b>Baseline</b>             | <b>Alternative</b> | <b>Pctg Chng</b> | <b>Baseline</b> | <b>Alternative</b> | <b>Change</b> | <b>Pctg Chng</b> | <b>Base</b>                | <b>Alter</b> |
| Res Hmstd: Lo Val    | 173,900                     | 193,200            | 11.1             | 2,007           | 2,126              | 119           | 5.9              | 1.154                      | 1.100        |
| Res Hmstd: Avg Val   | 260,700                     | 289,600            | 11.1             | 3,195           | 3,373              | 178           | 5.6              | 1.225                      | 1.164        |
| Res Hmstd: Hi Val    | 347,600                     | 386,200            | 11.1             | 4,384           | 4,622              | 238           | 5.4              | 1.261                      | 1.196        |
| Res Hmstd: Ex-Hi Val | 521,500                     | 579,400            | 11.1             | 6,727           | 7,179              | 453           | 6.7              | 1.289                      | 1.239        |
| Apartment (Mkt rate) | 300,000                     | 342,400            | 14.1             | 5,495           | 5,015              | -481          | -8.7             | 1.831                      | 1.464        |
| Comm/Ind: Lo Val     | 150,000                     | 142,800            | -4.8             | 4,152           | 3,891              | -260          | -6.3             | 2.767                      | 2.724        |
| Comm/Ind: Med Val    | 300,000                     | 285,700            | -4.8             | 9,601           | 8,946              | -655          | -6.8             | 3.200                      | 3.131        |
| Comm/Ind: Hi Val     | 1,000,000                   | 952,200            | -4.8             | 35,033          | 32,811             | -2,222        | -6.3             | 3.503                      | 3.445        |

**SUBURBAN RAMSEY CO.**

| <i>Tax Burdens by Property Class</i> | <b>Taxable Market Value</b> |                    |                  |                  | <b>Net Tax</b>  |                    |               |                 | <b>Effective Tax Rates</b> |             |
|--------------------------------------|-----------------------------|--------------------|------------------|------------------|-----------------|--------------------|---------------|-----------------|----------------------------|-------------|
|                                      | <b>Baseline</b>             | <b>Alternative</b> | <b>Change</b>    | <b>Pctg Chng</b> | <b>Baseline</b> | <b>Alternative</b> | <b>Change</b> | <b>Pctg Chn</b> | <b>Base</b>                | <b>Alte</b> |
| Res Hmstd: Exist                     | 11,070,633                  | 12,225,854         | 1,155,220        | 10.4             | 123,613         | 139,632            | 16,019        | 13.0            | 1.12                       | 1.14        |
| ResNonHm 1 Exist                     | 361,848                     | 468,908            | 107,059          | 29.6             | 4,548           | 5,877              | 1,329         | 29.2            | 1.26                       | 1.25        |
| ResNonHm23 Exist                     | 128,718                     | 153,443            | 24,726           | 19.2             | 1,964           | 2,336              | 372           | 19.0            | 1.53                       | 1.52        |
| Apartments Exist                     | 1,011,986                   | 1,108,116          | 96,130           | 9.5              | 17,330          | 17,191             | -139          | -0.8            | 1.71                       | 1.55        |
| Seas Rec: Exist                      | 9,370                       | 10,033             | 663              | 7.1              | 145             | 153                | 9             | 5.9             | 1.55                       | 1.53        |
| Com/Ind Lo Exist                     | 302,767                     | 308,995            | 6,229            | 2.1              | 8,303           | 8,533              | 230           | 2.8             | 2.74                       | 2.76        |
| Com/Ind Hi Exist                     | 3,167,499                   | 3,412,980          | 245,481          | 7.7              | 113,678         | 123,472            | 9,794         | 8.6             | 3.59                       | 3.62        |
| Publ Util                            | 170,229                     | 174,335            | 4,106            | 2.4              | 5,726           | 5,907              | 181           | 3.2             | 3.36                       | 3.39        |
| AgHm House Exist                     | 1,680                       | 1,832              | 152              | 9.0              | 18              | 20                 | 2             | 8.4             | 1.09                       | 1.08        |
| AgHm Land: Exist                     | 1,029                       | 3,078              | 2,049            | 199.1            | 3               | 23                 | 20            | 596.            | 0.32                       | 0.75        |
| Ag NonHm: Exist                      | 15,407                      | 13,651             | -1,756           | -11.4            | 153             | 136                | -17           | -11.2           | 0.99                       | 0.99        |
| Res Hmstd NewCon                     | 0                           | 125,490            | 125,490          | 0.0              | 0               | 1,454              | 1,454         | 0.0             | 0.00                       | 1.16        |
| All Other NewCon                     | 0                           | 83,881             | 83,881           | 0.0              | 0               | 1,868              | 1,868         | 0.0             | 0.00                       | 2.23        |
| <b>Total</b>                         | <b>16,241,165</b>           | <b>18,090,595</b>  | <b>1,849,430</b> | <b>11.4</b>      | <b>275,481</b>  | <b>306,602</b>     | <b>31,121</b> | <b>11.3</b>     | <b>1.70</b>                | <b>1.69</b> |

**Tax Base**

**Tax Rates**

|                          |                 |                    |               |                  | <b>Net Tax Cap (Pctg)</b> |               | <b>Ref Mkt Val (mills)</b> |              |              |
|--------------------------|-----------------|--------------------|---------------|------------------|---------------------------|---------------|----------------------------|--------------|--------------|
|                          | <b>Baseline</b> | <b>Alternative</b> | <b>Change</b> | <b>Pctg Chng</b> | <b>Base</b>               | <b>Alter</b>  | <b>Base</b>                | <b>Alter</b> |              |
| Total Tax Capacity       | 201,984         | 222,339            | 20,355        | 10.1             | County                    | 54.54         | 53.06                      | 0.000        | 0.000        |
| (-) TIF Tax Capacity     | 12,838          | 13,906             | 1,068         | 8.3              | City/Town                 | 27.87         | 27.23                      | 0.074        | 0.110        |
| (-) FD Contrib Tax Cap   | 22,360          | 25,426             | 3,066         | 13.7             | School District           | 20.28         | 21.04                      | 1.445        | 1.697        |
| (=) Taxable Tax Capacity | 166,786         | 183,007            | 16,221        | 9.7              | Special District          | 6.92          | 5.66                       | 0.000        | 0.000        |
| FD Distrib Tax Cap       | 18,603          | 20,666             | 2,063         | 11.1             | <b>Total</b>              | <b>109.61</b> | <b>106.99</b>              | <b>1.520</b> | <b>1.808</b> |

**Tax Burdens on Hypothetical Properties**

|                      | <b>Taxable Market Value</b> |                    |                  | <b>Net Tax</b>  |                    |               |                  | <b>Effective Tax Rates</b> |              |
|----------------------|-----------------------------|--------------------|------------------|-----------------|--------------------|---------------|------------------|----------------------------|--------------|
|                      | <b>Baseline</b>             | <b>Alternative</b> | <b>Pctg Chng</b> | <b>Baseline</b> | <b>Alternative</b> | <b>Change</b> | <b>Pctg Chng</b> | <b>Base</b>                | <b>Alter</b> |
| Res Hmstd: Lo Val    | 113,700                     | 125,600            | 10.5             | 1,149           | 1,311              | 162           | 14.1             | 1.010                      | 1.044        |
| Res Hmstd: Avg Val   | 170,500                     | 188,300            | 10.4             | 1,909           | 2,152              | 243           | 12.7             | 1.119                      | 1.142        |
| Res Hmstd: Hi Val    | 227,300                     | 251,000            | 10.4             | 2,669           | 2,993              | 324           | 12.1             | 1.174                      | 1.192        |
| Res Hmstd: Ex-Hi Val | 341,000                     | 376,600            | 10.4             | 4,191           | 4,677              | 486           | 11.6             | 1.228                      | 1.241        |
| Apartment (Mkt rate) | 300,000                     | 328,500            | 9.5              | 5,388           | 4,987              | -401          | -7.4             | 1.796                      | 1.518        |
| Comm/Ind: Lo Val     | 150,000                     | 161,600            | 7.7              | 4,076           | 4,537              | 461           | 11.3             | 2.717                      | 2.807        |
| Comm/Ind: Med Val    | 300,000                     | 323,200            | 7.7              | 9,435           | 10,356             | 921           | 9.8              | 3.145                      | 3.204        |
| Comm/Ind: Hi Val     | 1,000,000                   | 1,077,500          | 7.8              | 34,445          | 37,520             | 3,076         | 8.9              | 3.444                      | 3.482        |



CITY OF MINNEAPOLIS

| Tax Burdens by<br>Property Class | Taxable Market Value |                   |                  |              | Net Tax        |                |               |             | Effective<br>Tax Rates |             |
|----------------------------------|----------------------|-------------------|------------------|--------------|----------------|----------------|---------------|-------------|------------------------|-------------|
|                                  | Baseline             | Alternative       | Change           | Pctg<br>Chng | Baseline       | Alternative    | Change        | Pctg<br>Chn | Base                   | Alte        |
| Res Hmstd: Exist                 | 11,495,749           | 12,777,245        | 1,281,495        | 11.1         | 164,010        | 184,206        | 20,197        | 12.3        | 1.43                   | 1.44        |
| ResNonHm 1 Exist                 | 742,726              | 978,734           | 236,008          | 31.8         | 11,944         | 15,620         | 3,676         | 30.8        | 1.61                   | 1.60        |
| ResNonHm23 Exist                 | 606,770              | 753,879           | 147,109          | 24.2         | 11,988         | 14,727         | 2,739         | 22.8        | 1.98                   | 1.95        |
| Apartments Exist                 | 2,605,068            | 2,950,632         | 345,564          | 13.3         | 57,615         | 57,664         | 48            | 0.1         | 2.21                   | 1.95        |
| Seas Rec: Exist                  | 289                  | 175               | -113             | -39.3        | 5              | 3              | -2            | -41.8       | 1.81                   | 1.73        |
| Com/Ind Lo Exist                 | 574,596              | 584,000           | 9,404            | 1.6          | 17,763         | 18,055         | 292           | 1.6         | 3.09                   | 3.09        |
| Com/Ind Hi Exist                 | 5,667,374            | 5,395,719         | -271,654         | -4.8         | 232,116        | 220,398        | -11,717       | -5.0        | 4.10                   | 4.08        |
| Publ Util                        | 351,493              | 338,357           | -13,136          | -3.7         | 13,638         | 13,070         | -568          | -4.2        | 3.88                   | 3.86        |
| AgHm House Exist                 | 0                    | 0                 | 0                | 0.0          | 0              | 0              | 0             | 0.0         | 0.00                   | 0.00        |
| AgHm Land: Exist                 | 0                    | 0                 | 0                | 0.0          | 0              | 0              | 0             | 0.0         | 0.00                   | 0.00        |
| Ag NonHm: Exist                  | 507                  | 658               | 150              | 29.6         | 8              | 10             | 2             | 25.9        | 1.52                   | 1.47        |
| Res Hmstd NewCon                 | 0                    | 134,511           | 134,511          | 0.0          | 0              | 2,007          | 2,007         | 0.0         | 0.00                   | 1.49        |
| All Other NewCon                 | 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>23,995,709</b> | <b>1,951,137</b> | <b>8.9</b>   | <b>509,087</b> | <b>527,688</b> | <b>18,601</b> | <b>3.7</b>  | <b>2.31</b>            | <b>2.20</b> |

Tax Base

Tax Rates

|                          |          |             |        |              | Net Tax Cap (Pctg) |               | Ref Mkt Val (mills) |              |              |
|--------------------------|----------|-------------|--------|--------------|--------------------|---------------|---------------------|--------------|--------------|
|                          | Baseline | Alternative | Change | Pctg<br>Chng | Base               | Alter         | Base                | Alter        |              |
| Total Tax Capacity       | 296,210  | 310,670     | 14,460 | 4.9          | County             | 44.74         | 41.84               | 0.000        | 0.000        |
| (-) TIF Tax Capacity     | 46,238   | 47,074      | 836    | 1.8          | City/Town          | 63.60         | 64.69               | 0.018        | 0.142        |
| (-) FD Contrib Tax Cap   | 33,999   | 34,107      | 109    | 0.3          | School District    | 33.43         | 32.35               | 0.768        | 0.983        |
| (=) Taxable Tax Capacity | 215,974  | 229,488     | 13,515 | 6.3          | Special District   | 9.91          | 8.46                | 0.000        | 0.000        |
| FD Distrib Tax Cap       | 35,677   | 37,894      | 2,217  | 6.2          | <b>Total</b>       | <b>151.68</b> | <b>147.35</b>       | <b>0.786</b> | <b>1.125</b> |

Tax Burdens on  
Hypothetical Properties

|                      | Taxable Market<br>Value |             |         | Pctg<br>Chng | Net Tax  |             |        |              | Effective<br>Tax Rates |       |
|----------------------|-------------------------|-------------|---------|--------------|----------|-------------|--------|--------------|------------------------|-------|
|                      | Baseline                | Alternative | Change  |              | Baseline | Alternative | Change | Pctg<br>Chng | Base                   | Alter |
| Res Hmstd: Lo Val    | 90,800                  | 100,900     | 11,100  | 11.1         | 1,158    | 1,319       | 161    | 13.9         | 1.275                  | 1.306 |
| Res Hmstd: Avg Val   | 136,100                 | 151,300     | 15,200  | 11.2         | 1,921    | 2,163       | 242    | 12.6         | 1.411                  | 1.429 |
| Res Hmstd: Hi Val    | 181,500                 | 201,700     | 20,200  | 11.1         | 2,687    | 3,008       | 321    | 12.0         | 1.480                  | 1.491 |
| Res Hmstd: Ex-Hi Val | 272,300                 | 302,700     | 30,400  | 11.2         | 4,217    | 4,701       | 484    | 11.5         | 1.548                  | 1.552 |
| Apartment (Mkt rate) | 300,000                 | 339,800     | 39,800  | 13.3         | 7,061    | 6,641       | -421   | -6.0         | 2.353                  | 1.954 |
| Comm/Ind: Lo Val     | 150,000                 | 142,800     | -7,200  | -4.8         | 4,637    | 4,415       | -222   | -4.8         | 3.091                  | 3.091 |
| Comm/Ind: Med Val    | 300,000                 | 285,600     | -14,400 | -4.8         | 10,781   | 10,176      | -604   | -5.6         | 3.593                  | 3.563 |
| Comm/Ind: Hi Val     | 1,000,000               | 952,100     | -47,900 | -4.8         | 39,450   | 37,401      | -2,049 | -5.2         | 3.945                  | 3.928 |

CITY OF ST. PAUL

| <i>Tax Burdens by Property Class</i> | Taxable Market Value |                   |                  |             | Net Tax        |                |               |            | Effective Tax Rates |             |
|--------------------------------------|----------------------|-------------------|------------------|-------------|----------------|----------------|---------------|------------|---------------------|-------------|
|                                      | Baseline             | Alternative       | Change           | Pctg Chng   | Baseline       | Alternative    | Change        | Pctg Chn   | Base                | Alte        |
| Res Hmstd: Exist                     | 7,619,207            | 8,499,691         | 880,484          | 11.6        | 89,215         | 95,294         | 6,079         | 6.8        | 1.17                | 1.12        |
| ResNonHm 1 Exist                     | 362,604              | 511,379           | 148,776          | 41.0        | 4,995          | 6,656          | 1,662         | 33.3       | 1.38                | 1.30        |
| ResNonHm23 Exist                     | 256,434              | 350,177           | 93,742           | 36.6        | 4,342          | 5,597          | 1,255         | 28.9       | 1.69                | 1.60        |
| Apartments Exist                     | 1,382,777            | 1,598,547         | 215,770          | 15.6        | 25,698         | 25,598         | -100          | -0.4       | 1.86                | 1.60        |
| Seas Rec: Exist                      | 1,192                | 1,532             | 340              | 28.5        | 20             | 25             | 5             | 23.4       | 1.68                | 1.62        |
| Com/Ind Lo Exist                     | 381,944              | 402,895           | 20,951           | 5.5         | 10,861         | 11,181         | 320           | 3.0        | 2.84                | 2.78        |
| Com/Ind Hi Exist                     | 2,426,214            | 2,557,774         | 131,560          | 5.4         | 91,279         | 93,901         | 2,623         | 2.9        | 3.76                | 3.67        |
| Publ Util                            | 214,818              | 267,701           | 52,883           | 24.6        | 7,560          | 8,714          | 1,154         | 15.3       | 3.52                | 3.26        |
| AgHm House Exist                     | 50                   | 60                | 10               | 19.7        | 0              | 1              | 0             | 10.2       | 0.98                | 0.90        |
| AgHm Land: Exist                     | 78                   | 90                | 13               | 16.1        | 0              | 0              | 0             | 4.2        | 0.41                | 0.37        |
| Ag NonHm: Exist                      | 608                  | 676               | 68               | 11.2        | 8              | 8              | 0             | 4.6        | 1.29                | 1.21        |
| Res Hmstd NewCon                     | 0                    | 44,669            | 44,669           | 0.0         | 0              | 548            | 548           | 0.0        | 0.00                | 1.23        |
| All Other NewCon                     | 0                    | 42,307            | 42,307           | 0.0         | 0              | 1,082          | 1,082         | 0.0        | 0.00                | 2.56        |
| <b>Total</b>                         | <b>12,645,926</b>    | <b>14,277,500</b> | <b>1,631,574</b> | <b>12.9</b> | <b>233,978</b> | <b>248,605</b> | <b>14,627</b> | <b>6.3</b> | <b>1.85</b>         | <b>1.74</b> |

*Tax Base*

*Tax Rates*

|                          |          |             |        |           | Net Tax Cap (Pctg) |               | Ref Mkt Val (mills) |              |              |
|--------------------------|----------|-------------|--------|-----------|--------------------|---------------|---------------------|--------------|--------------|
|                          | Baseline | Alternative | Change | Pctg Chng | Base               | Alter         | Base                | Alter        |              |
| Total Tax Capacity       | 160,615  | 178,243     | 17,628 | 11.0      | County             | 50.03         | 48.69               | 0.000        | 0.000        |
| (-) TIF Tax Capacity     | 14,655   | 16,241      | 1,586  | 10.8      | City/Town          | 37.82         | 34.54               | 0.000        | 0.000        |
| (-) FD Contrib Tax Cap   | 11,775   | 15,712      | 3,937  | 33.4      | School District    | 33.26         | 31.62               | 0.878        | 0.873        |
| (=) Taxable Tax Capacity | 134,185  | 146,290     | 12,105 | 9.0       | Special District   | 7.65          | 6.27                | 0.000        | 0.000        |
| FD Distrib Tax Cap       | 33,783   | 35,523      | 1,740  | 5.1       | <b>Total</b>       | <b>128.77</b> | <b>121.12</b>       | <b>0.878</b> | <b>0.873</b> |

*Tax Burdens on Hypothetical Properties*

|                      | Taxable Market Value |             |           | Net Tax  |             |        |           | Effective Tax Rates |       |
|----------------------|----------------------|-------------|-----------|----------|-------------|--------|-----------|---------------------|-------|
|                      | Baseline             | Alternative | Pctg Chng | Baseline | Alternative | Change | Pctg Chng | Base                | Alter |
| Res Hmstd: Lo Val    | 81,400               | 90,800      | 11.5      | 820      | 888         | 68     | 8.3       | 1.007               | 0.978 |
| Res Hmstd: Avg Val   | 122,000              | 136,100     | 11.6      | 1,415    | 1,517       | 102    | 7.2       | 1.160               | 1.114 |
| Res Hmstd: Hi Val    | 162,600              | 181,400     | 11.6      | 2,010    | 2,146       | 136    | 6.8       | 1.236               | 1.183 |
| Res Hmstd: Ex-Hi Val | 244,000              | 272,200     | 11.6      | 3,203    | 3,407       | 204    | 6.4       | 1.312               | 1.251 |
| Apartment (Mkt rate) | 300,000              | 346,800     | 15.6      | 6,058    | 5,553       | -504   | -8.3      | 2.019               | 1.601 |
| Comm/Ind: Lo Val     | 150,000              | 158,100     | 5.4       | 4,265    | 4,460       | 195    | 4.6       | 2.843               | 2.821 |
| Comm/Ind: Med Val    | 300,000              | 316,300     | 5.4       | 9,909    | 10,268      | 359    | 3.6       | 3.302               | 3.246 |
| Comm/Ind: Hi Val     | 1,000,000            | 1,054,200   | 5.4       | 36,244   | 37,358      | 1,114  | 3.1       | 3.624               | 3.543 |

## 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      | 43,953    |
| 129 Ag Hmstd HGA: 76K-500K              | 1.000      | 2,199,976  | 22,000      | 26,413    |
| 130 Ag Hmstd HGA: >500K                 | 1.250      | 27,114     | 339         | 401       |
| 131 Farm 1b Hmstd land <32K             | 0.450      | 943        | 4           | 2         |
| 132 Ag Hmstd land & bldgs: <115K        | 0.550      | 9,168,432  | 50,426      | 26,278    |
| 133 Ag Hmstd 1 & b: 115K-345K           | 0.550      | 7,804,629  | 42,925      | 47,453    |
| 134 Ag Hmstd 1 & b: 345K-600K           | 0.550      | 3,154,405  | 17,349      | 17,138    |
| 135 Ag Hmstd land & bldgs: >600K        | 1.000      | 2,576,895  | 25,769      | 25,054    |
| 137 Ag Non-homestead                    | 1.000      | 9,425,513  | 94,255      | 95,921    |
| 138 Migrant Housing: <500K              | 1.000      | 695        | 7           | 7         |
| 143 Timberlands                         | 1.000      | 775,270    | 7,753       | 8,786     |
| 144 Non-comm seasonal-rec-res: <76K     | 1.000      | 6,503,183  | 65,032      | 79,957    |
| 145 Non-comm seasonal-rec-res: 76K-500K | 1.000      | 2,965,853  | 29,659      | 43,407    |
| 146 Non-comm seasonal-rec-res: >500K    | 1.250      | 125,736    | 1,572       | 2,233     |
| 149.1 Res 1b Hmstd <32K: Exist          | 0.450      | 180,390    | 812         | 819       |
| 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     | 925,760   |
| 150.2 Res Hmstd: <76K: NewCon           | 1.000      | 2,354,159  | 23,542      | 23,139    |
| 151.1 Res Hmstd: 76K-500K: Exist        | 1.000      | 91,056,836 | 910,568     | 1,164,615 |
| 151.2 Res Hmstd: 76K-500K: NewCon       | 1.000      | 2,443,404  | 24,434      | 30,890    |
| 152.1 Res Hmstd: > 500K: Exist          | 1.250      | 2,779,886  | 34,749      | 42,344    |
| 152.2 Res Hmstd: > 500K: NewCon         | 1.250      | 51,734     | 647         | 771       |
| 154 Res Non-hmstd 1 unit: <76K          | 1.000      | 5,283,441  | 52,834      | 70,055    |
| 155 Res Non-hmstd 1 unit: 76K - 500K    | 1.000      | 3,012,074  | 30,121      | 38,520    |
| 156 Res Non-hmstd 1 unit: >500K         | 1.250      | 262,153    | 3,277       | 3,992     |
| 158 Res Non-hmstd 2-3 units             | 1.250      | 3,362,546  | 42,032      | 55,419    |
| 161 Regular apartments (4a)             | 1.500      | 11,424,313 | 171,365     | 227,471   |
| 162 Regular apartments - New Cnstr      | 1.250      | 30,911     | 386         | 454       |
| 163 Low income apartments (4d)          | 1.000      | 2,979,481  | 29,795      | 41,807    |
| 164 Non-prof student housing/Comm Serv  | 1.500      | 33,108     | 497         | 723       |
| 165 Student housing                     | 1.000      | 21,714     | 217         | 322       |
| 166 Manufactured home park land         | 1.250      | 418,922    | 5,237       | 6,524     |
| 168 Comm seasonal-rec-res: 1c           | 1.000      | 344,252    | 3,443       | 3,412     |
| 169 Comm seasonal-rec-res: 4c <500K     | 1.000      | 207,030    | 2,070       | 3,312     |
| 170 Comm seasonal-rec-res: 4c >500K     | 1.250      | 47,925     | 599         | 908       |
| 171 Bed & Breakfast                     | 1.250      | 12,051     | 151         | 185       |
| 172 Qualifying golf courses             | 1.250      | 173,719    | 2,171       | 2,473     |
| 175 Commercial pref: <150K              | 1.500      | 6,700,019  | 100,500     | 189,119   |
| 176 Commercial: >150K                   | 2.000      | 28,880,467 | 577,609     | 1,069,289 |
| 177 Comm competitive zone: <150K        | 1.500      | 300        | 4           | 7         |

House Research Dept.

Simulation No.: 4A1

Baseline: Final Pay 2003

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Alternative: Prelim Pay 2004: TNT Levies plus new referedums

(all figures in \$000s)

|                    |  |       |             |           |           |
|--------------------|--|-------|-------------|-----------|-----------|
| 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    | 33,101    |
| 183                | Industrial pref: >150K                   | 2.000 | 10,765,816  | 215,316   | 400,447   |
| 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     | 2,149     |
| 190                | Publ Util: land & bldgs >150K            | 2.000 | 721,334     | 14,427    | 26,403    |
| 191                | Publ Util: Electric Generat Mach         | 2.000 | 1,545,468   | 30,909    | 40,040    |
| 192                | Publ Util: machinery (non-generat)       | 2.000 | 887,606     | 17,752    | 31,016    |
| 194                | Railroad <150K                           | 1.500 | 25,684      | 385       | 710       |
| 195                | Railroad >150K                           | 2.000 | 465,062     | 9,301     | 17,021    |
| 197                | Mineral                                  | 2.000 | 2,500       | 50        | 118       |
| 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       | 1,104     |
| 203                | Pers: It31 tools&mach excl elec gen      | 2.000 | 115,630     | 2,313     | 3,970     |
| 204                | Pers: It32 struct/lease land-non C/I,SRR | 1.000 | 15,295      | 153       | 180       |
| 205                | Pers: It32 struct/leased land-NCSRR<76K  | 1.000 | 39,520      | 395       | 512       |
| 206                | Pers: It32 str/lease land-NCSRR:76-500K  | 1.000 | 1,202       | 12        | 18        |
| 208                | Pers: It32 struct/leased land-C/I        | 2.000 | 34,302      | 686       | 1,285     |
| 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     | 10,398    |
| 212                | Pers: It41 struct/leased land-NCSRR<76K  | 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        | 147       |
| 220                | Pers: Item 43 leased real estate - C/I   | 2.000 | 276,679     | 5,534     | 8,614     |
| 221                | Pers: Item 44 electric util trans lines  | 2.000 | 1,401,744   | 28,035    | 51,251    |
| 222                | Pers: Item 44 electric util distri lines | 2.000 | 175,078     | 3,502     | 6,582     |
| 223                | Pers: Item 45 syst/gas utils             | 2.000 | 1,636,058   | 32,721    | 56,966    |
| 224                | Pers: Item 46 syst/water utils           | 2.000 | 2,334       | 47        | 86        |
| 225                | Pers: Item 48 misc                       | 2.000 | 39,658      | 793       | 1,371     |
| <b>State Total</b> |  |       | 325,151,728 | 3,750,086 | 5,017,572 |

## Alternative Legal Class Report

| Legal Class                             | Class Rate | Mkt Val     | Net Tax Cap | Net Tax   |
|---|------------|-------------|-------------|-----------|
| 125 Farm 1b Hmstd HGA: <32K             | 0.450      | 12,436      | 56          | 15        |
| 126 Ag Hmstd HGA: <76K                  | 1.000      | 6,016,918   | 60,169      | 43,366    |
| 127 Ag Hmstd HGA: 76K-500K              | 1.000      | 2,740,403   | 27,404      | 31,969    |
| 128 Ag Hmstd HGA: >500K                 | 1.250      | 35,224      | 440         | 500       |
| 129 Farm 1b Hmstd land <32K             | 0.450      | 672         | 3           | 1         |
| 130 Ag Hmstd land & bldgs: <115K        | 0.550      | 9,308,807   | 51,198      | 24,339    |
| 131 Ag Hmstd l & b: 115K-345K           | 0.550      | 8,243,307   | 45,338      | 48,429    |
| 132 Ag Hmstd l & b: 345K-600K           | 0.550      | 3,578,289   | 19,681      | 18,769    |
| 133 Ag Hmstd land & bldgs: >600K        | 1.000      | 3,134,816   | 31,348      | 29,469    |
| 135 Ag Non-homestead                    | 1.000      | 10,153,291  | 101,533     | 99,433    |
| 136 Migrant Housing: <500K              | 1.000      | 1,253       | 13          | 12        |
| 141 Timberlands                         | 1.000      | 870,102     | 8,701       | 9,235     |
| 142 Non-comm seasonal-rec-res: <76K     | 1.000      | 6,981,322   | 69,813      | 80,981    |
| 143 Non-comm seasonal-rec-res: 76K-500K | 1.000      | 3,741,230   | 37,412      | 52,370    |
| 144 Non-comm seasonal-rec-res: >500K    | 1.250      | 181,551     | 2,269       | 3,029     |
| 147 Res 1b Hmstd <32K                   | 0.450      | 184,661     | 831         | 819       |
| 148 Res Hmstd: <76K                     | 1.000      | 95,319,865  | 953,199     | 926,946   |
| 149 Res Hmstd: 76K-500K                 | 1.000      | 112,224,603 | 1,122,246   | 1,371,147 |
| 150 Res Hmstd: > 500K                   | 1.250      | 4,061,988   | 50,775      | 58,286    |
| 152 Res Non-hmstd 1 unit: <76K          | 1.000      | 5,954,512   | 59,545      | 76,938    |
| 153 Res Non-hmstd 1 unit: 76K - 500K    | 1.000      | 3,953,796   | 39,538      | 48,674    |
| 154 Res Non-hmstd 1 unit: >500K         | 1.250      | 393,818     | 4,923       | 5,621     |
| 156 Res Non-hmstd 2-3 units             | 1.250      | 3,802,600   | 47,532      | 60,756    |
| 159 Regular apartments (4a)             | 1.250      | 15,850,832  | 198,135     | 260,441   |
| 160 Non-profit/Comm Serv                | 1.500      | 34,825      | 522         | 739       |
| 161 Student housing                     | 1.000      | 23,063      | 231         | 331       |
| 162 Manufactured home park land         | 1.250      | 446,209     | 5,578       | 6,769     |
| 164 Comm seasonal-rec-res: 1c           | 1.000      | 365,192     | 3,652       | 3,405     |
| 165 Comm seasonal-rec-res: 4c <500K     | 1.000      | 228,368     | 2,284       | 3,516     |
| 166 Comm seasonal-rec-res: 4c >500K     | 1.250      | 66,889      | 836         | 1,208     |
| 167 Bed & Breakfast                     | 1.250      | 19,810      | 248         | 295       |
| 168 Qualifying golf courses             | 1.250      | 193,882     | 2,424       | 2,617     |
| 171 Commercial: <150K                   | 1.500      | 6,913,448   | 103,702     | 193,330   |
| 172 Commercial: >150K                   | 2.000      | 29,481,416  | 589,628     | 1,077,858 |
| 173 Comm competitive zone: <150K        | 1.500      | 300         | 4           | 7         |
| 174 Comm competitive zone: >150K        | 2.000      | 301         | 6           | 7         |
| 175 Comm border city: <150K             | 1.500      | 37,437      | 562         | 864       |
| 176 Comm border city: >150K             | 2.000      | 67,492      | 1,350       | 1,553     |
| 178 Industrial pref: <150K              | 1.500      | 1,190,170   | 17,853      | 33,626    |
| 179 Industrial pref: >150K              | 2.000      | 10,787,299  | 215,746     | 396,578   |

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Alternative: Prelim Pay 2004: TNT Levies plus new referedums

(all figures in \$000s)

|      |  |       |           |        |        |
|------|--|-------|-----------|--------|--------|
| 182  | Ind border city: <150K                   | 1.500 | 1,286     | 19     | 30     |
| 183  | Ind border city: >150K                   | 2.000 | 33,177    | 664    | 763    |
| 185  | Publ Util: land & bldgs <150K            | 1.500 | 80,227    | 1,203  | 2,143  |
| 186  | Publ Util: land & bldgs >150K            | 2.000 | 740,139   | 14,803 | 26,110 |
| 187  | Publ Util: Electric Generat Mach         | 2.000 | 1,560,400 | 31,208 | 38,519 |
| 188  | Publ Util: machinery (non-generat)       | 2.000 | 927,827   | 18,557 | 31,502 |
| 190  | Railroad <150K                           | 1.500 | 25,375    | 381    | 694    |
| 191  | Railroad >150K                           | 2.000 | 466,569   | 9,331  | 16,689 |
| 193  | Mineral                                  | 2.000 | 2,360     | 47     | 110    |
| 194  | Misc class 5                             | 2.000 | 2,094     | 42     | 84     |
| 197  | Personal: 3f                             | 1.000 | 8,043     | 80     | 94     |
| 198  | Non-comm aircraft hangars                | 1.500 | 46,478    | 697    | 1,182  |
| 199  | Pers: It31 tools&mach excl elec gen      | 2.000 | 123,002   | 2,460  | 4,133  |
| 200  | Pers: It32 struct/lease land-non C/I,SRR | 1.000 | 16,913    | 169    | 184    |
| 201  | Pers: It32 struct/leased land-NCSRR<76K  | 1.000 | 40,179    | 402    | 483    |
| 202  | Pers: It32 str/lease land-NCSRR:76-500K  | 1.000 | 2,215     | 22     | 31     |
| 204  | Pers: It32 struct/leased land-C/I        | 2.000 | 38,179    | 764    | 1,372  |
| 205  | Pers: Item 33 ag real estate             | 1.000 | 14,465    | 145    | 161    |
| 207  | Pers: It41 struct/leased land - C/I      | 2.000 | 414,063   | 8,281  | 11,517 |
| 208  | Pers: It41 struct/leased land-NCSRR<76K  | 1.000 | 345       | 3      | 7      |
| 211  | Pers: It41 str/leased land-non C/I,SRR   | 1.000 | 35        | 0      | 1      |
| 212  | Pers: Item 41 Border EZ                  | 2.000 | 1,177     | 24     | 27     |
| 213  | Pers: Item 42 non-EZ struct/RR land      | 2.000 | 33,116    | 662    | 1,359  |
| 215  | Pers: It43 leased real estate - non C/I  | 1.500 | 6,551     | 98     | 151    |
| 216  | Pers: Item 43 leased real estate - C/I   | 2.000 | 302,839   | 6,057  | 9,218  |
| 217  | Pers: Item 44 electric util trans lines  | 2.000 | 1,423,915 | 28,478 | 51,181 |
| 218  | Pers: Item 44 electric util distri lines | 2.000 | 185,182   | 3,704  | 6,913  |
| 219  | Pers: Item 45 syst/gas utils             | 2.000 | 1,797,834 | 35,957 | 60,974 |
| 220  | Pers: Item 46 syst/water utils           | 2.000 | 1,373     | 27     | 50     |
| 221  | Pers: Item 48 misc                       | 2.000 | 21,527    | 431    | 761    |
| 1126 | NewCon: Ag Hmstd HGA: <76K               | 1.000 | 33,571    | 336    | 260    |
| 1127 | NewCon: Ag Hmstd HGA: 76K-500K           | 1.000 | 63,554    | 636    | 754    |
| 1128 | NewCon: Ag Hmstd HGA: >500K              | 1.250 | 2,099     | 26     | 27     |
| 1130 | NewCon: Ag Hmstd land & bldgs:           | 0.550 | 51,356    | 282    | 146    |
| 1131 | NewCon: Ag Hmstd l & b: 115K-345K        | 0.550 | 113,119   | 622    | 685    |
| 1132 | NewCon: Ag Hmstd l & b: 345K-600K        | 0.550 | 2,663     | 15     | 16     |
| 1133 | NewCon: Ag Hmstd land & bldgs:           | 1.000 | 12,771    | 128    | 124    |
| 1135 | NewCon: Ag Non-homestead                 | 1.000 | 22,589    | 226    | 225    |
| 1142 | NewCon: Non-comm seasonal-rec-res:       | 1.000 | 114,170   | 1,142  | 1,335  |
| 1143 | NewCon: Non-comm seasonal-rec-res:       | 1.000 | 164,374   | 1,644  | 2,301  |
| 1144 | NewCon: Non-comm seasonal-rec-res:       | 1.250 | 10,179    | 127    | 168    |
| 1148 | NewCon: Res Hmstd: <76K                  | 1.000 | 1,995,996 | 19,960 | 18,607 |
| 1149 | NewCon: Res Hmstd: 76K-500K              | 1.000 | 3,080,883 | 30,809 | 37,525 |
| 1152 | NewCon: Res Non-hmstd l unit: <76K       | 1.000 | 481,208   | 4,812  | 6,059  |

House Research Dept.

Simulation No.: 4A1

Baseline: Final Pay 2003

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Alternative: Prelim Pay 2004: TNT Levies plus new referedums

(all figures in \$000s)

|                    |                                     |       |             |           |           |
|--------------------|-------------------------------------|-------|-------------|-----------|-----------|
| 1153               | NewCon: Res Non-hmstd 1 unit: 76K - | 1.000 | 605,619     | 6,056     | 7,314     |
| 1154               | NewCon: Res Non-hmstd 1 unit: >500K | 1.250 | 36,001      | 450       | 511       |
| 1156               | NewCon: Res Non-hmstd 2-3 units     | 1.250 | 312,199     | 3,902     | 4,852     |
| 1159               | NewCon: Regular apartments (4a)     | 1.250 | 358,068     | 4,476     | 5,638     |
| 1160               | NewCon: Non-profit/Comm Serv        | 1.500 | 1,129       | 17        | 26        |
| 1161               | NewCon: Student housing             | 1.000 | 1,081       | 11        | 16        |
| 1162               | NewCon: Manufactured home park land | 1.250 | 1,390       | 17        | 23        |
| 1164               | NewCon: Comm seasonal-rec-res: 1c   | 1.000 | 11,211      | 112       | 108       |
| 1165               | NewCon: Comm seasonal-rec-res: 4c   | 1.000 | 3,951       | 40        | 66        |
| 1166               | NewCon: Comm seasonal-rec-res: 4c   | 1.250 | 740         | 9         | 14        |
| 1167               | NewCon: Bed & Breakfast             | 1.250 | 95          | 1         | 1         |
| 1171               | NewCon: Commercial: <150K           | 1.500 | 103,458     | 1,552     | 2,810     |
| 1172               | NewCon: Commercial: >150K           | 2.000 | 925,110     | 18,502    | 33,064    |
| 1175               | NewCon: Comm border city: <150K     | 1.500 | 791         | 12        | 25        |
| 1176               | NewCon: Comm border city: >150K     | 2.000 | 2,912       | 58        | 122       |
| 1178               | NewCon: Industrial pref: <150K      | 1.500 | 12,195      | 183       | 324       |
| 1179               | NewCon: Industrial pref: >150K      | 2.000 | 246,371     | 4,927     | 9,141     |
| 1197               | NewCon: Personal: 3f                | 1.000 | 14          | 0         | 0         |
| <b>State Total</b> |                                     |       | 363,690,147 | 4,142,534 | 5,372,976 |

**Baseline Levy Summary**

*Levy Summary Report*

|                         | County                     | City      | Town    | School District                   | Special District | State   | Total     |
|-------------------------|----------------------------|-----------|---------|-----------------------------------|------------------|---------|-----------|
| Certified NTC Levy      | 1,781,488                  | 1,129,027 | 149,760 | 919,743                           | 188,371          | 592,241 | 4,760,631 |
| Certified MKV Levy      | 2,905                      | 14,770    | 45      | 346,639                           | 0                | 0       | 364,358   |
| Fiscal Disparities Levy | 104,350                    | 97,914    | 1,165   | 85,056                            | 21,668           | 0       | 310,153   |
| Disparity Reduction Aid | 10,082                     | 0         | 675     | 8,365                             | 0                | 0       | 19,122    |
| Spread NTC Levy         | 1,667,056                  | 1,031,113 | 147,920 | 845,832                           | 171,703          | 592,241 | 4,455,866 |
| Spread MKV Levy         | 2,905                      | 14,770    | 45      | 327,128                           | 0                | 0       | 344,848   |
| Tax Incr Financing Levy |                            |           |         |                                   |                  |         | 269,749   |
|                         | <b>Homestead Credit</b>    | 319,099   |         | <b>Taconite credit</b>            |                  | 16,326  |           |
|                         | <b>Agricultural Credit</b> | 23,606    |         | <b>Disparity Reduction Credit</b> |                  | 4,032   |           |

**Alternative Levy Summary**

*Levy Summary Report*

|                         | County                     | City      | Town    | School District                   | Special District | State   | Total     |
|-------------------------|----------------------------|-----------|---------|-----------------------------------|------------------|---------|-----------|
| Certified NTC Levy      | 1,882,304                  | 1,224,802 | 157,504 | 941,228                           | 194,794          | 624,527 | 5,025,160 |
| Certified MKV Levy      | 2,696                      | 18,718    | 43      | 420,563                           | 0                | 0       | 442,021   |
| Fiscal Disparities Levy | 113,267                    | 104,193   | 1,307   | 105,765                           | 24,328           | 0       | 348,860   |
| Disparity Reduction Aid | 10,123                     | 0         | 656     | 8,266                             | 0                | 0       | 19,046    |
| Spread NTC Levy         | 1,758,914                  | 1,120,610 | 155,540 | 863,296                           | 175,467          | 624,527 | 4,698,354 |
| Spread MKV Levy         | 2,696                      | 18,718    | 43      | 384,464                           | 0                | 0       | 405,921   |
| Tax Incr Financing Levy |                            |           |         |                                   |                  |         | 277,859   |
|                         | <b>Homestead Credit</b>    | 313,549   |         | <b>Taconite credit</b>            |                  | 16,545  |           |
|                         | <b>Agricultural Credit</b> | 23,904    |         | <b>Disparity Reduction Credit</b> |                  | 4,102   |           |