

# House Research Simulation Report: Property Tax

**Simulation #4A2**

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## DESCRIPTION

**BASELINE: Final Pay 2003**

**ALTERNATIVE: Prelim Pay 2004: TNT Levies including new referendums (revised)**

This report compares proposed property taxes for taxes payable in 2004 to actual property taxes payable in 2003. It is a slightly-revised version of simulation 4A1. The 2004 taxes are based on proposed levies certified by each taxing jurisdiction to fulfill the requirements of the truth-in-taxation (TNT) process. 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 data reported by the counties to the Dept. of Revenue.

## KEY POINTS

- **Statewide, property taxes would increase by \$355 million, or 7.1%**, if proposed levies were enacted, according to the simulation. Approximately \$129 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 -3.9% to +17.5%**. Impacts on the largest property types are 7.7% on existing residential homesteads, -3.9% on existing apartments, 0.9% on existing commercial-industrial property, and 4.9% 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 referendums (revised)**

- **Market values** (taxable 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 amounts reported on the fall mini-abstract of assessment.
- **Levies** are preliminary levies (also called truth-in-taxation, or TNT levies) reported by county auditors to the Dept. of Revenue. 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**

| <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 Chng</b> | <b>Base</b>                | <b>Alter</b> |
| Res Hmstd: Exist                     | 191,363,909                 | 211,615,561        | 20,251,652        | 10.6             | 2,188,355        | 2,355,989          | 167,634        | 7.7              | 1.14                       | 1.11         |
| ResNonHm 1 Exist                     | 8,557,668                   | 10,390,116         | 1,832,447         | 21.4             | 112,567          | 132,310            | 19,743         | 17.5             | 1.32                       | 1.27         |
| ResNonHm23 Exist                     | 3,866,001                   | 4,302,504          | 436,503           | 11.3             | 63,414           | 68,576             | 5,162          | 8.1              | 1.64                       | 1.59         |
| Apartments Exist                     | 14,434,705                  | 15,775,352         | 1,340,647         | 9.3              | 269,731          | 259,227            | -10,504        | -3.9             | 1.87                       | 1.64         |
| Seas Rec: Exist                      | 10,462,907                  | 11,881,222         | 1,418,315         | 13.6             | 137,526          | 149,513            | 11,987         | 8.7              | 1.31                       | 1.26         |
| Com/Ind Lo Exist                     | 7,926,443                   | 8,050,440          | 123,998           | 1.6              | 223,833          | 225,327            | 1,494          | 0.7              | 2.82                       | 2.80         |
| Com/Ind Hi Exist                     | 40,958,745                  | 41,856,216         | 897,471           | 2.2              | 1,512,104        | 1,525,381          | 13,277         | 0.9              | 3.69                       | 3.64         |
| Publ Util                            | 6,564,024                   | 6,839,898          | 275,874           | 4.2              | 218,463          | 221,529            | 3,066          | 1.4              | 3.33                       | 3.24         |
| AgHm House Exist                     | 8,097,036                   | 8,795,675          | 698,638           | 8.6              | 70,785           | 75,927             | 5,142          | 7.3              | 0.87                       | 0.86         |
| AgHm Land: Exist                     | 22,705,304                  | 24,252,161         | 1,546,857         | 6.8              | 115,925          | 121,076            | 5,151          | 4.4              | 0.51                       | 0.50         |
| Ag NonHm: Exist                      | 10,214,986                  | 11,030,511         | 815,525           | 8.0              | 104,870          | 108,757            | 3,887          | 3.7              | 1.03                       | 0.99         |
| Res Hmstd NewCon                     | 0                           | 5,252,294          | 5,252,294         | 0.0              | 0                | 57,495             | 57,495         | 0.0              | 0.00                       | 1.09         |
| All Other NewCon                     | 0                           | 3,643,151          | 3,643,151         | 0.0              | 0                | 71,960             | 71,960         | 0.0              | 0.00                       | 1.98         |
| <b>Total</b>                         | <b>325,151,728</b>          | <b>363,685,100</b> | <b>38,533,372</b> | <b>11.9</b>      | <b>5,017,572</b> | <b>5,373,068</b>   | <b>355,495</b> | <b>7.1</b>       | <b>1.54</b>                | <b>1.48</b>  |

**Tax Base**

**Tax Rates**

|                          | <b>Tax Base</b> |                    |               |                  | <b>Pctg Chng</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       | 3,750,086       | 4,142,475          | 392,389       | 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       | 3,661,137          | 355,436       | 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>111.28</b> | <b>1.221</b>               | <b>1.281</b> |

GREATER MINNESOTA

| 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>Chng | Base                   | Alter       |
| Res Hmstd: Exist                 | 61,486,170           | 67,206,140         | 5,719,971         | 9.3          | 633,878          | 694,104          | 60,225         | 9.5          | 1.03                   | 1.03        |
| ResNonHm 1 Exist                 | 3,523,627            | 3,974,386          | 450,759           | 12.8         | 45,407           | 50,295           | 4,888          | 10.8         | 1.29                   | 1.27        |
| ResNonHm23 Exist                 | 1,282,249            | 1,356,418          | 74,169            | 5.8          | 20,544           | 21,349           | 805            | 3.9          | 1.60                   | 1.57        |
| Apartments Exist                 | 2,711,178            | 2,931,310          | 220,131           | 8.1          | 49,288           | 49,765           | 477            | 1.0          | 1.82                   | 1.70        |
| Seas Rec: Exist                  | 10,147,754           | 11,537,188         | 1,389,434         | 13.7         | 132,579          | 144,378          | 11,799         | 8.9          | 1.31                   | 1.25        |
| Com/Ind Lo Exist                 | 4,412,774            | 4,518,482          | 105,709           | 2.4          | 124,566          | 126,813          | 2,246          | 1.8          | 2.82                   | 2.81        |
| Com/Ind Hi Exist                 | 7,986,283            | 8,508,361          | 522,078           | 6.5          | 290,126          | 306,505          | 16,378         | 5.6          | 3.63                   | 3.60        |
| Publ Util                        | 4,300,179            | 4,472,649          | 172,470           | 4.0          | 138,417          | 139,737          | 1,320          | 1.0          | 3.22                   | 3.12        |
| AgHm House Exist                 | 7,067,066            | 7,730,164          | 663,098           | 9.4          | 61,072           | 66,081           | 5,009          | 8.2          | 0.86                   | 0.85        |
| AgHm Land: Exist                 | 21,677,370           | 23,160,318         | 1,482,948         | 6.8          | 111,612          | 116,740          | 5,128          | 4.6          | 0.51                   | 0.50        |
| Ag NonHm: Exist                  | 9,563,108            | 10,301,015         | 737,907           | 7.7          | 98,041           | 101,680          | 3,639          | 3.7          | 1.03                   | 0.99        |
| Res Hmstd NewCon                 | 0                    | 2,234,644          | 2,234,644         | 0.0          | 0                | 23,303           | 23,303         | 0.0          | 0.00                   | 1.04        |
| All Other NewCon                 | 0                    | 1,705,922          | 1,705,922         | 0.0          | 0                | 28,687           | 28,687         | 0.0          | 0.00                   | 1.68        |
| <b>Total</b>                     | <b>134,157,757</b>   | <b>149,636,997</b> | <b>15,479,239</b> | <b>11.5</b>  | <b>1,705,531</b> | <b>1,869,436</b> | <b>163,904</b> | <b>9.6</b>   | <b>1.27</b>            | <b>1.25</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       | 1,412,952            | 1,572,821   | 159,869 | 11.3         | County             | 58.54         | 56.39         | 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            | 1,526,227   | 154,559 | 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</b> | <b>112.57</b> | <b>0.625</b> | <b>0.846</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    | 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              | 324,400     | 8.1          | 5,458    | 4,839       | -619   | -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              | 159,800     | 6.5          | 3,947    | 4,212       | 265    | 6.7          | 2.631                  | 2.635 |
| Comm/Ind: Med Val    | 300,000              | 319,600     | 6.5          | 9,178    | 9,673       | 495    | 5.4          | 3.059                  | 3.026 |
| Comm/Ind: Hi Val     | 1,000,000            | 1,065,400   | 6.5          | 33,591   | 35,163      | 1,572  | 4.7          | 3.359                  | 3.300 |

**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 Chng</b> | <b>Base</b>                | <b>Alter</b> |
| Res Hmstd: Exist                     | 129,877,739                 | 144,409,421        | 14,531,682        | 11.2             | 1,554,477        | 1,661,886          | 107,409        | 6.9              | 1.20                       | 1.15         |
| ResNonHm 1 Exist                     | 5,034,041                   | 6,415,730          | 1,381,689         | 27.4             | 67,160           | 82,015             | 14,856         | 22.1             | 1.33                       | 1.28         |
| ResNonHm23 Exist                     | 2,583,752                   | 2,946,086          | 362,334           | 14.0             | 42,870           | 47,227             | 4,357          | 10.2             | 1.66                       | 1.60         |
| Apartments Exist                     | 11,723,527                  | 12,844,043         | 1,120,515         | 9.6              | 220,444          | 209,462            | -10,981        | -5.0             | 1.88                       | 1.63         |
| Seas Rec: Exist                      | 315,153                     | 344,035            | 28,882            | 9.2              | 4,947            | 5,134              | 188            | 3.8              | 1.57                       | 1.49         |
| Com/Ind Lo Exist                     | 3,513,669                   | 3,531,958          | 18,289            | 0.5              | 99,266           | 98,514             | -752           | -0.8             | 2.83                       | 2.79         |
| Com/Ind Hi Exist                     | 32,972,462                  | 33,347,855         | 375,393           | 1.1              | 1,221,978        | 1,218,876          | -3,101         | -0.3             | 3.71                       | 3.66         |
| Publ Util                            | 2,263,845                   | 2,367,249          | 103,405           | 4.6              | 80,046           | 81,792             | 1,746          | 2.2              | 3.54                       | 3.46         |
| AgHm House Exist                     | 1,029,970                   | 1,065,511          | 35,541            | 3.5              | 9,712            | 9,846              | 134            | 1.4              | 0.94                       | 0.92         |
| AgHm Land: Exist                     | 1,027,935                   | 1,091,843          | 63,908            | 6.2              | 4,312            | 4,336              | 23             | 0.5              | 0.42                       | 0.40         |
| Ag NonHm: Exist                      | 651,878                     | 729,497            | 77,619            | 11.9             | 6,829            | 7,077              | 248            | 3.6              | 1.05                       | 0.97         |
| Res Hmstd NewCon                     | 0                           | 3,017,649          | 3,017,649         | 0.0              | 0                | 34,193             | 34,193         | 0.0              | 0.00                       | 1.13         |
| All Other NewCon                     | 0                           | 1,937,228          | 1,937,228         | 0.0              | 0                | 43,274             | 43,274         | 0.0              | 0.00                       | 2.23         |
| <b>Total</b>                         | <b>190,993,971</b>          | <b>214,048,103</b> | <b>23,054,133</b> | <b>12.1</b>      | <b>3,312,041</b> | <b>3,503,632</b>   | <b>191,591</b> | <b>5.8</b>       | <b>1.73</b>                | <b>1.64</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       | 2,337,135       | 2,569,655          | 232,520       | 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         | 36.66                      | 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       | 2,134,909          | 200,877       | 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>110.35</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                     | 129,800            | 11.2             | 1,271           | 1,371              | 100           | 7.8              | 1.089                      | 1.056        |
| Res Hmstd: Avg Val   | 175,000                     | 194,600            | 11.2             | 2,093           | 2,241              | 149           | 7.1              | 1.195                      | 1.151        |
| Res Hmstd: Hi Val    | 233,200                     | 259,300            | 11.2             | 2,912           | 3,110              | 198           | 6.8              | 1.248                      | 1.199        |
| Res Hmstd: Ex-Hi Val | 349,900                     | 389,000            | 11.2             | 4,556           | 4,853              | 296           | 6.5              | 1.302                      | 1.247        |
| Apartment (Mkt rate) | 300,000                     | 328,700            | 9.6              | 5,706           | 5,026              | -680          | -11.9            | 1.902                      | 1.529        |
| Comm/Ind: Lo Val     | 150,000                     | 151,700            | 1.1              | 4,182           | 4,180              | -3            | -0.1             | 2.788                      | 2.755        |
| Comm/Ind: Med Val    | 300,000                     | 303,400            | 1.1              | 9,683           | 9,657              | -26           | -0.3             | 3.227                      | 3.183        |
| Comm/Ind: Hi Val     | 1,000,000                   | 1,011,400          | 1.1              | 35,353          | 35,222             | -131          | -0.4             | 3.535                      | 3.482        |

**NORTHWEST 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 Chng</b> | <b>Base</b>                | <b>Alter</b> |
| Res Hmstd: Exist                     | 3,151,921                   | 3,327,410          | 175,489        | 5.6              | 38,171          | 41,658             | 3,487         | 9.1              | 1.21                       | 1.25         |
| ResNonHm 1 Exist                     | 206,431                     | 226,773            | 20,342         | 9.9              | 3,084           | 3,441              | 357           | 11.6             | 1.49                       | 1.52         |
| ResNonHm23 Exist                     | 82,051                      | 85,712             | 3,661          | 4.5              | 1,411           | 1,493              | 82            | 5.8              | 1.72                       | 1.74         |
| Apartments Exist                     | 276,383                     | 297,808            | 21,425         | 7.8              | 5,325           | 5,728              | 402           | 7.6              | 1.93                       | 1.92         |
| Seas Rec: Exist                      | 79,149                      | 87,573             | 8,424          | 10.6             | 1,261           | 1,382              | 122           | 9.7              | 1.59                       | 1.58         |
| Com/Ind Lo Exist                     | 458,912                     | 466,941            | 8,029          | 1.7              | 13,186          | 13,523             | 337           | 2.6              | 2.87                       | 2.90         |
| Com/Ind Hi Exist                     | 616,628                     | 658,539            | 41,911         | 6.8              | 20,302          | 21,853             | 1,551         | 7.6              | 3.29                       | 3.32         |
| 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                      | 16,742             | 1,006          | 6.4              | 186             | 200                | 14            | 7.5              | 1.18                       | 1.19         |
| AgHm Land: Exist                     | 21,656                      | 23,763             | 2,107          | 9.7              | 149             | 172                | 23            | 15.3             | 0.69                       | 0.72         |
| Ag NonHm: Exist                      | 24,131                      | 23,877             | -255           | -1.1             | 351             | 346                | -4            | -1.2             | 1.45                       | 1.45         |
| Res Hmstd NewCon                     | 0                           | 92,559             | 92,559         | 0.0              | 0               | 1,120              | 1,120         | 0.0              | 0.00                       | 1.21         |
| All Other NewCon                     | 0                           | 77,854             | 77,854         | 0.0              | 0               | 1,848              | 1,848         | 0.0              | 0.00                       | 2.37         |
| <b>Total</b>                         | <b>5,045,706</b>            | <b>5,497,024</b>   | <b>451,318</b> | <b>8.9</b>       | <b>87,241</b>   | <b>96,663</b>      | <b>9,421</b>  | <b>10.8</b>      | <b>1.73</b>                | <b>1.76</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       | 61,068                      | 66,207             | 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                      | 62,494             | 4,661         | 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 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    | 47,900                      | 50,600             | 5.6              | 516             | 555                | 40            | 7.7              | 1.076                      | 1.097        |
| Res Hmstd: Avg Val   | 71,800                      | 75,800             | 5.6              | 773             | 832                | 59            | 7.7              | 1.076                      | 1.097        |
| Res Hmstd: Hi Val    | 95,700                      | 101,000            | 5.5              | 1,126           | 1,231              | 104           | 9.3              | 1.177                      | 1.218        |
| Res Hmstd: Ex-Hi Val | 143,500                     | 151,500            | 5.6              | 1,875           | 2,033              | 157           | 8.4              | 1.306                      | 1.341        |
| Apartment (Mkt rate) | 300,000                     | 323,300            | 7.8              | 6,560           | 5,998              | -561          | -8.6             | 2.186                      | 1.855        |
| Comm/Ind: Lo Val     | 150,000                     | 160,200            | 6.8              | 4,498           | 4,946              | 448           | 10.0             | 2.998                      | 3.087        |
| Comm/Ind: Med Val    | 300,000                     | 320,400            | 6.8              | 10,467          | 11,371             | 904           | 8.6              | 3.488                      | 3.548        |
| Comm/Ind: Hi Val     | 1,000,000                   | 1,068,000          | 6.8              | 38,322          | 41,354             | 3,032         | 7.9              | 3.832                      | 3.872        |

**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 Chng</b> | <b>Base</b>                | <b>Alter</b> |
| Res Hmstd: Exist                     | 3,074,915                   | 3,384,859          | 309,944          | 10.1             | 25,397          | 27,638             | 2,241         | 8.8              | 0.83                       | 0.82         |
| ResNonHm 1 Exist                     | 190,926                     | 203,111            | 12,185           | 6.4              | 2,085           | 2,151              | 66            | 3.2              | 1.09                       | 1.06         |
| ResNonHm23 Exist                     | 52,385                      | 58,089             | 5,704            | 10.9             | 663             | 705                | 42            | 6.3              | 1.27                       | 1.21         |
| Apartments Exist                     | 6,084                       | 7,555              | 1,471            | 24.2             | 84              | 85                 | 2             | 2.0              | 1.38                       | 1.13         |
| Seas Rec: Exist                      | 1,786,213                   | 2,049,816          | 263,603          | 14.8             | 21,973          | 24,505             | 2,532         | 11.5             | 1.23                       | 1.20         |
| Com/Ind Lo Exist                     | 108,437                     | 109,955            | 1,518            | 1.4              | 2,594           | 2,577              | -17           | -0.7             | 2.39                       | 2.34         |
| Com/Ind Hi Exist                     | 115,018                     | 121,818            | 6,799            | 5.9              | 3,720           | 3,866              | 147           | 3.9              | 3.23                       | 3.17         |
| Publ Util                            | 390,137                     | 419,509            | 29,372           | 7.5              | 12,715          | 13,149             | 434           | 3.4              | 3.26                       | 3.13         |
| AgHm House Exist                     | 978,135                     | 1,059,952          | 81,817           | 8.4              | 8,140           | 8,630              | 490           | 6.0              | 0.83                       | 0.81         |
| AgHm Land: Exist                     | 3,471,196                   | 3,638,399          | 167,203          | 4.8              | 18,187          | 18,404             | 217           | 1.2              | 0.52                       | 0.51         |
| Ag NonHm: Exist                      | 1,979,318                   | 2,065,294          | 85,976           | 4.3              | 21,276          | 21,205             | -71           | -0.3             | 1.07                       | 1.03         |
| Res Hmstd NewCon                     | 0                           | 126,329            | 126,329          | 0.0              | 0               | 1,030              | 1,030         | 0.0              | 0.00                       | 0.82         |
| All Other NewCon                     | 0                           | 123,564            | 123,564          | 0.0              | 0               | 1,291              | 1,291         | 0.0              | 0.00                       | 1.04         |
| <b>Total</b>                         | <b>12,152,765</b>           | <b>13,368,249</b>  | <b>1,215,485</b> | <b>10.0</b>      | <b>116,835</b>  | <b>125,237</b>     | <b>8,402</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                     | 125,176            | 11,998        | 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                     | 125,134            | 12,001        | 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                     | 115,800            | 10.1             | 858             | 938                | 80            | 9.3              | 0.815                      | 0.810        |
| Res Hmstd: Hi Val    | 140,200                     | 154,300            | 10.1             | 1,267           | 1,374              | 106           | 8.4              | 0.904                      | 0.890        |
| Res Hmstd: Ex-Hi Val | 210,400                     | 231,600            | 10.1             | 2,089           | 2,248              | 160           | 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              | 195           | 9.2              | 1.403                      | 1.369        |
| Comm/Ind: Lo Val     | 150,000                     | 158,900            | 5.9              | 3,608           | 3,786              | 179           | 5.0              | 2.405                      | 2.382        |
| Comm/Ind: Med Val    | 300,000                     | 317,700            | 5.9              | 8,391           | 8,707              | 315           | 3.8              | 2.797                      | 2.740        |
| Comm/Ind: Hi Val     | 1,000,000                   | 1,059,100          | 5.9              | 30,716          | 31,678             | 962           | 3.1              | 3.071                      | 2.991        |



**NORTH CENTRAL 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/>Chng</b> | <b>Base</b>                    | <b>Alter</b> |
| Res Hmstd: Exist                         | 2,225,959                   | 2,466,839          | 240,880        | 10.8                 | 22,299          | 24,898             | 2,599         | 11.7                 | 1.00                           | 1.01         |
| ResNonHm 1 Exist                         | 186,993                     | 227,993            | 41,000         | 21.9                 | 2,397           | 2,900              | 503           | 21.0                 | 1.28                           | 1.27         |
| ResNonHm23 Exist                         | 69,238                      | 78,049             | 8,810          | 12.7                 | 1,092           | 1,227              | 135           | 12.4                 | 1.58                           | 1.57         |
| Apartments Exist                         | 153,164                     | 158,691            | 5,528          | 3.6                  | 2,799           | 2,768              | -31           | -1.1                 | 1.83                           | 1.74         |
| Seas Rec: Exist                          | 961,064                     | 1,069,647          | 108,584        | 11.3                 | 12,834          | 13,827             | 993           | 7.7                  | 1.34                           | 1.29         |
| Com/Ind Lo Exist                         | 381,425                     | 395,009            | 13,584         | 3.6                  | 10,724          | 11,050             | 326           | 3.0                  | 2.81                           | 2.80         |
| Com/Ind Hi Exist                         | 631,445                     | 689,870            | 58,426         | 9.3                  | 22,339          | 24,370             | 2,031         | 9.1                  | 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                      | 20,591             | 2,199          | 12.0                 | 195             | 216                | 21            | 10.9                 | 1.06                           | 1.05         |
| AgHm Land: Exist                         | 19,495                      | 21,372             | 1,876          | 9.6                  | 95              | 99                 | 3             | 3.5                  | 0.49                           | 0.46         |
| Ag NonHm: Exist                          | 23,952                      | 26,225             | 2,273          | 9.5                  | 250             | 261                | 11            | 4.4                  | 1.04                           | 0.99         |
| Res Hmstd NewCon                         | 0                           | 65,789             | 65,789         | 0.0                  | 0               | 640                | 640           | 0.0                  | 0.00                           | 0.97         |
| All Other NewCon                         | 0                           | 100,618            | 100,618        | 0.0                  | 0               | 2,060              | 2,060         | 0.0                  | 0.00                           | 2.05         |
| <b>Total</b>                             | <b>4,746,169</b>            | <b>5,391,302</b>   | <b>645,133</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<br/>Chng</b> | <b>Base</b>               | <b>Alter</b>  | <b>Base</b>                | <b>Alter</b> |              |
| Total Tax Capacity       | 57,129          | 64,617             | 7,488         | 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          | 61,791             | 7,063         | 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<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    | 56,800                          | 62,900             | 6,100         | 10.7                 | 462             | 502                | 40            | 8.6                  | 0.813                          | 0.798        |
| Res Hmstd: Avg Val   | 85,200                          | 94,400             | 9,200         | 10.8                 | 739             | 844                | 105           | 14.3                 | 0.866                          | 0.893        |
| Res Hmstd: Hi Val    | 113,600                         | 125,900            | 12,300        | 10.8                 | 1,109           | 1,250              | 141           | 12.7                 | 0.976                          | 0.992        |
| Res Hmstd: Ex-Hi Val | 170,400                         | 188,800            | 18,400        | 10.8                 | 1,849           | 2,060              | 211           | 11.4                 | 1.085                          | 1.091        |
| Apartment (Mkt rate) | 300,000                         | 310,800            | 10,800        | 3.6                  | 5,422           | 4,617              | -805          | -14.9                | 1.807                          | 1.485        |
| Comm/Ind: Lo Val     | 150,000                         | 163,900            | 13,900        | 9.3                  | 3,929           | 4,352              | 423           | 10.8                 | 2.619                          | 2.655        |
| Comm/Ind: Med Val    | 300,000                         | 327,800            | 27,800        | 9.3                  | 9,154           | 9,972              | 818           | 8.9                  | 3.051                          | 3.041        |
| Comm/Ind: Hi Val     | 1,000,000                       | 1,092,500          | 92,500        | 9.3                  | 33,538          | 36,189             | 2,651         | 7.9                  | 3.353                          | 3.312        |

**NORTH 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 Chng</b> | <b>Base</b>                | <b>Alter</b> |
| Res Hmstd: Exist                     | 3,598,484                   | 3,951,023          | 352,539          | 9.8              | 30,202          | 32,112             | 1,910         | 6.3              | 0.84                       | 0.81         |
| ResNonHm 1 Exist                     | 220,797                     | 252,818            | 32,021           | 14.5             | 2,409           | 2,610              | 201           | 8.3              | 1.09                       | 1.03         |
| ResNonHm23 Exist                     | 46,883                      | 54,551             | 7,668            | 16.4             | 641             | 714                | 73            | 11.4             | 1.37                       | 1.31         |
| Apartments Exist                     | 7,052                       | 9,396              | 2,344            | 33.2             | 115             | 122                | 7             | 6.5              | 1.63                       | 1.30         |
| Seas Rec: Exist                      | 2,765,940                   | 3,166,837          | 400,897          | 14.5             | 33,518          | 36,107             | 2,589         | 7.7              | 1.21                       | 1.14         |
| Com/Ind Lo Exist                     | 138,694                     | 143,735            | 5,041            | 3.6              | 3,286           | 3,252              | -35           | -1.1             | 2.37                       | 2.26         |
| Com/Ind Hi Exist                     | 99,803                      | 107,145            | 7,342            | 7.4              | 3,119           | 3,165              | 46            | 1.5              | 3.13                       | 2.95         |
| 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                     | 761,842            | 78,806           | 11.5             | 6,538           | 7,140              | 601           | 9.2              | 0.96                       | 0.94         |
| AgHm Land: Exist                     | 1,089,057                   | 1,204,626          | 115,569          | 10.6             | 5,478           | 5,772              | 294           | 5.4              | 0.50                       | 0.48         |
| Ag NonHm: Exist                      | 489,323                     | 548,994            | 59,671           | 12.2             | 5,602           | 5,936              | 334           | 6.0              | 1.14                       | 1.08         |
| Res Hmstd NewCon                     | 0                           | 135,398            | 135,398          | 0.0              | 0               | 1,125              | 1,125         | 0.0              | 0.00                       | 0.83         |
| All Other NewCon                     | 0                           | 150,552            | 150,552          | 0.0              | 0               | 1,684              | 1,684         | 0.0              | 0.00                       | 1.12         |
| <b>Total</b>                         | <b>9,416,751</b>            | <b>10,804,113</b>  | <b>1,387,361</b> | <b>14.7</b>      | <b>100,880</b>  | <b>110,603</b>     | <b>9,723</b>  | <b>9.6</b>       | <b>1.07</b>                | <b>1.02</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       | 94,079                      | 108,070            | 13,991        | 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                      | 108,042            | 13,989        | 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>96.20</b>               | <b>0.186</b> | <b>0.486</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    | 70,700                      | 77,600             | 9.8              | 470             | 482                | 12            | 2.5              | 0.664                      | 0.620        |
| Res Hmstd: Avg Val   | 106,000                     | 116,400            | 9.8              | 852             | 909                | 57            | 6.7              | 0.803                      | 0.780        |
| Res Hmstd: Hi Val    | 141,300                     | 155,100            | 9.8              | 1,260           | 1,335              | 75            | 6.0              | 0.891                      | 0.860        |
| Res Hmstd: Ex-Hi Val | 212,000                     | 232,800            | 9.8              | 2,076           | 2,190              | 114           | 5.5              | 0.979                      | 0.940        |
| Seas Rec: Lo Val     | 50,000                      | 56,000             | 12.0             | 631             | 660                | 28            | 4.5              | 1.262                      | 1.178        |
| Seas Rec: Hi Val     | 150,000                     | 168,000            | 12.0             | 2,135           | 2,278              | 144           | 6.7              | 1.423                      | 1.356        |
| Comm/Ind: Lo Val     | 150,000                     | 161,000            | 7.3              | 3,600           | 3,790              | 190           | 5.3              | 2.400                      | 2.354        |
| Comm/Ind: Med Val    | 300,000                     | 322,100            | 7.4              | 8,391           | 8,711              | 320           | 3.8              | 2.796                      | 2.704        |
| Comm/Ind: Hi Val     | 1,000,000                   | 1,073,600          | 7.4              | 30,747          | 31,664             | 916           | 3.0              | 3.074                      | 2.949        |

**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 Chng</b> | <b>Base</b>                | <b>Alter</b> |
| Res Hmstd: Exist                     | 1,764,726                   | 1,885,965          | 121,239        | 6.9              | 15,647          | 16,880             | 1,233         | 7.9              | 0.89                       | 0.90         |
| ResNonHm 1 Exist                     | 118,689                     | 137,249            | 18,560         | 15.6             | 2,017           | 2,262              | 245           | 12.2             | 1.70                       | 1.65         |
| ResNonHm23 Exist                     | 36,491                      | 38,564             | 2,074          | 5.7              | 766             | 786                | 20            | 2.6              | 2.10                       | 2.04         |
| Apartments Exist                     | 106,079                     | 108,543            | 2,464          | 2.3              | 2,237           | 2,261              | 24            | 1.1              | 2.11                       | 2.08         |
| Seas Rec: Exist                      | 110,736                     | 129,498            | 18,762         | 16.9             | 1,823           | 2,035              | 213           | 11.7             | 1.65                       | 1.57         |
| Com/Ind Lo Exist                     | 245,188                     | 252,355            | 7,166          | 2.9              | 8,124           | 8,229              | 105           | 1.3              | 3.31                       | 3.26         |
| Com/Ind Hi Exist                     | 279,347                     | 297,473            | 18,126         | 6.5              | 12,374          | 12,931             | 557           | 4.5              | 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                       | 4,252              | 373            | 9.6              | 37              | 45                 | 8             | 21.3             | 0.96                       | 1.06         |
| AgHm Land: Exist                     | 2,480                       | 2,829              | 349            | 14.1             | 10              | 12                 | 1             | 14.2             | 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                           | 28,645             | 28,645         | 0.0              | 0               | 260                | 260           | 0.0              | 0.00                       | 0.91         |
| All Other NewCon                     | 0                           | 27,481             | 27,481         | 0.0              | 0               | 787                | 787           | 0.0              | 0.00                       | 2.86         |
| <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                      | 45,300             | 6.8              | 210             | 226                | 16            | 7.6              | 0.496                      | 0.499        |
| 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                      | 90,400             | 6.9              | 775             | 836                | 61            | 7.8              | 0.916                      | 0.924        |
| Res Hmstd: Ex-Hi Val | 127,000                     | 135,700            | 6.9              | 1,509           | 1,599              | 91            | 6.0              | 1.187                      | 1.178        |
| Apartment (Mkt rate) | 300,000                     | 307,000            | 2.3              | 7,335           | 6,075              | -1,261        | -17.2            | 2.445                      | 1.978        |
| Comm/Ind: Lo Val     | 150,000                     | 159,700            | 6.5              | 4,881           | 5,187              | 306           | 6.3              | 3.253                      | 3.247        |
| Comm/Ind: Med Val    | 300,000                     | 319,500            | 6.5              | 11,375          | 11,939             | 564           | 5.0              | 3.791                      | 3.736        |
| Comm/Ind: Hi Val     | 1,000,000                   | 1,064,900          | 6.5              | 41,681          | 43,437             | 1,756         | 4.2              | 4.168                      | 4.078        |

**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 Chng</b> | <b>Base</b>                | <b>Alter</b> |
| Res Hmstd: Exist                     | 2,875,765                   | 3,203,904          | 328,139        | 11.4             | 19,413          | 21,053             | 1,640         | 8.4              | 0.68                       | 0.66         |
| ResNonHm 1 Exist                     | 146,402                     | 175,956            | 29,554         | 20.2             | 1,720           | 1,930              | 210           | 12.2             | 1.17                       | 1.10         |
| ResNonHm23 Exist                     | 20,028                      | 21,047             | 1,018          | 5.1              | 281             | 277                | -4            | -1.4             | 1.40                       | 1.32         |
| Apartments Exist                     | 4,044                       | 3,727              | -317           | -7.8             | 60              | 49                 | -11           | -17.9            | 1.48                       | 1.32         |
| Seas Rec: Exist                      | 2,410,145                   | 2,735,190          | 325,045        | 13.5             | 31,878          | 34,787             | 2,909         | 9.1              | 1.32                       | 1.27         |
| Com/Ind Lo Exist                     | 62,417                      | 67,416             | 4,999          | 8.0              | 1,619           | 1,691              | 72            | 4.4              | 2.59                       | 2.51         |
| Com/Ind Hi Exist                     | 115,456                     | 117,897            | 2,442          | 2.1              | 4,088           | 4,042              | -46           | -1.1             | 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                     | 141,218            | 11,803         | 9.1              | 614             | 647                | 33            | 5.3              | 0.47                       | 0.46         |
| AgHm Land: Exist                     | 137,181                     | 154,554            | 17,373         | 12.7             | 290             | 311                | 21            | 7.1              | 0.21                       | 0.20         |
| Ag NonHm: Exist                      | 326,126                     | 363,875            | 37,748         | 11.6             | 3,717           | 3,866              | 149           | 4.0              | 1.14                       | 1.06         |
| Res Hmstd NewCon                     | 0                           | 76,656             | 76,656         | 0.0              | 0               | 496                | 496           | 0.0              | 0.00                       | 0.65         |
| All Other NewCon                     | 0                           | 77,087             | 77,087         | 0.0              | 0               | 980                | 980           | 0.0              | 0.00                       | 1.27         |
| <b>Total</b>                         | <b>6,422,893</b>            | <b>7,369,332</b>   | <b>946,439</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>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       | 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</b> | <b>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                     | 158,400            | 11.4             | 1,047           | 1,137              | 90            | 8.6              | 0.736                      | 0.717        |
| Res Hmstd: Ex-Hi Val | 213,300                     | 237,600            | 11.4             | 1,901           | 2,036              | 135           | 7.1              | 0.891                      | 0.856        |
| 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                     | 153,200            | 2.1              | 3,750           | 3,709              | -41           | -1.1             | 2.500                      | 2.421        |
| Comm/Ind: Med Val    | 300,000                     | 306,300            | 2.1              | 8,738           | 8,602              | -136          | -1.6             | 2.912                      | 2.808        |
| Comm/Ind: Hi Val     | 1,000,000                   | 1,021,100          | 2.1              | 32,015          | 31,447             | -569          | -1.8             | 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 Chng</b> | <b>Base</b>                | <b>Alter</b> |
| Res Hmstd: Exist                     | 3,252,512                   | 3,602,735          | 350,223        | 10.8             | 36,953          | 40,409             | 3,456         | 9.4              | 1.14                       | 1.12         |
| ResNonHm 1 Exist                     | 196,641                     | 236,912            | 40,271         | 20.5             | 2,665           | 3,151              | 486           | 18.2             | 1.36                       | 1.33         |
| ResNonHm23 Exist                     | 102,321                     | 123,396            | 21,075         | 20.6             | 1,729           | 2,034              | 304           | 17.6             | 1.69                       | 1.65         |
| Apartments Exist                     | 187,376                     | 214,144            | 26,768         | 14.3             | 3,386           | 3,527              | 142           | 4.2              | 1.81                       | 1.65         |
| Seas Rec: Exist                      | 67,460                      | 76,666             | 9,206          | 13.6             | 1,102           | 1,169              | 67            | 6.1              | 1.63                       | 1.53         |
| Com/Ind Lo Exist                     | 178,705                     | 189,281            | 10,576         | 5.9              | 5,093           | 5,276              | 183           | 3.6              | 2.85                       | 2.79         |
| Com/Ind Hi Exist                     | 484,619                     | 588,353            | 103,735        | 21.4             | 18,263          | 21,655             | 3,392         | 18.6             | 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                      | 12,598             | 828            | 7.0              | 140             | 136                | -4            | -2.8             | 1.19                       | 1.08         |
| AgHm Land: Exist                     | 9,238                       | 10,597             | 1,359          | 14.7             | 49              | 48                 | -1            | -2.3             | 0.53                       | 0.45         |
| Ag NonHm: Exist                      | 15,424                      | 16,816             | 1,392          | 9.0              | 215             | 211                | -3            | -1.6             | 1.39                       | 1.26         |
| Res Hmstd NewCon                     | 0                           | 65,918             | 65,918         | 0.0              | 0               | 744                | 744           | 0.0              | 0.00                       | 1.13         |
| All Other NewCon                     | 0                           | 42,544             | 42,544         | 0.0              | 0               | 894                | 894           | 0.0              | 0.00                       | 2.10         |
| <b>Total</b>                         | <b>4,617,044</b>            | <b>5,291,769</b>   | <b>674,725</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                      | 77,500             | 10.7             | 676             | 730                | 54            | 8.0              | 0.966                      | 0.942        |
| Res Hmstd: Avg Val   | 104,900                     | 116,200            | 10.8             | 1,155           | 1,281              | 126           | 10.9             | 1.101                      | 1.102        |
| Res Hmstd: Hi Val    | 139,900                     | 155,000            | 10.8             | 1,665           | 1,833              | 168           | 10.1             | 1.189                      | 1.182        |
| Res Hmstd: Ex-Hi Val | 209,900                     | 232,500            | 10.8             | 2,684           | 2,936              | 252           | 9.4              | 1.278                      | 1.262        |
| Apartment (Mkt rate) | 300,000                     | 342,900            | 14.3             | 6,131           | 5,657              | -474          | -7.7             | 2.043                      | 1.649        |
| Comm/Ind: Lo Val     | 150,000                     | 182,100            | 21.4             | 4,283           | 5,349              | 1,066         | 24.9             | 2.855                      | 2.937        |
| Comm/Ind: Med Val    | 300,000                     | 364,200            | 21.4             | 9,989           | 12,055             | 2,066         | 20.7             | 3.329                      | 3.310        |
| Comm/Ind: Hi Val     | 1,000,000                   | 1,214,100          | 21.4             | 36,615          | 43,353             | 6,738         | 18.4             | 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 Chng</b> | <b>Base</b>                | <b>Alter</b> |
| Res Hmstd: Exist                     | 2,056,094                   | 2,297,620          | 241,527        | 11.7             | 28,262          | 29,921             | 1,660         | 5.9              | 1.37                       | 1.30         |
| ResNonHm 1 Exist                     | 127,388                     | 131,797            | 4,408          | 3.5              | 2,073           | 2,013              | -60           | -2.9             | 1.63                       | 1.53         |
| ResNonHm23 Exist                     | 57,010                      | 66,145             | 9,135          | 16.0             | 1,167           | 1,250              | 83            | 7.1              | 2.05                       | 1.89         |
| Apartments Exist                     | 131,195                     | 145,024            | 13,828         | 10.5             | 2,709           | 2,770              | 61            | 2.3              | 2.06                       | 1.91         |
| Seas Rec: Exist                      | 41,313                      | 46,777             | 5,464          | 13.2             | 836             | 916                | 80            | 9.6              | 2.02                       | 1.96         |
| Com/Ind Lo Exist                     | 228,633                     | 240,075            | 11,441         | 5.0              | 7,395           | 7,382              | -13           | -0.2             | 3.23                       | 3.07         |
| Com/Ind Hi Exist                     | 344,133                     | 382,713            | 38,580         | 11.2             | 14,608          | 15,405             | 797           | 5.5              | 4.24                       | 4.03         |
| Publ Util                            | 73,425                      | 74,923             | 1,497          | 2.0              | 3,092           | 3,022              | -69           | -2.2             | 4.21                       | 4.03         |
| AgHm House Exist                     | 49,254                      | 54,374             | 5,119          | 10.4             | 624             | 652                | 28            | 4.4              | 1.27                       | 1.20         |
| AgHm Land: Exist                     | 38,051                      | 42,983             | 4,932          | 13.0             | 205             | 218                | 13            | 6.2              | 0.54                       | 0.51         |
| Ag NonHm: Exist                      | 17,975                      | 20,720             | 2,746          | 15.3             | 266             | 286                | 20            | 7.5              | 1.48                       | 1.38         |
| Res Hmstd NewCon                     | 0                           | 117,533            | 117,533        | 0.0              | 0               | 1,557              | 1,557         | 0.0              | 0.00                       | 1.32         |
| All Other NewCon                     | 0                           | 62,842             | 62,842         | 0.0              | 0               | 1,365              | 1,365         | 0.0              | 0.00                       | 2.17         |
| <b>Total</b>                         | <b>3,164,472</b>            | <b>3,683,525</b>   | <b>519,053</b> | <b>16.4</b>      | <b>61,237</b>   | <b>66,758</b>      | <b>5,521</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          | 43,106             | 5,843         | 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          | 40,917             | 5,661         | 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>145.79</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                      | 76,300             | 11.7             | 830             | 850                | 21            | 2.5              | 1.214                      | 1.114        |
| Res Hmstd: Avg Val   | 102,500                     | 114,500            | 11.7             | 1,375           | 1,462              | 87            | 6.4              | 1.341                      | 1.276        |
| Res Hmstd: Hi Val    | 136,600                     | 152,600            | 11.7             | 1,956           | 2,072              | 116           | 6.0              | 1.431                      | 1.358        |
| Res Hmstd: Ex-Hi Val | 204,900                     | 229,000            | 11.8             | 3,120           | 3,297              | 176           | 5.7              | 1.522                      | 1.439        |
| Apartment (Mkt rate) | 300,000                     | 331,600            | 10.5             | 7,187           | 6,223              | -964          | -13.4            | 2.395                      | 1.876        |
| Comm/Ind: Lo Val     | 150,000                     | 166,800            | 11.2             | 4,812           | 5,259              | 448           | 9.3              | 3.207                      | 3.153        |
| Comm/Ind: Med Val    | 300,000                     | 333,600            | 11.2             | 11,201          | 12,018             | 817           | 7.3              | 3.733                      | 3.602        |
| Comm/Ind: Hi Val     | 1,000,000                   | 1,112,100          | 11.2             | 41,018          | 43,561             | 2,543         | 6.2              | 4.101                      | 3.916        |

**EAST 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/>Chng</b> | <b>Base</b>                    | <b>Alter</b> |
| Res Hmstd: Exist                         | 3,296,318                   | 3,709,738          | 413,420          | 12.5                 | 36,573          | 39,045             | 2,472         | 6.8                  | 1.11                           | 1.05         |
| ResNonHm 1 Exist                         | 188,723                     | 205,590            | 16,867           | 8.9                  | 2,485           | 2,512              | 27            | 1.1                  | 1.32                           | 1.22         |
| ResNonHm23 Exist                         | 56,060                      | 64,770             | 8,710            | 15.5                 | 909             | 979                | 70            | 7.7                  | 1.62                           | 1.51         |
| Apartments Exist                         | 3,471                       | 3,399              | -72              | -2.1                 | 63              | 51                 | -12           | -19.3                | 1.80                           | 1.49         |
| Seas Rec: Exist                          | 806,142                     | 922,950            | 116,808          | 14.5                 | 12,067          | 13,030             | 963           | 8.0                  | 1.50                           | 1.41         |
| Com/Ind Lo Exist                         | 66,906                      | 73,780             | 6,874            | 10.3                 | 1,844           | 1,937              | 93            | 5.1                  | 2.76                           | 2.63         |
| Com/Ind Hi Exist                         | 41,686                      | 49,702             | 8,016            | 19.2                 | 1,535           | 1,742              | 207           | 13.5                 | 3.68                           | 3.50         |
| Publ Util                                | 149,179                     | 155,547            | 6,368            | 4.3                  | 5,565           | 5,579              | 14            | 0.3                  | 3.73                           | 3.59         |
| AgHm House Exist                         | 795,536                     | 883,095            | 87,559           | 11.0                 | 8,309           | 8,684              | 375           | 4.5                  | 1.04                           | 0.98         |
| AgHm Land: Exist                         | 709,373                     | 783,010            | 73,637           | 10.4                 | 3,289           | 3,276              | -14           | -0.4                 | 0.46                           | 0.42         |
| Ag NonHm: Exist                          | 247,749                     | 286,929            | 39,181           | 15.8                 | 3,195           | 3,390              | 195           | 6.1                  | 1.29                           | 1.18         |
| Res Hmstd NewCon                         | 0                           | 129,544            | 129,544          | 0.0                  | 0               | 1,367              | 1,367         | 0.0                  | 0.00                           | 1.06         |
| All Other NewCon                         | 0                           | 119,845            | 119,845          | 0.0                  | 0               | 1,401              | 1,401         | 0.0                  | 0.00                           | 1.17         |
| <b>Total</b>                             | <b>6,361,142</b>            | <b>7,387,898</b>   | <b>1,026,756</b> | <b>16.1</b>          | <b>75,832</b>   | <b>82,991</b>      | <b>7,159</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<br/>Chng</b> | <b>Base</b>               | <b>Alter</b>  | <b>Base</b>                | <b>Alter</b> |              |
| Total Tax Capacity       | 62,816          | 72,916             | 10,101        | 16.1                 | County                    | 72.29         | 66.88                      | 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          | 72,846             | 10,095        | 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>116.77</b>              | <b>0.438</b> | <b>0.557</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    | 79,400                          | 88,900             | 9,500         | 12.0                 | 739             | 795                | 57            | 7.7                  | 0.930                          | 0.894        |
| Res Hmstd: Avg Val   | 119,100                         | 133,400            | 14,300        | 12.0                 | 1,294           | 1,380              | 86            | 6.6                  | 1.086                          | 1.034        |
| Res Hmstd: Hi Val    | 158,700                         | 177,700            | 19,000        | 12.0                 | 1,848           | 1,962              | 114           | 6.1                  | 1.164                          | 1.103        |
| Res Hmstd: Ex-Hi Val | 238,100                         | 266,700            | 28,600        | 12.0                 | 2,959           | 3,130              | 172           | 5.8                  | 1.242                          | 1.173        |
| Seas Rec: Lo Val     | 50,000                          | 56,000             | 6,000         | 12.0                 | 741             | 775                | 34            | 4.6                  | 1.481                          | 1.384        |
| Seas Rec: Hi Val     | 150,000                         | 168,000            | 18,000        | 12.0                 | 2,463           | 2,624              | 161           | 6.5                  | 1.642                          | 1.561        |
| Comm/Ind: Lo Val     | 150,000                         | 178,800            | 28,800        | 19.2                 | 4,131           | 4,928              | 797           | 19.3                 | 2.753                          | 2.756        |
| Comm/Ind: Med Val    | 300,000                         | 357,700            | 57,700        | 19.2                 | 9,616           | 11,141             | 1,525         | 15.9                 | 3.205                          | 3.114        |
| Comm/Ind: Hi Val     | 1,000,000                       | 1,192,300          | 192,300       | 19.2                 | 35,215          | 40,125             | 4,910         | 13.9                 | 3.521                          | 3.365        |

**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 Chng</b> | <b>Base</b>                | <b>Alter</b> |
| Res Hmstd: Exist                     | 7,167,696                   | 7,918,084          | 750,388          | 10.5             | 79,493          | 88,529             | 9,036         | 11.4             | 1.11                       | 1.12         |
| ResNonHm 1 Exist                     | 318,811                     | 373,432            | 54,622           | 17.1             | 4,167           | 4,794              | 627           | 15.0             | 1.31                       | 1.28         |
| ResNonHm23 Exist                     | 218,461                     | 207,672            | -10,789          | -4.9             | 3,470           | 3,269              | -202          | -5.8             | 1.59                       | 1.57         |
| Apartments Exist                     | 617,415                     | 671,252            | 53,836           | 8.7              | 10,954          | 10,897             | -58           | -0.5             | 1.77                       | 1.62         |
| Seas Rec: Exist                      | 51,298                      | 58,645             | 7,347            | 14.3             | 803             | 901                | 98            | 12.2             | 1.57                       | 1.54         |
| Com/Ind Lo Exist                     | 538,491                     | 551,290            | 12,799           | 2.4              | 15,048          | 15,241             | 193           | 1.3              | 2.79                       | 2.76         |
| Com/Ind Hi Exist                     | 1,494,752                   | 1,635,092          | 140,340          | 9.4              | 54,790          | 58,558             | 3,769         | 6.9              | 3.67                       | 3.58         |
| Publ Util                            | 1,028,093                   | 1,012,816          | -15,277          | -1.5             | 28,831          | 27,197             | -1,633        | -5.7             | 2.80                       | 2.69         |
| AgHm House Exist                     | 105,958                     | 112,676            | 6,718            | 6.3              | 1,147           | 1,217              | 70            | 6.1              | 1.08                       | 1.08         |
| AgHm Land: Exist                     | 95,421                      | 99,587             | 4,166            | 4.4              | 450             | 447                | -3            | -0.7             | 0.47                       | 0.45         |
| Ag NonHm: Exist                      | 63,135                      | 73,612             | 10,478           | 16.6             | 763             | 847                | 84            | 11.0             | 1.21                       | 1.15         |
| Res Hmstd NewCon                     | 0                           | 482,087            | 482,087          | 0.0              | 0               | 5,371              | 5,371         | 0.0              | 0.00                       | 1.11         |
| All Other NewCon                     | 0                           | 230,603            | 230,603          | 0.0              | 0               | 4,483              | 4,483         | 0.0              | 0.00                       | 1.94         |
| <b>Total</b>                         | <b>11,699,530</b>           | <b>13,426,848</b>  | <b>1,727,318</b> | <b>14.8</b>      | <b>199,917</b>  | <b>221,751</b>     | <b>21,835</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> | <b>Base</b>                | <b>Alter</b> |
| Total Tax Capacity       | 147,222                     | 166,045            | 18,823        | 12.8             | County                    | 47.85         | 45.89         | 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                     | 155,901            | 18,036        | 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</b> | <b>117.49</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                      | 93,100             | 10.4             | 797             | 901                | 104           | 13.0             | 0.945                      | 0.967        |
| Res Hmstd: Avg Val   | 126,300                     | 139,500            | 10.5             | 1,379           | 1,535              | 156           | 11.3             | 1.092                      | 1.100        |
| Res Hmstd: Hi Val    | 168,400                     | 186,000            | 10.5             | 1,963           | 2,171              | 208           | 10.6             | 1.165                      | 1.167        |
| Res Hmstd: Ex-Hi Val | 252,700                     | 279,200            | 10.5             | 3,132           | 3,446              | 313           | 10.0             | 1.239                      | 1.234        |
| Apartment (Mkt rate) | 300,000                     | 326,200            | 8.7              | 5,749           | 5,125              | -624          | -10.9            | 1.916                      | 1.571        |
| Comm/Ind: Lo Val     | 150,000                     | 164,100            | 9.4              | 4,092           | 4,513              | 420           | 10.3             | 2.728                      | 2.749        |
| Comm/Ind: Med Val    | 300,000                     | 328,200            | 9.4              | 9,520           | 10,312             | 792           | 8.3              | 3.173                      | 3.141        |
| Comm/Ind: Hi Val     | 1,000,000                   | 1,093,900          | 9.4              | 34,849          | 37,372             | 2,523         | 7.2              | 3.484                      | 3.416        |



**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 Chng</b> | <b>Base</b>                | <b>Alter</b> |
| Res Hmstd: Exist                     | 4,116,625                   | 4,593,640          | 477,015          | 11.6             | 38,399          | 42,424             | 4,025         | 10.5             | 0.93                       | 0.92         |
| ResNonHm 1 Exist                     | 165,960                     | 198,100            | 32,140           | 19.4             | 1,803           | 2,106              | 302           | 16.8             | 1.09                       | 1.06         |
| ResNonHm23 Exist                     | 72,948                      | 77,264             | 4,316            | 5.9              | 983             | 1,012              | 29            | 3.0              | 1.35                       | 1.31         |
| Apartments Exist                     | 3,217                       | 3,197              | -21              | -0.6             | 50              | 42                 | -7            | -14.7            | 1.54                       | 1.32         |
| Seas Rec: Exist                      | 492,578                     | 552,827            | 60,249           | 12.2             | 6,399           | 7,021              | 623           | 9.7              | 1.30                       | 1.27         |
| Com/Ind Lo Exist                     | 109,474                     | 113,537            | 4,063            | 3.7              | 2,650           | 2,703              | 54            | 2.0              | 2.42                       | 2.38         |
| Com/Ind Hi Exist                     | 91,647                      | 99,936             | 8,289            | 9.0              | 2,871           | 3,065              | 194           | 6.8              | 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                     | 1,070,232          | 97,630           | 10.0             | 8,587           | 9,475              | 889           | 10.3             | 0.88                       | 0.89         |
| AgHm Land: Exist                     | 1,278,175                   | 1,354,353          | 76,177           | 6.0              | 5,821           | 5,985              | 165           | 2.8              | 0.46                       | 0.44         |
| Ag NonHm: Exist                      | 269,046                     | 290,289            | 21,244           | 7.9              | 2,836           | 2,941              | 104           | 3.7              | 1.05                       | 1.01         |
| Res Hmstd NewCon                     | 0                           | 160,653            | 160,653          | 0.0              | 0               | 1,497              | 1,497         | 0.0              | 0.00                       | 0.93         |
| All Other NewCon                     | 0                           | 79,815             | 79,815           | 0.0              | 0               | 854                | 854           | 0.0              | 0.00                       | 1.07         |
| <b>Total</b>                         | <b>7,719,424</b>            | <b>8,744,872</b>   | <b>1,025,448</b> | <b>13.3</b>      | <b>75,105</b>   | <b>83,851</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          | 84,836             | 10,099        | 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         | 29.74                      | 0.631        | 0.802        |
| (=) Taxable Tax Capacity | 74,603          | 84,630             | 10,028        | 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>98.65</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                     | 112,100            | 11.5             | 818             | 925                | 107           | 13.0             | 0.814                      | 0.825        |
| Res Hmstd: Avg Val   | 150,700                     | 168,200            | 11.6             | 1,413           | 1,574              | 161           | 11.4             | 0.937                      | 0.935        |
| Res Hmstd: Hi Val    | 200,900                     | 224,200            | 11.6             | 2,008           | 2,222              | 214           | 10.7             | 0.999                      | 0.991        |
| Res Hmstd: Ex-Hi Val | 301,400                     | 336,300            | 11.6             | 3,199           | 3,520              | 321           | 10.0             | 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                     | 163,600            | 9.1              | 3,634           | 3,984              | 351           | 9.7              | 2.422                      | 2.435        |
| Comm/Ind: Med Val    | 300,000                     | 327,100            | 9.0              | 8,446           | 9,111              | 665           | 7.9              | 2.815                      | 2.785        |
| Comm/Ind: Hi Val     | 1,000,000                   | 1,090,400          | 9.0              | 30,906          | 33,045             | 2,139         | 6.9              | 3.090                      | 3.030        |

**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 Chng</b> | <b>Base</b>                | <b>Alter</b> |
| Res Hmstd: Exist                     | 3,732,431                   | 3,886,644          | 154,213        | 4.1              | 47,049          | 52,312             | 5,263         | 11.2             | 1.26                       | 1.35         |
| ResNonHm 1 Exist                     | 216,745                     | 239,162            | 22,418         | 10.3             | 3,477           | 4,005              | 528           | 15.2             | 1.60                       | 1.67         |
| ResNonHm23 Exist                     | 59,846                      | 64,570             | 4,724          | 7.9              | 1,118           | 1,268              | 151           | 13.5             | 1.87                       | 1.96         |
| Apartments Exist                     | 258,511                     | 263,937            | 5,426          | 2.1              | 5,113           | 5,179              | 66            | 1.3              | 1.98                       | 1.96         |
| Seas Rec: Exist                      | 12,824                      | 14,664             | 1,840          | 14.4             | 273             | 310                | 37            | 13.5             | 2.13                       | 2.11         |
| Com/Ind Lo Exist                     | 483,351                     | 492,836            | 9,485          | 2.0              | 15,144          | 15,925             | 781           | 5.2              | 3.13                       | 3.23         |
| Com/Ind Hi Exist                     | 632,086                     | 644,590            | 12,504         | 2.0              | 25,229          | 26,835             | 1,606         | 6.4              | 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                      | 18,565             | 562            | 3.1              | 244             | 258                | 14            | 5.9              | 1.35                       | 1.39         |
| AgHm Land: Exist                     | 35,755                      | 37,272             | 1,517          | 4.2              | 310             | 332                | 22            | 7.0              | 0.87                       | 0.89         |
| Ag NonHm: Exist                      | 34,548                      | 39,402             | 4,855          | 14.1             | 565             | 664                | 99            | 17.5             | 1.64                       | 1.69         |
| Res Hmstd NewCon                     | 0                           | 75,678             | 75,678         | 0.0              | 0               | 1,007              | 1,007         | 0.0              | 0.00                       | 1.33         |
| All Other NewCon                     | 0                           | 45,236             | 45,236         | 0.0              | 0               | 1,365              | 1,365         | 0.0              | 0.00                       | 3.02         |
| <b>Total</b>                         | <b>5,554,170</b>            | <b>5,894,207</b>   | <b>340,037</b> | <b>6.1</b>       | <b>101,451</b>  | <b>112,531</b>     | <b>11,081</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             | 3,625         | 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        | 1.189        |
| (=) Taxable Tax Capacity | 62,548          | 65,973             | 3,424         | 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                      | 47,400             | 4.2              | 529             | 587                | 58            | 11.0             | 1.162                      | 1.238        |
| Res Hmstd: Avg Val   | 68,300                      | 71,100             | 4.1              | 794             | 880                | 87            | 10.9             | 1.162                      | 1.238        |
| Res Hmstd: Hi Val    | 91,000                      | 94,800             | 4.2              | 1,131           | 1,266              | 135           | 11.9             | 1.242                      | 1.335        |
| Res Hmstd: Ex-Hi Val | 136,600                     | 142,200            | 4.1              | 1,884           | 2,085              | 201           | 10.7             | 1.379                      | 1.466        |
| Apartment (Mkt rate) | 300,000                     | 306,300            | 2.1              | 6,870           | 6,176              | -694          | -10.1            | 2.290                      | 2.016        |
| Comm/Ind: Lo Val     | 150,000                     | 153,000            | 2.0              | 4,653           | 4,935              | 282           | 6.1              | 3.101                      | 3.225        |
| Comm/Ind: Med Val    | 300,000                     | 305,900            | 2.0              | 10,804          | 11,406             | 602           | 5.6              | 3.601                      | 3.728        |
| Comm/Ind: Hi Val     | 1,000,000                   | 1,019,800          | 2.0              | 39,507          | 41,616             | 2,109         | 5.3              | 3.950                      | 4.080        |

**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 Chng</b> | <b>Base</b>                | <b>Alter</b> |
| Res Hmstd: Exist                     | 1,672,527                   | 1,844,359          | 171,832          | 10.3             | 16,288          | 18,236             | 1,948         | 12.0             | 0.97                       | 0.99         |
| ResNonHm 1 Exist                     | 168,312                     | 180,720            | 12,408           | 7.4              | 1,967           | 2,086              | 119           | 6.0              | 1.17                       | 1.15         |
| ResNonHm23 Exist                     | 22,610                      | 28,309             | 5,699            | 25.2             | 338             | 418                | 79            | 23.5             | 1.50                       | 1.48         |
| Apartments Exist                     | 3,438                       | 3,080              | -358             | -10.4            | 57              | 39                 | -17           | -30.5            | 1.64                       | 1.28         |
| Seas Rec: Exist                      | 311,774                     | 350,082            | 38,308           | 12.3             | 4,572           | 5,016              | 444           | 9.7              | 1.47                       | 1.43         |
| Com/Ind Lo Exist                     | 87,877                      | 88,674             | 797              | 0.9              | 2,203           | 2,208              | 5             | 0.2              | 2.51                       | 2.49         |
| Com/Ind Hi Exist                     | 133,111                     | 125,748            | -7,363           | -5.5             | 4,263           | 4,033              | -230          | -5.4             | 3.20                       | 3.21         |
| Publ Util                            | 320,958                     | 335,031            | 14,073           | 4.4              | 9,616           | 10,050             | 435           | 4.5              | 3.00                       | 3.00         |
| AgHm House Exist                     | 1,019,613                   | 1,104,810          | 85,197           | 8.4              | 8,230           | 9,064              | 834           | 10.1             | 0.81                       | 0.82         |
| AgHm Land: Exist                     | 6,368,442                   | 6,718,863          | 350,420          | 5.5              | 34,149          | 35,918             | 1,769         | 5.2              | 0.54                       | 0.53         |
| Ag NonHm: Exist                      | 3,027,764                   | 3,241,354          | 213,589          | 7.1              | 30,105          | 31,563             | 1,457         | 4.8              | 0.99                       | 0.97         |
| Res Hmstd NewCon                     | 0                           | 54,817             | 54,817           | 0.0              | 0               | 542                | 542           | 0.0              | 0.00                       | 0.99         |
| All Other NewCon                     | 0                           | 74,183             | 74,183           | 0.0              | 0               | 801                | 801           | 0.0              | 0.00                       | 1.08         |
| <b>Total</b>                         | <b>13,136,427</b>           | <b>14,150,030</b>  | <b>1,013,603</b> | <b>7.7</b>       | <b>111,789</b>  | <b>119,974</b>     | <b>8,185</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                     | 121,101            | 9,341         | 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                     | 120,738            | 9,290         | 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>1.274</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>Change</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                      | 71,200             | 6,600         | 10.2             | 469             | 513                | 45            | 9.5              | 0.725                      | 0.720        |
| Res Hmstd: Avg Val   | 96,900                      | 106,900            | 10,000        | 10.3             | 805             | 922                | 117           | 14.5             | 0.830                      | 0.862        |
| Res Hmstd: Hi Val    | 129,200                     | 142,500            | 13,300        | 10.3             | 1,198           | 1,353              | 155           | 12.9             | 0.926                      | 0.949        |
| Res Hmstd: Ex-Hi Val | 193,800                     | 213,700            | 19,900        | 10.3             | 1,983           | 2,215              | 232           | 11.7             | 1.023                      | 1.036        |
| Comm/Ind: Lo Val     | 150,000                     | 141,700            | -8,300        | -5.5             | 3,668           | 3,441              | -227          | -6.2             | 2.445                      | 2.428        |
| Comm/Ind: Med Val    | 300,000                     | 283,400            | -16,600       | -5.5             | 8,504           | 7,906              | -598          | -7.0             | 2.834                      | 2.789        |
| Comm/Ind: Hi Val     | 1,000,000                   | 944,700            | -55,300       | -5.5             | 31,073          | 29,039             | -2,035        | -6.5             | 3.107                      | 3.073        |

**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 Chng</b> | <b>Base</b>                | <b>Alter</b> |
| Res Hmstd: Exist                     | 3,856,843                   | 4,111,729          | 254,886        | 6.6              | 40,279          | 43,631             | 3,351         | 8.3              | 1.04                       | 1.06         |
| ResNonHm 1 Exist                     | 185,555                     | 206,018            | 20,463         | 11.0             | 2,424           | 2,704              | 280           | 11.5             | 1.31                       | 1.31         |
| ResNonHm23 Exist                     | 92,596                      | 104,833            | 12,237         | 13.2             | 1,423           | 1,601              | 178           | 12.5             | 1.54                       | 1.53         |
| Apartments Exist                     | 251,008                     | 281,177            | 30,169         | 12.0             | 4,136           | 4,190              | 54            | 1.3              | 1.65                       | 1.49         |
| Seas Rec: Exist                      | 12,247                      | 13,768             | 1,521          | 12.4             | 213             | 236                | 23            | 10.7             | 1.74                       | 1.71         |
| Com/Ind Lo Exist                     | 386,137                     | 386,115            | -22            | 0.0              | 10,605          | 10,569             | -35           | -0.3             | 2.75                       | 2.74         |
| Com/Ind Hi Exist                     | 753,554                     | 779,135            | 25,581         | 3.4              | 25,767          | 26,471             | 704           | 2.7              | 3.42                       | 3.40         |
| 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                      | 11,450             | 667            | 6.2              | 130             | 141                | 11            | 8.6              | 1.21                       | 1.24         |
| AgHm Land: Exist                     | 20,044                      | 21,293             | 1,250          | 6.2              | 144             | 156                | 12            | 8.3              | 0.72                       | 0.73         |
| Ag NonHm: Exist                      | 24,821                      | 27,927             | 3,106          | 12.5             | 314             | 339                | 25            | 7.9              | 1.27                       | 1.21         |
| Res Hmstd NewCon                     | 0                           | 104,440            | 104,440        | 0.0              | 0               | 1,107              | 1,107         | 0.0              | 0.00                       | 1.06         |
| All Other NewCon                     | 0                           | 88,918             | 88,918         | 0.0              | 0               | 2,116              | 2,116         | 0.0              | 0.00                       | 2.38         |
| <b>Total</b>                         | <b>5,681,502</b>            | <b>6,225,829</b>   | <b>544,328</b> | <b>9.6</b>       | <b>88,305</b>   | <b>96,171</b>      | <b>7,866</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> | <b>Base</b>                | <b>Alter</b> |
| Total Tax Capacity       | 68,225                      | 74,226             | 6,001         | 8.8              | County                    | 52.47         | 50.76         | 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</b> | <b>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                     | 125,700            | 6.6              | 1,244           | 1,350              | 105           | 8.5              | 1.055                      | 1.073        |
| Res Hmstd: Ex-Hi Val | 177,000                     | 188,700            | 6.6              | 2,055           | 2,213              | 158           | 7.7              | 1.160                      | 1.172        |
| Apartment (Mkt rate) | 300,000                     | 336,100            | 12.0             | 5,630           | 5,290              | -340          | -6.0             | 1.876                      | 1.573        |
| Comm/Ind: Lo Val     | 150,000                     | 155,100            | 3.4              | 4,033           | 4,199              | 166           | 4.1              | 2.688                      | 2.707        |
| Comm/Ind: Med Val    | 300,000                     | 310,200            | 3.4              | 9,365           | 9,686              | 320           | 3.4              | 3.121                      | 3.122        |
| Comm/Ind: Hi Val     | 1,000,000                   | 1,033,900          | 3.4              | 34,250          | 35,285             | 1,036         | 3.0              | 3.424                      | 3.412        |

**SOUTH 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 Chng</b> | <b>Base</b>                | <b>Alter</b> |
| Res Hmstd: Exist                     | 1,462,408                   | 1,592,033          | 129,625        | 8.9              | 11,507          | 12,240             | 733           | 6.4              | 0.79                       | 0.77         |
| ResNonHm 1 Exist                     | 124,003                     | 132,364            | 8,361          | 6.7              | 1,191           | 1,238              | 47            | 4.0              | 0.96                       | 0.94         |
| ResNonHm23 Exist                     | 20,908                      | 22,782             | 1,874          | 9.0              | 249             | 261                | 12            | 4.8              | 1.19                       | 1.14         |
| Apartments Exist                     | 2,425                       | 2,145              | -281           | -11.6            | 35              | 25                 | -10           | -29.5            | 1.46                       | 1.16         |
| Seas Rec: Exist                      | 86,408                      | 93,657             | 7,249          | 8.4              | 994             | 991                | -3            | -0.3             | 1.15                       | 1.06         |
| Com/Ind Lo Exist                     | 54,684                      | 55,855             | 1,171          | 2.1              | 1,193           | 1,197              | 4             | 0.3              | 2.18                       | 2.14         |
| Com/Ind Hi Exist                     | 60,198                      | 62,823             | 2,625          | 4.4              | 1,718           | 1,754              | 36            | 2.1              | 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                     | 847,529            | 55,329         | 7.0              | 5,427           | 5,810              | 384           | 7.1              | 0.68                       | 0.69         |
| AgHm Land: Exist                     | 3,959,730                   | 4,279,767          | 320,037        | 8.1              | 19,551          | 20,957             | 1,405         | 7.2              | 0.49                       | 0.49         |
| Ag NonHm: Exist                      | 1,617,307                   | 1,747,247          | 129,939        | 8.0              | 14,181          | 14,808             | 627           | 4.4              | 0.88                       | 0.85         |
| Res Hmstd NewCon                     | 0                           | 43,743             | 43,743         | 0.0              | 0               | 337                | 337           | 0.0              | 0.00                       | 0.77         |
| All Other NewCon                     | 0                           | 42,875             | 42,875         | 0.0              | 0               | 374                | 374           | 0.0              | 0.00                       | 0.87         |
| <b>Total</b>                         | <b>8,398,922</b>            | <b>9,162,125</b>   | <b>763,203</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 Chng</b> | <b>Base</b>               | <b>Alter</b> | <b>Base</b>                | <b>Alter</b> |              |
| Total Tax Capacity       | 72,260          | 79,426             | 7,165         | 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          | 79,401             | 7,167         | 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 Value</b> |                    |                  | <b>Net Tax</b>  |                    |               |                  | <b>Effective Tax Rates</b> |              |
|----------------------|-----------------------------|--------------------|------------------|-----------------|--------------------|---------------|------------------|----------------------------|--------------|
|                      | <b>Baseline</b>             | <b>Alternative</b> | <b>Pctg Chng</b> | <b>Baseline</b> | <b>Alternative</b> | <b>Change</b> | <b>Pctg Chng</b> | <b>Base</b>                | <b>Alter</b> |
| Res Hmstd: Lo Val    | 78,900                      | 85,900             | 8.9              | 459             | 516                | 57            | 12.4             | 0.582                      | 0.600        |
| Res Hmstd: Avg Val   | 118,400                     | 128,900            | 8.9              | 876             | 961                | 85            | 9.7              | 0.739                      | 0.745        |
| Res Hmstd: Hi Val    | 157,800                     | 171,800            | 8.9              | 1,291           | 1,404              | 113           | 8.8              | 0.818                      | 0.817        |
| Res Hmstd: Ex-Hi Val | 236,700                     | 257,700            | 8.9              | 2,123           | 2,293              | 170           | 8.0              | 0.896                      | 0.889        |
| Comm/Ind: Lo Val     | 150,000                     | 156,500            | 4.3              | 3,326           | 3,453              | 127           | 3.8              | 2.217                      | 2.206        |
| Comm/Ind: Med Val    | 300,000                     | 313,100            | 4.4              | 7,720           | 7,948              | 228           | 3.0              | 2.573                      | 2.538        |
| Comm/Ind: Hi Val     | 1,000,000                   | 1,043,600          | 4.4              | 28,224          | 28,915             | 691           | 2.4              | 2.822                      | 2.770        |

**OLMSTED 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 Chng</b> | <b>Base</b>                | <b>Alter</b> |
| Res Hmstd: Exist                     | 4,810,012                   | 5,270,795          | 460,783        | 9.6              | 55,841          | 60,477             | 4,636         | 8.3              | 1.16                       | 1.15         |
| ResNonHm 1 Exist                     | 272,599                     | 288,841            | 16,242         | 6.0              | 3,645           | 3,778              | 133           | 3.7              | 1.34                       | 1.31         |
| ResNonHm23 Exist                     | 85,725                      | 54,497             | -31,228        | -36.4            | 1,409           | 869                | -540          | -38.3            | 1.64                       | 1.59         |
| Apartments Exist                     | 319,832                     | 350,160            | 30,328         | 9.5              | 5,904           | 5,766              | -138          | -2.3             | 1.85                       | 1.65         |
| Seas Rec: Exist                      | 3,610                       | 3,787              | 177            | 4.9              | 60              | 63                 | 2             | 3.9              | 1.68                       | 1.66         |
| Com/Ind Lo Exist                     | 202,428                     | 208,077            | 5,648          | 2.8              | 5,648           | 5,709              | 61            | 1.1              | 2.79                       | 2.74         |
| Com/Ind Hi Exist                     | 1,047,340                   | 1,068,493          | 21,153         | 2.0              | 38,623          | 38,932             | 309           | 0.8              | 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                     | 292,804            | 25,507         | 9.5              | 2,602           | 2,852              | 250           | 9.6              | 0.97                       | 0.97         |
| AgHm Land: Exist                     | 394,179                     | 435,910            | 41,731         | 10.6             | 2,154           | 2,378              | 224           | 10.4             | 0.55                       | 0.55         |
| Ag NonHm: Exist                      | 120,985                     | 129,642            | 8,657          | 7.2              | 1,348           | 1,392              | 45            | 3.3              | 1.11                       | 1.07         |
| Res Hmstd NewCon                     | 0                           | 184,758            | 184,758        | 0.0              | 0               | 2,129              | 2,129         | 0.0              | 0.00                       | 1.15         |
| All Other NewCon                     | 0                           | 163,387            | 163,387        | 0.0              | 0               | 2,968              | 2,968         | 0.0              | 0.00                       | 1.82         |
| <b>Total</b>                         | <b>7,573,031</b>            | <b>8,500,280</b>   | <b>927,249</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 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>              | 121.90 119.82 | 1.129 0.990                |              |

**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    | 90,100                      | 98,700             | 9.5              | 909             | 997                | 88            | 9.7              | 1.008                      | 1.009        |
| Res Hmstd: Avg Val   | 135,100                     | 148,000            | 9.5              | 1,549           | 1,681              | 132           | 8.5              | 1.146                      | 1.135        |
| Res Hmstd: Hi Val    | 180,100                     | 197,400            | 9.6              | 2,188           | 2,366              | 177           | 8.1              | 1.215                      | 1.198        |
| Res Hmstd: Ex-Hi Val | 270,200                     | 296,100            | 9.6              | 3,470           | 3,735              | 266           | 7.7              | 1.284                      | 1.261        |
| Apartment (Mkt rate) | 300,000                     | 328,400            | 9.5              | 5,824           | 5,244              | -580          | -10.0            | 1.941                      | 1.596        |
| Comm/Ind: Lo Val     | 150,000                     | 153,000            | 2.0              | 4,130           | 4,169              | 39            | 0.9              | 2.753                      | 2.724        |
| Comm/Ind: Med Val    | 300,000                     | 306,100            | 2.0              | 9,580           | 9,645              | 65            | 0.7              | 3.193                      | 3.151        |
| Comm/Ind: Hi Val     | 1,000,000                   | 1,020,200          | 2.0              | 35,014          | 35,190             | 175           | 0.5              | 3.501                      | 3.449        |

**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/>Chng</b> | <b>Base</b>                    | <b>Alter</b> |
| Res Hmstd: Exist                         | 6,809,336                   | 7,325,428          | 516,092        | 7.6                  | 70,030          | 78,250             | 8,220         | 11.7                 | 1.03                           | 1.07         |
| ResNonHm 1 Exist                         | 308,344                     | 358,832            | 50,489         | 16.4                 | 3,872           | 4,573              | 701           | 18.1                 | 1.26                           | 1.27         |
| ResNonHm23 Exist                         | 150,851                     | 165,680            | 14,829         | 9.8                  | 2,417           | 2,666              | 249           | 10.3                 | 1.60                           | 1.61         |
| Apartments Exist                         | 378,647                     | 406,165            | 27,518         | 7.3                  | 6,232           | 6,239              | 7             | 0.1                  | 1.65                           | 1.54         |
| Seas Rec: Exist                          | 30,771                      | 33,547             | 2,777          | 9.0                  | 502             | 538                | 35            | 7.1                  | 1.63                           | 1.60         |
| Com/Ind Lo Exist                         | 611,378                     | 610,906            | -471           | -0.1                 | 16,539          | 16,629             | 90            | 0.5                  | 2.71                           | 2.72         |
| Com/Ind Hi Exist                         | 1,000,537                   | 1,030,169          | 29,632         | 3.0                  | 35,098          | 36,313             | 1,215         | 3.5                  | 3.51                           | 3.52         |
| 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                      | 30,683             | 2,598          | 9.3                  | 307             | 338                | 31            | 10.1                 | 1.09                           | 1.10         |
| AgHm Land: Exist                         | 50,222                      | 54,120             | 3,898          | 7.8                  | 311             | 339                | 29            | 9.3                  | 0.62                           | 0.63         |
| Ag NonHm: Exist                          | 39,150                      | 43,930             | 4,781          | 12.2                 | 482             | 528                | 46            | 9.6                  | 1.23                           | 1.20         |
| Res Hmstd NewCon                         | 0                           | 201,933            | 201,933        | 0.0                  | 0               | 2,209              | 2,209         | 0.0                  | 0.00                           | 1.09         |
| All Other NewCon                         | 0                           | 122,542            | 122,542        | 0.0                  | 0               | 2,807              | 2,807         | 0.0                  | 0.00                           | 2.29         |
| <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>167,946</b>     | <b>14,963</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         | 49.07                      | 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>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    | 67,200                          | 72,300             | 5,100         | 7.6                  | 598             | 652                | 55            | 9.1                            | 0.889       | 0.901        |
| Res Hmstd: Avg Val   | 100,800                         | 108,400            | 7,600         | 7.5                  | 1,018           | 1,137              | 119           | 11.7                           | 1.009       | 1.048        |
| Res Hmstd: Hi Val    | 134,400                         | 144,600            | 10,200        | 7.6                  | 1,481           | 1,640              | 159           | 10.7                           | 1.102       | 1.134        |
| Res Hmstd: Ex-Hi Val | 201,600                         | 216,900            | 15,300        | 7.6                  | 2,408           | 2,647              | 239           | 9.9                            | 1.194       | 1.220        |
| Apartment (Mkt rate) | 300,000                         | 321,800            | 21,800        | 7.3                  | 5,689           | 5,149              | -540          | -9.5                           | 1.896       | 1.599        |
| Comm/Ind: Lo Val     | 150,000                         | 154,400            | 4,400         | 2.9                  | 4,062           | 4,221              | 159           | 3.9                            | 2.708       | 2.733        |
| Comm/Ind: Med Val    | 300,000                         | 308,900            | 8,900         | 3.0                  | 9,442           | 9,746              | 304           | 3.2                            | 3.147       | 3.154        |
| Comm/Ind: Hi Val     | 1,000,000                       | 1,029,600          | 29,600        | 3.0                  | 34,544          | 35,516             | 972           | 2.8                            | 3.454       | 3.449        |

**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/>Chng</b> | <b>Base</b>                    | <b>Alter</b> |
| Res Hmstd: Exist                         | 2,561,600                   | 2,833,336          | 271,736          | 10.6                 | 22,075          | 24,391             | 2,316         | 10.5                 | 0.86                           | 0.86         |
| ResNonHm 1 Exist                         | 180,309                     | 198,716            | 18,407           | 10.2                 | 1,926           | 2,042              | 116           | 6.0                  | 1.07                           | 1.03         |
| ResNonHm23 Exist                         | 35,838                      | 40,488             | 4,650            | 13.0                 | 477             | 521                | 43            | 9.1                  | 1.33                           | 1.29         |
| Apartments Exist                         | 1,838                       | 1,913              | 75               | 4.1                  | 29              | 25                 | -4            | -13.4                | 1.59                           | 1.33         |
| Seas Rec: Exist                          | 118,083                     | 131,257            | 13,174           | 11.2                 | 1,471           | 1,543              | 71            | 4.8                  | 1.25                           | 1.18         |
| Com/Ind Lo Exist                         | 69,636                      | 72,646             | 3,010            | 4.3                  | 1,672           | 1,715              | 44            | 2.6                  | 2.40                           | 2.36         |
| Com/Ind Hi Exist                         | 44,923                      | 48,864             | 3,940            | 8.8                  | 1,420           | 1,514              | 94            | 6.6                  | 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                   | 1,286,750          | 119,379          | 10.2                 | 9,615           | 10,575             | 960           | 10.0                 | 0.82                           | 0.82         |
| AgHm Land: Exist                         | 3,977,674                   | 4,277,020          | 299,347          | 7.5                  | 20,967          | 21,917             | 949           | 4.5                  | 0.53                           | 0.51         |
| Ag NonHm: Exist                          | 1,214,226                   | 1,320,639          | 106,413          | 8.8                  | 12,119          | 12,563             | 444           | 3.7                  | 1.00                           | 0.95         |
| Res Hmstd NewCon                         | 0                           | 88,165             | 88,165           | 0.0                  | 0               | 764                | 764           | 0.0                  | 0.00                           | 0.87         |
| All Other NewCon                         | 0                           | 75,977             | 75,977           | 0.0                  | 0               | 608                | 608           | 0.0                  | 0.00                           | 0.80         |
| <b>Total</b>                             | <b>9,574,047</b>            | <b>10,601,931</b>  | <b>1,027,884</b> | <b>10.7</b>          | <b>77,945</b>   | <b>85,049</b>      | <b>7,104</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          | 92,712             | 9,629         | 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          | 92,635             | 9,628         | 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>94.51</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                          | 92,600             | 10.6                 | 590             | 675                | 85            | 14.4                 | 0.705                          | 0.728        |
| Res Hmstd: Avg Val   | 125,500                         | 138,800            | 10.6                 | 1,071           | 1,197              | 127           | 11.8                 | 0.853                          | 0.862        |
| Res Hmstd: Hi Val    | 167,300                         | 185,000            | 10.6                 | 1,552           | 1,720              | 168           | 10.8                 | 0.927                          | 0.929        |
| Res Hmstd: Ex-Hi Val | 251,000                         | 277,600            | 10.6                 | 2,514           | 2,767              | 253           | 10.1                 | 1.001                          | 0.996        |
| Comm/Ind: Lo Val     | 150,000                         | 163,200            | 8.8                  | 3,556           | 3,892              | 337           | 9.5                  | 2.370                          | 2.384        |
| Comm/Ind: Med Val    | 300,000                         | 326,300            | 8.8                  | 8,265           | 8,896              | 631           | 7.6                  | 2.755                          | 2.726        |
| Comm/Ind: Hi Val     | 1,000,000                       | 1,087,700          | 8.8                  | 30,243          | 32,255             | 2,012         | 6.7                  | 3.024                          | 2.965        |



**ANOKA 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 Chng</b> | <b>Base</b>                | <b>Alter</b> |
| Res Hmstd: Exist                     | 13,558,357                  | 15,056,636         | 1,498,279        | 11.1             | 146,369         | 150,088            | 3,719         | 2.5              | 1.08                       | 1.00         |
| ResNonHm 1 Exist                     | 372,254                     | 495,500            | 123,246          | 33.1             | 4,589           | 5,571              | 982           | 21.4             | 1.23                       | 1.12         |
| ResNonHm23 Exist                     | 301,587                     | 312,607            | 11,020           | 3.7              | 4,538           | 4,398              | -140          | -3.1             | 1.50                       | 1.41         |
| Apartments Exist                     | 728,230                     | 818,393            | 90,162           | 12.4             | 11,908          | 11,516             | -392          | -3.3             | 1.64                       | 1.41         |
| Seas Rec: Exist                      | 53,561                      | 56,037             | 2,475            | 4.6              | 897             | 881                | -16           | -1.8             | 1.67                       | 1.57         |
| Com/Ind Lo Exist                     | 406,011                     | 403,206            | -2,804           | -0.7             | 11,033          | 10,668             | -365          | -3.3             | 2.72                       | 2.65         |
| Com/Ind Hi Exist                     | 2,206,806                   | 2,372,609          | 165,802          | 7.5              | 78,243          | 82,357             | 4,114         | 5.3              | 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                      | 103,375            | 9,290            | 9.9              | 927             | 945                | 18            | 2.0              | 0.99                       | 0.91         |
| AgHm Land: Exist                     | 71,182                      | 76,328             | 5,146            | 7.2              | 314             | 297                | -17           | -5.5             | 0.44                       | 0.39         |
| Ag NonHm: Exist                      | 49,408                      | 53,278             | 3,870            | 7.8              | 534             | 520                | -14           | -2.7             | 1.08                       | 0.98         |
| Res Hmstd NewCon                     | 0                           | 371,897            | 371,897          | 0.0              | 0               | 3,726              | 3,726         | 0.0              | 0.00                       | 1.00         |
| All Other NewCon                     | 0                           | 211,058            | 211,058          | 0.0              | 0               | 4,674              | 4,674         | 0.0              | 0.00                       | 2.21         |
| <b>Total</b>                         | <b>18,038,357</b>           | <b>20,531,382</b>  | <b>2,493,024</b> | <b>13.8</b>      | <b>266,304</b>  | <b>282,514</b>     | <b>16,210</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 Chng</b> | <b>Base</b>               | <b>Alter</b> | <b>Base</b>                | <b>Alter</b> |
| Total Tax Capacity       | 209,590         | 236,727            | 27,137        | 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         | 199,993            | 22,572        | 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>              | 107.21 99.63 | 1.598 1.289                |              |

**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    | 102,400                     | 113,700            | 11.0             | 981             | 1,009              | 28            | 2.9              | 0.958                      | 0.887        |
| Res Hmstd: Avg Val   | 153,500                     | 170,500            | 11.1             | 1,657           | 1,699              | 43            | 2.6              | 1.079                      | 0.996        |
| Res Hmstd: Hi Val    | 204,600                     | 227,200            | 11.0             | 2,332           | 2,388              | 56            | 2.4              | 1.139                      | 1.051        |
| Res Hmstd: Ex-Hi Val | 306,900                     | 340,800            | 11.0             | 3,685           | 3,769              | 84            | 2.3              | 1.200                      | 1.105        |
| Apartment (Mkt rate) | 300,000                     | 337,100            | 12.4             | 5,304           | 4,633              | -671          | -12.7            | 1.767                      | 1.374        |
| Comm/Ind: Lo Val     | 150,000                     | 161,300            | 7.5              | 4,055           | 4,324              | 269           | 6.6              | 2.703                      | 2.680        |
| Comm/Ind: Med Val    | 300,000                     | 322,500            | 7.5              | 9,382           | 9,892              | 509           | 5.4              | 3.127                      | 3.067        |
| Comm/Ind: Hi Val     | 1,000,000                   | 1,075,100          | 7.5              | 34,242          | 35,885             | 1,643         | 4.8              | 3.424                      | 3.337        |

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>Chng | Base                   | Alter       |
| Res Hmstd: Exist                 | 12,267,402           | 13,704,461        | 1,437,059        | 11.7         | 138,235        | 143,532        | 5,297         | 3.8          | 1.13                   | 1.05        |
| ResNonHm 1 Exist                 | 509,825              | 583,772           | 73,947           | 14.5         | 6,191          | 6,530          | 338           | 5.5          | 1.21                   | 1.12        |
| ResNonHm23 Exist                 | 200,177              | 235,993           | 35,816           | 17.9         | 2,830          | 3,116          | 286           | 10.1         | 1.41                   | 1.32        |
| Apartments Exist                 | 512,312              | 526,735           | 14,423           | 2.8          | 8,744          | 7,562          | -1,182        | -13.5        | 1.71                   | 1.44        |
| Seas Rec: Exist                  | 91,545               | 97,396            | 5,851            | 6.4          | 1,259          | 1,266          | 7             | 0.6          | 1.37                   | 1.30        |
| Com/Ind Lo Exist                 | 228,892              | 230,463           | 1,571            | 0.7          | 6,209          | 6,034          | -175          | -2.8         | 2.71                   | 2.62        |
| Com/Ind Hi Exist                 | 1,520,346            | 1,602,306         | 81,960           | 5.4          | 54,751         | 55,729         | 977           | 1.8          | 3.60                   | 3.48        |
| Publ Util                        | 252,472              | 254,027           | 1,555            | 0.6          | 8,337          | 8,077          | -260          | -3.1         | 3.30                   | 3.18        |
| AgHm House Exist                 | 223,337              | 241,540           | 18,203           | 8.2          | 2,206          | 2,215          | 9             | 0.4          | 0.99                   | 0.92        |
| AgHm Land: Exist                 | 130,001              | 130,929           | 928              | 0.7          | 433            | 377            | -56           | -12.9        | 0.33                   | 0.29        |
| Ag NonHm: Exist                  | 132,927              | 164,913           | 31,986           | 24.1         | 1,331          | 1,518          | 187           | 14.0         | 1.00                   | 0.92        |
| Res Hmstd NewCon                 | 0                    | 334,070           | 334,070          | 0.0          | 0              | 3,473          | 3,473         | 0.0          | 0.00                   | 1.04        |
| All Other NewCon                 | 0                    | 161,089           | 161,089          | 0.0          | 0              | 3,222          | 3,222         | 0.0          | 0.00                   | 2.00        |
| <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 Tax Rates |       |
|----------------------|----------------------|-------------|--------------|----------|-------------|--------|--------------|---------------------|-------|
|                      | Baseline             | Alternative | Pctg<br>Chng | Baseline | Alternative | Change | Pctg<br>Chng | Base                | Alter |
| Res Hmstd: Lo Val    | 130,400              | 145,700     | 11.7         | 1,346    | 1,397       | 51     | 3.8          | 1.032               | 0.958 |
| Res Hmstd: Avg Val   | 195,400              | 218,300     | 11.7         | 2,203    | 2,278       | 76     | 3.4          | 1.127               | 1.043 |
| Res Hmstd: Hi Val    | 260,500              | 291,000     | 11.7         | 3,061    | 3,161       | 100    | 3.3          | 1.174               | 1.086 |
| Res Hmstd: Ex-Hi Val | 390,900              | 436,700     | 11.7         | 4,779    | 4,910       | 130    | 2.7          | 1.222               | 1.124 |
| Apartment (Mkt rate) | 300,000              | 308,400     | 2.8          | 5,245    | 4,200       | -1,044 | -19.9        | 1.748               | 1.362 |
| Comm/Ind: Lo Val     | 150,000              | 158,100     | 5.4          | 4,047    | 4,204       | 157    | 3.9          | 2.698               | 2.659 |
| Comm/Ind: Med Val    | 300,000              | 316,200     | 5.4          | 9,350    | 9,630       | 280    | 3.0          | 3.116               | 3.045 |
| Comm/Ind: Hi Val     | 1,000,000            | 1,053,900   | 5.4          | 34,097   | 34,948      | 851    | 2.5          | 3.409               | 3.316 |

DAKOTA 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>Chng | Base                   | Alter       |
| Res Hmstd: Exist                 | 19,009,409           | 21,111,714        | 2,102,305        | 11.1         | 199,883        | 217,238        | 17,354        | 8.7          | 1.05                   | 1.03        |
| ResNonHm 1 Exist                 | 633,833              | 746,173           | 112,341          | 17.7         | 7,369          | 8,356          | 987           | 13.4         | 1.16                   | 1.12        |
| ResNonHm23 Exist                 | 287,869              | 307,684           | 19,815           | 6.9          | 4,148          | 4,310          | 162           | 3.9          | 1.44                   | 1.40        |
| Apartments Exist                 | 1,380,293            | 1,451,081         | 70,789           | 5.1          | 21,822         | 19,515         | -2,307        | -10.6        | 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              | 435,402           | -3,237           | -0.7         | 11,519         | 11,387         | -133          | -1.2         | 2.63                   | 2.62        |
| Com/Ind Hi Exist                 | 3,396,222            | 3,532,096         | 135,875          | 4.0          | 116,983        | 120,395        | 3,412         | 2.9          | 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              | 194,654           | 14,986           | 8.3          | 1,524          | 1,735          | 210           | 13.8         | 0.85                   | 0.89        |
| AgHm Land: Exist                 | 248,844              | 270,879           | 22,035           | 8.9          | 1,076          | 1,128          | 53            | 4.9          | 0.43                   | 0.42        |
| Ag NonHm: Exist                  | 149,302              | 169,645           | 20,343           | 13.6         | 1,452          | 1,549          | 97            | 6.6          | 0.97                   | 0.91        |
| Res Hmstd NewCon                 | 0                    | 597,131           | 597,131          | 0.0          | 0              | 6,338          | 6,338         | 0.0          | 0.00                   | 1.06        |
| All Other NewCon                 | 0                    | 348,521           | 348,521          | 0.0          | 0              | 6,988          | 6,988         | 0.0          | 0.00                   | 2.01        |
| <b>Total</b>                     | <b>26,195,046</b>    | <b>29,660,502</b> | <b>3,465,456</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

|                          | Taxable Market Value |             |        |              | Net Tax Cap (Pctg) |              |              |              | Ref Mkt Val (mills) |              |
|--------------------------|----------------------|-------------|--------|--------------|--------------------|--------------|--------------|--------------|---------------------|--------------|
|                          | Baseline             | Alternative | Change | Pctg<br>Chng | Base               | Alter        | Change       | Pctg<br>Chng | Base                | Alter        |
| Total Tax Capacity       | 308,487              | 343,882     | 35,395 | 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              | 297,692     | 32,253 | 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

|                      | Taxable Market 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    | 120,700              | 134,000     | 13,300 | 11.0         | 1,133    | 1,242       | 110    | 9.7          | 0.938                  | 0.927 |
| Res Hmstd: Avg Val   | 181,000              | 201,000     | 20,000 | 11.0         | 1,885    | 2,050       | 165    | 8.8          | 1.041                  | 1.019 |
| Res Hmstd: Hi Val    | 241,300              | 268,000     | 26,700 | 11.1         | 2,637    | 2,857       | 220    | 8.4          | 1.092                  | 1.066 |
| Res Hmstd: Ex-Hi Val | 362,000              | 402,000     | 40,000 | 11.0         | 4,142    | 4,472       | 330    | 8.0          | 1.144                  | 1.112 |
| Apartment (Mkt rate) | 300,000              | 315,400     | 15,400 | 5.1          | 4,970    | 4,266       | -703   | -14.2        | 1.656                  | 1.352 |
| Comm/Ind: Lo Val     | 150,000              | 156,000     | 6,000  | 4.0          | 3,957    | 4,136       | 179    | 4.5          | 2.637                  | 2.651 |
| Comm/Ind: Med Val    | 300,000              | 312,000     | 12,000 | 4.0          | 9,153    | 9,499       | 346    | 3.8          | 3.051                  | 3.044 |
| Comm/Ind: Hi Val     | 1,000,000            | 1,040,000   | 40,000 | 4.0          | 33,404   | 34,529      | 1,125  | 3.4          | 3.340                  | 3.320 |

**CARVER & SCOTT COUNTIES**

| <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 Chng</b> | <b>Base</b>                | <b>Alter</b> |
| Res Hmstd: Exist                     | 9,599,527                   | 10,762,520         | 1,162,993        | 12.1             | 117,724         | 127,982            | 10,257        | 8.7              | 1.23                       | 1.19         |
| ResNonHm 1 Exist                     | 331,849                     | 434,041            | 102,192          | 30.8             | 4,263           | 5,389              | 1,126         | 26.4             | 1.28                       | 1.24         |
| ResNonHm23 Exist                     | 203,214                     | 192,447            | -10,766          | -5.3             | 3,236           | 2,888              | -348          | -10.8            | 1.59                       | 1.50         |
| Apartments Exist                     | 231,102                     | 249,473            | 18,371           | 7.9              | 3,984           | 3,860              | -124          | -3.1             | 1.72                       | 1.55         |
| Seas Rec: Exist                      | 35,059                      | 44,739             | 9,680            | 27.6             | 524             | 638                | 114           | 21.7             | 1.50                       | 1.43         |
| Com/Ind Lo Exist                     | 252,953                     | 260,984            | 8,032            | 3.2              | 7,010           | 7,145              | 135           | 1.9              | 2.77                       | 2.74         |
| Com/Ind Hi Exist                     | 1,247,441                   | 1,308,603          | 61,162           | 4.9              | 45,548          | 47,048             | 1,500         | 3.3              | 3.65                       | 3.60         |
| 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                     | 389,149            | -15,657          | -3.9             | 3,483           | 3,351              | -132          | -3.8             | 0.86                       | 0.86         |
| AgHm Land: Exist                     | 475,584                     | 506,796            | 31,212           | 6.6              | 1,971           | 2,022              | 51            | 2.6              | 0.41                       | 0.40         |
| Ag NonHm: Exist                      | 173,748                     | 189,940            | 16,191           | 9.3              | 1,759           | 1,818              | 58            | 3.3              | 1.01                       | 0.96         |
| Res Hmstd NewCon                     | 0                           | 627,884            | 627,884          | 0.0              | 0               | 7,427              | 7,427         | 0.0              | 0.00                       | 1.18         |
| All Other NewCon                     | 0                           | 205,618            | 205,618          | 0.0              | 0               | 3,552              | 3,552         | 0.0              | 0.00                       | 1.73         |
| <b>Total</b>                         | <b>13,084,631</b>           | <b>15,310,477</b>  | <b>2,225,846</b> | <b>17.0</b>      | <b>193,950</b>  | <b>217,896</b>     | <b>23,946</b> | <b>12.3</b>      | <b>1.48</b>                | <b>1.42</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       | 145,425         | 168,831            | 23,406        | 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         | 148,213            | 21,729        | 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**

|                      | <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    | 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              | 207           | 8.9              | 1.193                      | 1.160        |
| Res Hmstd: Hi Val    | 258,300                     | 289,300            | 12.0             | 3,208           | 3,482              | 275           | 8.6              | 1.241                      | 1.203        |
| Res Hmstd: Ex-Hi Val | 387,500                     | 434,000            | 12.0             | 4,998           | 5,392              | 394           | 7.9              | 1.289                      | 1.242        |
| Apartment (Mkt rate) | 300,000                     | 323,800            | 7.9              | 5,601           | 4,900              | -701          | -12.5            | 1.867                      | 1.513        |
| Comm/Ind: Lo Val     | 150,000                     | 157,400            | 4.9              | 4,148           | 4,359              | 211           | 5.1              | 2.765                      | 2.769        |
| Comm/Ind: Med Val    | 300,000                     | 314,700            | 4.9              | 9,602           | 10,001             | 399           | 4.2              | 3.200                      | 3.177        |
| Comm/Ind: Hi Val     | 1,000,000                   | 1,049,000          | 4.9              | 35,054          | 36,335             | 1,281         | 3.7              | 3.505                      | 3.463        |

**NORTHERN 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 Chng</b> | <b>Base</b>                | <b>Alter</b> |
| Res Hmstd: Exist                     | 12,039,773                  | 13,422,320         | 1,382,548        | 11.5             | 167,350         | 170,056            | 2,706         | 1.6              | 1.39                       | 1.27         |
| ResNonHm 1 Exist                     | 287,618                     | 371,281            | 83,663           | 29.1             | 4,412           | 5,214              | 802           | 18.2             | 1.53                       | 1.40         |
| ResNonHm23 Exist                     | 147,977                     | 181,276            | 33,299           | 22.5             | 2,741           | 3,042              | 301           | 11.0             | 1.85                       | 1.68         |
| Apartments Exist                     | 905,490                     | 997,483            | 91,993           | 10.2             | 18,982          | 18,045             | -937          | -4.9             | 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                     | 285,734            | -301             | -0.1             | 8,631           | 8,347              | -284          | -3.3             | 3.02                       | 2.92         |
| Com/Ind Hi Exist                     | 2,548,646                   | 2,646,890          | 98,244           | 3.9              | 101,954         | 101,706            | -248          | -0.2             | 4.00                       | 3.84         |
| 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                      | 70,323             | 4,745            | 7.2              | 839             | 849                | 10            | 1.2              | 1.28                       | 1.21         |
| AgHm Land: Exist                     | 57,607                      | 60,008             | 2,401            | 4.2              | 303             | 291                | -12           | -4.0             | 0.53                       | 0.48         |
| Ag NonHm: Exist                      | 66,995                      | 64,771             | -2,225           | -3.3             | 887             | 784                | -103          | -11.7            | 1.32                       | 1.21         |
| Res Hmstd NewCon                     | 0                           | 289,275            | 289,275          | 0.0              | 0               | 3,600              | 3,600         | 0.0              | 0.00                       | 1.24         |
| All Other NewCon                     | 0                           | 153,540            | 153,540          | 0.0              | 0               | 4,099              | 4,099         | 0.0              | 0.00                       | 2.67         |
| <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>323,227</b>     | <b>10,027</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 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 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    | 104,600                     | 116,600            | 11.5             | 1,335           | 1,361              | 26            | 2.0              | 1.276                      | 1.167        |
| Res Hmstd: Avg Val   | 156,800                     | 174,800            | 11.5             | 2,187           | 2,227              | 40            | 1.8              | 1.394                      | 1.274        |
| Res Hmstd: Hi Val    | 209,100                     | 233,100            | 11.5             | 3,041           | 3,094              | 53            | 1.7              | 1.454                      | 1.327        |
| Res Hmstd: Ex-Hi Val | 313,700                     | 349,700            | 11.5             | 4,748           | 4,828              | 79            | 1.7              | 1.513                      | 1.380        |
| Apartment (Mkt rate) | 300,000                     | 330,500            | 10.2             | 6,616           | 5,629              | -987          | -14.9            | 2.205                      | 1.703        |
| Comm/Ind: Lo Val     | 150,000                     | 155,800            | 3.9              | 4,528           | 4,566              | 38            | 0.8              | 3.018                      | 2.930        |
| Comm/Ind: Med Val    | 300,000                     | 311,600            | 3.9              | 10,457          | 10,494             | 36            | 0.3              | 3.485                      | 3.367        |
| Comm/Ind: Hi Val     | 1,000,000                   | 1,038,500          | 3.9              | 38,128          | 38,152             | 24            | 0.1              | 3.812                      | 3.673        |

**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 Chng</b> | <b>Base</b>                | <b>Alter</b> |
| Res Hmstd: Exist                     | 14,572,839                  | 16,192,000         | 1,619,161        | 11.1             | 177,150         | 190,399            | 13,248        | 7.5              | 1.22                       | 1.18         |
| ResNonHm 1 Exist                     | 525,053                     | 645,473            | 120,420          | 22.9             | 7,025           | 8,204              | 1,179         | 16.8             | 1.34                       | 1.27         |
| ResNonHm23 Exist                     | 147,635                     | 155,414            | 7,779            | 5.3              | 2,414           | 2,465              | 51            | 2.1              | 1.64                       | 1.59         |
| Apartments Exist                     | 1,767,017                   | 1,887,339          | 120,323          | 6.8              | 32,752          | 29,986             | -2,767        | -8.4             | 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                     | 322,445            | -12,210          | -3.6             | 9,425           | 9,044              | -381          | -4.0             | 2.82                       | 2.80         |
| Com/Ind Hi Exist                     | 5,865,231                   | 5,766,829          | -98,402          | -1.7             | 213,746         | 209,517            | -4,229        | -2.0             | 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                           | 107,556            | 107,556          | 0.0              | 0               | 1,319              | 1,319         | 0.0              | 0.00                       | 1.23         |
| All Other NewCon                     | 0                           | 241,441            | 241,441          | 0.0              | 0               | 7,065              | 7,065         | 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>463,709</b>     | <b>15,747</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> | <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>Change</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                     | 141,100            | 14,100        | 11.1             | 1,411           | 1,538              | 127           | 9.0              | 1.111                      | 1.089        |
| Res Hmstd: Avg Val   | 190,400                     | 211,600            | 21,200        | 11.1             | 2,301           | 2,492              | 191           | 8.3              | 1.208                      | 1.177        |
| Res Hmstd: Hi Val    | 253,800                     | 282,000            | 28,200        | 11.1             | 3,192           | 3,445              | 253           | 7.9              | 1.257                      | 1.221        |
| Res Hmstd: Ex-Hi Val | 380,800                     | 423,100            | 42,300        | 11.1             | 4,975           | 5,347              | 372           | 7.5              | 1.306                      | 1.263        |
| Apartment (Mkt rate) | 300,000                     | 320,400            | 20,400        | 6.8              | 5,691           | 4,940              | -751          | -13.2            | 1.896                      | 1.541        |
| Comm/Ind: Lo Val     | 150,000                     | 147,500            | -2,500        | -1.7             | 4,174           | 4,070              | -104          | -2.5             | 2.782                      | 2.759        |
| Comm/Ind: Med Val    | 300,000                     | 295,000            | -5,000        | -1.7             | 9,665           | 9,400              | -265          | -2.7             | 3.221                      | 3.186        |
| Comm/Ind: Hi Val     | 1,000,000                   | 983,200            | -16,800       | -1.7             | 35,290          | 34,371             | -919          | -2.6             | 3.528                      | 3.495        |

**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 Chng</b> | <b>Base</b>                | <b>Alter</b> |
| Res Hmstd: Exist                     | 18,644,842                  | 20,668,092         | 2,023,250        | 10.9             | 230,927         | 243,350            | 12,423        | 5.4              | 1.24                       | 1.18         |
| ResNonHm 1 Exist                     | 906,430                     | 1,158,702          | 252,272          | 27.8             | 11,823          | 14,297             | 2,473         | 20.9             | 1.30                       | 1.23         |
| ResNonHm23 Exist                     | 303,370                     | 306,121            | 2,750            | 0.9              | 4,668           | 4,384              | -284          | -6.1             | 1.54                       | 1.43         |
| Apartments Exist                     | 1,199,252                   | 1,301,425          | 102,173          | 8.5              | 21,607          | 19,412             | -2,195        | -10.2            | 1.80                       | 1.49         |
| Seas Rec: Exist                      | 78,404                      | 83,713             | 5,309            | 6.8              | 1,320           | 1,339              | 19            | 1.5              | 1.68                       | 1.60         |
| Com/Ind Lo Exist                     | 307,176                     | 310,486            | 3,310            | 1.1              | 8,513           | 8,483              | -30           | -0.4             | 2.77                       | 2.73         |
| Com/Ind Hi Exist                     | 4,702,306                   | 4,555,158          | -147,148         | -3.1             | 170,971         | 163,581            | -7,391        | -4.3             | 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                      | 63,983             | 3,747            | 6.2              | 708             | 723                | 16            | 2.2              | 1.17                       | 1.13         |
| AgHm Land: Exist                     | 43,449                      | 43,573             | 124              | 0.3              | 211             | 197                | -14           | -6.8             | 0.49                       | 0.45         |
| Ag NonHm: Exist                      | 62,934                      | 71,924             | 8,991            | 14.3             | 697             | 735                | 39            | 5.6              | 1.11                       | 1.02         |
| Res Hmstd NewCon                     | 0                           | 408,225            | 408,225          | 0.0              | 0               | 4,749              | 4,749         | 0.0              | 0.00                       | 1.16         |
| All Other NewCon                     | 0                           | 279,012            | 279,012          | 0.0              | 0               | 5,168              | 5,168         | 0.0              | 0.00                       | 1.85         |
| <b>Total</b>                         | <b>26,489,423</b>           | <b>29,437,690</b>  | <b>2,948,267</b> | <b>11.1</b>      | <b>457,982</b>  | <b>473,080</b>     | <b>15,098</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                     | 353,972            | 28,405        | 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                     | 307,152            | 26,700        | 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>Change</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                     | 192,800            | 18,900        | 10.9             | 2,007           | 2,121              | 114           | 5.7              | 1.154                      | 1.100        |
| Res Hmstd: Avg Val   | 260,700                     | 289,000            | 28,300        | 10.9             | 3,195           | 3,365              | 170           | 5.3              | 1.225                      | 1.164        |
| Res Hmstd: Hi Val    | 347,600                     | 385,300            | 37,700        | 10.8             | 4,384           | 4,611              | 226           | 5.2              | 1.261                      | 1.196        |
| Res Hmstd: Ex-Hi Val | 521,500                     | 578,100            | 56,600        | 10.9             | 6,727           | 7,160              | 434           | 6.4              | 1.289                      | 1.238        |
| Apartment (Mkt rate) | 300,000                     | 325,600            | 25,600        | 8.5              | 5,495           | 4,769              | -727          | -13.2            | 1.831                      | 1.464        |
| Comm/Ind: Lo Val     | 150,000                     | 145,300            | -4,700        | -3.1             | 4,152           | 3,959              | -192          | -4.6             | 2.767                      | 2.724        |
| Comm/Ind: Med Val    | 300,000                     | 290,600            | -9,400        | -3.1             | 9,601           | 9,122              | -479          | -5.0             | 3.200                      | 3.138        |
| Comm/Ind: Hi Val     | 1,000,000                   | 968,700            | -31,300       | -3.1             | 35,033          | 33,402             | -1,631        | -4.7             | 3.503                      | 3.448        |

**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 Chng</b> | <b>Base</b>                | <b>Alter</b> |
| Res Hmstd: Exist                     | 11,070,633                  | 12,222,964         | 1,152,331        | 10.4             | 123,613         | 139,703            | 16,090        | 13.0             | 1.12                       | 1.14         |
| ResNonHm 1 Exist                     | 361,848                     | 478,668            | 116,820          | 32.3             | 4,548           | 6,014              | 1,466         | 32.2             | 1.26                       | 1.26         |
| ResNonHm23 Exist                     | 128,718                     | 149,152            | 20,434           | 15.9             | 1,964           | 2,281              | 317           | 16.1             | 1.53                       | 1.53         |
| Apartments Exist                     | 1,011,986                   | 1,120,406          | 108,420          | 10.7             | 17,330          | 17,390             | 60            | 0.3              | 1.71                       | 1.55         |
| Seas Rec: Exist                      | 9,370                       | 10,059             | 689              | 7.4              | 145             | 154                | 9             | 6.2              | 1.55                       | 1.53         |
| Com/Ind Lo Exist                     | 302,767                     | 303,352            | 585              | 0.2              | 8,303           | 8,381              | 78            | 0.9              | 2.74                       | 2.76         |
| Com/Ind Hi Exist                     | 3,167,499                   | 3,386,542          | 219,043          | 6.9              | 113,678         | 122,570            | 8,892         | 7.8              | 3.59                       | 3.62         |
| Publ Util                            | 170,229                     | 174,335            | 4,106            | 2.4              | 5,726           | 5,909              | 183           | 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                           | 111,907            | 111,907          | 0.0              | 0               | 1,288              | 1,288         | 0.0              | 0.00                       | 1.15         |
| All Other NewCon                     | 0                           | 114,650            | 114,650          | 0.0              | 0               | 2,924              | 2,924         | 0.0              | 0.00                       | 2.55         |
| <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>306,792</b>     | <b>31,311</b> | <b>11.4</b>      | <b>1.70</b>                | <b>1.70</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       | 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         | 27.31         | 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>107.07</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                     | 125,500            | 10.4             | 1,149           | 1,311              | 162           | 14.1             | 1.010                      | 1.044        |
| Res Hmstd: Avg Val   | 170,500                     | 188,200            | 10.4             | 1,909           | 2,152              | 243           | 12.7             | 1.119                      | 1.143        |
| Res Hmstd: Hi Val    | 227,300                     | 251,000            | 10.4             | 2,669           | 2,995              | 326           | 12.2             | 1.174                      | 1.193        |
| Res Hmstd: Ex-Hi Val | 341,000                     | 376,500            | 10.4             | 4,191           | 4,678              | 488           | 11.6             | 1.228                      | 1.242        |
| Apartment (Mkt rate) | 300,000                     | 332,100            | 10.7             | 5,388           | 5,045              | -343          | -6.4             | 1.796                      | 1.519        |
| Comm/Ind: Lo Val     | 150,000                     | 160,400            | 6.9              | 4,076           | 4,495              | 419           | 10.3             | 2.717                      | 2.802        |
| Comm/Ind: Med Val    | 300,000                     | 320,700            | 6.9              | 9,435           | 10,269             | 834           | 8.8              | 3.145                      | 3.202        |
| Comm/Ind: Hi Val     | 1,000,000                   | 1,069,200          | 6.9              | 34,445          | 37,232             | 2,788         | 8.1              | 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>Chng | Base                   | Alter       |
| Res Hmstd: Exist                 | 11,495,749           | 12,791,592        | 1,295,842        | 11.3         | 164,010        | 184,474        | 20,464        | 12.5         | 1.43                   | 1.44        |
| ResNonHm 1 Exist                 | 742,726              | 977,805           | 235,079          | 31.7         | 11,944         | 15,616         | 3,673         | 30.7         | 1.61                   | 1.60        |
| ResNonHm23 Exist                 | 606,770              | 753,199           | 146,429          | 24.1         | 11,988         | 14,712         | 2,725         | 22.7         | 1.98                   | 1.95        |
| Apartments Exist                 | 2,605,068            | 2,904,034         | 298,966          | 11.5         | 57,615         | 56,753         | -862          | -1.5         | 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              | 578,575           | 3,979            | 0.7          | 17,763         | 17,887         | 124           | 0.7          | 3.09                   | 3.09        |
| Com/Ind Hi Exist                 | 5,667,374            | 5,362,638         | -304,735         | -5.4         | 232,116        | 219,048        | -13,068       | -5.6         | 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                    | 115,385           | 115,385          | 0.0          | 0              | 1,664          | 1,664         | 0.0          | 0.00                   | 1.44        |
| All Other NewCon                 | 0                    | 173,292           | 173,292          | 0.0          | 0              | 4,451          | 4,451         | 0.0          | 0.00                   | 2.57        |
| <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>527,689</b> | <b>18,603</b> | <b>3.7</b>   | <b>2.31</b>            | <b>2.20</b> |

Tax Base

Tax Rates

|                          | Taxable Market Value |             |        |              | Pctg<br>Chng     | 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 Value |             |        | Pctg<br>Chng | Net Tax  |             |        | Pctg<br>Chng | Effective<br>Tax Rates |       |
|----------------------|----------------------|-------------|--------|--------------|----------|-------------|--------|--------------|------------------------|-------|
|                      | Baseline             | Alternative | Change |              | Baseline | Alternative | Change |              | Base                   | Alter |
| Res Hmstd: Lo Val    | 90,800               | 101,000     | 11.2   | 1,158        | 1,320    | 162         | 14.0   | 1.275        | 1.307                  |       |
| Res Hmstd: Avg Val   | 136,100              | 151,400     | 11.2   | 1,921        | 2,165    | 244         | 12.7   | 1.411        | 1.429                  |       |
| Res Hmstd: Hi Val    | 181,500              | 202,000     | 11.3   | 2,687        | 3,013    | 326         | 12.1   | 1.480        | 1.491                  |       |
| Res Hmstd: Ex-Hi Val | 272,300              | 303,000     | 11.3   | 4,217        | 4,706    | 489         | 11.6   | 1.548        | 1.553                  |       |
| Apartment (Mkt rate) | 300,000              | 334,400     | 11.5   | 7,061        | 6,535    | -526        | -7.5   | 2.353        | 1.954                  |       |
| Comm/Ind: Lo Val     | 150,000              | 141,900     | -5.4   | 4,637        | 4,387    | -250        | -5.4   | 3.091        | 3.091                  |       |
| Comm/Ind: Med Val    | 300,000              | 283,900     | -5.4   | 10,781       | 10,107   | -674        | -6.2   | 3.593        | 3.560                  |       |
| Comm/Ind: Hi Val     | 1,000,000            | 946,200     | -5.4   | 39,450       | 37,160   | -2,290      | -5.8   | 3.945        | 3.927                  |       |

CITY OF ST. PAUL

| 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>Chng | Base                   | Alter       |
| Res Hmstd: Exist                 | 7,619,207            | 8,477,122         | 857,915          | 11.3         | 89,215         | 95,065         | 5,850         | 6.6          | 1.17                   | 1.12        |
| ResNonHm 1 Exist                 | 362,604              | 524,314           | 161,711          | 44.6         | 4,995          | 6,825          | 1,830         | 36.6         | 1.38                   | 1.30        |
| ResNonHm23 Exist                 | 256,434              | 352,192           | 95,758           | 37.3         | 4,342          | 5,629          | 1,287         | 29.7         | 1.69                   | 1.60        |
| Apartments Exist                 | 1,382,777            | 1,587,674         | 204,897          | 14.8         | 25,698         | 25,424         | -274          | -1.1         | 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              | 401,309           | 19,365           | 5.1          | 10,861         | 11,137         | 276           | 2.5          | 2.84                   | 2.78        |
| Com/Ind Hi Exist                 | 2,426,214            | 2,561,501         | 135,288          | 5.6          | 91,279         | 94,039         | 2,760         | 3.0          | 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                    | 54,318            | 54,318           | 0.0          | 0              | 609            | 609           | 0.0          | 0.00                   | 1.12        |
| All Other NewCon                 | 0                    | 49,009            | 49,009           | 0.0          | 0              | 1,130          | 1,130         | 0.0          | 0.00                   | 2.31        |
| <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<br>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<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    | 81,400                  | 90,600      | 9,200  | 11.3         | 820      | 886         | 65     | 7.9          | 1.007                  | 0.977 |
| Res Hmstd: Avg Val   | 122,000                 | 135,700     | 13,700 | 11.2         | 1,415    | 1,512       | 96     | 6.8          | 1.160                  | 1.114 |
| Res Hmstd: Hi Val    | 162,600                 | 180,900     | 18,300 | 11.3         | 2,010    | 2,139       | 129    | 6.4          | 1.236                  | 1.182 |
| Res Hmstd: Ex-Hi Val | 244,000                 | 271,500     | 27,500 | 11.3         | 3,203    | 3,397       | 194    | 6.1          | 1.312                  | 1.251 |
| Apartment (Mkt rate) | 300,000                 | 344,500     | 44,500 | 14.8         | 6,058    | 5,517       | -541   | -8.9         | 2.019                  | 1.601 |
| Comm/Ind: Lo Val     | 150,000                 | 158,400     | 8,400  | 5.6          | 4,265    | 4,471       | 206    | 4.8          | 2.843                  | 2.822 |
| Comm/Ind: Med Val    | 300,000                 | 316,700     | 16,700 | 5.6          | 9,909    | 10,283      | 374    | 3.8          | 3.302                  | 3.246 |
| Comm/Ind: Hi Val     | 1,000,000               | 1,055,800   | 55,800 | 5.6          | 36,244   | 37,417      | 1,173  | 3.2          | 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:         | 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 4A2 Baseline: Final Pay 2003

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(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         | 1.000 | 15,295      | 153       | 180       |
| 205                | Pers: It32 struct/leased                 | 1.000 | 39,520      | 395       | 512       |
| 206                | Pers: It32 str/lease                     | 1.000 | 1,202       | 12        | 18        |
| 208                | Pers: It32 struct/leased land-C/I        | 2.000 | 34,302      | 686       | 1,285     |
| 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                 | 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   |
|-------|------------------------------------|------------|-------------|-------------|-----------|
| 125.1 | Farm 1b Hmstd HGA: <32K: Exist     | 0.450      | 12,277      | 55          | 15        |
| 125.2 | Farm 1b Hmstd HGA: <32K: NewCon    | 0.450      | 159         | 1           | 0         |
| 126.1 | Ag Hmstd HGA: <76K: Exist          | 1.000      | 5,980,161   | 59,802      | 43,114    |
| 126.2 | Ag Hmstd HGA: <76K: NewCon         | 1.000      | 70,328      | 703         | 516       |
| 127.1 | Ag Hmstd HGA: 76K-500K: Exist      | 1.000      | 2,766,444   | 27,664      | 32,280    |
| 127.2 | Ag Hmstd HGA: 76K-500K: NewCon     | 1.000      | 37,488      | 375         | 444       |
| 128.1 | Ag Hmstd HGA: >500K: Exist         | 1.250      | 36,792      | 460         | 519       |
| 128.2 | Ag Hmstd HGA: >500K: NewCon        | 1.250      | 469         | 6           | 7         |
| 129.1 | Farm 1b Hmstd land <32K: Exist     | 0.450      | 665         | 3           | 1         |
| 129.2 | Farm 1b Hmstd land <32K: NewCon    | 0.450      | 7           | 0           | 0         |
| 130.1 | Ag Hmstd l & b: <115K: Exist       | 0.550      | 9,266,209   | 50,964      | 24,225    |
| 130.2 | Ag Hmstd l & b: <115K: NewCon      | 0.550      | 93,947      | 517         | 262       |
| 131.1 | Ag Hmstd l & b: 115K-345K: Exist   | 0.550      | 8,295,038   | 45,623      | 48,746    |
| 131.2 | Ag Hmstd l & b: 115K-345K:         | 0.550      | 61,381      | 338         | 369       |
| 132.1 | Ag Hmstd l & b: 345K-600K: Exist   | 0.550      | 3,559,654   | 19,578      | 18,671    |
| 132.2 | Ag Hmstd l & b: 345K-600K:         | 0.550      | 21,266      | 117         | 113       |
| 133.1 | Ag Hmstd l & b: >600K: Exist       | 1.000      | 3,130,596   | 31,306      | 29,432    |
| 133.2 | Ag Hmstd l & b: >600K: NewCon      | 1.000      | 16,865      | 169         | 160       |
| 135.1 | Ag Non-homestead: Exist            | 1.000      | 10,144,692  | 101,447     | 99,348    |
| 135.2 | Ag Non-homestead: NewCon           | 1.000      | 31,188      | 312         | 312       |
| 136   | Migrant Housing: <500K             | 1.000      | 1,253       | 13          | 12        |
| 141   | Timberlands                        | 1.000      | 870,102     | 8,701       | 9,236     |
| 142.1 | Non-comm SRR: <76K: Exist          | 1.000      | 6,910,363   | 69,104      | 80,180    |
| 142.2 | Non-comm SRR: <76K: NewCon         | 1.000      | 185,128     | 1,851       | 2,138     |
| 143.1 | Non-comm SRR: 76K-500K: Exist      | 1.000      | 3,810,687   | 38,107      | 53,352    |
| 143.2 | Non-comm SRR: 76K-500K: NewCon     | 1.000      | 94,505      | 945         | 1,314     |
| 144.1 | Non-comm SRR: >500K: Exist         | 1.250      | 187,380     | 2,342       | 3,127     |
| 144.2 | Non-comm SRR: >500K: NewCon        | 1.250      | 4,168       | 52          | 67        |
| 147.1 | Res 1b Hmstd <32K: Exist           | 0.450      | 180,706     | 813         | 802       |
| 147.2 | Res 1b Hmstd <32K: NewCon          | 0.450      | 3,955       | 18          | 17        |
| 148.1 | Res Hmstd: <76K: Exist             | 1.000      | 94,972,262  | 949,723     | 923,318   |
| 148.2 | Res Hmstd: <76K: NewCon            | 1.000      | 2,343,595   | 23,436      | 22,316    |
| 149.1 | Res Hmstd: 76K-500K: Exist         | 1.000      | 112,473,254 | 1,124,733   | 1,374,602 |
| 149.2 | Res Hmstd: 76K-500K: NewCon        | 1.000      | 2,832,095   | 28,321      | 34,144    |
| 150.1 | Res Hmstd: > 500K: Exist           | 1.250      | 3,989,339   | 49,867      | 57,267    |
| 150.2 | Res Hmstd: > 500K: NewCon          | 1.250      | 72,648      | 908         | 1,019     |
| 152.1 | Res NonH 1 unit: <76K: Exist       | 1.000      | 5,900,688   | 59,007      | 76,300    |
| 152.2 | Res NonH 1 unit: <76K: NewCon      | 1.000      | 534,773     | 5,348       | 6,701     |
| 153.1 | Res NonH 1 unit: 76K - 500K: Exist | 1.000      | 4,094,703   | 40,947      | 50,370    |
| 153.2 | Res NonH 1 unit: 76K - 500K:       | 1.000      | 463,120     | 4,631       | 5,600     |

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|       |                                    |       |            |         |           |
|-------|------------------------------------|-------|------------|---------|-----------|
| 154.1 | Res NonH 1 unit: >500K: Exist      | 1.250 | 394,724    | 4,934   | 5,640     |
| 154.2 | Res NonH 1 unit: >500K: NewCon     | 1.250 | 33,461     | 418     | 471       |
| 156.1 | Res NonH 2-3 units: Exist          | 1.250 | 3,765,592  | 47,070  | 60,276    |
| 156.2 | Res NonH 2-3 units: NewCon         | 1.250 | 349,012    | 4,363   | 5,332     |
| 159.1 | Regular apartments (4a): Exist     | 1.250 | 15,775,352 | 197,192 | 259,227   |
| 159.2 | Regular apartments (4a): NewCon    | 1.250 | 433,548    | 5,419   | 6,872     |
| 160.1 | Non-profit/Comm Serv: Exist        | 1.500 | 35,901     | 539     | 764       |
| 160.2 | Non-profit/Comm Serv: NewCon       | 1.500 | 53         | 1       | 1         |
| 161.1 | Student housing: Exist             | 1.000 | 24,139     | 241     | 347       |
| 161.2 | Student housing: NewCon            | 1.000 | 6          | 0       | 0         |
| 162.1 | Manuf home park land: Exist        | 1.250 | 445,317    | 5,566   | 6,760     |
| 162.2 | Manuf home park land: NewCon       | 1.250 | 2,282      | 29      | 35        |
| 164.1 | Comm SRR: 1c: Exist                | 1.000 | 372,216    | 3,722   | 3,472     |
| 164.2 | Comm SRR: 1c: NewCon               | 1.000 | 4,157      | 42      | 41        |
| 165.1 | Comm SRR: 4c <500K: Exist          | 1.000 | 230,479    | 2,305   | 3,553     |
| 165.2 | Comm SRR: 4c <500K: NewCon         | 1.000 | 1,836      | 18      | 30        |
| 166.1 | Comm SRR: 4c >500K: Exist          | 1.250 | 67,324     | 842     | 1,217     |
| 166.2 | Comm SRR: 4c >500K: NewCon         | 1.250 | 286        | 4       | 5         |
| 167.1 | Bed & Breakfast: Exist             | 1.250 | 19,674     | 246     | 292       |
| 167.2 | Bed & Breakfast: NewCon            | 1.250 | 175        | 2       | 3         |
| 168   | Qualifying golf courses            | 1.250 | 193,882    | 2,424   | 2,617     |
| 171.1 | Commercial: <150K: Exist           | 1.500 | 6,807,198  | 102,108 | 190,418   |
| 171.2 | Commercial: <150K: NewCon          | 1.500 | 209,743    | 3,146   | 5,721     |
| 172.1 | Commercial: >150K: Exist           | 2.000 | 29,590,907 | 591,818 | 1,081,638 |
| 172.2 | Commercial: >150K: NewCon          | 2.000 | 815,321    | 16,306  | 29,273    |
| 173.1 | Comm comp zone: <150K: Exist       | 1.500 | 277        | 4       | 6         |
| 173.2 | Comm comp zone: <150K: NewCon      | 1.500 | 23         | 0       | 1         |
| 174.1 | Comm comp zone: >150K: Exist       | 2.000 | 284        | 6       | 7         |
| 174.2 | Comm comp zone: >150K: NewCon      | 2.000 | 17         | 0       | 0         |
| 175.1 | Comm border city: <150K: Exist     | 1.500 | 34,413     | 516     | 794       |
| 175.2 | Comm border city: <150K: NewCon    | 1.500 | 3,816      | 57      | 88        |
| 176.1 | Comm border city: >150K: Exist     | 2.000 | 62,944     | 1,259   | 1,448     |
| 176.2 | Comm border city: >150K: NewCon    | 2.000 | 7,460      | 149     | 172       |
| 178.1 | Industrial pref: <150K: Exist      | 1.500 | 1,181,892  | 17,728  | 33,385    |
| 178.2 | Industrial pref: <150K: NewCon     | 1.500 | 20,473     | 307     | 566       |
| 179.1 | Industrial pref: >150K: Exist      | 2.000 | 10,886,981 | 217,740 | 400,387   |
| 179.2 | Industrial pref: >150K: NewCon     | 2.000 | 146,689    | 2,934   | 5,348     |
| 182.1 | Ind border city: <150K: Exist      | 1.500 | 1,286      | 19      | 30        |
| 183.1 | Ind border city: >150K: Exist      | 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  | 31,503    |
| 190   | Railroad <150K                     | 1.500 | 25,375     | 381     | 694       |

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Baseline: Final Pay 2003  
 Alternative: Prelim Pay 2004: TNT Levies plus new refs (Rev)

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 (all figures in \$000s)

|                    |  |       |             |           |           |
|--------------------|--|-------|-------------|-----------|-----------|
| 191                | Railroad >150K                           | 2.000 | 466,569     | 9,331     | 16,690    |
| 193                | Mineral                                  | 2.000 | 2,360       | 47        | 110       |
| 194                | Misc class 5                             | 2.000 | 2,094       | 42        | 84        |
| 197                | Personal: 3f                             | 1.000 | 8,057       | 81        | 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         | 1.000 | 16,913      | 169       | 184       |
| 201                | Pers: It32 struct/leased                 | 1.000 | 40,179      | 402       | 483       |
| 202                | Pers: It32 str/lease                     | 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                 | 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    | 51,183    |
| 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    | 60,976    |
| 220                | Pers: Item 46 syst/water utils           | 2.000 | 1,373       | 27        | 50        |
| 221                | Pers: Item 48 misc                       | 2.000 | 21,527      | 431       | 762       |
| <b>State Total</b> |  |       | 363,685,100 | 4,142,475 | 5,373,068 |

**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                  | 1,224,945 | 157,504 | 941,228                           | 194,794          | 624,527 | 5,025,303 |
| 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                  | 1,120,753 | 155,540 | 863,296                           | 175,467          | 624,527 | 4,698,497 |
| Spread MKV Levy         | 2,696                      | 18,718    | 43      | 384,464                           | 0                | 0       | 405,921   |
| Tax Incr Financing Levy |                            |           |         |                                   |                  |         | 277,908   |
|                         | <b>Homestead Credit</b>    | 313,549   |         | <b>Taconite credit</b>            |                  | 16,545  |           |
|                         | <b>Agricultural Credit</b> | 23,904    |         | <b>Disparity Reduction Credit</b> |                  | 4,202   |           |