

House Research Simulation Report: Property Tax

Simulation #4C5

Date 12/21/2004

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DESCRIPTION

BASELINE: Final Pay 2003 (Revised)

ALTERNATIVE: Final Pay 2004 (Revised 12/21/04)

This report compares property taxes payable in 2004 to property taxes payable in 2003. The data for both years is final data reported by the counties to the Dept. of Revenue. This report incorporates corrections to its predecessor, #4C4.

KEY POINTS

- **Statewide, property taxes increased by \$328 million, or 6.5%.** Approximately \$129 million of the \$328 million increase is borne by new construction - property appearing on the tax rolls for the first time in 2004. The overall tax increases are 8.8% in Greater Minnesota and 5.4% in the Metro area.
- **Statewide property tax changes by property type vary from -11% to +17%** (although those two extremes were registered by property classes that had atypical changes in market value from pay 2003 to pay 2004). Tax changes on the largest property types are 7.2% on existing residential homesteads, 0.3% on existing commercial-industrial property, -4.4% on existing apartments, and 4.2% on existing agricultural property.
- **The overall county levy increase was \$94 million,** which compares to an overall aid reduction between certified pay '03 and pay '04 of \$125.2 million. **The overall city levy increase was \$90.7 million,** compared to an overall aid reduction of \$178.1 million.

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 (Revised)**

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

ALTERNATIVE: Final Pay 2004 (Revised 12/20/04)

- **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.
- **Local government levies** are levies reported by county auditors on the abstracts of tax lists.
- **Property tax credits** are as reported by county auditors on the abstracts of tax lists.

SIMULATION PARAMETERS

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

House Research Department

STATEWIDE

| <i>Tax Burdens by Property Class</i> | Taxable Market Value | | | | Net Tax | | | | Effective Tax Rates | |
|--------------------------------------|-----------------------------|--------------------|-------------------|------------------|------------------|--------------------|----------------|------------------|----------------------------|--------------|
| | Baseline | Alternative | Change | Pctg Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Exist | 191,363,909 | 211,666,684 | 20,302,775 | 10.6 | 2,185,140 | 2,342,576 | 157,435 | 7.2 | 1.14 | 1.11 |
| ResNonHm 1 Exist | 8,557,668 | 10,362,466 | 1,804,798 | 21.1 | 112,530 | 131,158 | 18,629 | 16.6 | 1.31 | 1.27 |
| ResNonHm23 Exist | 3,866,001 | 4,297,022 | 431,021 | 11.1 | 63,394 | 67,995 | 4,600 | 7.3 | 1.64 | 1.58 |
| Apartments Exist | 14,434,705 | 15,798,319 | 1,363,613 | 9.4 | 269,604 | 257,857 | -11,747 | -4.4 | 1.87 | 1.63 |
| Seas Rec: Exist | 10,462,907 | 11,881,181 | 1,418,274 | 13.6 | 137,410 | 148,305 | 10,895 | 7.9 | 1.31 | 1.25 |
| Com/Ind Lo Exist | 7,926,443 | 8,052,186 | 125,743 | 1.6 | 224,220 | 223,795 | -425 | -0.2 | 2.83 | 2.78 |
| Com/Ind Hi Exist | 40,958,745 | 41,832,399 | 873,655 | 2.1 | 1,514,351 | 1,520,645 | 6,294 | 0.4 | 3.70 | 3.64 |
| Publ U: Elec Gen | 1,545,468 | 1,431,412 | -114,056 | -7.4 | 40,040 | 35,539 | -4,501 | -11.2 | 2.59 | 2.48 |
| Publ U: Other | 5,018,556 | 5,329,952 | 311,396 | 6.2 | 178,741 | 184,508 | 5,767 | 3.2 | 3.56 | 3.46 |
| AgHm House Exist | 8,097,036 | 8,795,663 | 698,627 | 8.6 | 70,595 | 75,035 | 4,440 | 6.3 | 0.87 | 0.85 |
| AgHm Land: Exist | 22,705,304 | 24,259,825 | 1,554,521 | 6.8 | 115,601 | 120,184 | 4,583 | 4.0 | 0.51 | 0.50 |
| Ag NonHm: Exist | 10,214,986 | 11,030,279 | 815,293 | 8.0 | 104,842 | 108,150 | 3,308 | 3.2 | 1.03 | 0.98 |
| Res Hmstd NewCon | 0 | 5,252,294 | 5,252,294 | 0.0 | 0 | 56,873 | 56,873 | 0.0 | 0.00 | 1.08 |
| All Other NewCon | 0 | 3,642,739 | 3,642,739 | 0.0 | 0 | 71,932 | 71,932 | 0.0 | 0.00 | 1.97 |
| Total | 325,151,728 | 363,632,420 | 38,480,692 | 11.8 | 5,016,468 | 5,344,552 | 328,083 | 6.5 | 1.54 | 1.47 |

Tax Base

Tax Rates

| | | | | | County | Net Tax Cap (Pctg) | | Ref Mkt Val (mills) | |
|--------------------------|-----------------|--------------------|---------------|------------------|------------------|---------------------------|---------------|----------------------------|--------------|
| | Baseline | Alternative | Change | Pctg Chng | | Base | Alter | Base | Alter |
| Total Tax Capacity | 3,750,086 | 4,140,987 | 390,900 | 10.4 | | 50.42 | 47.85 | 0.010 | 0.009 |
| (-) TIF Tax Capacity | 211,256 | 224,701 | 13,445 | 6.4 | City/Town | 35.67 | 34.58 | 0.052 | 0.059 |
| (-) FD Contrib Tax Cap | 233,130 | 254,136 | 21,006 | 9.0 | School District | 25.59 | 23.41 | 1.158 | 1.221 |
| (=) Taxable Tax Capacity | 3,305,701 | 3,662,149 | 356,448 | 10.8 | Special District | 5.19 | 4.69 | 0.000 | 0.000 |
| FD Distrib Tax Cap | 233,132 | 254,187 | 21,056 | 9.0 | Total | 116.87 | 110.53 | 1.221 | 1.289 |

GREATER MINNESOTA

| <i>Tax Burdens by Property Class</i> | Taxable Market Value | | | | Net Tax | | | | Effective Tax Rates | |
|--------------------------------------|-----------------------------|--------------------|-------------------|------------------|------------------|--------------------|----------------|------------------|----------------------------|--------------|
| | Baseline | Alternative | Change | Pctg Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Exist | 61,486,170 | 67,206,754 | 5,720,585 | 9.3 | 631,611 | 686,131 | 54,520 | 8.6 | 1.03 | 1.02 |
| ResNonHm 1 Exist | 3,523,627 | 3,973,975 | 450,347 | 12.8 | 45,370 | 49,801 | 4,431 | 9.8 | 1.29 | 1.25 |
| ResNonHm23 Exist | 1,282,249 | 1,356,415 | 74,166 | 5.8 | 20,524 | 21,145 | 621 | 3.0 | 1.60 | 1.56 |
| Apartments Exist | 2,711,178 | 2,931,310 | 220,131 | 8.1 | 49,161 | 48,833 | -328 | -0.7 | 1.81 | 1.67 |
| Seas Rec: Exist | 10,147,754 | 11,537,309 | 1,389,555 | 13.7 | 132,722 | 143,494 | 10,772 | 8.1 | 1.31 | 1.24 |
| Com/Ind Lo Exist | 4,412,774 | 4,518,525 | 105,751 | 2.4 | 124,785 | 125,456 | 671 | 0.5 | 2.83 | 2.78 |
| Com/Ind Hi Exist | 7,986,283 | 8,502,540 | 516,257 | 6.5 | 290,609 | 304,305 | 13,696 | 4.7 | 3.64 | 3.58 |
| Publ U: Elec Gen | 1,249,324 | 1,183,222 | -66,101 | -5.3 | 32,344 | 29,328 | -3,016 | -9.3 | 2.59 | 2.48 |
| Publ U: Other | 3,050,856 | 3,265,826 | 214,970 | 7.0 | 106,265 | 110,109 | 3,844 | 3.6 | 3.48 | 3.37 |
| AgHm House Exist | 7,067,066 | 7,730,153 | 663,086 | 9.4 | 60,910 | 65,371 | 4,460 | 7.3 | 0.86 | 0.85 |
| AgHm Land: Exist | 21,677,370 | 23,160,598 | 1,483,228 | 6.8 | 111,299 | 115,878 | 4,579 | 4.1 | 0.51 | 0.50 |
| Ag NonHm: Exist | 9,563,108 | 10,300,783 | 737,675 | 7.7 | 98,013 | 101,175 | 3,162 | 3.2 | 1.02 | 0.98 |
| Res Hmstd NewCon | 0 | 2,234,644 | 2,234,644 | 0.0 | 0 | 23,009 | 23,009 | 0.0 | 0.00 | 1.03 |
| All Other NewCon | 0 | 1,705,630 | 1,705,630 | 0.0 | 0 | 28,847 | 28,847 | 0.0 | 0.00 | 1.69 |
| Total | 134,157,757 | 149,607,683 | 15,449,925 | 11.5 | 1,703,613 | 1,852,880 | 149,267 | 8.8 | 1.27 | 1.24 |

Tax Base

Tax Rates

| | | | | | Net Tax Cap (Pctg) | | Ref Mkt Val (mills) | | |
|--------------------------|-----------------|--------------------|---------------|------------------|---------------------------|---------------|----------------------------|--------------|--------------|
| | Baseline | Alternative | Change | Pctg Chng | Base | Alter | Base | Alter | |
| Total Tax Capacity | 1,412,952 | 1,572,232 | 159,280 | 11.3 | County | 58.52 | 56.07 | 0.005 | 0.005 |
| (-) TIF Tax Capacity | 39,870 | 44,285 | 4,415 | 11.1 | City/Town | 32.91 | 32.05 | 0.016 | 0.017 |
| (-) FD Contrib Tax Cap | 1,413 | 1,898 | 485 | 34.3 | School District | 24.01 | 21.77 | 0.603 | 0.836 |
| (=) Taxable Tax Capacity | 1,371,669 | 1,526,049 | 154,381 | 11.3 | Special District | 1.65 | 1.69 | 0.000 | 0.000 |
| FD Distrib Tax Cap | 1,417 | 1,901 | 484 | 34.1 | Total | 117.10 | 111.57 | 0.625 | 0.858 |

Tax Burdens on Hypothetical Properties

| | Taxable Market Value | | | Net Tax | | | | Effective Tax Rates | |
|----------------------|-----------------------------|--------------------|------------------|-----------------|--------------------|---------------|------------------|----------------------------|--------------|
| | Baseline | Alternative | Pctg Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Lo Val | 68,100 | 74,400 | 9.3 | 568 | 596 | 29 | 5.0 | 0.833 | 0.801 |
| Res Hmstd: Avg Val | 102,100 | 111,600 | 9.3 | 979 | 1,069 | 90 | 9.2 | 0.958 | 0.957 |
| Res Hmstd: Hi Val | 136,100 | 148,800 | 9.3 | 1,429 | 1,549 | 120 | 8.4 | 1.049 | 1.041 |
| Res Hmstd: Ex-Hi Val | 204,200 | 223,200 | 9.3 | 2,330 | 2,510 | 180 | 7.7 | 1.141 | 1.124 |
| Apartment (Mkt rate) | 300,000 | 324,400 | 8.1 | 5,457 | 4,802 | -655 | -12.0 | 1.819 | 1.480 |
| Seas Rec: Lo Val | 50,000 | 56,000 | 12.0 | 694 | 746 | 52 | 7.5 | 1.387 | 1.332 |
| Seas Rec: Hi Val | 150,000 | 168,000 | 12.0 | 2,322 | 2,537 | 214 | 9.2 | 1.548 | 1.509 |
| Comm/Ind: Lo Val | 150,000 | 159,700 | 6.5 | 3,948 | 4,186 | 238 | 6.0 | 2.632 | 2.621 |
| Comm/Ind: Med Val | 300,000 | 319,400 | 6.5 | 9,181 | 9,615 | 434 | 4.7 | 3.060 | 3.010 |
| Comm/Ind: Hi Val | 1,000,000 | 1,064,600 | 6.5 | 33,601 | 34,946 | 1,346 | 4.0 | 3.360 | 3.282 |

METRO AREA

| <i>Tax Burdens by Property Class</i> | Taxable Market Value | | | | Net Tax | | | | Effective Tax Rates | |
|--------------------------------------|-----------------------------|--------------------|-------------------|------------------|------------------|--------------------|----------------|------------------|----------------------------|--------------|
| | Baseline | Alternative | Change | Pctg Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Exist | 129,877,739 | 144,459,929 | 14,582,190 | 11.2 | 1,553,529 | 1,656,444 | 102,915 | 6.6 | 1.20 | 1.15 |
| ResNonHm 1 Exist | 5,034,041 | 6,388,491 | 1,354,450 | 26.9 | 67,160 | 81,357 | 14,198 | 21.1 | 1.33 | 1.27 |
| ResNonHm23 Exist | 2,583,752 | 2,940,607 | 356,855 | 13.8 | 42,870 | 46,850 | 3,980 | 9.3 | 1.66 | 1.59 |
| Apartments Exist | 11,723,527 | 12,867,009 | 1,143,482 | 9.8 | 220,444 | 209,024 | -11,419 | -5.2 | 1.88 | 1.62 |
| Seas Rec: Exist | 315,153 | 343,872 | 28,719 | 9.1 | 4,688 | 4,811 | 123 | 2.6 | 1.49 | 1.40 |
| Com/Ind Lo Exist | 3,513,669 | 3,533,661 | 19,992 | 0.6 | 99,435 | 98,338 | -1,097 | -1.1 | 2.83 | 2.78 |
| Com/Ind Hi Exist | 32,972,462 | 33,329,860 | 357,398 | 1.1 | 1,223,742 | 1,216,341 | -7,402 | -0.6 | 3.71 | 3.65 |
| Publ U: Elec Gen | 296,144 | 248,190 | -47,955 | -16.2 | 7,695 | 6,211 | -1,485 | -19.3 | 2.60 | 2.50 |
| Publ U: Other | 1,967,701 | 2,064,126 | 96,425 | 4.9 | 72,476 | 74,399 | 1,923 | 2.7 | 3.68 | 3.60 |
| AgHm House Exist | 1,029,970 | 1,065,511 | 35,541 | 3.5 | 9,685 | 9,664 | -21 | -0.2 | 0.94 | 0.91 |
| AgHm Land: Exist | 1,027,935 | 1,099,227 | 71,293 | 6.9 | 4,303 | 4,306 | 4 | 0.1 | 0.42 | 0.39 |
| Ag NonHm: Exist | 651,878 | 729,497 | 77,619 | 11.9 | 6,829 | 6,975 | 146 | 2.1 | 1.05 | 0.96 |
| Res Hmstd NewCon | 0 | 3,017,649 | 3,017,649 | 0.0 | 0 | 33,865 | 33,865 | 0.0 | 0.00 | 1.12 |
| All Other NewCon | 0 | 1,937,109 | 1,937,109 | 0.0 | 0 | 43,086 | 43,086 | 0.0 | 0.00 | 2.22 |
| Total | 190,993,971 | 214,024,737 | 23,030,767 | 12.1 | 3,312,855 | 3,491,671 | 178,816 | 5.4 | 1.73 | 1.63 |

Tax Base

Tax Rates

| | Taxable Market Value | | | | Pctg Chng | Net Tax Cap (Pctg) | | Ref Mkt Val (mills) | |
|--------------------------|-----------------------------|--------------------|---------------|---------------|------------------|---------------------------|---------------|----------------------------|--------------|
| | Baseline | Alternative | Change | Change | | Base | Alter | Base | Alter |
| Total Tax Capacity | 2,337,135 | 2,568,755 | 231,620 | 9.9 | County | 44.68 | 41.98 | 0.013 | 0.010 |
| (-) TIF Tax Capacity | 171,386 | 180,416 | 9,030 | 5.3 | City/Town | 37.62 | 36.39 | 0.070 | 0.080 |
| (-) FD Contrib Tax Cap | 231,716 | 252,238 | 20,522 | 8.9 | School District | 26.70 | 24.59 | 1.432 | 1.412 |
| (=) Taxable Tax Capacity | 1,934,032 | 2,136,100 | 202,068 | 10.4 | Special District | 7.70 | 6.84 | 0.000 | 0.000 |
| FD Distrib Tax Cap | 231,715 | 252,286 | 20,572 | 8.9 | Total | 116.70 | 109.79 | 1.515 | 1.502 |

Tax Burdens on Hypothetical Properties

| | Taxable Market Value | | | Pctg Chng | Net Tax | | | | Effective Tax Rates | |
|----------------------|-----------------------------|--------------------|---------------|------------------|-----------------|--------------------|---------------|------------------|----------------------------|--------------|
| | Baseline | Alternative | Change | | Baseline | Alternative | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Lo Val | 116,700 | 129,800 | 13,100 | 11.2 | 1,271 | 1,365 | 93 | 7.3 | 1.089 | 1.051 |
| Res Hmstd: Avg Val | 175,000 | 194,600 | 19,600 | 11.2 | 2,093 | 2,232 | 139 | 6.6 | 1.195 | 1.146 |
| Res Hmstd: Hi Val | 233,200 | 259,400 | 26,200 | 11.2 | 2,912 | 3,099 | 186 | 6.4 | 1.248 | 1.194 |
| Res Hmstd: Ex-Hi Val | 349,900 | 389,200 | 39,300 | 11.2 | 4,556 | 4,836 | 279 | 6.1 | 1.302 | 1.242 |
| Apartment (Mkt rate) | 300,000 | 329,300 | 29,300 | 9.8 | 5,706 | 5,014 | -692 | -12.1 | 1.902 | 1.522 |
| Comm/Ind: Lo Val | 150,000 | 151,600 | 1,600 | 1.1 | 4,184 | 4,169 | -15 | -0.4 | 2.789 | 2.750 |
| Comm/Ind: Med Val | 300,000 | 303,300 | 3,300 | 1.1 | 9,687 | 9,637 | -49 | -0.5 | 3.228 | 3.177 |
| Comm/Ind: Hi Val | 1,000,000 | 1,010,800 | 10,800 | 1.1 | 35,367 | 35,140 | -227 | -0.6 | 3.536 | 3.476 |

NORTHWEST CITIES

| <i>Tax Burdens by Property Class</i> | Taxable Market Value | | | | Net Tax | | | | Effective Tax Rates | |
|--|-----------------------------|--------------------|----------------|----------------------|-----------------|--------------------|---------------|----------------------|--------------------------------|--------------|
| | Baseline | Alternative | Change | Pctg Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Exist | 3,151,921 | 3,327,410 | 175,489 | 5.6 | 37,247 | 39,620 | 2,373 | 6.4 | 1.18 | 1.19 |
| ResNonHm 1 Exist | 206,431 | 226,773 | 20,342 | 9.9 | 3,053 | 3,338 | 285 | 9.3 | 1.48 | 1.47 |
| ResNonHm23 Exist | 82,051 | 85,712 | 3,661 | 4.5 | 1,396 | 1,454 | 58 | 4.2 | 1.70 | 1.70 |
| Apartments Exist | 276,383 | 297,808 | 21,425 | 7.8 | 5,206 | 5,212 | 6 | 0.1 | 1.88 | 1.75 |
| Seas Rec: Exist | 79,149 | 87,574 | 8,425 | 10.6 | 1,258 | 1,361 | 103 | 8.2 | 1.59 | 1.55 |
| Com/Ind Lo Exist | 458,912 | 466,941 | 8,029 | 1.7 | 13,232 | 12,950 | -281 | -2.1 | 2.88 | 2.77 |
| Com/Ind Hi Exist | 616,628 | 658,539 | 41,911 | 6.8 | 20,462 | 21,797 | 1,334 | 6.5 | 3.32 | 3.31 |
| Publ U: Elec Gen | 23,543 | 21,270 | -2,273 | -9.7 | 472 | 436 | -35 | -7.5 | 2.00 | 2.05 |
| Publ U: Other | 89,164 | 90,202 | 1,038 | 1.2 | 3,355 | 3,511 | 155 | 4.6 | 3.76 | 3.89 |
| AgHm House Exist | 15,736 | 16,742 | 1,006 | 6.4 | 185 | 195 | 9 | 5.1 | 1.18 | 1.16 |
| AgHm Land: Exist | 21,656 | 23,763 | 2,107 | 9.7 | 149 | 168 | 19 | 12.8 | 0.69 | 0.71 |
| Ag NonHm: Exist | 24,131 | 23,877 | -255 | -1.1 | 347 | 339 | -8 | -2.3 | 1.44 | 1.42 |
| Res Hmstd NewCon | 0 | 92,558 | 92,558 | 0.0 | 0 | 1,068 | 1,068 | 0.0 | 0.00 | 1.15 |
| All Other NewCon | 0 | 77,853 | 77,853 | 0.0 | 0 | 2,161 | 2,161 | 0.0 | 0.00 | 2.78 |
| Total | 5,045,706 | 5,497,024 | 451,318 | 8.9 | 86,362 | 93,610 | 7,248 | 8.4 | 1.71 | 1.70 |

Tax Base

Tax Rates

| | | | | | Net Tax Cap (Pctg) | | Ref Mkt Val (mills) | | |
|--------------------------|-----------------|--------------------|---------------|----------------------|---------------------------|--------------|----------------------------|--------------|-------|
| | Baseline | Alternative | Change | Pctg Chng | Base | Alter | Base | Alter | |
| Total Tax Capacity | 61,068 | 66,207 | 5,140 | 8.4 | County | 63.89 | 61.70 | 0.000 | 0.000 |
| (-) TIF Tax Capacity | 3,234 | 3,733 | 499 | 15.4 | City/Town | 51.74 | 53.39 | 0.051 | 0.047 |
| (-) FD Contrib Tax Cap | 0 | 0 | 0 | 0.0 | School District | 23.48 | 22.07 | 0.505 | 0.598 |
| (=) Taxable Tax Capacity | 57,833 | 62,474 | 4,641 | 8.0 | Special District | 2.95 | 3.06 | 0.000 | 0.000 |
| FD Distrib Tax Cap | 0 | 0 | 0 | 0.0 | Total | 142.06 | 140.23 | 0.556 | 0.644 |

**Tax Burdens on
Hypothetical Properties**

| | Taxable Market Value | | | Net Tax | | | | Effective Tax Rates | |
|----------------------|---------------------------------|--------------------|----------------------|-----------------|--------------------|---------------|----------------------|--------------------------------|--------------|
| | Baseline | Alternative | Pctg Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Lo Val | 47,900 | 50,600 | 5.6 | 516 | 540 | 24 | 4.7 | 1.076 | 1.066 |
| Res Hmstd: Avg Val | 71,800 | 75,800 | 5.6 | 773 | 809 | 36 | 4.6 | 1.076 | 1.066 |
| Res Hmstd: Hi Val | 95,700 | 101,000 | 5.5 | 1,126 | 1,200 | 73 | 6.5 | 1.177 | 1.187 |
| Res Hmstd: Ex-Hi Val | 143,500 | 151,500 | 5.6 | 1,875 | 1,986 | 111 | 5.9 | 1.306 | 1.310 |
| Apartment (Mkt rate) | 300,000 | 323,300 | 7.8 | 6,560 | 5,875 | -684 | -10.4 | 2.186 | 1.817 |
| Comm/Ind: Lo Val | 150,000 | 160,200 | 6.8 | 4,499 | 4,872 | 373 | 8.3 | 2.999 | 3.041 |
| Comm/Ind: Med Val | 300,000 | 320,400 | 6.8 | 10,471 | 11,202 | 731 | 7.0 | 3.490 | 3.496 |
| Comm/Ind: Hi Val | 1,000,000 | 1,068,000 | 6.8 | 38,336 | 40,741 | 2,404 | 6.3 | 3.833 | 3.814 |

NORTHWEST TOWNS

| Tax Burdens by Property Class | Taxable Market Value | | | | Net Tax | | | | Effective Tax Rates | |
|----------------------------------|----------------------|-------------------|------------------|--------------|----------------|----------------|--------------|--------------|------------------------|-------------|
| | Baseline | Alternative | Change | Pctg Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Exist | 3,074,915 | 3,384,859 | 309,944 | 10.1 | 25,298 | 27,237 | 1,940 | 7.7 | 0.82 | 0.80 |
| ResNonHm 1 Exist | 190,926 | 203,111 | 12,185 | 6.4 | 2,085 | 2,131 | 46 | 2.2 | 1.09 | 1.05 |
| ResNonHm23 Exist | 52,385 | 58,089 | 5,704 | 10.9 | 663 | 697 | 35 | 5.2 | 1.27 | 1.20 |
| Apartments Exist | 6,084 | 7,555 | 1,471 | 24.2 | 84 | 84 | 1 | 0.8 | 1.38 | 1.12 |
| Seas Rec: Exist | 1,786,213 | 2,049,886 | 263,673 | 14.8 | 22,004 | 24,410 | 2,406 | 10.9 | 1.23 | 1.19 |
| Com/Ind Lo Exist | 108,437 | 109,955 | 1,518 | 1.4 | 2,599 | 2,562 | -38 | -1.4 | 2.40 | 2.33 |
| Com/Ind Hi Exist | 115,018 | 121,818 | 6,799 | 5.9 | 3,727 | 3,845 | 118 | 3.2 | 3.24 | 3.16 |
| Publ U: Elec Gen | 4,703 | 315 | -4,388 | -93.3 | 100 | 5 | -95 | -95.3 | 2.13 | 1.49 |
| Publ U: Other | 385,434 | 419,195 | 33,760 | 8.8 | 12,640 | 13,160 | 521 | 4.1 | 3.28 | 3.14 |
| AgHm House Exist | 978,135 | 1,059,952 | 81,817 | 8.4 | 8,122 | 8,499 | 377 | 4.6 | 0.83 | 0.80 |
| AgHm Land: Exist | 3,471,196 | 3,638,399 | 167,203 | 4.8 | 18,135 | 18,253 | 118 | 0.6 | 0.52 | 0.50 |
| Ag NonHm: Exist | 1,979,318 | 2,065,294 | 85,976 | 4.3 | 21,277 | 21,140 | -136 | -0.6 | 1.07 | 1.02 |
| Res Hmstd NewCon | 0 | 126,329 | 126,329 | 0.0 | 0 | 1,013 | 1,013 | 0.0 | 0.00 | 0.80 |
| All Other NewCon | 0 | 123,494 | 123,494 | 0.0 | 0 | 1,281 | 1,281 | 0.0 | 0.00 | 1.04 |
| Total | 12,152,765 | 13,368,249 | 1,215,485 | 10.0 | 116,734 | 124,319 | 7,585 | 6.5 | 0.96 | 0.93 |

Tax Base

Tax Rates

| | | | | | Net Tax Cap (Pctg) | | Ref Mkt Val (mills) | | |
|--------------------------|----------|-------------|--------|--------------|--------------------|---------------|---------------------|--------------|--------------|
| | Baseline | Alternative | Change | Pctg Chng | Base | Alter | Base | Alter | |
| Total Tax Capacity | 113,179 | 125,176 | 11,998 | 10.6 | County | 59.44 | 57.51 | 0.000 | 0.000 |
| (-) TIF Tax Capacity | 46 | 43 | -4 | -8.2 | City/Town | 18.11 | 17.29 | 0.000 | 0.000 |
| (-) FD Contrib Tax Cap | 0 | 0 | 0 | 0.0 | School District | 21.48 | 18.51 | 0.527 | 0.642 |
| (=) Taxable Tax Capacity | 113,132 | 125,134 | 12,001 | 10.6 | Special District | 3.67 | 3.58 | 0.000 | 0.000 |
| FD Distrib Tax Cap | 0 | 0 | 0 | 0.0 | Total | 102.70 | 96.88 | 0.527 | 0.642 |

**Tax Burdens on
Hypothetical Properties**

| | Taxable Market Value | | | Pctg Chng | Net Tax | | | Pctg Chng | Effective Tax Rates | |
|----------------------|-------------------------|-------------|--------|--------------|----------|-------------|--------|--------------|------------------------|-------|
| | Baseline | Alternative | Change | | Baseline | Alternative | Change | | Base | Alter |
| Res Hmstd: Lo Val | 70,200 | 77,300 | 7,100 | 10.1 | 477 | 496 | 19 | 3.9 | 0.679 | 0.641 |
| Res Hmstd: Avg Val | 105,200 | 115,800 | 10,600 | 10.1 | 858 | 928 | 70 | 8.1 | 0.815 | 0.801 |
| Res Hmstd: Hi Val | 140,200 | 154,300 | 14,100 | 10.1 | 1,267 | 1,360 | 93 | 7.3 | 0.904 | 0.881 |
| Res Hmstd: Ex-Hi Val | 210,400 | 231,600 | 21,200 | 10.1 | 2,089 | 2,228 | 140 | 6.7 | 0.992 | 0.962 |
| Seas Rec: Lo Val | 50,000 | 56,000 | 6,000 | 12.0 | 622 | 664 | 42 | 6.7 | 1.243 | 1.185 |
| Seas Rec: Hi Val | 150,000 | 168,000 | 18,000 | 12.0 | 2,106 | 2,290 | 184 | 8.7 | 1.404 | 1.363 |
| Comm/Ind: Lo Val | 150,000 | 158,900 | 8,900 | 5.9 | 3,609 | 3,768 | 159 | 4.4 | 2.406 | 2.371 |
| Comm/Ind: Med Val | 300,000 | 317,700 | 17,700 | 5.9 | 8,395 | 8,665 | 270 | 3.2 | 2.798 | 2.727 |
| Comm/Ind: Hi Val | 1,000,000 | 1,059,100 | 59,100 | 5.9 | 30,730 | 31,530 | 800 | 2.6 | 3.072 | 2.977 |

NORTH CENTRAL CITIES

| <i>Tax Burdens by Property Class</i> | Taxable Market Value | | | | Net Tax | | | | Effective Tax Rates | |
|--------------------------------------|-----------------------------|--------------------|----------------|------------------|-----------------|--------------------|---------------|------------------|----------------------------|--------------|
| | Baseline | Alternative | Change | Pctg Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Exist | 2,225,959 | 2,466,839 | 240,880 | 10.8 | 22,247 | 24,292 | 2,045 | 9.2 | 1.00 | 0.98 |
| ResNonHm 1 Exist | 186,993 | 227,993 | 41,000 | 21.9 | 2,397 | 2,834 | 437 | 18.2 | 1.28 | 1.24 |
| ResNonHm23 Exist | 69,238 | 78,049 | 8,810 | 12.7 | 1,092 | 1,206 | 114 | 10.4 | 1.58 | 1.55 |
| Apartments Exist | 153,164 | 158,691 | 5,528 | 3.6 | 2,799 | 2,705 | -95 | -3.4 | 1.83 | 1.70 |
| Seas Rec: Exist | 961,064 | 1,069,653 | 108,590 | 11.3 | 12,851 | 13,667 | 815 | 6.3 | 1.34 | 1.28 |
| Com/Ind Lo Exist | 381,425 | 395,009 | 13,584 | 3.6 | 10,743 | 10,881 | 139 | 1.3 | 2.82 | 2.75 |
| Com/Ind Hi Exist | 631,445 | 689,870 | 58,426 | 9.3 | 22,379 | 24,007 | 1,628 | 7.3 | 3.54 | 3.48 |
| Publ U: Elec Gen | 828 | 811 | -17 | -2.1 | 26 | 24 | -2 | -7.9 | 3.13 | 2.94 |
| Publ U: Other | 74,215 | 69,799 | -4,416 | -6.0 | 2,879 | 2,615 | -264 | -9.2 | 3.88 | 3.75 |
| AgHm House Exist | 18,392 | 20,591 | 2,199 | 12.0 | 195 | 213 | 18 | 9.2 | 1.06 | 1.03 |
| AgHm Land: Exist | 19,495 | 21,372 | 1,876 | 9.6 | 95 | 97 | 2 | 2.0 | 0.49 | 0.45 |
| Ag NonHm: Exist | 23,952 | 26,225 | 2,273 | 9.5 | 250 | 258 | 8 | 3.4 | 1.04 | 0.98 |
| Res Hmstd NewCon | 0 | 65,789 | 65,789 | 0.0 | 0 | 623 | 623 | 0.0 | 0.00 | 0.95 |
| All Other NewCon | 0 | 100,612 | 100,612 | 0.0 | 0 | 2,036 | 2,036 | 0.0 | 0.00 | 2.02 |
| Total | 4,746,169 | 5,391,302 | 645,133 | 13.6 | 77,953 | 85,458 | 7,505 | 9.6 | 1.64 | 1.59 |

Tax Base

Tax Rates

| | | | | | Net Tax Cap (Pctg) | | Ref Mkt Val (mills) | | |
|--------------------------|-----------------|--------------------|---------------|------------------|---------------------------|---------------|----------------------------|--------------|--------------|
| | Baseline | Alternative | Change | Pctg Chng | Base | Alter | Base | Alter | |
| Total Tax Capacity | 57,129 | 64,617 | 7,488 | 13.1 | County | 51.48 | 47.57 | 0.000 | 0.000 |
| (-) TIF Tax Capacity | 2,401 | 2,883 | 483 | 20.1 | City/Town | 42.33 | 42.51 | 0.019 | 0.014 |
| (-) FD Contrib Tax Cap | 0 | 0 | 0 | 0.0 | School District | 23.92 | 21.67 | 0.250 | 0.471 |
| (=) Taxable Tax Capacity | 54,728 | 61,734 | 7,006 | 12.8 | Special District | 0.96 | 0.95 | 0.000 | 0.000 |
| FD Distrib Tax Cap | 0 | 0 | 0 | 0.0 | Total | 118.70 | 112.69 | 0.269 | 0.485 |

Tax Burdens on Hypothetical Properties

| | Taxable Market Value | | | Net Tax | | | | Effective Tax Rates | |
|----------------------|-----------------------------|--------------------|------------------|-----------------|--------------------|---------------|------------------|----------------------------|--------------|
| | Baseline | Alternative | Pctg Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Lo Val | 56,800 | 62,900 | 10.7 | 462 | 488 | 25 | 5.5 | 0.813 | 0.775 |
| Res Hmstd: Avg Val | 85,200 | 94,400 | 10.8 | 739 | 822 | 84 | 11.3 | 0.866 | 0.870 |
| Res Hmstd: Hi Val | 113,600 | 125,900 | 10.8 | 1,109 | 1,221 | 112 | 10.1 | 0.976 | 0.969 |
| Res Hmstd: Ex-Hi Val | 170,400 | 188,800 | 10.8 | 1,849 | 2,017 | 167 | 9.0 | 1.085 | 1.068 |
| Apartment (Mkt rate) | 300,000 | 310,800 | 3.6 | 5,422 | 4,529 | -893 | -16.5 | 1.807 | 1.457 |
| Comm/Ind: Lo Val | 150,000 | 163,900 | 9.3 | 3,931 | 4,296 | 366 | 9.3 | 2.620 | 2.621 |
| Comm/Ind: Med Val | 300,000 | 327,800 | 9.3 | 9,158 | 9,843 | 686 | 7.5 | 3.052 | 3.002 |
| Comm/Ind: Hi Val | 1,000,000 | 1,092,500 | 9.3 | 33,552 | 35,725 | 2,173 | 6.5 | 3.355 | 3.270 |

NORTH CENTRAL TOWNS

| <i>Tax Burdens by Property Class</i> | Taxable Market Value | | | | Net Tax | | | | Effective Tax Rates | |
|--|-----------------------------|--------------------|------------------|----------------------|-----------------|--------------------|---------------|----------------------|--------------------------------|--------------|
| | Baseline | Alternative | Change | Pctg Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Exist | 3,598,484 | 3,951,023 | 352,539 | 9.8 | 30,120 | 31,622 | 1,502 | 5.0 | 0.84 | 0.80 |
| ResNonHm 1 Exist | 220,797 | 252,818 | 32,021 | 14.5 | 2,409 | 2,577 | 168 | 7.0 | 1.09 | 1.02 |
| ResNonHm23 Exist | 46,883 | 54,551 | 7,668 | 16.4 | 641 | 703 | 62 | 9.6 | 1.37 | 1.29 |
| Apartments Exist | 7,052 | 9,396 | 2,344 | 33.2 | 115 | 120 | 5 | 4.6 | 1.63 | 1.28 |
| Seas Rec: Exist | 2,765,940 | 3,166,887 | 400,947 | 14.5 | 33,562 | 35,977 | 2,415 | 7.2 | 1.21 | 1.14 |
| Com/Ind Lo Exist | 138,694 | 143,735 | 5,041 | 3.6 | 3,293 | 3,227 | -66 | -2.0 | 2.37 | 2.24 |
| Com/Ind Hi Exist | 99,803 | 107,145 | 7,342 | 7.4 | 3,125 | 3,148 | 23 | 0.7 | 3.13 | 2.94 |
| Publ U: Elec Gen | 3,970 | 3,658 | -313 | -7.9 | 110 | 95 | -15 | -13.2 | 2.77 | 2.61 |
| Publ U: Other | 273,712 | 313,536 | 39,824 | 14.5 | 9,879 | 10,682 | 803 | 8.1 | 3.61 | 3.41 |
| AgHm House Exist | 683,036 | 761,842 | 78,806 | 11.5 | 6,519 | 6,970 | 451 | 6.9 | 0.95 | 0.91 |
| AgHm Land: Exist | 1,089,057 | 1,204,626 | 115,569 | 10.6 | 5,455 | 5,706 | 250 | 4.6 | 0.50 | 0.47 |
| Ag NonHm: Exist | 489,323 | 548,994 | 59,671 | 12.2 | 5,602 | 5,904 | 302 | 5.4 | 1.14 | 1.08 |
| Res Hmstd NewCon | 0 | 135,398 | 135,398 | 0.0 | 0 | 1,104 | 1,104 | 0.0 | 0.00 | 0.82 |
| All Other NewCon | 0 | 150,461 | 150,461 | 0.0 | 0 | 1,669 | 1,669 | 0.0 | 0.00 | 1.11 |
| Total | 9,416,751 | 10,804,072 | 1,387,320 | 14.7 | 100,829 | 109,503 | 8,674 | 8.6 | 1.07 | 1.01 |

Tax Base

Tax Rates

| | | | | | Net Tax Cap (Pctg) | | Ref Mkt Val (mills) | | |
|--------------------------|-----------------|--------------------|---------------|----------------------|---------------------------|---------------|----------------------------|--------------|--------------|
| | Baseline | Alternative | Change | Pctg Chng | Base | Alter | Base | Alter | |
| Total Tax Capacity | 94,079 | 108,069 | 13,990 | 14.9 | County | 58.28 | 53.74 | 0.000 | 0.000 |
| (-) TIF Tax Capacity | 26 | 28 | 2 | 7.4 | City/Town | 18.64 | 17.13 | 0.000 | 0.000 |
| (-) FD Contrib Tax Cap | 0 | 0 | 0 | 0.0 | School District | 26.69 | 23.37 | 0.186 | 0.465 |
| (=) Taxable Tax Capacity | 94,053 | 108,041 | 13,988 | 14.9 | Special District | 1.02 | 0.99 | 0.000 | 0.000 |
| FD Distrib Tax Cap | 0 | 0 | 0 | 1.0 | Total | 104.63 | 95.24 | 0.186 | 0.465 |

**Tax Burdens on
Hypothetical Properties**

| | Taxable Market Value | | | Net Tax | | | | Effective Tax Rates | |
|----------------------|---------------------------------|--------------------|----------------------|-----------------|--------------------|---------------|----------------------|--------------------------------|--------------|
| | Baseline | Alternative | Pctg Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Lo Val | 70,700 | 77,600 | 9.8 | 470 | 473 | 2 | 0.5 | 0.664 | 0.608 |
| Res Hmstd: Avg Val | 106,000 | 116,400 | 9.8 | 852 | 895 | 43 | 5.1 | 0.803 | 0.768 |
| Res Hmstd: Hi Val | 141,300 | 155,100 | 9.8 | 1,260 | 1,316 | 57 | 4.5 | 0.891 | 0.848 |
| Res Hmstd: Ex-Hi Val | 212,000 | 232,800 | 9.8 | 2,076 | 2,162 | 86 | 4.2 | 0.979 | 0.928 |
| Seas Rec: Lo Val | 50,000 | 56,000 | 12.0 | 632 | 655 | 23 | 3.6 | 1.263 | 1.168 |
| Seas Rec: Hi Val | 150,000 | 168,000 | 12.0 | 2,135 | 2,262 | 127 | 5.9 | 1.423 | 1.346 |
| Comm/Ind: Lo Val | 150,000 | 161,000 | 7.3 | 3,602 | 3,764 | 162 | 4.5 | 2.401 | 2.337 |
| Comm/Ind: Med Val | 300,000 | 322,100 | 7.4 | 8,394 | 8,650 | 256 | 3.0 | 2.798 | 2.685 |
| Comm/Ind: Hi Val | 1,000,000 | 1,073,600 | 7.4 | 30,761 | 31,446 | 685 | 2.2 | 3.076 | 2.929 |

TACONITE CITIES

| <i>Tax Burdens by Property Class</i> | Taxable Market Value | | | | Net Tax | | | | Effective Tax Rates | |
|--------------------------------------|-----------------------------|--------------------|----------------|------------------|-----------------|--------------------|---------------|------------------|----------------------------|--------------|
| | Baseline | Alternative | Change | Pctg Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Exist | 1,764,726 | 1,885,965 | 121,239 | 6.9 | 15,790 | 16,599 | 809 | 5.1 | 0.89 | 0.88 |
| ResNonHm 1 Exist | 118,689 | 137,249 | 18,560 | 15.6 | 2,018 | 2,233 | 215 | 10.7 | 1.70 | 1.63 |
| ResNonHm23 Exist | 36,491 | 38,564 | 2,074 | 5.7 | 767 | 773 | 6 | 0.8 | 2.10 | 2.00 |
| Apartments Exist | 106,079 | 108,543 | 2,464 | 2.3 | 2,237 | 2,218 | -19 | -0.9 | 2.11 | 2.04 |
| Seas Rec: Exist | 110,736 | 129,498 | 18,762 | 16.9 | 1,817 | 2,005 | 188 | 10.4 | 1.64 | 1.55 |
| Com/Ind Lo Exist | 245,188 | 252,355 | 7,166 | 2.9 | 8,140 | 8,146 | 6 | 0.1 | 3.32 | 3.23 |
| Com/Ind Hi Exist | 279,347 | 297,473 | 18,126 | 6.5 | 12,393 | 12,813 | 420 | 3.4 | 4.44 | 4.31 |
| Publ U: Elec Gen | 192,058 | 189,568 | -2,490 | -1.3 | 5,377 | 4,912 | -465 | -8.6 | 2.80 | 2.59 |
| Publ U: Other | 96,770 | 110,476 | 13,706 | 14.2 | 3,945 | 4,297 | 352 | 8.9 | 4.08 | 3.89 |
| AgHm House Exist | 3,879 | 4,252 | 373 | 9.6 | 33 | 37 | 4 | 12.9 | 0.85 | 0.87 |
| AgHm Land: Exist | 2,480 | 2,829 | 349 | 14.1 | 8 | 8 | 0 | 2.0 | 0.33 | 0.30 |
| Ag NonHm: Exist | 28,129 | 34,243 | 6,114 | 21.7 | 455 | 516 | 61 | 13.3 | 1.62 | 1.51 |
| Res Hmstd NewCon | 0 | 28,645 | 28,645 | 0.0 | 0 | 256 | 256 | 0.0 | 0.00 | 0.89 |
| All Other NewCon | 0 | 27,481 | 27,481 | 0.0 | 0 | 783 | 783 | 0.0 | 0.00 | 2.85 |
| Total | 2,984,571 | 3,247,140 | 262,569 | 8.8 | 52,980 | 55,598 | 2,617 | 4.9 | 1.78 | 1.71 |

Tax Base

Tax Rates

| | | | | | Net Tax Cap (Pctg) | | Ref Mkt Val (mills) | |
|--------------------------|-----------------|--------------------|---------------|------------------|---------------------------|---------------|----------------------------|--------------|
| | Baseline | Alternative | Change | Pctg Chng | Base | Alter | Base | Alter |
| Total Tax Capacity | 37,073 | 40,168 | 3,095 | 8.3 | County | 68.43 64.50 | 0.000 | 0.000 |
| (-) TIF Tax Capacity | 1,325 | 1,389 | 64 | 4.8 | City/Town | 74.45 72.95 | 0.035 | 0.033 |
| (-) FD Contrib Tax Cap | 964 | 1,403 | 440 | 45.6 | School District | 16.87 11.61 | 0.238 | 0.630 |
| (=) Taxable Tax Capacity | 34,785 | 37,376 | 2,591 | 7.4 | Special District | 1.50 1.39 | 0.000 | 0.000 |
| FD Distrib Tax Cap | 1,024 | 1,400 | 376 | 36.7 | Total | 161.25 150.44 | 0.273 | 0.663 |

Tax Burdens on Hypothetical Properties

| | Taxable Market Value | | | Net Tax | | | | Effective Tax Rates | |
|----------------------|-----------------------------|--------------------|------------------|-----------------|--------------------|---------------|------------------|----------------------------|--------------|
| | Baseline | Alternative | Pctg Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Lo Val | 42,400 | 45,300 | 6.8 | 211 | 215 | 5 | 2.2 | 0.496 | 0.475 |
| Res Hmstd: Avg Val | 63,500 | 67,900 | 6.9 | 472 | 480 | 8 | 1.6 | 0.743 | 0.706 |
| Res Hmstd: Hi Val | 84,600 | 90,400 | 6.9 | 776 | 814 | 38 | 4.9 | 0.917 | 0.900 |
| Res Hmstd: Ex-Hi Val | 127,000 | 135,700 | 6.9 | 1,509 | 1,566 | 57 | 3.8 | 1.188 | 1.154 |
| Apartment (Mkt rate) | 300,000 | 307,000 | 2.3 | 7,338 | 5,977 | -1,362 | -18.6 | 2.446 | 1.946 |
| Comm/Ind: Lo Val | 150,000 | 159,700 | 6.5 | 4,884 | 5,129 | 246 | 5.0 | 3.255 | 3.211 |
| Comm/Ind: Med Val | 300,000 | 319,500 | 6.5 | 11,382 | 11,805 | 423 | 3.7 | 3.793 | 3.694 |
| Comm/Ind: Hi Val | 1,000,000 | 1,064,900 | 6.5 | 41,706 | 42,941 | 1,235 | 3.0 | 4.170 | 4.032 |

TACONITE TOWNS

| <i>Tax Burdens by Property Class</i> | Taxable Market Value | | | | Net Tax | | | | Effective Tax Rates | |
|--|-----------------------------|--------------------|----------------|----------------------|-----------------|--------------------|---------------|----------------------|--------------------------------|--------------|
| | Baseline | Alternative | Change | Pctg Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Exist | 2,875,765 | 3,203,904 | 328,139 | 11.4 | 19,589 | 21,028 | 1,439 | 7.3 | 0.68 | 0.66 |
| ResNonHm 1 Exist | 146,402 | 175,956 | 29,554 | 20.2 | 1,722 | 1,914 | 192 | 11.1 | 1.18 | 1.09 |
| ResNonHm23 Exist | 20,028 | 21,047 | 1,018 | 5.1 | 281 | 272 | -9 | -3.1 | 1.40 | 1.29 |
| Apartments Exist | 4,044 | 3,727 | -317 | -7.8 | 60 | 50 | -11 | -17.6 | 1.49 | 1.33 |
| Seas Rec: Exist | 2,410,145 | 2,735,212 | 325,067 | 13.5 | 31,948 | 34,536 | 2,588 | 8.1 | 1.33 | 1.26 |
| Com/Ind Lo Exist | 62,417 | 67,416 | 4,999 | 8.0 | 1,623 | 1,679 | 56 | 3.4 | 2.60 | 2.49 |
| Com/Ind Hi Exist | 115,456 | 118,360 | 2,904 | 2.5 | 4,057 | 4,016 | -41 | -1.0 | 3.51 | 3.39 |
| Publ U: Elec Gen | 708 | 727 | 19 | 2.6 | 17 | 16 | -1 | -3.6 | 2.40 | 2.25 |
| Publ U: Other | 195,205 | 229,616 | 34,411 | 17.6 | 6,786 | 7,573 | 786 | 11.6 | 3.48 | 3.30 |
| AgHm House Exist | 129,416 | 141,218 | 11,803 | 9.1 | 600 | 615 | 16 | 2.6 | 0.46 | 0.44 |
| AgHm Land: Exist | 137,181 | 154,554 | 17,373 | 12.7 | 292 | 304 | 12 | 4.2 | 0.21 | 0.20 |
| Ag NonHm: Exist | 326,126 | 363,875 | 37,748 | 11.6 | 3,721 | 3,825 | 104 | 2.8 | 1.14 | 1.05 |
| Res Hmstd NewCon | 0 | 76,656 | 76,656 | 0.0 | 0 | 493 | 493 | 0.0 | 0.00 | 0.64 |
| All Other NewCon | 0 | 77,065 | 77,065 | 0.0 | 0 | 972 | 972 | 0.0 | 0.00 | 1.26 |
| Total | 6,422,893 | 7,369,332 | 946,439 | 14.7 | 70,696 | 77,294 | 6,598 | 9.3 | 1.10 | 1.05 |

Tax Base

Tax Rates

| | | | | | Net Tax Cap (Pctg) | | Ref Mkt Val (mills) | | |
|--------------------------|-----------------|--------------------|---------------|----------------------|---------------------------|---------------|----------------------------|--------------|--------------|
| | Baseline | Alternative | Change | Pctg Chng | Base | Alter | Base | Alter | |
| Total Tax Capacity | 67,141 | 77,001 | 9,860 | 14.7 | County | 70.74 | 66.45 | 0.000 | 0.000 |
| (-) TIF Tax Capacity | 308 | 317 | 9 | 3.1 | City/Town | 19.63 | 18.15 | 0.000 | 0.000 |
| (-) FD Contrib Tax Cap | 450 | 495 | 45 | 10.0 | School District | 15.42 | 12.68 | 0.244 | 0.373 |
| (=) Taxable Tax Capacity | 66,383 | 76,189 | 9,806 | 14.8 | Special District | 3.06 | 2.81 | 0.000 | 0.000 |
| FD Distrib Tax Cap | 393 | 501 | 108 | 27.6 | Total | 108.86 | 100.09 | 0.244 | 0.373 |

**Tax Burdens on
Hypothetical Properties**

| | Taxable Market Value | | | Net Tax | | | | Effective Tax Rates | |
|----------------------|---------------------------------|--------------------|----------------------|-----------------|--------------------|---------------|----------------------|--------------------------------|--------------|
| | Baseline | Alternative | Pctg Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Lo Val | 71,100 | 79,200 | 11.4 | 218 | 231 | 13 | 6.1 | 0.306 | 0.292 |
| Res Hmstd: Avg Val | 106,600 | 118,800 | 11.4 | 620 | 678 | 58 | 9.3 | 0.581 | 0.570 |
| Res Hmstd: Hi Val | 142,200 | 158,400 | 11.4 | 1,048 | 1,125 | 76 | 7.3 | 0.737 | 0.710 |
| Res Hmstd: Ex-Hi Val | 213,300 | 237,600 | 11.4 | 1,904 | 2,018 | 115 | 6.0 | 0.892 | 0.849 |
| Seas Rec: Lo Val | 50,000 | 56,000 | 12.0 | 653 | 682 | 29 | 4.4 | 1.305 | 1.217 |
| Seas Rec: Hi Val | 150,000 | 168,000 | 12.0 | 2,199 | 2,344 | 145 | 6.6 | 1.465 | 1.395 |
| Comm/Ind: Lo Val | 150,000 | 153,800 | 2.5 | 3,754 | 3,709 | -46 | -1.2 | 2.502 | 2.411 |
| Comm/Ind: Med Val | 300,000 | 307,500 | 2.5 | 8,748 | 8,592 | -156 | -1.8 | 2.915 | 2.794 |
| Comm/Ind: Hi Val | 1,000,000 | 1,025,200 | 2.5 | 32,051 | 31,393 | -658 | -2.1 | 3.205 | 3.062 |

DULUTH AREA

| <i>Tax Burdens by Property Class</i> | Taxable Market Value | | | | Net Tax | | | | Effective Tax Rates | |
|--------------------------------------|-----------------------------|--------------------|----------------|------------------|-----------------|--------------------|---------------|------------------|----------------------------|--------------|
| | Baseline | Alternative | Change | Pctg Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Exist | 3,252,512 | 3,602,735 | 350,223 | 10.8 | 36,893 | 39,789 | 2,896 | 7.8 | 1.13 | 1.10 |
| ResNonHm 1 Exist | 196,641 | 236,912 | 40,271 | 20.5 | 2,665 | 3,103 | 438 | 16.4 | 1.36 | 1.31 |
| ResNonHm23 Exist | 102,321 | 123,396 | 21,075 | 20.6 | 1,729 | 2,002 | 273 | 15.8 | 1.69 | 1.62 |
| Apartments Exist | 187,376 | 214,144 | 26,768 | 14.3 | 3,386 | 3,470 | 84 | 2.5 | 1.81 | 1.62 |
| Seas Rec: Exist | 67,460 | 76,666 | 9,206 | 13.6 | 1,103 | 1,157 | 55 | 5.0 | 1.63 | 1.51 |
| Com/Ind Lo Exist | 178,705 | 189,281 | 10,576 | 5.9 | 5,101 | 5,218 | 118 | 2.3 | 2.85 | 2.76 |
| Com/Ind Hi Exist | 484,619 | 588,353 | 103,735 | 21.4 | 18,292 | 21,409 | 3,117 | 17.0 | 3.77 | 3.64 |
| Publ U: Elec Gen | 694 | 661 | -33 | -4.7 | 18 | 17 | -2 | -8.6 | 2.63 | 2.53 |
| Publ U: Other | 110,284 | 111,148 | 865 | 0.8 | 4,155 | 4,037 | -118 | -2.8 | 3.77 | 3.63 |
| AgHm House Exist | 11,770 | 12,598 | 828 | 7.0 | 140 | 134 | -5 | -3.9 | 1.19 | 1.07 |
| AgHm Land: Exist | 9,238 | 10,597 | 1,359 | 14.7 | 49 | 47 | -2 | -4.0 | 0.53 | 0.45 |
| Ag NonHm: Exist | 15,424 | 16,816 | 1,392 | 9.0 | 215 | 209 | -6 | -2.7 | 1.39 | 1.24 |
| Res Hmstd NewCon | 0 | 65,918 | 65,918 | 0.0 | 0 | 733 | 733 | 0.0 | 0.00 | 1.11 |
| All Other NewCon | 0 | 42,544 | 42,544 | 0.0 | 0 | 883 | 883 | 0.0 | 0.00 | 2.07 |
| Total | 4,617,044 | 5,291,769 | 674,725 | 14.6 | 73,745 | 82,209 | 8,464 | 11.5 | 1.60 | 1.55 |

Tax Base

Tax Rates

| | | | | | Net Tax Cap (Pctg) | | Ref Mkt Val (mills) | | |
|--------------------------|-----------------|--------------------|---------------|------------------|---------------------------|---------------|----------------------------|--------------|--------------|
| | Baseline | Alternative | Change | Pctg Chng | Base | Alter | Base | Alter | |
| Total Tax Capacity | 53,863 | 61,795 | 7,932 | 14.7 | County | 83.59 | 78.95 | 0.000 | 0.000 |
| (-) TIF Tax Capacity | 4,689 | 5,852 | 1,164 | 24.8 | City/Town | 28.26 | 26.47 | 0.000 | 0.000 |
| (-) FD Contrib Tax Cap | 0 | 0 | 0 | 0.0 | School District | 19.21 | 14.29 | 0.111 | 0.648 |
| (=) Taxable Tax Capacity | 49,174 | 55,942 | 6,768 | 13.8 | Special District | 4.45 | 5.15 | 0.000 | 0.000 |
| FD Distrib Tax Cap | 0 | 0 | 0 | 0.0 | Total | 135.51 | 124.85 | 0.111 | 0.648 |

Tax Burdens on Hypothetical Properties

| | Taxable Market Value | | | Net Tax | | | | Effective Tax Rates | |
|----------------------|-----------------------------|--------------------|------------------|-----------------|--------------------|---------------|------------------|----------------------------|--------------|
| | Baseline | Alternative | Pctg Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Lo Val | 70,000 | 77,500 | 10.7 | 676 | 715 | 39 | 5.7 | 0.966 | 0.922 |
| Res Hmstd: Avg Val | 104,900 | 116,200 | 10.8 | 1,155 | 1,258 | 103 | 8.9 | 1.101 | 1.082 |
| Res Hmstd: Hi Val | 139,900 | 155,000 | 10.8 | 1,665 | 1,803 | 138 | 8.3 | 1.189 | 1.163 |
| Res Hmstd: Ex-Hi Val | 209,900 | 232,500 | 10.8 | 2,684 | 2,890 | 206 | 7.7 | 1.278 | 1.243 |
| Apartment (Mkt rate) | 300,000 | 342,900 | 14.3 | 6,131 | 5,574 | -558 | -9.1 | 2.043 | 1.625 |
| Comm/Ind: Lo Val | 150,000 | 182,100 | 21.4 | 4,285 | 5,293 | 1,008 | 23.5 | 2.856 | 2.906 |
| Comm/Ind: Med Val | 300,000 | 364,200 | 21.4 | 9,993 | 11,929 | 1,936 | 19.4 | 3.330 | 3.275 |
| Comm/Ind: Hi Val | 1,000,000 | 1,214,100 | 21.4 | 36,629 | 42,899 | 6,270 | 17.1 | 3.662 | 3.533 |

EAST CENTRAL CITIES

| <i>Tax Burdens by Property Class</i> | Taxable Market Value | | | | Net Tax | | | | Effective Tax Rates | |
|--------------------------------------|-----------------------------|--------------------|----------------|------------------|-----------------|--------------------|---------------|------------------|----------------------------|--------------|
| | Baseline | Alternative | Change | Pctg Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Exist | 2,056,094 | 2,297,620 | 241,527 | 11.7 | 28,214 | 29,690 | 1,476 | 5.2 | 1.37 | 1.29 |
| ResNonHm 1 Exist | 127,388 | 131,797 | 4,408 | 3.5 | 2,073 | 2,002 | -72 | -3.5 | 1.63 | 1.52 |
| ResNonHm23 Exist | 57,010 | 66,145 | 9,135 | 16.0 | 1,167 | 1,238 | 71 | 6.1 | 2.05 | 1.87 |
| Apartments Exist | 131,195 | 145,024 | 13,828 | 10.5 | 2,709 | 2,760 | 51 | 1.9 | 2.06 | 1.90 |
| Seas Rec: Exist | 41,313 | 46,777 | 5,464 | 13.2 | 828 | 893 | 65 | 7.9 | 2.00 | 1.91 |
| Com/Ind Lo Exist | 228,633 | 240,075 | 11,441 | 5.0 | 7,406 | 7,343 | -63 | -0.9 | 3.24 | 3.06 |
| Com/Ind Hi Exist | 344,133 | 382,713 | 38,580 | 11.2 | 14,624 | 15,319 | 695 | 4.8 | 4.25 | 4.00 |
| Publ U: Elec Gen | 1,181 | 1,173 | -8 | -0.7 | 37 | 36 | -1 | -3.8 | 3.13 | 3.03 |
| Publ U: Other | 72,244 | 73,750 | 1,506 | 2.1 | 3,060 | 2,969 | -91 | -3.0 | 4.24 | 4.03 |
| AgHm House Exist | 49,254 | 54,374 | 5,119 | 10.4 | 624 | 647 | 23 | 3.7 | 1.27 | 1.19 |
| AgHm Land: Exist | 38,051 | 42,983 | 4,932 | 13.0 | 204 | 215 | 11 | 5.4 | 0.54 | 0.50 |
| Ag NonHm: Exist | 17,975 | 20,720 | 2,746 | 15.3 | 266 | 285 | 19 | 7.1 | 1.48 | 1.38 |
| Res Hmstd NewCon | 0 | 117,533 | 117,533 | 0.0 | 0 | 1,547 | 1,547 | 0.0 | 0.00 | 1.32 |
| All Other NewCon | 0 | 62,842 | 62,842 | 0.0 | 0 | 1,362 | 1,362 | 0.0 | 0.00 | 2.17 |
| Total | 3,164,472 | 3,683,525 | 519,053 | 16.4 | 61,212 | 66,306 | 5,094 | 8.3 | 1.93 | 1.80 |

Tax Base

Tax Rates

| | | | | | Net Tax Cap (Pctg) | | Ref Mkt Val (mills) | | |
|--------------------------|-----------------|--------------------|---------------|------------------|---------------------------|---------------|----------------------------|--------------|--------------|
| | Baseline | Alternative | Change | Pctg Chng | Base | Alter | Base | Alter | |
| Total Tax Capacity | 37,263 | 43,106 | 5,843 | 15.7 | County | 70.52 | 65.13 | 0.014 | 0.012 |
| (-) TIF Tax Capacity | 2,007 | 2,313 | 306 | 15.2 | City/Town | 53.17 | 49.26 | 0.033 | 0.034 |
| (-) FD Contrib Tax Cap | 0 | 0 | 0 | 0.0 | School District | 31.26 | 29.17 | 0.474 | 0.493 |
| (=) Taxable Tax Capacity | 35,256 | 40,793 | 5,537 | 15.7 | Special District | 1.29 | 1.27 | 0.000 | 0.000 |
| FD Distrib Tax Cap | 0 | 0 | 0 | 0.0 | Total | 156.25 | 144.83 | 0.521 | 0.538 |

Tax Burdens on Hypothetical Properties

| | Taxable Market Value | | | Net Tax | | | | Effective Tax Rates | |
|----------------------|-----------------------------|--------------------|------------------|-----------------|--------------------|---------------|------------------|----------------------------|--------------|
| | Baseline | Alternative | Pctg Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Lo Val | 68,300 | 76,300 | 11.7 | 830 | 842 | 13 | 1.6 | 1.214 | 1.104 |
| Res Hmstd: Avg Val | 102,500 | 114,500 | 11.7 | 1,375 | 1,451 | 76 | 5.5 | 1.341 | 1.266 |
| Res Hmstd: Hi Val | 136,600 | 152,600 | 11.7 | 1,956 | 2,057 | 101 | 5.2 | 1.431 | 1.348 |
| Res Hmstd: Ex-Hi Val | 204,900 | 229,000 | 11.8 | 3,120 | 3,274 | 153 | 4.9 | 1.522 | 1.429 |
| Apartment (Mkt rate) | 300,000 | 331,600 | 10.5 | 7,187 | 6,182 | -1,005 | -14.0 | 2.395 | 1.864 |
| Comm/Ind: Lo Val | 150,000 | 166,800 | 11.2 | 4,813 | 5,234 | 421 | 8.8 | 3.208 | 3.138 |
| Comm/Ind: Med Val | 300,000 | 333,600 | 11.2 | 11,205 | 11,961 | 756 | 6.8 | 3.734 | 3.585 |
| Comm/Ind: Hi Val | 1,000,000 | 1,112,100 | 11.2 | 41,032 | 43,356 | 2,324 | 5.7 | 4.103 | 3.898 |

EAST CENTRAL TOWNS

| <i>Tax Burdens by Property Class</i> | Taxable Market Value | | | | Net Tax | | | | Effective Tax Rates | |
|--|-----------------------------|--------------------|------------------|----------------------|-----------------|--------------------|---------------|----------------------|--------------------------------|--------------|
| | Baseline | Alternative | Change | Pctg Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Exist | 3,296,318 | 3,709,738 | 413,420 | 12.5 | 36,529 | 38,787 | 2,258 | 6.2 | 1.11 | 1.05 |
| ResNonHm 1 Exist | 188,723 | 205,590 | 16,867 | 8.9 | 2,485 | 2,491 | 6 | 0.3 | 1.32 | 1.21 |
| ResNonHm23 Exist | 56,060 | 64,770 | 8,710 | 15.5 | 909 | 975 | 66 | 7.3 | 1.62 | 1.51 |
| Apartments Exist | 3,471 | 3,399 | -72 | -2.1 | 63 | 49 | -13 | -21.0 | 1.80 | 1.46 |
| Seas Rec: Exist | 806,142 | 922,950 | 116,809 | 14.5 | 12,079 | 12,925 | 846 | 7.0 | 1.50 | 1.40 |
| Com/Ind Lo Exist | 66,906 | 73,780 | 6,874 | 10.3 | 1,847 | 1,927 | 80 | 4.3 | 2.76 | 2.61 |
| Com/Ind Hi Exist | 41,686 | 49,702 | 8,016 | 19.2 | 1,535 | 1,730 | 195 | 12.7 | 3.68 | 3.48 |
| Publ U: Elec Gen | 10,298 | 9,719 | -579 | -5.6 | 284 | 247 | -36 | -12.8 | 2.75 | 2.54 |
| Publ U: Other | 138,881 | 145,828 | 6,947 | 5.0 | 5,290 | 5,326 | 35 | 0.7 | 3.81 | 3.65 |
| AgHm House Exist | 795,536 | 883,095 | 87,559 | 11.0 | 8,295 | 8,579 | 284 | 3.4 | 1.04 | 0.97 |
| AgHm Land: Exist | 709,373 | 783,010 | 73,637 | 10.4 | 3,273 | 3,220 | -54 | -1.6 | 0.46 | 0.41 |
| Ag NonHm: Exist | 247,749 | 286,929 | 39,181 | 15.8 | 3,195 | 3,362 | 166 | 5.2 | 1.29 | 1.17 |
| Res Hmstd NewCon | 0 | 129,544 | 129,544 | 0.0 | 0 | 1,355 | 1,355 | 0.0 | 0.00 | 1.05 |
| All Other NewCon | 0 | 119,844 | 119,844 | 0.0 | 0 | 1,388 | 1,388 | 0.0 | 0.00 | 1.16 |
| Total | 6,361,142 | 7,387,898 | 1,026,756 | 16.1 | 75,783 | 82,360 | 6,577 | 8.7 | 1.19 | 1.11 |

Tax Base

Tax Rates

| | | | | | Net Tax Cap (Pctg) | | Ref Mkt Val (mills) | | |
|--------------------------|-----------------|--------------------|---------------|----------------------|---------------------------|---------------|----------------------------|--------------|--------------|
| | Baseline | Alternative | Change | Pctg Chng | Base | Alter | Base | Alter | |
| Total Tax Capacity | 62,816 | 72,916 | 10,101 | 16.1 | County | 72.29 | 66.38 | 0.029 | 0.025 |
| (-) TIF Tax Capacity | 65 | 70 | 5 | 8.2 | City/Town | 22.08 | 20.54 | 0.000 | 0.000 |
| (-) FD Contrib Tax Cap | 0 | 0 | 0 | 0.0 | School District | 31.05 | 28.03 | 0.409 | 0.513 |
| (=) Taxable Tax Capacity | 62,751 | 72,846 | 10,095 | 16.1 | Special District | 1.12 | 1.06 | 0.000 | 0.000 |
| FD Distrib Tax Cap | 0 | 0 | 0 | 0.0 | Total | 126.53 | 116.01 | 0.438 | 0.538 |

**Tax Burdens on
Hypothetical Properties**

| | Taxable Market Value | | | Pctg Chng | Net Tax | | | | Effective Tax Rates | |
|----------------------|---------------------------------|--------------------|---------------|----------------------|-----------------|--------------------|---------------|----------------------|--------------------------------|--------------|
| | Baseline | Alternative | Change | | Baseline | Alternative | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Lo Val | 79,400 | 88,900 | 9,500 | 12.0 | 739 | 787 | 48 | 6.5 | 0.930 | 0.885 |
| Res Hmstd: Avg Val | 119,100 | 133,400 | 14,300 | 12.0 | 1,294 | 1,367 | 73 | 5.7 | 1.086 | 1.024 |
| Res Hmstd: Hi Val | 158,700 | 177,700 | 19,000 | 12.0 | 1,848 | 1,945 | 97 | 5.2 | 1.164 | 1.094 |
| Res Hmstd: Ex-Hi Val | 238,100 | 266,700 | 28,600 | 12.0 | 2,959 | 3,105 | 146 | 4.9 | 1.242 | 1.164 |
| Seas Rec: Lo Val | 50,000 | 56,000 | 6,000 | 12.0 | 741 | 771 | 30 | 4.0 | 1.482 | 1.376 |
| Seas Rec: Hi Val | 150,000 | 168,000 | 18,000 | 12.0 | 2,464 | 2,611 | 147 | 6.0 | 1.642 | 1.554 |
| Comm/Ind: Lo Val | 150,000 | 178,800 | 28,800 | 19.2 | 4,132 | 4,904 | 772 | 18.7 | 2.754 | 2.742 |
| Comm/Ind: Med Val | 300,000 | 357,700 | 57,700 | 19.2 | 9,620 | 11,087 | 1,467 | 15.3 | 3.206 | 3.099 |
| Comm/Ind: Hi Val | 1,000,000 | 1,192,300 | 192,300 | 19.2 | 35,229 | 39,933 | 4,704 | 13.4 | 3.522 | 3.349 |

CENTRAL MINN CITIES

| <i>Tax Burdens by Property Class</i> | Taxable Market Value | | | | Net Tax | | | | Effective Tax Rates | |
|--|-----------------------------|--------------------|------------------|----------------------|-----------------|--------------------|---------------|----------------------|--------------------------------|--------------|
| | Baseline | Alternative | Change | Pctg Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Exist | 7,167,696 | 7,918,084 | 750,388 | 10.5 | 79,226 | 87,408 | 8,181 | 10.3 | 1.11 | 1.10 |
| ResNonHm 1 Exist | 318,811 | 373,432 | 54,622 | 17.1 | 4,167 | 4,744 | 577 | 13.8 | 1.31 | 1.27 |
| ResNonHm23 Exist | 218,461 | 207,672 | -10,789 | -4.9 | 3,470 | 3,232 | -239 | -6.9 | 1.59 | 1.56 |
| Apartments Exist | 617,415 | 671,252 | 53,836 | 8.7 | 10,954 | 10,780 | -174 | -1.6 | 1.77 | 1.61 |
| Seas Rec: Exist | 51,298 | 58,645 | 7,347 | 14.3 | 788 | 877 | 88 | 11.2 | 1.54 | 1.50 |
| Com/Ind Lo Exist | 538,491 | 551,290 | 12,799 | 2.4 | 15,074 | 15,122 | 49 | 0.3 | 2.80 | 2.74 |
| Com/Ind Hi Exist | 1,494,752 | 1,635,092 | 140,340 | 9.4 | 54,875 | 58,051 | 3,175 | 5.8 | 3.67 | 3.55 |
| Publ U: Elec Gen | 661,281 | 642,775 | -18,506 | -2.8 | 15,771 | 14,408 | -1,363 | -8.6 | 2.38 | 2.24 |
| Publ U: Other | 366,812 | 370,042 | 3,230 | 0.9 | 13,083 | 12,683 | -400 | -3.1 | 3.57 | 3.43 |
| AgHm House Exist | 105,958 | 112,676 | 6,718 | 6.3 | 1,144 | 1,198 | 54 | 4.7 | 1.08 | 1.06 |
| AgHm Land: Exist | 95,421 | 99,587 | 4,166 | 4.4 | 448 | 437 | -11 | -2.4 | 0.47 | 0.44 |
| Ag NonHm: Exist | 63,135 | 73,612 | 10,478 | 16.6 | 763 | 837 | 74 | 9.7 | 1.21 | 1.14 |
| Res Hmstd NewCon | 0 | 482,087 | 482,087 | 0.0 | 0 | 5,276 | 5,276 | 0.0 | 0.00 | 1.09 |
| All Other NewCon | 0 | 230,603 | 230,603 | 0.0 | 0 | 4,445 | 4,445 | 0.0 | 0.00 | 1.93 |
| Total | 11,699,530 | 13,426,848 | 1,727,318 | 14.8 | 199,765 | 219,497 | 19,732 | 9.9 | 1.71 | 1.63 |

Tax Base

Tax Rates

| | | | | | Net Tax Cap (Pctg) | | Ref Mkt Val (mills) | |
|--------------------------|-----------------|--------------------|---------------|----------------------|---------------------------|---------------|----------------------------|--------------|
| | Baseline | Alternative | Change | Pctg Chng | Base | Alter | Base | Alter |
| Total Tax Capacity | 147,222 | 166,045 | 18,823 | 12.8 | County | 47.85 45.75 | 0.000 0.000 | |
| (-) TIF Tax Capacity | 9,357 | 9,557 | 200 | 2.1 | City/Town | 43.33 41.56 | 0.038 0.033 | |
| (-) FD Contrib Tax Cap | 0 | 0 | 0 | 0.0 | School District | 30.56 26.83 | 0.542 0.995 | |
| (=) Taxable Tax Capacity | 137,865 | 156,488 | 18,623 | 13.5 | Special District | 2.15 2.03 | 0.000 0.000 | |
| FD Distrib Tax Cap | 0 | 0 | 0 | 0.0 | Total | 123.90 116.16 | 0.580 1.028 | |

**Tax Burdens on
Hypothetical Properties**

| | Taxable Market Value | | | Net Tax | | | | Effective Tax Rates | |
|----------------------|---------------------------------|--------------------|----------------------|-----------------|--------------------|---------------|----------------------|--------------------------------|--------------|
| | Baseline | Alternative | Pctg Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Lo Val | 84,300 | 93,100 | 10.4 | 797 | 889 | 92 | 11.5 | 0.945 | 0.954 |
| Res Hmstd: Avg Val | 126,300 | 139,500 | 10.5 | 1,379 | 1,517 | 138 | 10.0 | 1.092 | 1.087 |
| Res Hmstd: Hi Val | 168,400 | 186,000 | 10.5 | 1,963 | 2,147 | 184 | 9.3 | 1.165 | 1.154 |
| Res Hmstd: Ex-Hi Val | 252,700 | 279,200 | 10.5 | 3,132 | 3,409 | 277 | 8.8 | 1.239 | 1.221 |
| Apartment (Mkt rate) | 300,000 | 326,200 | 8.7 | 5,749 | 5,072 | -678 | -11.8 | 1.916 | 1.554 |
| Comm/Ind: Lo Val | 150,000 | 164,100 | 9.4 | 4,094 | 4,480 | 386 | 9.4 | 2.729 | 2.729 |
| Comm/Ind: Med Val | 300,000 | 328,200 | 9.4 | 9,524 | 10,237 | 713 | 7.5 | 3.174 | 3.119 |
| Comm/Ind: Hi Val | 1,000,000 | 1,093,900 | 9.4 | 34,863 | 37,099 | 2,236 | 6.4 | 3.486 | 3.391 |

CENTRAL MINN TOWNS

| <i>Tax Burdens by Property Class</i> | Taxable Market Value | | | | Net Tax | | | | Effective Tax Rates | |
|--------------------------------------|-----------------------------|--------------------|------------------|------------------|-----------------|--------------------|---------------|------------------|----------------------------|--------------|
| | Baseline | Alternative | Change | Pctg Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Exist | 4,116,625 | 4,593,640 | 477,015 | 11.6 | 38,352 | 42,487 | 4,135 | 10.8 | 0.93 | 0.92 |
| ResNonHm 1 Exist | 165,960 | 198,100 | 32,140 | 19.4 | 1,803 | 2,100 | 297 | 16.5 | 1.09 | 1.06 |
| ResNonHm23 Exist | 72,948 | 77,264 | 4,316 | 5.9 | 983 | 1,010 | 27 | 2.7 | 1.35 | 1.31 |
| Apartments Exist | 3,217 | 3,197 | -21 | -0.6 | 50 | 42 | -8 | -15.2 | 1.54 | 1.32 |
| Seas Rec: Exist | 492,578 | 552,844 | 60,266 | 12.2 | 6,408 | 6,973 | 565 | 8.8 | 1.30 | 1.26 |
| Com/Ind Lo Exist | 109,474 | 113,537 | 4,063 | 3.7 | 2,655 | 2,699 | 44 | 1.6 | 2.43 | 2.38 |
| Com/Ind Hi Exist | 91,647 | 99,936 | 8,289 | 9.0 | 2,876 | 3,058 | 182 | 6.3 | 3.14 | 3.06 |
| Publ U: Elec Gen | 0 | 0 | 0 | 0.0 | 0 | 0 | 0 | 0.0 | 0.00 | 0.00 |
| Publ U: Other | 147,152 | 151,030 | 3,878 | 2.6 | 4,716 | 4,738 | 22 | 0.5 | 3.20 | 3.14 |
| AgHm House Exist | 972,602 | 1,070,232 | 97,630 | 10.0 | 8,579 | 9,443 | 864 | 10.1 | 0.88 | 0.88 |
| AgHm Land: Exist | 1,278,175 | 1,354,353 | 76,177 | 6.0 | 5,808 | 5,952 | 144 | 2.5 | 0.45 | 0.44 |
| Ag NonHm: Exist | 269,046 | 290,289 | 21,244 | 7.9 | 2,836 | 2,935 | 98 | 3.5 | 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 | 79,798 | 79,798 | 0.0 | 0 | 851 | 851 | 0.0 | 0.00 | 1.07 |
| Total | 7,719,424 | 8,744,872 | 1,025,448 | 13.3 | 75,067 | 83,786 | 8,718 | 11.6 | 0.97 | 0.96 |

Tax Base

Tax Rates

| | | | | | Net Tax Cap (Pctg) | | Ref Mkt Val (mills) | | |
|--------------------------|-----------------|--------------------|---------------|------------------|---------------------------|---------------|----------------------------|--------------|--------------|
| | Baseline | Alternative | Change | Pctg Chng | Base | Alter | Base | Alter | |
| Total Tax Capacity | 74,737 | 84,836 | 10,099 | 13.5 | County | 47.98 | 46.03 | 0.000 | 0.000 |
| (-) TIF Tax Capacity | 135 | 206 | 71 | 52.9 | City/Town | 22.39 | 21.54 | 0.008 | 0.007 |
| (-) FD Contrib Tax Cap | 0 | 0 | 0 | 0.0 | School District | 31.56 | 29.47 | 0.631 | 0.803 |
| (=) 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 | Total | 103.10 | 98.37 | 0.639 | 0.810 |

Tax Burdens on Hypothetical Properties

| | Taxable Market Value | | | Net Tax | | | | Effective Tax Rates | |
|----------------------|-----------------------------|--------------------|------------------|-----------------|--------------------|---------------|------------------|----------------------------|--------------|
| | Baseline | Alternative | Pctg Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Lo Val | 100,500 | 112,100 | 11.5 | 818 | 922 | 104 | 12.7 | 0.814 | 0.822 |
| Res Hmstd: Avg Val | 150,700 | 168,200 | 11.6 | 1,413 | 1,570 | 156 | 11.1 | 0.937 | 0.933 |
| Res Hmstd: Hi Val | 200,900 | 224,200 | 11.6 | 2,008 | 2,216 | 208 | 10.4 | 0.999 | 0.988 |
| Res Hmstd: Ex-Hi Val | 301,400 | 336,300 | 11.6 | 3,199 | 3,511 | 312 | 9.7 | 1.061 | 1.043 |
| Seas Rec: Lo Val | 50,000 | 56,000 | 12.0 | 624 | 672 | 48 | 7.7 | 1.247 | 1.200 |
| Seas Rec: Hi Val | 150,000 | 168,000 | 12.0 | 2,112 | 2,315 | 203 | 9.6 | 1.408 | 1.377 |
| Comm/Ind: Lo Val | 150,000 | 163,600 | 9.1 | 3,635 | 3,978 | 343 | 9.4 | 2.423 | 2.431 |
| Comm/Ind: Med Val | 300,000 | 327,100 | 9.0 | 8,450 | 9,097 | 647 | 7.7 | 2.816 | 2.781 |
| Comm/Ind: Hi Val | 1,000,000 | 1,090,400 | 9.0 | 30,920 | 32,993 | 2,073 | 6.7 | 3.091 | 3.025 |

SOUTHWEST CITIES

| <i>Tax Burdens by Property Class</i> | Taxable Market Value | | | | Net Tax | | | | Effective Tax Rates | |
|--|-----------------------------|--------------------|----------------|----------------------|-----------------|--------------------|---------------|----------------------|--------------------------------|--------------|
| | Baseline | Alternative | Change | Pctg Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Exist | 3,732,431 | 3,886,916 | 154,486 | 4.1 | 46,964 | 51,835 | 4,871 | 10.4 | 1.26 | 1.33 |
| ResNonHm 1 Exist | 216,745 | 238,967 | 22,223 | 10.3 | 3,477 | 3,971 | 494 | 14.2 | 1.60 | 1.66 |
| ResNonHm23 Exist | 59,846 | 64,567 | 4,721 | 7.9 | 1,118 | 1,257 | 140 | 12.5 | 1.87 | 1.95 |
| Apartments Exist | 258,511 | 263,937 | 5,426 | 2.1 | 5,113 | 5,138 | 25 | 0.5 | 1.98 | 1.95 |
| Seas Rec: Exist | 12,824 | 14,664 | 1,840 | 14.4 | 269 | 306 | 37 | 13.8 | 2.09 | 2.08 |
| Com/Ind Lo Exist | 483,351 | 492,878 | 9,527 | 2.0 | 15,167 | 15,837 | 671 | 4.4 | 3.14 | 3.21 |
| Com/Ind Hi Exist | 632,086 | 644,590 | 12,504 | 2.0 | 25,268 | 26,623 | 1,354 | 5.4 | 4.00 | 4.13 |
| Publ U: Elec Gen | 4,451 | 4,038 | -412 | -9.3 | 114 | 108 | -5 | -4.8 | 2.56 | 2.68 |
| Publ U: Other | 65,621 | 67,613 | 1,992 | 3.0 | 2,819 | 2,955 | 136 | 4.8 | 4.30 | 4.37 |
| AgHm House Exist | 18,004 | 18,565 | 562 | 3.1 | 244 | 257 | 13 | 5.4 | 1.35 | 1.38 |
| AgHm Land: Exist | 35,755 | 37,274 | 1,519 | 4.2 | 309 | 328 | 20 | 6.4 | 0.86 | 0.88 |
| Ag NonHm: Exist | 34,548 | 39,403 | 4,855 | 14.1 | 565 | 657 | 92 | 16.4 | 1.64 | 1.67 |
| Res Hmstd NewCon | 0 | 75,678 | 75,678 | 0.0 | 0 | 1,001 | 1,001 | 0.0 | 0.00 | 1.32 |
| All Other NewCon | 0 | 45,236 | 45,236 | 0.0 | 0 | 1,359 | 1,359 | 0.0 | 0.00 | 3.00 |
| Total | 5,554,170 | 5,894,327 | 340,157 | 6.1 | 101,426 | 111,634 | 10,209 | 10.1 | 1.83 | 1.89 |

Tax Base

Tax Rates

| | | | | | Net Tax Cap (Pctg) | | Ref Mkt Val (mills) | | |
|--------------------------|-----------------|--------------------|---------------|----------------------|---------------------------|---------------|----------------------------|--------------|--------------|
| | Baseline | Alternative | Change | Pctg Chng | Base | Alter | Base | Alter | |
| Total Tax Capacity | 65,822 | 69,449 | 3,627 | 5.5 | County | 61.72 | 61.22 | 0.039 | 0.040 |
| (-) TIF Tax Capacity | 3,274 | 3,509 | 235 | 7.2 | City/Town | 61.16 | 64.01 | 0.025 | 0.038 |
| (-) FD Contrib Tax Cap | 0 | 0 | 0 | 0.0 | School District | 21.23 | 23.00 | 0.998 | 1.195 |
| (=) Taxable Tax Capacity | 62,548 | 65,940 | 3,392 | 5.4 | Special District | 1.48 | 1.67 | 0.000 | 0.000 |
| FD Distrib Tax Cap | 0 | 0 | 0 | 0.0 | Total | 145.58 | 149.90 | 1.062 | 1.273 |

**Tax Burdens on
Hypothetical Properties**

| | Taxable Market Value | | | Net Tax | | | | Effective Tax Rates | |
|----------------------|---------------------------------|--------------------|----------------------|-----------------|--------------------|---------------|----------------------|--------------------------------|--------------|
| | Baseline | Alternative | Pctg Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Lo Val | 45,500 | 47,400 | 4.2 | 529 | 581 | 53 | 9.9 | 1.162 | 1.226 |
| Res Hmstd: Avg Val | 68,300 | 71,100 | 4.1 | 794 | 872 | 78 | 9.9 | 1.162 | 1.226 |
| Res Hmstd: Hi Val | 91,000 | 94,800 | 4.2 | 1,131 | 1,255 | 124 | 10.9 | 1.242 | 1.323 |
| Res Hmstd: Ex-Hi Val | 136,600 | 142,300 | 4.2 | 1,884 | 2,070 | 186 | 9.9 | 1.379 | 1.454 |
| Apartment (Mkt rate) | 300,000 | 306,300 | 2.1 | 6,870 | 6,129 | -741 | -10.8 | 2.289 | 2.001 |
| Comm/Ind: Lo Val | 150,000 | 153,000 | 2.0 | 4,654 | 4,908 | 253 | 5.4 | 3.102 | 3.207 |
| Comm/Ind: Med Val | 300,000 | 305,900 | 2.0 | 10,807 | 11,341 | 534 | 4.9 | 3.602 | 3.707 |
| Comm/Ind: Hi Val | 1,000,000 | 1,019,800 | 2.0 | 39,520 | 41,379 | 1,858 | 4.7 | 3.952 | 4.057 |

SOUTHWEST TOWNS

| <i>Tax Burdens by Property Class</i> | Taxable Market Value | | | | Net Tax | | | | Effective Tax Rates | |
|--------------------------------------|-----------------------------|--------------------|----------------|------------------|-----------------|--------------------|---------------|------------------|----------------------------|--------------|
| | Baseline | Alternative | Change | Pctg Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Exist | 1,672,527 | 1,844,700 | 172,173 | 10.3 | 16,154 | 18,195 | 2,041 | 12.6 | 0.97 | 0.99 |
| ResNonHm 1 Exist | 168,312 | 180,504 | 12,192 | 7.2 | 1,967 | 2,095 | 128 | 6.5 | 1.17 | 1.16 |
| ResNonHm23 Exist | 22,610 | 28,309 | 5,699 | 25.2 | 338 | 419 | 81 | 24.0 | 1.50 | 1.48 |
| Apartments Exist | 3,438 | 3,080 | -358 | -10.4 | 57 | 39 | -17 | -30.3 | 1.64 | 1.28 |
| Seas Rec: Exist | 311,774 | 349,953 | 38,179 | 12.2 | 4,573 | 5,044 | 471 | 10.3 | 1.47 | 1.44 |
| Com/Ind Lo Exist | 87,877 | 88,674 | 797 | 0.9 | 2,208 | 2,215 | 7 | 0.3 | 2.51 | 2.50 |
| Com/Ind Hi Exist | 133,111 | 119,464 | -13,647 | -10.3 | 4,261 | 3,847 | -415 | -9.7 | 3.20 | 3.22 |
| Publ U: Elec Gen | 27,517 | 489 | -27,028 | -98.2 | 522 | 8 | -514 | -98.4 | 1.90 | 1.67 |
| Publ U: Other | 293,441 | 321,104 | 27,663 | 9.4 | 9,112 | 9,878 | 766 | 8.4 | 3.11 | 3.08 |
| AgHm House Exist | 1,019,613 | 1,104,799 | 85,186 | 8.4 | 8,210 | 9,102 | 891 | 10.9 | 0.81 | 0.82 |
| AgHm Land: Exist | 6,368,442 | 6,719,141 | 350,698 | 5.5 | 34,075 | 36,029 | 1,954 | 5.7 | 0.54 | 0.54 |
| Ag NonHm: Exist | 3,027,764 | 3,241,121 | 213,357 | 7.0 | 30,105 | 31,690 | 1,584 | 5.3 | 0.99 | 0.98 |
| Res Hmstd NewCon | 0 | 54,817 | 54,817 | 0.0 | 0 | 540 | 540 | 0.0 | 0.00 | 0.99 |
| All Other NewCon | 0 | 74,182 | 74,182 | 0.0 | 0 | 803 | 803 | 0.0 | 0.00 | 1.08 |
| Total | 13,136,427 | 14,130,338 | 993,910 | 7.6 | 111,583 | 119,905 | 8,322 | 7.5 | 0.85 | 0.85 |

Tax Base

Tax Rates

| | | | | | Net Tax Cap (Pctg) | | Ref Mkt Val (mills) | | |
|--------------------------|-----------------|--------------------|---------------|------------------|---------------------------|---------------|----------------------------|--------------|--------------|
| | Baseline | Alternative | Change | Pctg Chng | Base | Alter | Base | Alter | |
| Total Tax Capacity | 111,760 | 120,706 | 8,946 | 8.0 | County | 63.43 | 62.72 | 0.030 | 0.023 |
| (-) TIF Tax Capacity | 312 | 363 | 51 | 16.3 | City/Town | 16.36 | 15.45 | 0.000 | 0.000 |
| (-) FD Contrib Tax Cap | 0 | 0 | 0 | 0.0 | School District | 20.43 | 20.07 | 1.059 | 1.264 |
| (=) Taxable Tax Capacity | 111,448 | 120,343 | 8,895 | 8.0 | Special District | 1.42 | 1.60 | 0.000 | 0.000 |
| FD Distrib Tax Cap | 0 | 0 | 0 | 0.0 | Total | 101.64 | 99.83 | 1.088 | 1.287 |

Tax Burdens on Hypothetical Properties

| | Taxable Market Value | | | Net Tax | | | | Effective Tax Rates | |
|----------------------|-----------------------------|--------------------|------------------|-----------------|--------------------|---------------|------------------|----------------------------|--------------|
| | Baseline | Alternative | Pctg Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Lo Val | 64,600 | 71,300 | 10.4 | 469 | 518 | 50 | 10.6 | 0.725 | 0.726 |
| Res Hmstd: Avg Val | 96,900 | 106,900 | 10.3 | 805 | 929 | 123 | 15.3 | 0.830 | 0.868 |
| Res Hmstd: Hi Val | 129,200 | 142,500 | 10.3 | 1,198 | 1,362 | 164 | 13.7 | 0.926 | 0.955 |
| Res Hmstd: Ex-Hi Val | 193,800 | 213,800 | 10.3 | 1,983 | 2,229 | 247 | 12.4 | 1.023 | 1.042 |
| Comm/Ind: Lo Val | 150,000 | 134,600 | -10.3 | 3,670 | 3,281 | -388 | -10.6 | 2.446 | 2.437 |
| Comm/Ind: Med Val | 300,000 | 269,200 | -10.3 | 8,508 | 7,480 | -1,028 | -12.1 | 2.836 | 2.778 |
| Comm/Ind: Hi Val | 1,000,000 | 897,500 | -10.3 | 31,087 | 27,632 | -3,455 | -11.1 | 3.108 | 3.078 |

SOUTH CENTRAL CITIES

| <i>Tax Burdens by Property Class</i> | Taxable Market Value | | | | Net Tax | | | | Effective Tax Rates | |
|--|-----------------------------|--------------------|----------------|----------------------|-----------------|--------------------|---------------|----------------------|--------------------------------|--------------|
| | Baseline | Alternative | Change | Pctg Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Exist | 3,856,843 | 4,111,729 | 254,886 | 6.6 | 40,204 | 42,983 | 2,779 | 6.9 | 1.04 | 1.05 |
| ResNonHm 1 Exist | 185,555 | 206,018 | 20,463 | 11.0 | 2,424 | 2,676 | 252 | 10.4 | 1.31 | 1.30 |
| ResNonHm23 Exist | 92,596 | 104,833 | 12,237 | 13.2 | 1,423 | 1,587 | 164 | 11.5 | 1.54 | 1.51 |
| Apartments Exist | 251,008 | 281,177 | 30,169 | 12.0 | 4,136 | 4,158 | 22 | 0.5 | 1.65 | 1.48 |
| Seas Rec: Exist | 12,247 | 13,768 | 1,521 | 12.4 | 213 | 235 | 22 | 10.1 | 1.74 | 1.70 |
| Com/Ind Lo Exist | 386,137 | 386,115 | -22 | 0.0 | 10,623 | 10,490 | -134 | -1.3 | 2.75 | 2.72 |
| Com/Ind Hi Exist | 753,554 | 779,135 | 25,581 | 3.4 | 25,815 | 26,329 | 515 | 2.0 | 3.43 | 3.38 |
| Publ U: Elec Gen | 17,206 | 16,255 | -951 | -5.5 | 375 | 350 | -25 | -6.7 | 2.18 | 2.15 |
| Publ U: Other | 70,709 | 72,772 | 2,063 | 2.9 | 2,499 | 2,540 | 41 | 1.6 | 3.53 | 3.49 |
| AgHm House Exist | 10,783 | 11,450 | 667 | 6.2 | 130 | 136 | 6 | 4.6 | 1.21 | 1.19 |
| AgHm Land: Exist | 20,044 | 21,293 | 1,250 | 6.2 | 144 | 150 | 6 | 4.1 | 0.72 | 0.71 |
| Ag NonHm: Exist | 24,821 | 27,927 | 3,106 | 12.5 | 314 | 337 | 22 | 7.1 | 1.27 | 1.21 |
| Res Hmstd NewCon | 0 | 104,440 | 104,440 | 0.0 | 0 | 1,092 | 1,092 | 0.0 | 0.00 | 1.05 |
| All Other NewCon | 0 | 88,918 | 88,918 | 0.0 | 0 | 2,108 | 2,108 | 0.0 | 0.00 | 2.37 |
| Total | 5,681,502 | 6,225,829 | 544,328 | 9.6 | 88,302 | 95,172 | 6,870 | 7.8 | 1.55 | 1.53 |

Tax Base

Tax Rates

| | | | | | Net Tax Cap (Pctg) | | Ref Mkt Val (mills) | | |
|--------------------------|-----------------|--------------------|---------------|----------------------|---------------------------|---------------|----------------------------|--------------|--------------|
| | Baseline | Alternative | Change | Pctg Chng | Base | Alter | Base | Alter | |
| Total Tax Capacity | 68,225 | 74,226 | 6,001 | 8.8 | County | 52.47 | 50.25 | 0.000 | 0.000 |
| (-) TIF Tax Capacity | 3,556 | 3,930 | 374 | 10.5 | City/Town | 49.39 | 50.83 | 0.035 | 0.033 |
| (-) FD Contrib Tax Cap | 0 | 0 | 0 | 0.0 | School District | 16.61 | 14.52 | 0.864 | 1.009 |
| (=) Taxable Tax Capacity | 64,669 | 70,296 | 5,628 | 8.7 | Special District | 0.66 | 0.68 | 0.000 | 0.000 |
| FD Distrib Tax Cap | 0 | 0 | 0 | 0.0 | Total | 119.12 | 116.28 | 0.900 | 1.042 |

**Tax Burdens on
Hypothetical Properties**

| | Taxable Market Value | | | Net Tax | | | | Effective Tax Rates | |
|----------------------|---------------------------------|--------------------|----------------------|-----------------|--------------------|---------------|----------------------|--------------------------------|--------------|
| | Baseline | Alternative | Pctg Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Lo Val | 59,000 | 62,900 | 6.6 | 520 | 545 | 25 | 4.9 | 0.881 | 0.866 |
| Res Hmstd: Avg Val | 88,500 | 94,300 | 6.6 | 841 | 907 | 66 | 7.9 | 0.950 | 0.962 |
| Res Hmstd: Hi Val | 117,900 | 125,700 | 6.6 | 1,244 | 1,333 | 89 | 7.2 | 1.055 | 1.060 |
| Res Hmstd: Ex-Hi Val | 177,000 | 188,700 | 6.6 | 2,055 | 2,188 | 134 | 6.5 | 1.160 | 1.159 |
| Apartment (Mkt rate) | 300,000 | 336,100 | 12.0 | 5,630 | 5,235 | -395 | -7.0 | 1.876 | 1.557 |
| Comm/Ind: Lo Val | 150,000 | 155,100 | 3.4 | 4,035 | 4,169 | 135 | 3.3 | 2.689 | 2.688 |
| Comm/Ind: Med Val | 300,000 | 310,200 | 3.4 | 9,369 | 9,616 | 247 | 2.6 | 3.123 | 3.100 |
| Comm/Ind: Hi Val | 1,000,000 | 1,033,900 | 3.4 | 34,264 | 35,033 | 769 | 2.2 | 3.426 | 3.388 |

SOUTH CENTRAL TOWNS

| <i>Tax Burdens by Property Class</i> | Taxable Market Value | | | | Net Tax | | | | Effective Tax Rates | |
|--|-----------------------------|--------------------|----------------|----------------------|-----------------|--------------------|---------------|----------------------|--------------------------------|--------------|
| | Baseline | Alternative | Change | Pctg Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Exist | 1,462,408 | 1,592,033 | 129,625 | 8.9 | 11,365 | 11,961 | 596 | 5.2 | 0.78 | 0.75 |
| ResNonHm 1 Exist | 124,003 | 132,364 | 8,361 | 6.7 | 1,191 | 1,221 | 30 | 2.5 | 0.96 | 0.92 |
| ResNonHm23 Exist | 20,908 | 22,782 | 1,874 | 9.0 | 249 | 258 | 9 | 3.5 | 1.19 | 1.13 |
| Apartments Exist | 2,425 | 2,145 | -281 | -11.6 | 35 | 25 | -11 | -29.8 | 1.46 | 1.16 |
| Seas Rec: Exist | 86,408 | 93,657 | 7,249 | 8.4 | 995 | 989 | -6 | -0.6 | 1.15 | 1.06 |
| Com/Ind Lo Exist | 54,684 | 55,855 | 1,171 | 2.1 | 1,196 | 1,188 | -8 | -0.7 | 2.19 | 2.13 |
| Com/Ind Hi Exist | 60,198 | 62,823 | 2,625 | 4.4 | 1,720 | 1,743 | 24 | 1.4 | 2.86 | 2.78 |
| Publ U: Elec Gen | 10,679 | 10,841 | 161 | 1.5 | 148 | 141 | -7 | -4.7 | 1.39 | 1.30 |
| Publ U: Other | 207,970 | 228,464 | 20,494 | 9.9 | 5,898 | 6,298 | 399 | 6.8 | 2.84 | 2.76 |
| AgHm House Exist | 792,200 | 847,529 | 55,329 | 7.0 | 5,417 | 5,670 | 253 | 4.7 | 0.68 | 0.67 |
| AgHm Land: Exist | 3,959,730 | 4,279,767 | 320,037 | 8.1 | 19,520 | 20,487 | 967 | 5.0 | 0.49 | 0.48 |
| Ag NonHm: Exist | 1,617,307 | 1,747,247 | 129,939 | 8.0 | 14,181 | 14,411 | 230 | 1.6 | 0.88 | 0.82 |
| Res Hmstd NewCon | 0 | 43,743 | 43,743 | 0.0 | 0 | 330 | 330 | 0.0 | 0.00 | 0.75 |
| All Other NewCon | 0 | 42,875 | 42,875 | 0.0 | 0 | 369 | 369 | 0.0 | 0.00 | 0.86 |
| Total | 8,398,922 | 9,162,125 | 763,203 | 9.1 | 61,915 | 65,090 | 3,175 | 5.1 | 0.74 | 0.71 |

Tax Base

Tax Rates

| | | | | | Net Tax Cap (Pctg) | | Ref Mkt Val (mills) | | |
|--------------------------|-----------------|--------------------|---------------|----------------------|---------------------------|--------------|----------------------------|--------------|--------------|
| | Baseline | Alternative | Change | Pctg Chng | Base | Alter | Base | Alter | |
| Total Tax Capacity | 72,260 | 79,426 | 7,165 | 9.9 | County | 55.21 | 53.31 | 0.000 | 0.000 |
| (-) TIF Tax Capacity | 26 | 26 | 0 | -0.4 | City/Town | 14.84 | 13.99 | 0.000 | 0.000 |
| (-) FD Contrib Tax Cap | 0 | 0 | 0 | 0.0 | School District | 17.53 | 15.03 | 0.815 | 0.985 |
| (=) Taxable Tax Capacity | 72,234 | 79,400 | 7,166 | 9.9 | Special District | 0.68 | 0.68 | 0.000 | 0.000 |
| FD Distrib Tax Cap | 0 | 0 | 0 | 0.0 | Total | 88.26 | 83.01 | 0.815 | 0.985 |

**Tax Burdens on
Hypothetical Properties**

| | Taxable Market Value | | | Net Tax | | | | Effective Tax Rates | |
|----------------------|---------------------------------|--------------------|----------------------|-----------------|--------------------|---------------|----------------------|--------------------------------|--------------|
| | Baseline | Alternative | Pctg Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Lo Val | 78,900 | 85,900 | 8.9 | 459 | 503 | 43 | 9.4 | 0.582 | 0.584 |
| Res Hmstd: Avg Val | 118,400 | 128,900 | 8.9 | 876 | 940 | 65 | 7.4 | 0.739 | 0.729 |
| Res Hmstd: Hi Val | 157,800 | 171,800 | 8.9 | 1,291 | 1,377 | 86 | 6.7 | 0.818 | 0.801 |
| Res Hmstd: Ex-Hi Val | 236,700 | 257,700 | 8.9 | 2,123 | 2,252 | 130 | 6.1 | 0.896 | 0.874 |
| Comm/Ind: Lo Val | 150,000 | 156,500 | 4.3 | 3,328 | 3,417 | 90 | 2.7 | 2.218 | 2.183 |
| Comm/Ind: Med Val | 300,000 | 313,100 | 4.4 | 7,724 | 7,866 | 143 | 1.8 | 2.574 | 2.512 |
| Comm/Ind: Hi Val | 1,000,000 | 1,043,600 | 4.4 | 28,238 | 28,618 | 380 | 1.3 | 2.823 | 2.742 |

OLMSTED COUNTY

| <i>Tax Burdens by Property Class</i> | Taxable Market Value | | | | Net Tax | | | | Effective Tax Rates | |
|--|-----------------------------|--------------------|----------------|----------------------|-----------------|--------------------|---------------|----------------------|--------------------------------|--------------|
| | Baseline | Alternative | Change | Pctg Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Exist | 4,810,012 | 5,270,795 | 460,783 | 9.6 | 55,755 | 59,767 | 4,012 | 7.2 | 1.16 | 1.13 |
| ResNonHm 1 Exist | 272,599 | 288,841 | 16,242 | 6.0 | 3,645 | 3,743 | 98 | 2.7 | 1.34 | 1.30 |
| ResNonHm23 Exist | 85,725 | 54,497 | -31,228 | -36.4 | 1,409 | 860 | -549 | -39.0 | 1.64 | 1.58 |
| Apartments Exist | 319,832 | 350,160 | 30,328 | 9.5 | 5,904 | 5,713 | -190 | -3.2 | 1.85 | 1.63 |
| Seas Rec: Exist | 3,610 | 3,787 | 177 | 4.9 | 57 | 59 | 2 | 2.9 | 1.58 | 1.55 |
| Com/Ind Lo Exist | 202,428 | 208,077 | 5,648 | 2.8 | 5,658 | 5,670 | 12 | 0.2 | 2.79 | 2.72 |
| Com/Ind Hi Exist | 1,047,340 | 1,068,493 | 21,153 | 2.0 | 38,650 | 38,642 | -8 | 0.0 | 3.69 | 3.62 |
| Publ U: Elec Gen | 0 | 0 | 0 | 0.0 | 0 | 0 | 0 | 0.0 | 0.00 | 0.00 |
| Publ U: Other | 49,024 | 49,130 | 105 | 0.2 | 1,738 | 1,679 | -59 | -3.4 | 3.54 | 3.42 |
| AgHm House Exist | 267,297 | 292,804 | 25,507 | 9.5 | 2,596 | 2,810 | 214 | 8.2 | 0.97 | 0.96 |
| AgHm Land: Exist | 394,179 | 435,910 | 41,731 | 10.6 | 2,151 | 2,349 | 198 | 9.2 | 0.55 | 0.54 |
| Ag NonHm: Exist | 120,985 | 129,642 | 8,657 | 7.2 | 1,348 | 1,380 | 32 | 2.4 | 1.11 | 1.06 |
| Res Hmstd NewCon | 0 | 184,758 | 184,758 | 0.0 | 0 | 2,105 | 2,105 | 0.0 | 0.00 | 1.14 |
| All Other NewCon | 0 | 163,387 | 163,387 | 0.0 | 0 | 2,945 | 2,945 | 0.0 | 0.00 | 1.80 |
| Total | 7,573,031 | 8,500,280 | 927,249 | 12.2 | 118,910 | 127,722 | 8,812 | 7.4 | 1.57 | 1.50 |

Tax Base

Tax Rates

| | | | | | Net Tax Cap (Pctg) | | Ref Mkt Val (mills) | |
|--------------------------|-----------------|--------------------|---------------|----------------------|---------------------------|---------------|----------------------------|--------------|
| | Baseline | Alternative | Change | Pctg Chng | Base | Alter | Base | Alter |
| Total Tax Capacity | 87,587 | 96,942 | 9,355 | 10.7 | County | 57.97 56.37 | 0.000 0.000 | |
| (-) TIF Tax Capacity | 3,443 | 3,441 | -2 | -0.1 | City/Town | 36.77 36.05 | 0.003 0.000 | |
| (-) FD Contrib Tax Cap | 0 | 0 | 0 | 0.0 | School District | 27.17 26.30 | 1.126 0.975 | |
| (=) Taxable Tax Capacity | 84,144 | 93,501 | 9,357 | 11.1 | Special District | 0.00 0.00 | 0.000 0.000 | |
| FD Distrib Tax Cap | 0 | 0 | 0 | 0.0 | Total | 121.90 118.71 | 1.129 0.975 | |

**Tax Burdens on
Hypothetical Properties**

| | Taxable Market Value | | | Net Tax | | | | Effective Tax Rates | |
|----------------------|---------------------------------|--------------------|----------------------|-----------------|--------------------|---------------|----------------------|--------------------------------|--------------|
| | Baseline | Alternative | Pctg Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Lo Val | 90,100 | 98,700 | 9.5 | 909 | 984 | 76 | 8.3 | 1.008 | 0.997 |
| Res Hmstd: Avg Val | 135,100 | 148,000 | 9.5 | 1,549 | 1,662 | 114 | 7.3 | 1.146 | 1.123 |
| Res Hmstd: Hi Val | 180,100 | 197,400 | 9.6 | 2,188 | 2,341 | 153 | 7.0 | 1.215 | 1.186 |
| Res Hmstd: Ex-Hi Val | 270,200 | 296,100 | 9.6 | 3,470 | 3,698 | 229 | 6.6 | 1.284 | 1.248 |
| Apartment (Mkt rate) | 300,000 | 328,400 | 9.5 | 5,824 | 5,194 | -631 | -10.8 | 1.941 | 1.581 |
| Comm/Ind: Lo Val | 150,000 | 153,000 | 2.0 | 4,132 | 4,141 | 10 | 0.2 | 2.754 | 2.706 |
| Comm/Ind: Med Val | 300,000 | 306,100 | 2.0 | 9,584 | 9,583 | -1 | 0.0 | 3.194 | 3.130 |
| Comm/Ind: Hi Val | 1,000,000 | 1,020,200 | 2.0 | 35,028 | 34,962 | -66 | -0.2 | 3.502 | 3.426 |

SOUTHEAST CITIES

| <i>Tax Burdens by Property Class</i> | Taxable Market Value | | | | Net Tax | | | | Effective Tax Rates | |
|--------------------------------------|-----------------------------|--------------------|----------------|------------------|-----------------|--------------------|---------------|------------------|----------------------------|--------------|
| | Baseline | Alternative | Change | Pctg Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Exist | 6,809,336 | 7,325,428 | 516,092 | 7.6 | 69,775 | 78,435 | 8,660 | 12.4 | 1.02 | 1.07 |
| ResNonHm 1 Exist | 308,344 | 358,832 | 50,489 | 16.4 | 3,866 | 4,583 | 717 | 18.6 | 1.25 | 1.28 |
| ResNonHm23 Exist | 150,851 | 165,680 | 14,829 | 9.8 | 2,413 | 2,682 | 269 | 11.2 | 1.60 | 1.62 |
| Apartments Exist | 378,647 | 406,165 | 27,518 | 7.3 | 6,224 | 6,242 | 19 | 0.3 | 1.64 | 1.54 |
| Seas Rec: Exist | 30,771 | 33,623 | 2,852 | 9.3 | 497 | 537 | 40 | 8.0 | 1.61 | 1.60 |
| Com/Ind Lo Exist | 611,378 | 610,906 | -471 | -0.1 | 16,548 | 16,588 | 39 | 0.2 | 2.71 | 2.72 |
| Com/Ind Hi Exist | 1,000,537 | 1,030,169 | 29,632 | 3.0 | 35,127 | 36,409 | 1,282 | 3.6 | 3.51 | 3.53 |
| Publ U: Elec Gen | 288,287 | 279,079 | -9,208 | -3.2 | 8,943 | 8,498 | -444 | -5.0 | 3.10 | 3.05 |
| Publ U: Other | 213,586 | 217,806 | 4,220 | 2.0 | 8,257 | 8,316 | 59 | 0.7 | 3.87 | 3.82 |
| AgHm House Exist | 28,085 | 30,683 | 2,598 | 9.3 | 306 | 334 | 29 | 9.3 | 1.09 | 1.09 |
| AgHm Land: Exist | 50,222 | 54,120 | 3,898 | 7.8 | 312 | 333 | 21 | 6.8 | 0.62 | 0.62 |
| Ag NonHm: Exist | 39,150 | 43,930 | 4,781 | 12.2 | 481 | 525 | 44 | 9.2 | 1.23 | 1.20 |
| Res Hmstd NewCon | 0 | 201,933 | 201,933 | 0.0 | 0 | 2,215 | 2,215 | 0.0 | 0.00 | 1.10 |
| All Other NewCon | 0 | 122,467 | 122,467 | 0.0 | 0 | 2,825 | 2,825 | 0.0 | 0.00 | 2.31 |
| Total | 9,909,192 | 10,880,821 | 971,629 | 9.8 | 152,748 | 168,523 | 15,775 | 10.3 | 1.54 | 1.55 |

Tax Base

Tax Rates

| | Taxable Market Value | | | | Net Tax Cap (Pctg) | | | | Ref Mkt Val (mills) | |
|--------------------------|-----------------------------|--------------------|---------------|------------------|---------------------------|---------------|---------------|--------------|----------------------------|--------------|
| | Baseline | Alternative | Change | Pctg Chng | Base | Alter | Base | Alter | Base | Alter |
| Total Tax Capacity | 118,644 | 128,833 | 10,189 | 8.6 | County | 50.07 | 48.96 | 0.000 | 0.000 | |
| (-) TIF Tax Capacity | 5,589 | 6,547 | 958 | 17.1 | City/Town | 44.82 | 45.38 | 0.017 | 0.028 | |
| (-) FD Contrib Tax Cap | 0 | 0 | 0 | 0.0 | School District | 25.02 | 23.09 | 0.733 | 1.187 | |
| (=) Taxable Tax Capacity | 113,055 | 122,286 | 9,231 | 8.2 | Special District | 1.31 | 1.41 | 0.000 | 0.000 | |
| FD Distrib Tax Cap | 0 | 0 | 0 | 0.0 | Total | 121.22 | 118.84 | 0.750 | 1.215 | |

Tax Burdens on Hypothetical Properties

| | Taxable Market Value | | | Net Tax | | | | Effective Tax Rates | |
|----------------------|-----------------------------|--------------------|------------------|-----------------|--------------------|---------------|------------------|----------------------------|--------------|
| | Baseline | Alternative | Pctg Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Lo Val | 67,200 | 72,300 | 7.6 | 596 | 658 | 62 | 10.3 | 0.887 | 0.909 |
| Res Hmstd: Avg Val | 100,800 | 108,400 | 7.5 | 1,016 | 1,145 | 129 | 12.7 | 1.007 | 1.056 |
| Res Hmstd: Hi Val | 134,400 | 144,600 | 7.6 | 1,479 | 1,652 | 173 | 11.7 | 1.100 | 1.142 |
| Res Hmstd: Ex-Hi Val | 201,600 | 216,900 | 7.6 | 2,404 | 2,664 | 260 | 10.8 | 1.192 | 1.228 |
| Apartment (Mkt rate) | 300,000 | 321,800 | 7.3 | 5,680 | 5,171 | -509 | -9.0 | 1.893 | 1.606 |
| Comm/Ind: Lo Val | 150,000 | 154,400 | 2.9 | 4,059 | 4,231 | 172 | 4.2 | 2.706 | 2.740 |
| Comm/Ind: Med Val | 300,000 | 308,900 | 3.0 | 9,435 | 9,763 | 328 | 3.5 | 3.144 | 3.160 |
| Comm/Ind: Hi Val | 1,000,000 | 1,029,600 | 3.0 | 34,519 | 35,567 | 1,049 | 3.0 | 3.451 | 3.454 |

SOUTHEAST TOWNS

| <i>Tax Burdens by Property Class</i> | Taxable Market Value | | | | Net Tax | | | | Effective Tax Rates | |
|--------------------------------------|-----------------------------|--------------------|------------------|------------------|-----------------|--------------------|---------------|------------------|----------------------------|--------------|
| | Baseline | Alternative | Change | Pctg Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Exist | 2,561,600 | 2,833,336 | 271,736 | 10.6 | 21,889 | 24,396 | 2,507 | 11.5 | 0.85 | 0.86 |
| ResNonHm 1 Exist | 180,309 | 198,716 | 18,407 | 10.2 | 1,924 | 2,045 | 121 | 6.3 | 1.07 | 1.03 |
| ResNonHm23 Exist | 35,838 | 40,488 | 4,650 | 13.0 | 477 | 519 | 43 | 9.0 | 1.33 | 1.28 |
| Apartments Exist | 1,838 | 1,913 | 75 | 4.1 | 29 | 26 | -4 | -12.0 | 1.59 | 1.34 |
| Seas Rec: Exist | 118,083 | 131,264 | 13,182 | 11.2 | 1,473 | 1,543 | 71 | 4.8 | 1.25 | 1.18 |
| Com/Ind Lo Exist | 69,636 | 72,646 | 3,010 | 4.3 | 1,674 | 1,715 | 40 | 2.4 | 2.40 | 2.36 |
| Com/Ind Hi Exist | 44,923 | 48,864 | 3,940 | 8.8 | 1,422 | 1,518 | 96 | 6.8 | 3.17 | 3.11 |
| Publ U: Elec Gen | 1,919 | 1,844 | -75 | -3.9 | 31 | 26 | -5 | -15.4 | 1.63 | 1.43 |
| Publ U: Other | 200,630 | 224,316 | 23,685 | 11.8 | 6,153 | 6,851 | 698 | 11.3 | 3.07 | 3.05 |
| AgHm House Exist | 1,167,371 | 1,286,750 | 119,379 | 10.2 | 9,570 | 10,530 | 960 | 10.0 | 0.82 | 0.82 |
| AgHm Land: Exist | 3,977,674 | 4,277,020 | 299,347 | 7.5 | 20,871 | 21,794 | 923 | 4.4 | 0.52 | 0.51 |
| Ag NonHm: Exist | 1,214,226 | 1,320,639 | 106,413 | 8.8 | 12,091 | 12,564 | 473 | 3.9 | 1.00 | 0.95 |
| Res Hmstd NewCon | 0 | 88,165 | 88,165 | 0.0 | 0 | 760 | 760 | 0.0 | 0.00 | 0.86 |
| All Other NewCon | 0 | 75,970 | 75,970 | 0.0 | 0 | 607 | 607 | 0.0 | 0.00 | 0.80 |
| Total | 9,574,047 | 10,601,931 | 1,027,884 | 10.7 | 77,604 | 84,895 | 7,292 | 9.4 | 0.81 | 0.80 |

Tax Base

Tax Rates

| | | | | | Net Tax Cap (Pctg) | | Ref Mkt Val (mills) | | |
|--------------------------|-----------------|--------------------|---------------|------------------|---------------------------|--------------|----------------------------|--------------|--------------|
| | Baseline | Alternative | Change | Pctg Chng | Base | Alter | Base | Alter | |
| Total Tax Capacity | 83,084 | 92,712 | 9,629 | 11.6 | County | 52.08 | 50.98 | 0.000 | 0.000 |
| (-) TIF Tax Capacity | 76 | 77 | 1 | 0.7 | City/Town | 21.34 | 19.67 | 0.000 | 0.000 |
| (-) FD Contrib Tax Cap | 0 | 0 | 0 | 0.0 | School District | 25.27 | 22.81 | 0.632 | 0.995 |
| (=) Taxable Tax Capacity | 83,007 | 92,635 | 9,628 | 11.6 | Special District | 0.84 | 0.85 | 0.000 | 0.000 |
| FD Distrib Tax Cap | 0 | 0 | 0 | 0.0 | Total | 99.53 | 94.31 | 0.632 | 0.995 |

Tax Burdens on Hypothetical Properties

| | Taxable Market Value | | | Net Tax | | | | Effective Tax Rates | |
|----------------------|-----------------------------|--------------------|------------------|-----------------|--------------------|---------------|------------------|----------------------------|--------------|
| | Baseline | Alternative | Pctg Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Lo Val | 83,700 | 92,600 | 10.6 | 589 | 676 | 87 | 14.9 | 0.703 | 0.730 |
| Res Hmstd: Avg Val | 125,500 | 138,800 | 10.6 | 1,069 | 1,200 | 131 | 12.2 | 0.851 | 0.864 |
| Res Hmstd: Hi Val | 167,300 | 185,000 | 10.6 | 1,549 | 1,723 | 174 | 11.2 | 0.925 | 0.931 |
| Res Hmstd: Ex-Hi Val | 251,000 | 277,600 | 10.6 | 2,510 | 2,772 | 261 | 10.4 | 1.000 | 0.998 |
| Comm/Ind: Lo Val | 150,000 | 163,200 | 8.8 | 3,554 | 3,894 | 340 | 9.6 | 2.369 | 2.385 |
| Comm/Ind: Med Val | 300,000 | 326,300 | 8.8 | 8,260 | 8,897 | 637 | 7.7 | 2.753 | 2.726 |
| Comm/Ind: Hi Val | 1,000,000 | 1,087,700 | 8.8 | 30,225 | 32,256 | 2,031 | 6.7 | 3.022 | 2.965 |

ANOKA COUNTY

| <i>Tax Burdens by Property Class</i> | Taxable Market Value | | | | Net Tax | | | | Effective Tax Rates | |
|--------------------------------------|-----------------------------|--------------------|------------------|------------------|-----------------|--------------------|---------------|------------------|----------------------------|--------------|
| | Baseline | Alternative | Change | Pctg Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Exist | 13,558,357 | 15,056,636 | 1,498,279 | 11.1 | 146,444 | 148,522 | 2,078 | 1.4 | 1.08 | 0.99 |
| ResNonHm 1 Exist | 372,254 | 495,500 | 123,246 | 33.1 | 4,589 | 5,520 | 931 | 20.3 | 1.23 | 1.11 |
| ResNonHm23 Exist | 301,587 | 312,607 | 11,020 | 3.7 | 4,538 | 4,297 | -241 | -5.3 | 1.50 | 1.37 |
| Apartments Exist | 728,230 | 818,393 | 90,162 | 12.4 | 11,908 | 11,375 | -533 | -4.5 | 1.64 | 1.39 |
| Seas Rec: Exist | 53,561 | 56,037 | 2,475 | 4.6 | 784 | 750 | -34 | -4.4 | 1.46 | 1.34 |
| Com/Ind Lo Exist | 406,011 | 403,206 | -2,804 | -0.7 | 11,052 | 10,616 | -436 | -3.9 | 2.72 | 2.63 |
| Com/Ind Hi Exist | 2,206,806 | 2,372,609 | 165,802 | 7.5 | 78,280 | 81,919 | 3,639 | 4.6 | 3.55 | 3.45 |
| Publ U: Elec Gen | 0 | 0 | 0 | 0.0 | 0 | 0 | 0 | 0.0 | 0.00 | 0.00 |
| Publ U: Other | 196,875 | 200,457 | 3,582 | 1.8 | 6,965 | 6,848 | -117 | -1.7 | 3.54 | 3.42 |
| AgHm House Exist | 94,085 | 103,375 | 9,290 | 9.9 | 925 | 931 | 6 | 0.7 | 0.98 | 0.90 |
| AgHm Land: Exist | 71,182 | 76,328 | 5,146 | 7.2 | 315 | 288 | -27 | -8.6 | 0.44 | 0.38 |
| Ag NonHm: Exist | 49,408 | 53,278 | 3,870 | 7.8 | 534 | 511 | -23 | -4.2 | 1.08 | 0.96 |
| Res Hmstd NewCon | 0 | 371,897 | 371,897 | 0.0 | 0 | 3,672 | 3,672 | 0.0 | 0.00 | 0.99 |
| All Other NewCon | 0 | 211,058 | 211,058 | 0.0 | 0 | 4,626 | 4,626 | 0.0 | 0.00 | 2.19 |
| Total | 18,038,357 | 20,531,382 | 2,493,024 | 13.8 | 266,334 | 279,875 | 13,541 | 5.1 | 1.48 | 1.36 |

Tax Base

Tax Rates

| | | | | | Net Tax Cap (Pctg) | | Ref Mkt Val (mills) | | |
|--------------------------|-----------------|--------------------|---------------|------------------|---------------------------|---------------|----------------------------|--------------|--------------|
| | Baseline | Alternative | Change | Pctg Chng | Base | Alter | Base | Alter | |
| Total Tax Capacity | 209,590 | 236,727 | 27,137 | 12.9 | County | 38.22 | 35.63 | 0.000 | 0.000 |
| (-) TIF Tax Capacity | 14,791 | 16,629 | 1,838 | 12.4 | City/Town | 35.73 | 34.51 | 0.025 | 0.022 |
| (-) FD Contrib Tax Cap | 17,379 | 19,854 | 2,475 | 14.2 | School District | 27.16 | 22.68 | 1.573 | 1.265 |
| (=) Taxable Tax Capacity | 177,421 | 200,244 | 22,823 | 12.9 | Special District | 6.10 | 5.78 | 0.000 | 0.000 |
| FD Distrib Tax Cap | 29,990 | 32,620 | 2,630 | 8.8 | Total | 107.21 | 98.60 | 1.598 | 1.287 |

Tax Burdens on Hypothetical Properties

| | Taxable Market Value | | | Net Tax | | | | Effective Tax Rates | |
|----------------------|-----------------------------|--------------------|------------------|-----------------|--------------------|---------------|------------------|----------------------------|--------------|
| | Baseline | Alternative | Pctg Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Lo Val | 102,400 | 113,700 | 11.0 | 981 | 997 | 16 | 1.6 | 0.958 | 0.877 |
| Res Hmstd: Avg Val | 153,500 | 170,500 | 11.1 | 1,657 | 1,682 | 25 | 1.5 | 1.079 | 0.986 |
| Res Hmstd: Hi Val | 204,600 | 227,200 | 11.0 | 2,332 | 2,365 | 32 | 1.4 | 1.139 | 1.040 |
| Res Hmstd: Ex-Hi Val | 306,900 | 340,800 | 11.0 | 3,685 | 3,733 | 49 | 1.3 | 1.200 | 1.095 |
| Apartment (Mkt rate) | 300,000 | 337,100 | 12.4 | 5,304 | 4,589 | -715 | -13.5 | 1.767 | 1.361 |
| Comm/Ind: Lo Val | 150,000 | 161,300 | 7.5 | 4,057 | 4,307 | 251 | 6.2 | 2.704 | 2.670 |
| Comm/Ind: Med Val | 300,000 | 322,500 | 7.5 | 9,386 | 9,853 | 467 | 5.0 | 3.128 | 3.055 |
| Comm/Ind: Hi Val | 1,000,000 | 1,075,100 | 7.5 | 34,256 | 35,746 | 1,490 | 4.3 | 3.425 | 3.324 |

WASHINGTON COUNTY

| Tax Burdens by Property Class | Taxable Market Value | | | | Net Tax | | | | Effective Tax Rates | |
|----------------------------------|----------------------|-------------------|------------------|-------------|----------------|----------------|--------------|------------|---------------------|-------------|
| | Baseline | Alternative | Change | Pctg Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Exist | 12,267,402 | 13,704,461 | 1,437,059 | 11.7 | 138,115 | 140,963 | 2,848 | 2.1 | 1.13 | 1.03 |
| ResNonHm 1 Exist | 509,825 | 583,772 | 73,947 | 14.5 | 6,191 | 6,427 | 236 | 3.8 | 1.21 | 1.10 |
| ResNonHm23 Exist | 200,177 | 235,993 | 35,816 | 17.9 | 2,830 | 3,069 | 239 | 8.4 | 1.41 | 1.30 |
| Apartments Exist | 512,312 | 526,735 | 14,423 | 2.8 | 8,744 | 7,437 | -1,307 | -14.9 | 1.71 | 1.41 |
| Seas Rec: Exist | 91,545 | 97,396 | 5,851 | 6.4 | 1,239 | 1,230 | -9 | -0.7 | 1.35 | 1.26 |
| Com/Ind Lo Exist | 228,892 | 230,463 | 1,571 | 0.7 | 6,220 | 6,002 | -218 | -3.5 | 2.72 | 2.60 |
| Com/Ind Hi Exist | 1,520,346 | 1,602,306 | 81,960 | 5.4 | 54,846 | 55,294 | 448 | 0.8 | 3.61 | 3.45 |
| Publ U: Elec Gen | 52,448 | 53,338 | 891 | 1.7 | 1,217 | 1,147 | -70 | -5.8 | 2.32 | 2.15 |
| Publ U: Other | 200,024 | 200,689 | 665 | 0.3 | 7,132 | 6,879 | -253 | -3.6 | 3.57 | 3.43 |
| AgHm House Exist | 223,337 | 241,540 | 18,203 | 8.2 | 2,197 | 2,176 | -21 | -1.0 | 0.98 | 0.90 |
| AgHm Land: Exist | 130,001 | 130,929 | 928 | 0.7 | 431 | 364 | -67 | -15.6 | 0.33 | 0.28 |
| Ag NonHm: Exist | 132,927 | 164,913 | 31,986 | 24.1 | 1,331 | 1,482 | 151 | 11.3 | 1.00 | 0.90 |
| Res Hmstd NewCon | 0 | 334,070 | 334,070 | 0.0 | 0 | 3,410 | 3,410 | 0.0 | 0.00 | 1.02 |
| All Other NewCon | 0 | 161,089 | 161,089 | 0.0 | 0 | 3,193 | 3,193 | 0.0 | 0.00 | 1.98 |
| Total | 16,069,237 | 18,267,693 | 2,198,456 | 13.7 | 230,495 | 239,074 | 8,579 | 3.7 | 1.43 | 1.31 |

Tax Base

Tax Rates

| | Taxable Market Value | | | | Net Tax Cap (Pctg) | | Ref Mkt Val (mills) | | |
|--------------------------|----------------------|-------------|--------|-----------|--------------------|---------------|---------------------|--------------|--------------|
| | Baseline | Alternative | Change | Pctg Chng | Base | Alter | Base | Alter | |
| Total Tax Capacity | 181,920 | 205,128 | 23,208 | 12.8 | County | 33.00 | 30.97 | 0.000 | 0.000 |
| (-) TIF Tax Capacity | 6,296 | 6,669 | 373 | 5.9 | City/Town | 33.50 | 31.79 | 0.069 | 0.059 |
| (-) FD Contrib Tax Cap | 12,421 | 13,680 | 1,260 | 10.1 | School District | 29.94 | 24.48 | 1.804 | 1.689 |
| (=) Taxable Tax Capacity | 163,203 | 184,778 | 21,575 | 13.2 | Special District | 7.63 | 5.92 | 0.000 | 0.000 |
| FD Distrib Tax Cap | 16,557 | 17,622 | 1,065 | 6.4 | Total | 104.07 | 93.16 | 1.872 | 1.748 |

Tax Burdens on
Hypothetical Properties

| | Taxable Market Value | | | Net Tax | | | | Effective Tax Rates | |
|----------------------|----------------------|-------------|-----------|----------|-------------|--------|-----------|---------------------|-------|
| | Baseline | Alternative | Pctg Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Lo Val | 130,400 | 145,700 | 11.7 | 1,346 | 1,371 | 25 | 1.8 | 1.032 | 0.940 |
| Res Hmstd: Avg Val | 195,400 | 218,300 | 11.7 | 2,203 | 2,239 | 37 | 1.7 | 1.127 | 1.025 |
| Res Hmstd: Hi Val | 260,500 | 291,000 | 11.7 | 3,061 | 3,109 | 48 | 1.6 | 1.174 | 1.068 |
| Res Hmstd: Ex-Hi Val | 390,900 | 436,700 | 11.7 | 4,779 | 4,832 | 52 | 1.1 | 1.222 | 1.106 |
| Apartment (Mkt rate) | 300,000 | 308,400 | 2.8 | 5,245 | 4,131 | -1,114 | -21.2 | 1.748 | 1.339 |
| Comm/Ind: Lo Val | 150,000 | 158,100 | 5.4 | 4,049 | 4,176 | 127 | 3.1 | 2.699 | 2.641 |
| Comm/Ind: Med Val | 300,000 | 316,200 | 5.4 | 9,354 | 9,563 | 209 | 2.2 | 3.118 | 3.024 |
| Comm/Ind: Hi Val | 1,000,000 | 1,053,900 | 5.4 | 34,111 | 34,704 | 593 | 1.7 | 3.411 | 3.292 |

DAKOTA COUNTY

| <i>Tax Burdens by Property Class</i> | Taxable Market Value | | | | Net Tax | | | | Effective Tax Rates | |
|--|-----------------------------|--------------------|------------------|----------------------|-----------------|--------------------|---------------|----------------------|--------------------------------|--------------|
| | Baseline | Alternative | Change | Pctg Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Exist | 19,009,409 | 21,111,714 | 2,102,305 | 11.1 | 199,569 | 213,719 | 14,150 | 7.1 | 1.05 | 1.01 |
| ResNonHm 1 Exist | 633,833 | 746,173 | 112,341 | 17.7 | 7,369 | 8,239 | 870 | 11.8 | 1.16 | 1.10 |
| ResNonHm23 Exist | 287,869 | 307,684 | 19,815 | 6.9 | 4,148 | 4,239 | 91 | 2.2 | 1.44 | 1.38 |
| Apartments Exist | 1,380,293 | 1,451,081 | 70,789 | 5.1 | 21,822 | 19,224 | -2,598 | -11.9 | 1.58 | 1.32 |
| Seas Rec: Exist | 29,797 | 32,805 | 3,008 | 10.1 | 402 | 427 | 25 | 6.2 | 1.35 | 1.30 |
| Com/Ind Lo Exist | 438,640 | 435,402 | -3,237 | -0.7 | 11,540 | 11,316 | -224 | -1.9 | 2.63 | 2.60 |
| Com/Ind Hi Exist | 3,396,222 | 3,532,096 | 135,875 | 4.0 | 117,200 | 119,692 | 2,493 | 2.1 | 3.45 | 3.39 |
| Publ U: Elec Gen | 73,279 | 75,292 | 2,013 | 2.7 | 1,782 | 1,756 | -27 | -1.5 | 2.43 | 2.33 |
| Publ U: Other | 367,891 | 387,424 | 19,533 | 5.3 | 12,803 | 13,220 | 417 | 3.3 | 3.48 | 3.41 |
| AgHm House Exist | 179,668 | 194,654 | 14,986 | 8.3 | 1,522 | 1,706 | 184 | 12.1 | 0.85 | 0.88 |
| AgHm Land: Exist | 248,844 | 270,879 | 22,035 | 8.9 | 1,072 | 1,094 | 23 | 2.1 | 0.43 | 0.40 |
| Ag NonHm: Exist | 149,302 | 169,645 | 20,343 | 13.6 | 1,452 | 1,524 | 72 | 5.0 | 0.97 | 0.90 |
| Res Hmstd NewCon | 0 | 597,131 | 597,131 | 0.0 | 0 | 6,230 | 6,230 | 0.0 | 0.00 | 1.04 |
| All Other NewCon | 0 | 348,521 | 348,521 | 0.0 | 0 | 6,918 | 6,918 | 0.0 | 0.00 | 1.98 |
| Total | 26,195,046 | 29,660,502 | 3,465,456 | 13.2 | 380,683 | 409,305 | 28,622 | 7.5 | 1.45 | 1.38 |

Tax Base

Tax Rates

| | | | | | Net Tax Cap (Pctg) | | Ref Mkt Val (mills) | | |
|--------------------------|-----------------|--------------------|---------------|----------------------|---------------------------|--------------|----------------------------|--------------|--------------|
| | Baseline | Alternative | Change | Pctg Chng | Base | Alter | Base | Alter | |
| Total Tax Capacity | 308,487 | 343,882 | 35,395 | 11.5 | County | 32.35 | 30.18 | 0.094 | 0.075 |
| (-) TIF Tax Capacity | 14,497 | 14,268 | -229 | -1.6 | City/Town | 37.22 | 35.54 | 0.077 | 0.070 |
| (-) FD Contrib Tax Cap | 28,551 | 30,770 | 2,218 | 7.8 | School District | 25.09 | 22.69 | 1.410 | 1.520 |
| (=) Taxable Tax Capacity | 265,439 | 298,844 | 33,406 | 12.6 | Special District | 5.24 | 4.87 | 0.000 | 0.000 |
| FD Distrib Tax Cap | 30,893 | 34,121 | 3,228 | 10.4 | Total | 99.90 | 93.28 | 1.580 | 1.666 |

**Tax Burdens on
Hypothetical Properties**

| | Taxable Market Value | | | Pctg Chng | Net Tax | | | | Effective Tax Rates | |
|----------------------|---------------------------------|--------------------|--------------|----------------------|-----------------|--------------------|---------------|----------------------|--------------------------------|--------------|
| | Baseline | Alternative | Value | | Baseline | Alternative | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Lo Val | 120,700 | 134,000 | 113,000 | 11.0 | 1,133 | 1,221 | 89 | 7.8 | 0.938 | 0.911 |
| Res Hmstd: Avg Val | 181,000 | 201,000 | 181,000 | 11.0 | 1,885 | 2,018 | 134 | 7.1 | 1.041 | 1.004 |
| Res Hmstd: Hi Val | 241,300 | 268,000 | 241,300 | 11.1 | 2,637 | 2,815 | 179 | 6.8 | 1.092 | 1.050 |
| Res Hmstd: Ex-Hi Val | 362,000 | 402,000 | 362,000 | 11.0 | 4,142 | 4,409 | 267 | 6.5 | 1.144 | 1.096 |
| Apartment (Mkt rate) | 300,000 | 315,400 | 300,000 | 5.1 | 4,970 | 4,203 | -767 | -15.4 | 1.656 | 1.332 |
| Comm/Ind: Lo Val | 150,000 | 156,000 | 150,000 | 4.0 | 3,958 | 4,112 | 154 | 3.9 | 2.638 | 2.636 |
| Comm/Ind: Med Val | 300,000 | 312,000 | 300,000 | 4.0 | 9,157 | 9,443 | 286 | 3.1 | 3.052 | 3.026 |
| Comm/Ind: Hi Val | 1,000,000 | 1,040,000 | 1,000,000 | 4.0 | 33,418 | 34,323 | 905 | 2.7 | 3.341 | 3.300 |

CARVER & SCOTT COUNTIES

| <i>Tax Burdens by Property Class</i> | Taxable Market Value | | | | Net Tax | | | | Effective Tax Rates | |
|--------------------------------------|-----------------------------|--------------------|------------------|------------------|-----------------|--------------------|---------------|------------------|----------------------------|--------------|
| | Baseline | Alternative | Change | Pctg Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Exist | 9,599,527 | 10,762,520 | 1,162,993 | 12.1 | 117,479 | 126,397 | 8,918 | 7.6 | 1.22 | 1.17 |
| ResNonHm 1 Exist | 331,849 | 434,041 | 102,192 | 30.8 | 4,263 | 5,334 | 1,071 | 25.1 | 1.28 | 1.23 |
| ResNonHm23 Exist | 203,214 | 192,447 | -10,766 | -5.3 | 3,236 | 2,864 | -372 | -11.5 | 1.59 | 1.49 |
| Apartments Exist | 231,102 | 249,473 | 18,371 | 7.9 | 3,984 | 3,843 | -141 | -3.5 | 1.72 | 1.54 |
| Seas Rec: Exist | 35,059 | 44,858 | 9,800 | 28.0 | 525 | 636 | 111 | 21.1 | 1.50 | 1.42 |
| Com/Ind Lo Exist | 252,953 | 260,984 | 8,032 | 3.2 | 7,022 | 7,118 | 96 | 1.4 | 2.78 | 2.73 |
| Com/Ind Hi Exist | 1,247,441 | 1,308,603 | 61,162 | 4.9 | 45,626 | 46,924 | 1,297 | 2.8 | 3.66 | 3.59 |
| Publ U: Elec Gen | 18,566 | 19,448 | 882 | 4.8 | 442 | 441 | 0 | 0.0 | 2.38 | 2.27 |
| Publ U: Other | 110,782 | 118,834 | 8,052 | 7.3 | 4,011 | 4,226 | 214 | 5.3 | 3.62 | 3.56 |
| AgHm House Exist | 404,806 | 389,149 | -15,657 | -3.9 | 3,475 | 3,263 | -212 | -6.1 | 0.86 | 0.84 |
| AgHm Land: Exist | 475,584 | 506,796 | 31,212 | 6.6 | 1,966 | 1,967 | 1 | 0.1 | 0.41 | 0.39 |
| Ag NonHm: Exist | 173,748 | 189,940 | 16,191 | 9.3 | 1,759 | 1,791 | 32 | 1.8 | 1.01 | 0.94 |
| Res Hmstd NewCon | 0 | 627,884 | 627,884 | 0.0 | 0 | 7,323 | 7,323 | 0.0 | 0.00 | 1.17 |
| All Other NewCon | 0 | 205,498 | 205,498 | 0.0 | 0 | 3,516 | 3,516 | 0.0 | 0.00 | 1.71 |
| Total | 13,084,631 | 15,310,477 | 2,225,846 | 17.0 | 193,789 | 215,642 | 21,853 | 11.3 | 1.48 | 1.41 |

Tax Base

Tax Rates

| | | | | | Net Tax Cap (Pctg) | | Ref Mkt Val (mills) | | |
|--------------------------|-----------------|--------------------|---------------|------------------|---------------------------|---------------|----------------------------|--------------|--------------|
| | Baseline | Alternative | Change | Pctg Chng | Base | Alter | Base | Alter | |
| Total Tax Capacity | 145,425 | 168,831 | 23,406 | 16.1 | County | 44.52 | 41.37 | 0.000 | 0.000 |
| (-) TIF Tax Capacity | 9,218 | 9,870 | 652 | 7.1 | City/Town | 34.67 | 32.52 | 0.214 | 0.206 |
| (-) FD Contrib Tax Cap | 9,723 | 10,523 | 800 | 8.2 | School District | 29.10 | 28.00 | 1.325 | 1.384 |
| (=) Taxable Tax Capacity | 126,484 | 148,438 | 21,953 | 17.4 | Special District | 5.93 | 5.28 | 0.000 | 0.000 |
| FD Distrib Tax Cap | 12,492 | 13,963 | 1,472 | 11.8 | Total | 114.21 | 107.17 | 1.539 | 1.590 |

Tax Burdens on Hypothetical Properties

| | Taxable Market Value | | | Net Tax | | | | Effective Tax Rates | |
|----------------------|-----------------------------|--------------------|------------------|-----------------|--------------------|---------------|------------------|----------------------------|--------------|
| | Baseline | Alternative | Pctg Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Lo Val | 129,200 | 144,700 | 12.0 | 1,418 | 1,539 | 120 | 8.5 | 1.097 | 1.063 |
| Res Hmstd: Avg Val | 193,800 | 217,100 | 12.0 | 2,314 | 2,495 | 181 | 7.8 | 1.193 | 1.149 |
| Res Hmstd: Hi Val | 258,300 | 289,300 | 12.0 | 3,208 | 3,448 | 241 | 7.5 | 1.241 | 1.192 |
| Res Hmstd: Ex-Hi Val | 387,500 | 434,000 | 12.0 | 4,998 | 5,341 | 343 | 6.9 | 1.289 | 1.230 |
| Apartment (Mkt rate) | 300,000 | 323,800 | 7.9 | 5,601 | 4,853 | -749 | -13.4 | 1.867 | 1.498 |
| Comm/Ind: Lo Val | 150,000 | 157,400 | 4.9 | 4,150 | 4,341 | 191 | 4.6 | 2.766 | 2.757 |
| Comm/Ind: Med Val | 300,000 | 314,700 | 4.9 | 9,606 | 9,957 | 351 | 3.7 | 3.201 | 3.163 |
| Comm/Ind: Hi Val | 1,000,000 | 1,049,000 | 4.9 | 35,068 | 36,175 | 1,107 | 3.2 | 3.506 | 3.448 |

NORTHERN HENNEPIN CO.

| <i>Tax Burdens by Property Class</i> | Taxable Market Value | | | | Net Tax | | | | Effective Tax Rates | |
|--|-----------------------------|--------------------|------------------|----------------------|-----------------|--------------------|---------------|----------------------|--------------------------------|--------------|
| | Baseline | Alternative | Change | Pctg Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Exist | 12,039,773 | 13,422,320 | 1,382,548 | 11.5 | 167,240 | 169,545 | 2,305 | 1.4 | 1.39 | 1.26 |
| ResNonHm 1 Exist | 287,618 | 371,281 | 83,663 | 29.1 | 4,412 | 5,191 | 778 | 17.6 | 1.53 | 1.40 |
| ResNonHm23 Exist | 147,977 | 181,276 | 33,299 | 22.5 | 2,741 | 3,031 | 289 | 10.6 | 1.85 | 1.67 |
| Apartments Exist | 905,490 | 997,483 | 91,993 | 10.2 | 18,982 | 17,928 | -1,054 | -5.6 | 2.10 | 1.80 |
| Seas Rec: Exist | 10,468 | 11,550 | 1,082 | 10.3 | 202 | 209 | 7 | 3.3 | 1.93 | 1.81 |
| Com/Ind Lo Exist | 286,036 | 285,734 | -301 | -0.1 | 8,645 | 8,322 | -323 | -3.7 | 3.02 | 2.91 |
| Com/Ind Hi Exist | 2,548,646 | 2,646,890 | 98,244 | 3.9 | 102,116 | 101,294 | -822 | -0.8 | 4.01 | 3.83 |
| Publ U: Elec Gen | 29 | 0 | -29 | -100.0 | 1 | 0 | -1 | -100. | 2.84 | 0.00 |
| Publ U: Other | 174,310 | 184,256 | 9,946 | 5.7 | 6,874 | 6,933 | 59 | 0.9 | 3.94 | 3.76 |
| AgHm House Exist | 65,578 | 70,323 | 4,745 | 7.2 | 837 | 846 | 8 | 1.0 | 1.28 | 1.20 |
| AgHm Land: Exist | 57,607 | 60,008 | 2,401 | 4.2 | 303 | 290 | -13 | -4.2 | 0.53 | 0.48 |
| Ag NonHm: Exist | 66,995 | 64,771 | -2,225 | -3.3 | 887 | 779 | -108 | -12.1 | 1.32 | 1.20 |
| Res Hmstd NewCon | 0 | 289,275 | 289,275 | 0.0 | 0 | 3,581 | 3,581 | 0.0 | 0.00 | 1.24 |
| All Other NewCon | 0 | 153,540 | 153,540 | 0.0 | 0 | 4,077 | 4,077 | 0.0 | 0.00 | 2.66 |
| Total | 16,590,526 | 18,738,707 | 2,148,181 | 12.9 | 313,241 | 322,027 | 8,785 | 2.8 | 1.89 | 1.72 |

Tax Base

Tax Rates

| | | | | | Net Tax Cap (Pctg) | | Ref Mkt Val (mills) | | |
|--------------------------|-----------------|--------------------|---------------|----------------------|---------------------------|---------------|----------------------------|--------------|--------------|
| | Baseline | Alternative | Change | Pctg Chng | Base | Alter | Base | Alter | |
| Total Tax Capacity | 198,131 | 220,728 | 22,597 | 11.4 | County | 50.48 | 47.20 | 0.000 | 0.000 |
| (-) TIF Tax Capacity | 19,934 | 20,294 | 360 | 1.8 | City/Town | 41.02 | 39.44 | 0.183 | 0.126 |
| (-) FD Contrib Tax Cap | 19,611 | 21,655 | 2,044 | 10.4 | School District | 32.78 | 27.09 | 1.979 | 1.594 |
| (=) Taxable Tax Capacity | 158,586 | 178,779 | 20,193 | 12.7 | Special District | 8.34 | 8.13 | 0.000 | 0.000 |
| FD Distrib Tax Cap | 24,238 | 26,944 | 2,706 | 11.2 | Total | 132.62 | 121.86 | 2.162 | 1.720 |

**Tax Burdens on
Hypothetical Properties**

| | Taxable Market Value | | | Pctg Chng | Net Tax | | | | Effective Tax Rates | |
|----------------------|---------------------------------|--------------------|---------------|----------------------|-----------------|--------------------|---------------|----------------------|--------------------------------|--------------|
| | Baseline | Alternative | Change | | Baseline | Alternative | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Lo Val | 104,600 | 116,600 | 11.5 | 1,335 | 1,354 | 19 | 1.4 | 1.276 | 1.161 | |
| Res Hmstd: Avg Val | 156,800 | 174,800 | 11.5 | 2,187 | 2,216 | 29 | 1.3 | 1.394 | 1.267 | |
| Res Hmstd: Hi Val | 209,100 | 233,100 | 11.5 | 3,041 | 3,079 | 38 | 1.2 | 1.454 | 1.320 | |
| Res Hmstd: Ex-Hi Val | 313,700 | 349,700 | 11.5 | 4,748 | 4,805 | 57 | 1.2 | 1.513 | 1.374 | |
| Apartment (Mkt rate) | 300,000 | 330,500 | 10.2 | 6,616 | 5,603 | -1,014 | -15.3 | 2.205 | 1.695 | |
| Comm/Ind: Lo Val | 150,000 | 155,800 | 3.9 | 4,530 | 4,556 | 27 | 0.6 | 3.019 | 2.924 | |
| Comm/Ind: Med Val | 300,000 | 311,600 | 3.9 | 10,461 | 10,472 | 11 | 0.1 | 3.487 | 3.360 | |
| Comm/Ind: Hi Val | 1,000,000 | 1,038,500 | 3.9 | 38,142 | 38,073 | -69 | -0.2 | 3.814 | 3.666 | |

SOUTHEAST HENNEPIN CO.

| <i>Tax Burdens by Property Class</i> | Taxable Market Value | | | | Net Tax | | | | Effective Tax Rates | |
|--------------------------------------|-----------------------------|--------------------|------------------|------------------|-----------------|--------------------|---------------|------------------|----------------------------|--------------|
| | Baseline | Alternative | Change | Pctg Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Exist | 14,572,839 | 16,192,000 | 1,619,161 | 11.1 | 177,154 | 194,908 | 17,754 | 10.0 | 1.22 | 1.20 |
| ResNonHm 1 Exist | 525,053 | 645,473 | 120,420 | 22.9 | 7,025 | 8,365 | 1,340 | 19.1 | 1.34 | 1.30 |
| ResNonHm23 Exist | 147,635 | 155,414 | 7,779 | 5.3 | 2,414 | 2,493 | 79 | 3.3 | 1.64 | 1.60 |
| Apartments Exist | 1,767,017 | 1,887,339 | 120,323 | 6.8 | 32,752 | 30,127 | -2,625 | -8.0 | 1.85 | 1.60 |
| Seas Rec: Exist | 5,468 | 6,029 | 561 | 10.3 | 85 | 92 | 7 | 7.7 | 1.56 | 1.52 |
| Com/Ind Lo Exist | 334,655 | 322,445 | -12,210 | -3.6 | 9,441 | 9,068 | -373 | -3.9 | 2.82 | 2.81 |
| Com/Ind Hi Exist | 5,865,231 | 5,766,829 | -98,402 | -1.7 | 213,902 | 210,354 | -3,548 | -1.7 | 3.65 | 3.65 |
| Publ U: Elec Gen | 693 | 666 | -27 | -3.9 | 19 | 18 | -1 | -4.8 | 2.79 | 2.76 |
| Publ U: Other | 145,635 | 153,080 | 7,445 | 5.1 | 5,348 | 5,616 | 269 | 5.0 | 3.67 | 3.67 |
| AgHm House Exist | 531 | 595 | 64 | 12.0 | 6 | 7 | 1 | 13.6 | 1.16 | 1.18 |
| AgHm Land: Exist | 161 | 162 | 1 | 0.8 | 1 | 0 | 0 | -4.3 | 0.32 | 0.30 |
| Ag NonHm: Exist | 42 | 42 | 0 | 0.0 | 0 | 0 | 0 | -2.6 | 1.13 | 1.10 |
| Res Hmstd NewCon | 0 | 107,556 | 107,556 | 0.0 | 0 | 1,351 | 1,351 | 0.0 | 0.00 | 1.26 |
| All Other NewCon | 0 | 241,441 | 241,441 | 0.0 | 0 | 7,109 | 7,109 | 0.0 | 0.00 | 2.94 |
| Total | 23,364,960 | 25,479,070 | 2,114,110 | 9.0 | 448,146 | 469,509 | 21,363 | 4.8 | 1.92 | 1.84 |

Tax Base

Tax Rates

| | | | | | Net Tax Cap (Pctg) | | Ref Mkt Val (mills) | | |
|--------------------------|-----------------|--------------------|---------------|------------------|---------------------------|---------------|----------------------------|--------------|--------------|
| | Baseline | Alternative | Change | Pctg Chng | Base | Alter | Base | Alter | |
| Total Tax Capacity | 304,602 | 323,958 | 19,356 | 6.4 | County | 50.48 | 47.20 | 0.000 | 0.000 |
| (-) TIF Tax Capacity | 25,869 | 27,134 | 1,265 | 4.9 | City/Town | 35.42 | 35.63 | 0.031 | 0.027 |
| (-) FD Contrib Tax Cap | 37,724 | 41,678 | 3,955 | 10.5 | School District | 21.20 | 21.39 | 1.457 | 1.482 |
| (=) Taxable Tax Capacity | 241,009 | 255,146 | 14,137 | 5.9 | Special District | 9.45 | 9.13 | 0.000 | 0.000 |
| FD Distrib Tax Cap | 16,724 | 18,485 | 1,761 | 10.5 | Total | 116.55 | 113.35 | 1.488 | 1.509 |

Tax Burdens on Hypothetical Properties

| | Taxable Market Value | | | Pctg Chng | Net Tax | | | | Effective Tax Rates | |
|----------------------|-----------------------------|--------------------|--------------|------------------|-----------------|--------------------|---------------|------------------|----------------------------|--------------|
| | Baseline | Alternative | Value | | Baseline | Alternative | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Lo Val | 127,000 | 141,100 | | 11.1 | 1,411 | 1,567 | 156 | 11.0 | 1.111 | 1.110 |
| Res Hmstd: Avg Val | 190,400 | 211,600 | | 11.1 | 2,301 | 2,536 | 235 | 10.2 | 1.208 | 1.198 |
| Res Hmstd: Hi Val | 253,800 | 282,000 | | 11.1 | 3,192 | 3,503 | 312 | 9.8 | 1.257 | 1.242 |
| Res Hmstd: Ex-Hi Val | 380,800 | 423,100 | | 11.1 | 4,975 | 5,434 | 459 | 9.2 | 1.306 | 1.284 |
| Apartment (Mkt rate) | 300,000 | 320,400 | | 6.8 | 5,691 | 5,023 | -668 | -11.7 | 1.896 | 1.567 |
| Comm/Ind: Lo Val | 150,000 | 147,500 | | -1.7 | 4,176 | 4,101 | -75 | -1.8 | 2.783 | 2.780 |
| Comm/Ind: Med Val | 300,000 | 295,000 | | -1.7 | 9,669 | 9,473 | -196 | -2.0 | 3.222 | 3.211 |
| Comm/Ind: Hi Val | 1,000,000 | 983,200 | | -1.7 | 35,304 | 34,638 | -666 | -1.9 | 3.530 | 3.522 |

SOUTHWEST HENNEPIN CO.

| <i>Tax Burdens by Property Class</i> | Taxable Market Value | | | | Net Tax | | | | Effective Tax Rates | |
|--------------------------------------|-----------------------------|--------------------|------------------|------------------|-----------------|--------------------|---------------|------------------|----------------------------|--------------|
| | Baseline | Alternative | Change | Pctg Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Exist | 18,644,842 | 20,668,092 | 2,023,250 | 10.9 | 230,855 | 243,111 | 12,256 | 5.3 | 1.24 | 1.18 |
| ResNonHm 1 Exist | 906,430 | 1,158,702 | 252,272 | 27.8 | 11,823 | 14,252 | 2,429 | 20.5 | 1.30 | 1.23 |
| ResNonHm23 Exist | 303,370 | 306,121 | 2,750 | 0.9 | 4,668 | 4,373 | -295 | -6.3 | 1.54 | 1.43 |
| Apartments Exist | 1,199,252 | 1,301,425 | 102,173 | 8.5 | 21,607 | 19,405 | -2,202 | -10.2 | 1.80 | 1.49 |
| Seas Rec: Exist | 78,404 | 83,713 | 5,309 | 6.8 | 1,280 | 1,291 | 11 | 0.9 | 1.63 | 1.54 |
| Com/Ind Lo Exist | 307,176 | 310,486 | 3,310 | 1.1 | 8,528 | 8,473 | -54 | -0.6 | 2.78 | 2.73 |
| Com/Ind Hi Exist | 4,702,306 | 4,555,158 | -147,148 | -3.1 | 171,270 | 163,562 | -7,709 | -4.5 | 3.64 | 3.59 |
| Publ U: Elec Gen | 355 | 186 | -170 | -47.7 | 9 | 5 | -5 | -49.2 | 2.58 | 2.50 |
| Publ U: Other | 180,668 | 187,089 | 6,421 | 3.6 | 6,538 | 6,656 | 117 | 1.8 | 3.62 | 3.56 |
| AgHm House Exist | 60,236 | 63,983 | 3,747 | 6.2 | 704 | 715 | 11 | 1.6 | 1.17 | 1.12 |
| AgHm Land: Exist | 43,449 | 43,573 | 124 | 0.3 | 211 | 196 | -16 | -7.4 | 0.49 | 0.45 |
| Ag NonHm: Exist | 62,934 | 71,924 | 8,991 | 14.3 | 697 | 734 | 37 | 5.4 | 1.11 | 1.02 |
| Res Hmstd NewCon | 0 | 408,225 | 408,225 | 0.0 | 0 | 4,744 | 4,744 | 0.0 | 0.00 | 1.16 |
| All Other NewCon | 0 | 279,012 | 279,012 | 0.0 | 0 | 5,165 | 5,165 | 0.0 | 0.00 | 1.85 |
| Total | 26,489,423 | 29,437,690 | 2,948,267 | 11.1 | 458,190 | 472,681 | 14,491 | 3.2 | 1.73 | 1.61 |

Tax Base

Tax Rates

| | | | | | Net Tax Cap (Pctg) | | Ref Mkt Val (mills) | | |
|--------------------------|-----------------|--------------------|---------------|------------------|---------------------------|---------------|----------------------------|--------------|--------------|
| | Baseline | Alternative | Change | Pctg Chng | Base | Alter | Base | Alter | |
| Total Tax Capacity | 325,567 | 353,972 | 28,405 | 8.7 | County | 50.48 | 47.20 | 0.000 | 0.000 |
| (-) TIF Tax Capacity | 7,050 | 8,097 | 1,047 | 14.8 | City/Town | 29.19 | 27.98 | 0.068 | 0.068 |
| (-) FD Contrib Tax Cap | 38,065 | 38,710 | 645 | 1.7 | School District | 22.18 | 20.83 | 1.650 | 1.512 |
| (=) Taxable Tax Capacity | 280,452 | 307,165 | 26,713 | 9.5 | Special District | 8.82 | 8.33 | 0.000 | 0.000 |
| FD Distrib Tax Cap | 12,758 | 14,448 | 1,690 | 13.3 | Total | 110.67 | 104.34 | 1.718 | 1.581 |

Tax Burdens on Hypothetical Properties

| | Taxable Market Value | | | Net Tax | | | | Effective Tax Rates | |
|----------------------|-----------------------------|--------------------|------------------|-----------------|--------------------|---------------|------------------|----------------------------|--------------|
| | Baseline | Alternative | Pctg Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Lo Val | 173,900 | 192,800 | 10.9 | 2,007 | 2,118 | 110 | 5.5 | 1.154 | 1.098 |
| Res Hmstd: Avg Val | 260,700 | 289,000 | 10.9 | 3,195 | 3,360 | 165 | 5.2 | 1.225 | 1.162 |
| Res Hmstd: Hi Val | 347,600 | 385,300 | 10.8 | 4,384 | 4,604 | 219 | 5.0 | 1.261 | 1.194 |
| Res Hmstd: Ex-Hi Val | 521,500 | 578,100 | 10.9 | 6,727 | 7,150 | 423 | 6.3 | 1.289 | 1.236 |
| Apartment (Mkt rate) | 300,000 | 325,600 | 8.5 | 5,495 | 4,761 | -734 | -13.4 | 1.831 | 1.462 |
| Comm/Ind: Lo Val | 150,000 | 145,300 | -3.1 | 4,153 | 3,957 | -196 | -4.7 | 2.768 | 2.723 |
| Comm/Ind: Med Val | 300,000 | 290,600 | -3.1 | 9,605 | 9,117 | -488 | -5.1 | 3.201 | 3.137 |
| Comm/Ind: Hi Val | 1,000,000 | 968,700 | -3.1 | 35,047 | 33,385 | -1,661 | -4.7 | 3.504 | 3.446 |

SUBURBAN RAMSEY CO.

| <i>Tax Burdens by Property Class</i> | Taxable Market Value | | | | Net Tax | | | | Effective Tax Rates | |
|--------------------------------------|-----------------------------|--------------------|------------------|------------------|-----------------|--------------------|---------------|------------------|----------------------------|--------------|
| | Baseline | Alternative | Change | Pctg Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Exist | 11,070,633 | 12,251,752 | 1,181,119 | 10.7 | 123,592 | 139,141 | 15,550 | 12.6 | 1.12 | 1.14 |
| ResNonHm 1 Exist | 361,848 | 451,889 | 90,040 | 24.9 | 4,548 | 5,636 | 1,088 | 23.9 | 1.26 | 1.25 |
| ResNonHm23 Exist | 128,718 | 146,394 | 17,676 | 13.7 | 1,964 | 2,220 | 256 | 13.0 | 1.53 | 1.52 |
| Apartments Exist | 1,011,986 | 1,132,732 | 120,746 | 11.9 | 17,330 | 17,483 | 153 | 0.9 | 1.71 | 1.54 |
| Seas Rec: Exist | 9,370 | 9,840 | 470 | 5.0 | 145 | 150 | 5 | 3.2 | 1.55 | 1.52 |
| Com/Ind Lo Exist | 302,767 | 305,004 | 2,237 | 0.7 | 8,317 | 8,406 | 89 | 1.1 | 2.75 | 2.76 |
| Com/Ind Hi Exist | 3,167,499 | 3,369,374 | 201,875 | 6.4 | 113,880 | 121,634 | 7,754 | 6.8 | 3.60 | 3.61 |
| Publ U: Elec Gen | 35,252 | 0 | -35,252 | -100.0 | 904 | 0 | -904 | -100.0 | 2.56 | 0.00 |
| Publ U: Other | 134,977 | 174,583 | 39,606 | 29.3 | 4,830 | 6,287 | 1,456 | 30.1 | 3.58 | 3.60 |
| AgHm House Exist | 1,680 | 1,832 | 152 | 9.0 | 18 | 20 | 1 | 7.4 | 1.10 | 1.08 |
| AgHm Land: Exist | 1,029 | 10,463 | 9,433 | 916.7 | 4 | 106 | 102 | 2457 | 0.40 | 1.02 |
| Ag NonHm: Exist | 15,407 | 13,651 | -1,756 | -11.4 | 153 | 135 | -18 | -11.8 | 0.99 | 0.99 |
| Res Hmstd NewCon | 0 | 111,907 | 111,907 | 0.0 | 0 | 1,279 | 1,279 | 0.0 | 0.00 | 1.14 |
| All Other NewCon | 0 | 114,650 | 114,650 | 0.0 | 0 | 2,913 | 2,913 | 0.0 | 0.00 | 2.54 |
| Total | 16,241,165 | 18,094,068 | 1,852,903 | 11.4 | 275,686 | 305,410 | 29,725 | 10.8 | 1.70 | 1.69 |

Tax Base

Tax Rates

| | | | | | Net Tax Cap (Pctg) | | Ref Mkt Val (mills) | | |
|--------------------------|-----------------|--------------------|---------------|------------------|---------------------------|---------------|----------------------------|--------------|--------------|
| | Baseline | Alternative | Change | Pctg Chng | Base | Alter | Base | Alter | |
| Total Tax Capacity | 201,984 | 222,232 | 20,248 | 10.0 | County | 54.54 | 53.03 | 0.000 | 0.000 |
| (-) TIF Tax Capacity | 12,838 | 13,985 | 1,147 | 8.9 | City/Town | 27.87 | 26.92 | 0.074 | 0.110 |
| (-) FD Contrib Tax Cap | 22,360 | 25,426 | 3,066 | 13.7 | School District | 20.28 | 20.74 | 1.445 | 1.700 |
| (=) Taxable Tax Capacity | 166,786 | 182,821 | 16,035 | 9.6 | Special District | 6.92 | 5.57 | 0.000 | 0.000 |
| FD Distrib Tax Cap | 18,603 | 20,666 | 2,063 | 11.1 | Total | 109.61 | 106.26 | 1.520 | 1.810 |

Tax Burdens on Hypothetical Properties

| | Taxable Market Value | | | Net Tax | | | | Effective Tax Rates | |
|----------------------|-----------------------------|--------------------|------------------|-----------------|--------------------|---------------|------------------|----------------------------|--------------|
| | Baseline | Alternative | Pctg Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Lo Val | 113,700 | 125,800 | 10.6 | 1,149 | 1,305 | 156 | 13.6 | 1.010 | 1.037 |
| Res Hmstd: Avg Val | 170,500 | 188,700 | 10.7 | 1,909 | 2,144 | 235 | 12.3 | 1.119 | 1.136 |
| Res Hmstd: Hi Val | 227,300 | 251,600 | 10.7 | 2,669 | 2,983 | 314 | 11.8 | 1.174 | 1.185 |
| Res Hmstd: Ex-Hi Val | 341,000 | 377,400 | 10.7 | 4,191 | 4,661 | 470 | 11.2 | 1.228 | 1.234 |
| Apartment (Mkt rate) | 300,000 | 335,800 | 11.9 | 5,388 | 5,068 | -320 | -5.9 | 1.796 | 1.509 |
| Comm/Ind: Lo Val | 150,000 | 159,600 | 6.4 | 4,078 | 4,455 | 377 | 9.2 | 2.718 | 2.791 |
| Comm/Ind: Med Val | 300,000 | 319,100 | 6.4 | 9,439 | 10,185 | 746 | 7.9 | 3.146 | 3.191 |
| Comm/Ind: Hi Val | 1,000,000 | 1,063,700 | 6.4 | 34,458 | 36,938 | 2,480 | 7.2 | 3.445 | 3.472 |

CITY OF MINNEAPOLIS

| Tax Burdens by Property Class | Taxable Market Value | | | | Net Tax | | | | Effective Tax Rates | |
|----------------------------------|----------------------|-------------------|------------------|--------------|----------------|----------------|---------------|--------------|------------------------|-------------|
| | Baseline | Alternative | Change | Pctg Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Exist | 11,495,749 | 12,791,592 | 1,295,842 | 11.3 | 163,947 | 183,848 | 19,901 | 12.1 | 1.43 | 1.44 |
| ResNonHm 1 Exist | 742,726 | 977,805 | 235,079 | 31.7 | 11,944 | 15,533 | 3,589 | 30.0 | 1.61 | 1.59 |
| ResNonHm23 Exist | 606,770 | 753,199 | 146,429 | 24.1 | 11,988 | 14,632 | 2,644 | 22.1 | 1.98 | 1.94 |
| Apartments Exist | 2,605,068 | 2,904,034 | 298,966 | 11.5 | 57,615 | 56,444 | -1,171 | -2.0 | 2.21 | 1.94 |
| Seas Rec: Exist | 289 | 175 | -113 | -39.3 | 5 | 3 | -2 | -42.1 | 1.81 | 1.72 |
| Com/Ind Lo Exist | 574,596 | 578,575 | 3,979 | 0.7 | 17,791 | 17,836 | 45 | 0.3 | 3.10 | 3.08 |
| Com/Ind Hi Exist | 5,667,374 | 5,365,570 | -301,803 | -5.3 | 232,478 | 218,531 | -13,947 | -6.0 | 4.10 | 4.07 |
| Publ U: Elec Gen | 67,488 | 67,002 | -487 | -0.7 | 2,033 | 2,004 | -30 | -1.5 | 3.01 | 2.99 |
| Publ U: Other | 284,004 | 271,355 | -12,649 | -4.5 | 11,623 | 11,026 | -597 | -5.1 | 4.09 | 4.06 |
| 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 | 25.2 | 1.52 | 1.46 |
| Res Hmstd NewCon | 0 | 115,385 | 115,385 | 0.0 | 0 | 1,658 | 1,658 | 0.0 | 0.00 | 1.44 |
| All Other NewCon | 0 | 173,292 | 173,292 | 0.0 | 0 | 4,433 | 4,433 | 0.0 | 0.00 | 2.56 |
| Total | 22,044,572 | 23,998,641 | 1,954,069 | 8.9 | 509,432 | 525,958 | 16,526 | 3.2 | 2.31 | 2.19 |

Tax Base

Tax Rates

| | Taxable Market Value | | | | Net Tax Cap (Pctg) | | Ref Mkt Val (mills) | | |
|--------------------------|----------------------|-------------|--------|--------------|--------------------|---------------|---------------------|--------------|--------------|
| | Baseline | Alternative | Change | Pctg Chng | Base | Alter | Base | Alter | |
| Total Tax Capacity | 296,210 | 310,728 | 14,518 | 4.9 | County | 44.74 | 41.84 | 0.000 | 0.000 |
| (-) TIF Tax Capacity | 46,238 | 47,011 | 774 | 1.7 | City/Town | 63.60 | 64.41 | 0.018 | 0.142 |
| (-) FD Contrib Tax Cap | 33,999 | 34,108 | 109 | 0.3 | School District | 33.43 | 32.34 | 0.768 | 0.983 |
| (=) Taxable Tax Capacity | 215,974 | 229,609 | 13,636 | 6.3 | Special District | 9.91 | 7.91 | 0.000 | 0.000 |
| FD Distrib Tax Cap | 35,677 | 37,894 | 2,217 | 6.2 | Total | 151.68 | 146.49 | 0.786 | 1.125 |

Tax Burdens on
Hypothetical Properties

| | Taxable Market Value | | | Pctg Chng | Net Tax | | | | Effective Tax Rates | |
|----------------------|----------------------|-------------|---------|--------------|----------|-------------|--------|--------------|------------------------|-------|
| | Baseline | Alternative | Change | | Baseline | Alternative | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Lo Val | 90,800 | 101,000 | 10,200 | 11.2 | 1,158 | 1,312 | 154 | 13.3 | 1.275 | 1.298 |
| Res Hmstd: Avg Val | 136,100 | 151,400 | 15,300 | 11.2 | 1,921 | 2,152 | 231 | 12.0 | 1.411 | 1.421 |
| Res Hmstd: Hi Val | 181,500 | 202,000 | 20,500 | 11.3 | 2,687 | 2,996 | 309 | 11.5 | 1.480 | 1.483 |
| Res Hmstd: Ex-Hi Val | 272,300 | 303,000 | 30,700 | 11.3 | 4,217 | 4,680 | 463 | 11.0 | 1.548 | 1.544 |
| Apartment (Mkt rate) | 300,000 | 334,400 | 34,400 | 11.5 | 7,061 | 6,500 | -562 | -8.0 | 2.353 | 1.943 |
| Comm/Ind: Lo Val | 150,000 | 142,000 | -8,000 | -5.3 | 4,639 | 4,378 | -261 | -5.6 | 3.092 | 3.082 |
| Comm/Ind: Med Val | 300,000 | 284,000 | -16,000 | -5.3 | 10,784 | 10,082 | -703 | -6.5 | 3.594 | 3.549 |
| Comm/Ind: Hi Val | 1,000,000 | 946,700 | -53,300 | -5.3 | 39,464 | 37,073 | -2,391 | -6.1 | 3.946 | 3.915 |

CITY OF ST. PAUL

| Tax Burdens by Property Class | Taxable Market Value | | | | Net Tax | | | | Effective Tax Rates | |
|----------------------------------|----------------------|-------------------|------------------|--------------|----------------|----------------|---------------|--------------|------------------------|-------------|
| | Baseline | Alternative | Change | Pctg Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Exist | 7,619,207 | 8,498,843 | 879,636 | 11.5 | 89,135 | 96,290 | 7,155 | 8.0 | 1.17 | 1.13 |
| ResNonHm 1 Exist | 362,604 | 523,855 | 161,252 | 44.5 | 4,995 | 6,861 | 1,866 | 37.4 | 1.38 | 1.31 |
| ResNonHm23 Exist | 256,434 | 349,472 | 93,038 | 36.3 | 4,342 | 5,631 | 1,289 | 29.7 | 1.69 | 1.61 |
| Apartments Exist | 1,382,777 | 1,598,314 | 215,537 | 15.6 | 25,698 | 25,757 | 60 | 0.2 | 1.86 | 1.61 |
| Seas Rec: Exist | 1,192 | 1,468 | 276 | 23.2 | 20 | 24 | 4 | 19.4 | 1.68 | 1.63 |
| Com/Ind Lo Exist | 381,944 | 401,360 | 19,416 | 5.1 | 10,879 | 11,182 | 303 | 2.8 | 2.85 | 2.79 |
| Com/Ind Hi Exist | 2,426,214 | 2,557,743 | 131,529 | 5.4 | 91,434 | 94,255 | 2,822 | 3.1 | 3.77 | 3.69 |
| Publ U: Elec Gen | 48,035 | 32,258 | -15,777 | -32.8 | 1,287 | 840 | -448 | -34.8 | 2.68 | 2.60 |
| Publ U: Other | 166,783 | 180,262 | 13,478 | 8.1 | 6,284 | 6,641 | 357 | 5.7 | 3.77 | 3.68 |
| AgHm House Exist | 50 | 60 | 10 | 19.7 | 0 | 1 | 0 | 11.2 | 0.98 | 0.91 |
| AgHm Land: Exist | 78 | 90 | 13 | 16.1 | 0 | 0 | 0 | 5.1 | 0.41 | 0.37 |
| Ag NonHm: Exist | 608 | 676 | 68 | 11.2 | 8 | 8 | 0 | 5.2 | 1.29 | 1.22 |
| Res Hmstd NewCon | 0 | 54,318 | 54,318 | 0.0 | 0 | 615 | 615 | 0.0 | 0.00 | 1.13 |
| All Other NewCon | 0 | 49,009 | 49,009 | 0.0 | 0 | 1,136 | 1,136 | 0.0 | 0.00 | 2.32 |
| Total | 12,645,926 | 14,247,729 | 1,601,803 | 12.7 | 234,082 | 249,242 | 15,159 | 6.5 | 1.85 | 1.75 |

Tax Base

Tax Rates

| | Taxable Market Value | | | | Net Tax Cap (Pctg) | | Ref Mkt Val (mills) | | |
|--------------------------|----------------------|-------------|--------|--------------|--------------------|---------------|---------------------|--------------|--------------|
| | Baseline | Alternative | Change | Pctg Chng | Base | Alter | Base | Alter | |
| Total Tax Capacity | 160,615 | 177,391 | 16,776 | 10.4 | County | 50.03 | 49.16 | 0.000 | 0.000 |
| (-) TIF Tax Capacity | 14,655 | 16,458 | 1,803 | 12.3 | City/Town | 37.82 | 34.76 | 0.000 | 0.000 |
| (-) FD Contrib Tax Cap | 11,775 | 15,712 | 3,937 | 33.4 | School District | 33.26 | 31.73 | 0.878 | 0.887 |
| (=) Taxable Tax Capacity | 134,185 | 145,221 | 11,036 | 8.2 | Special District | 7.65 | 6.17 | 0.000 | 0.000 |
| FD Distrib Tax Cap | 33,783 | 35,523 | 1,740 | 5.1 | Total | 128.77 | 121.82 | 0.878 | 0.887 |

Tax Burdens on
Hypothetical Properties

| | Taxable Market Value | | | Net Tax | | | | Effective Tax Rates | |
|----------------------|----------------------|-------------|--------------|----------|-------------|--------|--------------|------------------------|-------|
| | Baseline | Alternative | Pctg Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Lo Val | 81,400 | 90,800 | 11.5 | 820 | 896 | 76 | 9.2 | 1.007 | 0.986 |
| Res Hmstd: Avg Val | 122,000 | 136,100 | 11.6 | 1,415 | 1,529 | 113 | 8.0 | 1.160 | 1.123 |
| Res Hmstd: Hi Val | 162,600 | 181,400 | 11.6 | 2,010 | 2,162 | 151 | 7.5 | 1.236 | 1.191 |
| Res Hmstd: Ex-Hi Val | 244,000 | 272,200 | 11.6 | 3,203 | 3,430 | 227 | 7.1 | 1.312 | 1.260 |
| Apartment (Mkt rate) | 300,000 | 346,800 | 15.6 | 6,058 | 5,589 | -469 | -7.7 | 2.019 | 1.611 |
| Comm/Ind: Lo Val | 150,000 | 158,100 | 5.4 | 4,267 | 4,478 | 211 | 4.9 | 2.844 | 2.832 |
| Comm/Ind: Med Val | 300,000 | 316,300 | 5.4 | 9,912 | 10,307 | 395 | 4.0 | 3.304 | 3.258 |
| Comm/Ind: Hi Val | 1,000,000 | 1,054,200 | 5.4 | 36,258 | 37,500 | 1,242 | 3.4 | 3.625 | 3.557 |

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 | 20 |
| 128 Ag Hmstd HGA: <76K | 1.000 | 5,857,978 | 58,580 | 45,700 |
| 129 Ag Hmstd HGA: 76K-500K | 1.000 | 2,199,976 | 22,000 | 24,499 |
| 130 Ag Hmstd HGA: >500K | 1.250 | 27,114 | 339 | 377 |
| 131 Farm 1b Hmstd land <32K | 0.450 | 943 | 4 | 2 |
| 132 Ag Hmstd land & bldgs: <115K | 0.550 | 9,168,432 | 50,426 | 29,860 |
| 133 Ag Hmstd 1 & b: 115K-345K | 0.550 | 7,804,629 | 42,925 | 43,576 |
| 134 Ag Hmstd 1 & b: 345K-600K | 0.550 | 3,154,405 | 17,349 | 17,130 |
| 135 Ag Hmstd land & bldgs: >600K | 1.000 | 2,576,895 | 25,769 | 25,033 |
| 137 Ag Non-homestead | 1.000 | 9,425,513 | 94,255 | 95,889 |
| 138 Migrant Housing: <500K | 1.000 | 695 | 7 | 7 |
| 143 Timberlands | 1.000 | 775,270 | 7,753 | 8,790 |
| 144 Non-comm seasonal-rec-res: <76K | 1.000 | 6,503,183 | 65,032 | 80,062 |
| 145 Non-comm seasonal-rec-res: | 1.000 | 2,965,853 | 29,659 | 43,511 |
| 146 Non-comm seasonal-rec-res: >500K | 1.250 | 125,736 | 1,572 | 2,239 |
| 149.1 Res 1b Hmstd <32K: Exist | 0.450 | 180,390 | 812 | 810 |
| 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 | 918,742 |
| 150.2 Res Hmstd: <76K: NewCon | 1.000 | 2,354,159 | 23,542 | 22,925 |
| 151.1 Res Hmstd: 76K-500K: Exist | 1.000 | 91,056,836 | 910,568 | 1,168,555 |
| 151.2 Res Hmstd: 76K-500K: NewCon | 1.000 | 2,443,404 | 24,434 | 30,976 |
| 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 | 70,022 |
| 155 Res Non-hmstd 1 unit: 76K - 500K | 1.000 | 3,012,074 | 30,121 | 38,516 |
| 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 | 55,402 |
| 161 Regular apartments (4a) | 1.500 | 11,424,313 | 171,365 | 227,359 |
| 162 Regular apartments - New Cnstr | 1.250 | 30,911 | 386 | 454 |
| 163 Low income apartments (4d) | 1.000 | 2,979,481 | 29,795 | 41,792 |
| 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 | 6,521 |
| 168 Comm seasonal-rec-res: 1c | 1.000 | 344,252 | 3,443 | 3,413 |
| 169 Comm seasonal-rec-res: 4c <500K | 1.000 | 207,030 | 2,070 | 3,320 |
| 170 Comm seasonal-rec-res: 4c >500K | 1.250 | 47,925 | 599 | 910 |
| 171 Bed & Breakfast | 1.250 | 12,051 | 151 | 185 |
| 172 Qualifying golf courses | 1.250 | 173,719 | 2,171 | 2,472 |
| 175 Commercial pref: <150K | 1.500 | 6,700,019 | 100,500 | 189,436 |
| 176 Commercial: >150K | 2.000 | 28,880,467 | 577,609 | 1,071,174 |
| 177 Comm competitive zone: <150K | 1.500 | 300 | 4 | 7 |

House Research Dept.

| Simulation | 4C5 | Baseline: | Final Pay 2003 (Revised) | | Page 33 |
|--------------------|--|--------------|-------------------------------------|-----------|-------------------------|
| 12/21/2004 | 1:50 PM | Alternative: | Final Pay 2004 (Revised 12/20/2004) | | (all figures in \$000s) |
| 178 | Comm competitive zone: >150K | 2.000 | 289 | 6 | 7 |
| 179 | Comm border city: <150K | 1.500 | 37,578 | 564 | 880 |
| 180 | Comm border city: >150K | 2.000 | 57,285 | 1,146 | 1,361 |
| 182 | Industrial pref: <150K | 1.500 | 1,161,581 | 17,424 | 33,156 |
| 183 | Industrial pref: >150K | 2.000 | 10,765,816 | 215,316 | 401,120 |
| 186 | Ind border city: <150K | 1.500 | 1,281 | 19 | 30 |
| 187 | Ind border city: >150K | 2.000 | 32,756 | 655 | 772 |
| 189 | Publ Util: land & bldgs <150K | 1.500 | 78,772 | 1,182 | 2,153 |
| 190 | Publ Util: land & bldgs >150K | 2.000 | 721,334 | 14,427 | 26,449 |
| 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 | 31,071 |
| 194 | Railroad <150K | 1.500 | 25,684 | 385 | 711 |
| 195 | Railroad >150K | 2.000 | 465,062 | 9,301 | 17,060 |
| 197 | Mineral | 2.000 | 2,500 | 50 | 118 |
| 198 | Misc class 5 | 2.000 | 1,543 | 31 | 48 |
| 201 | Personal: 3f | 1.000 | 8,172 | 82 | 99 |
| 202 | Non-comm aircraft hangars | 1.500 | 42,162 | 632 | 763 |
| 203 | Pers: It31 tools&mach excl elec gen | 2.000 | 115,630 | 2,313 | 3,978 |
| 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 | 1,288 |
| 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 | 10,414 |
| 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 | 32 |
| 217 | Pers: Item 42 non-EZ struct/RR land | 2.000 | 33,748 | 675 | 1,391 |
| 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 | 8,626 |
| 221 | Pers: Item 44 electric util trans lines | 2.000 | 1,401,744 | 28,035 | 51,336 |
| 222 | Pers: Item 44 electric util distri lines | 2.000 | 175,078 | 3,502 | 6,593 |
| 223 | Pers: Item 45 syst/gas utils | 2.000 | 1,636,058 | 32,721 | 57,074 |
| 224 | Pers: Item 46 syst/water utils | 2.000 | 2,334 | 47 | 87 |
| 225 | Pers: Item 48 misc | 2.000 | 39,658 | 793 | 942 |
| State Total | | | 325,151,728 | 3,750,086 | 5,016,468 |

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 | 18 |
| 125.2 Farm 1b Hmstd HGA: <32K: NewCon | 0.450 | 159 | 1 | 0 |
| 126.1 Ag Hmstd HGA: <76K: Exist | 1.000 | 5,980,150 | 59,801 | 44,864 |
| 126.2 Ag Hmstd HGA: <76K: NewCon | 1.000 | 70,327 | 703 | 540 |
| 127.1 Ag Hmstd HGA: 76K-500K: Exist | 1.000 | 2,766,444 | 27,664 | 29,670 |
| 127.2 Ag Hmstd HGA: 76K-500K: NewCon | 1.000 | 37,488 | 375 | 409 |
| 128.1 Ag Hmstd HGA: >500K: Exist | 1.250 | 36,792 | 460 | 482 |
| 128.2 Ag Hmstd HGA: >500K: NewCon | 1.250 | 469 | 6 | 6 |
| 129.1 Farm 1b Hmstd land <32K: Exist | 0.450 | 665 | 3 | 2 |
| 129.2 Farm 1b Hmstd land <32K: NewCon | 0.450 | 7 | 0 | 0 |
| 130.1 Ag Hmstd l & b: <115K: Exist | 0.550 | 9,266,201 | 50,964 | 27,805 |
| 130.2 Ag Hmstd l & b: <115K: NewCon | 0.550 | 93,945 | 517 | 286 |
| 131.1 Ag Hmstd l & b: 115K-345K: Exist | 0.550 | 8,295,523 | 45,625 | 44,414 |
| 131.2 Ag Hmstd l & b: 115K-345K: | 0.550 | 61,383 | 338 | 337 |
| 132.1 Ag Hmstd l & b: 345K-600K: Exist | 0.550 | 3,559,952 | 19,580 | 18,583 |
| 132.2 Ag Hmstd l & b: 345K-600K: | 0.550 | 21,267 | 117 | 113 |
| 133.1 Ag Hmstd l & b: >600K: Exist | 1.000 | 3,137,485 | 31,375 | 29,380 |
| 133.2 Ag Hmstd l & b: >600K: NewCon | 1.000 | 16,865 | 169 | 159 |
| 135.1 Ag Non-homestead: Exist | 1.000 | 10,144,460 | 101,445 | 98,812 |
| 135.2 Ag Non-homestead: NewCon | 1.000 | 31,188 | 312 | 310 |
| 136 Migrant Housing: <500K | 1.000 | 1,253 | 13 | 14 |
| 141 Timberlands | 1.000 | 870,102 | 8,701 | 9,164 |
| 142.1 Non-comm SRR: <76K: Exist | 1.000 | 6,910,094 | 69,101 | 79,639 |
| 142.2 Non-comm SRR: <76K: NewCon | 1.000 | 185,128 | 1,851 | 2,121 |
| 143.1 Non-comm SRR: 76K-500K: Exist | 1.000 | 3,810,544 | 38,105 | 53,136 |
| 143.2 Non-comm SRR: 76K-500K: NewCon | 1.000 | 94,505 | 945 | 1,307 |
| 144.1 Non-comm SRR: >500K: Exist | 1.250 | 187,380 | 2,342 | 3,120 |
| 144.2 Non-comm SRR: >500K: NewCon | 1.250 | 4,168 | 52 | 66 |
| 147.1 Res 1b Hmstd <32K: Exist | 0.450 | 179,323 | 807 | 781 |
| 147.2 Res 1b Hmstd <32K: NewCon | 0.450 | 3,946 | 18 | 17 |
| 148.1 Res Hmstd: <76K: Exist | 1.000 | 94,996,970 | 949,970 | 910,725 |
| 148.2 Res Hmstd: <76K: NewCon | 1.000 | 2,343,633 | 23,436 | 21,853 |
| 149.1 Res Hmstd: 76K-500K: Exist | 1.000 | 112,499,542 | 1,124,995 | 1,373,543 |
| 149.2 Res Hmstd: 76K-500K: NewCon | 1.000 | 2,832,063 | 28,321 | 33,988 |
| 150.1 Res Hmstd: > 500K: Exist | 1.250 | 3,990,849 | 49,886 | 57,527 |
| 150.2 Res Hmstd: > 500K: NewCon | 1.250 | 72,651 | 908 | 1,016 |
| 152.1 Res NonH 1 unit: <76K: Exist | 1.000 | 5,899,907 | 58,999 | 75,719 |
| 152.2 Res NonH 1 unit: <76K: NewCon | 1.000 | 535,065 | 5,351 | 6,646 |
| 153.1 Res NonH 1 unit: 76K - 500K: Exist | 1.000 | 4,070,500 | 40,705 | 49,847 |
| 153.2 Res NonH 1 unit: 76K - 500K: | 1.000 | 462,602 | 4,626 | 5,555 |

House Research Dept.

| Simulation | 4C5 | Baseline: | Final Pay 2003 (Revised) | | Page 35 |
|------------|------------------------------------|--------------|-------------------------------------|---------|-------------------------|
| 12/21/2004 | 1:50 PM | Alternative: | Final Pay 2004 (Revised 12/20/2004) | | (all figures in \$000s) |
| 154.1 | Res NonH 1 unit: >500K: Exist | 1.250 | 392,059 | 4,901 | 5,592 |
| 154.2 | Res NonH 1 unit: >500K: NewCon | 1.250 | 33,258 | 416 | 465 |
| 156.1 | Res NonH 2-3 units: Exist | 1.250 | 3,763,200 | 47,040 | 59,881 |
| 156.2 | Res NonH 2-3 units: NewCon | 1.250 | 349,441 | 4,368 | 5,294 |
| 159.1 | Regular apartments (4a): Exist | 1.250 | 15,798,319 | 197,479 | 257,857 |
| 159.2 | Regular apartments (4a): NewCon | 1.250 | 433,548 | 5,419 | 6,811 |
| 160.1 | Non-profit/Comm Serv: Exist | 1.500 | 35,901 | 539 | 760 |
| 160.2 | Non-profit/Comm Serv: NewCon | 1.500 | 53 | 1 | 1 |
| 161.1 | Student housing: Exist | 1.000 | 24,139 | 241 | 346 |
| 161.2 | Student housing: NewCon | 1.000 | 6 | 0 | 0 |
| 162.1 | Manuf home park land: Exist | 1.250 | 445,317 | 5,566 | 6,622 |
| 162.2 | Manuf home park land: NewCon | 1.250 | 2,282 | 29 | 34 |
| 164.1 | Comm SRR: 1c: Exist | 1.000 | 372,318 | 3,723 | 3,461 |
| 164.2 | Comm SRR: 1c: NewCon | 1.000 | 4,056 | 41 | 40 |
| 165.1 | Comm SRR: 4c <500K: Exist | 1.000 | 230,661 | 2,307 | 3,536 |
| 165.2 | Comm SRR: 4c <500K: NewCon | 1.000 | 1,654 | 17 | 27 |
| 166.1 | Comm SRR: 4c >500K: Exist | 1.250 | 67,335 | 842 | 1,211 |
| 166.2 | Comm SRR: 4c >500K: NewCon | 1.250 | 274 | 3 | 5 |
| 167.1 | Bed & Breakfast: Exist | 1.250 | 19,750 | 247 | 292 |
| 167.2 | Bed & Breakfast: NewCon | 1.250 | 99 | 1 | 2 |
| 168 | Qualifying golf courses | 1.250 | 193,882 | 2,424 | 2,597 |
| 171.1 | Commercial: <150K: Exist | 1.500 | 6,807,421 | 102,111 | 188,712 |
| 171.2 | Commercial: <150K: NewCon | 1.500 | 209,781 | 3,147 | 5,729 |
| 172.1 | Commercial: >150K: Exist | 2.000 | 29,559,444 | 591,189 | 1,075,610 |
| 172.2 | Commercial: >150K: NewCon | 2.000 | 815,242 | 16,305 | 29,285 |
| 173.1 | Comm comp zone: <150K: Exist | 1.500 | 277 | 4 | 8 |
| 173.2 | Comm comp zone: <150K: NewCon | 1.500 | 23 | 0 | 1 |
| 174.1 | Comm comp zone: >150K: Exist | 2.000 | 284 | 6 | 8 |
| 174.2 | Comm comp zone: >150K: NewCon | 2.000 | 17 | 0 | 1 |
| 175.1 | Comm border city: <150K: Exist | 1.500 | 34,413 | 516 | 1,176 |
| 175.2 | Comm border city: <150K: NewCon | 1.500 | 3,816 | 57 | 135 |
| 176.1 | Comm border city: >150K: Exist | 2.000 | 62,944 | 1,259 | 2,933 |
| 176.2 | Comm border city: >150K: NewCon | 2.000 | 7,460 | 149 | 355 |
| 178.1 | Industrial pref: <150K: Exist | 1.500 | 1,182,648 | 17,740 | 33,138 |
| 178.2 | Industrial pref: <150K: NewCon | 1.500 | 20,474 | 307 | 563 |
| 179.1 | Industrial pref: >150K: Exist | 2.000 | 10,895,069 | 217,901 | 399,901 |
| 179.2 | Industrial pref: >150K: NewCon | 2.000 | 146,688 | 2,934 | 5,330 |
| 182.1 | Ind border city: <150K: Exist | 1.500 | 1,286 | 19 | 45 |
| 183.1 | Ind border city: >150K: Exist | 2.000 | 33,177 | 664 | 1,329 |
| 185 | Publ Util: land & bldgs <150K | 1.500 | 80,188 | 1,203 | 2,134 |
| 186 | Publ Util: land & bldgs >150K | 2.000 | 740,933 | 14,819 | 26,191 |
| 187 | Publ Util: Electric Generat Mach | 2.000 | 1,431,412 | 28,628 | 35,539 |
| 188 | Publ Util: machinery (non-generat) | 2.000 | 979,117 | 19,582 | 33,315 |
| 190 | Railroad <150K | 1.500 | 26,142 | 392 | 715 |

House Research Dept.

Simulation 4C5
12/21/2004 1:50 PM

Baseline: Final Pay 2003 (Revised)
Alternative: Final Pay 2004 (Revised 12/20/2004)

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(all figures in \$000s)

| | | | | | |
|--------------------|--|-------|-------------|-----------|-----------|
| 191 | Railroad >150K | 2.000 | 469,963 | 9,399 | 16,799 |
| 193 | Mineral | 2.000 | 2,360 | 47 | 106 |
| 194 | Misc class 5 | 2.000 | 2,094 | 42 | 61 |
| 197 | Personal: 3f | 1.000 | 8,057 | 81 | 92 |
| 198 | Non-comm aircraft hangars | 1.500 | 46,478 | 697 | 795 |
| 199 | Pers: It31 tools&mach excl elec gen | 2.000 | 121,410 | 2,428 | 4,061 |
| 200 | Pers: It32 struct/lease land-non | 1.000 | 13,822 | 138 | 143 |
| 201 | Pers: It32 struct/leased | 1.000 | 40,179 | 402 | 481 |
| 202 | Pers: It32 str/lease | 1.000 | 2,215 | 22 | 31 |
| 204 | Pers: It32 struct/leased land-C/I | 2.000 | 38,179 | 764 | 1,362 |
| 205 | Pers: Item 33 ag real estate | 1.000 | 14,465 | 145 | 159 |
| 207 | Pers: It41 struct/leased land - C/I | 2.000 | 410,227 | 8,205 | 11,412 |
| 208 | Pers: It41 struct/leased | 1.000 | 345 | 3 | 6 |
| 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 | 56 |
| 213 | Pers: Item 42 non-EZ struct/RR land | 2.000 | 33,116 | 662 | 1,351 |
| 215 | Pers: It43 leased real estate - non C/I | 1.500 | 6,551 | 98 | 150 |
| 216 | Pers: Item 43 leased real estate - C/I | 2.000 | 302,839 | 6,057 | 9,191 |
| 217 | Pers: Item 44 electric util trans lines | 2.000 | 1,423,915 | 28,478 | 51,027 |
| 218 | Pers: Item 44 electric util distri lines | 2.000 | 185,182 | 3,704 | 6,849 |
| 219 | Pers: Item 45 syst/gas utils | 2.000 | 1,797,834 | 35,957 | 60,880 |
| 220 | Pers: Item 46 syst/water utils | 2.000 | 1,373 | 27 | 50 |
| 221 | Pers: Item 48 misc | 2.000 | 21,527 | 431 | 526 |
| State Total | | | 363,632,420 | 4,140,987 | 5,344,552 |

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 | 594,940 | 4,763,330 |
| 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 | 10,264 | 0 | 696 | 8,432 | 0 | 0 | 19,391 |
| Spread NTC Levy | 1,666,875 | 1,031,113 | 147,899 | 845,766 | 171,703 | 594,940 | 4,458,296 |
| Spread MKV Levy | 2,905 | 14,770 | 45 | 327,128 | 0 | 0 | 344,848 |
| Tax Incr Financing Levy | | | | | | | 269,907 |
| | Homestead Credit | 321,750 | | Taconite credit | | 16,047 | |
| | Agricultural Credit | 23,875 | | Disparity Reduction Credit | | 5,066 | |

Alternative Levy Summary

Levy Summary Report

| | County | City | Town | School District | Special District | State | Total |
|-------------------------|----------------------------|-----------|---------|-----------------------------------|------------------|---------|-----------|
| Certified NTC Levy | 1,875,666 | 1,215,773 | 157,285 | 935,328 | 190,460 | 624,437 | 4,998,949 |
| Certified MKV Levy | 2,697 | 18,675 | 43 | 422,936 | 0 | 0 | 444,352 |
| Fiscal Disparities Levy | 113,267 | 104,790 | 1,307 | 105,765 | 23,722 | 0 | 348,851 |
| Disparity Reduction Aid | 10,051 | 0 | 654 | 8,216 | 0 | 0 | 18,922 |
| Spread NTC Levy | 1,752,348 | 1,110,984 | 155,323 | 857,484 | 171,738 | 624,437 | 4,672,314 |
| Spread MKV Levy | 2,697 | 18,675 | 43 | 386,799 | 0 | 0 | 408,214 |
| Tax Incr Financing Levy | | | | | | | 274,136 |
| | Homestead Credit | 313,385 | | Taconite credit | | 16,155 | |
| | Agricultural Credit | 24,096 | | Disparity Reduction Credit | | 5,389 | |