

House Research Simulation Report: Property Tax

Simulation #4D2

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DESCRIPTION

BASELINE: Preliminary Pay 2004

ALTERNATIVE: Projected Pay 2005: Current Law

This report is a projection of property taxes payable in 2005 under current law. The payable 2004 portion of the simulation is based on actual data reported by the counties. The payable 2005 projections result from a joint House-Senate-Revenue Dept. working group. Market value projections are based on growth patterns for the previous year, adjusted for the change in limited market value limits for pay 2005, and partially refined based on feedback from county assessors. For the most part, non-school levy projections are based on historical growth rates, adjusted for changes in state aids. It should be noted that for a number of reasons **levy projections are even more speculative than usual**, so particular caution should be used in relying on these estimates (see "assumptions" page for a fuller description of uncertainties with levy projections for this year). School levies are based on Dept. of Education statewide estimates, apportioned to individual school districts by the House Research Dept.

KEY POINTS

- **Statewide, property taxes are projected to increase by \$279 million, or 5.2%**, according to the simulation. Approximately \$127 million of the \$279 million increase is borne by new construction - property appearing on the tax rolls for the first time in 2005. The overall tax increases are projected to be 6.5% in Greater Minnesota and 4.5% in the Metro area.
- **On a statewide average basis, property tax impacts by property type vary from -3% (on certain public utility property) to +7% (on seasonal recreational property)**. Impacts on the largest property types are 6.5% on existing residential homesteads, 2.9% on existing apartments, -2.3% on existing commercial-industrial property, and 3.7% on existing agricultural property.

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

ASSUMPTIONS:**BASELINE: Preliminary Pay 2004**

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

ALTERNATIVE: Projected Pay 2005: Current Law

- **Market values** are based on growth rates derived from actual growth rates in taxable property values between payable year 2003 and payable year 2004 for each type of property within each municipality, with separate rates determined for existing property and new construction. In counties where the county assessor was able to provide growth rates, those rates were used instead. City-by-city growth estimates were used for Dakota County and Hennepin County. Growth rates for property types subject to limited market value were adjusted to reflect the higher limited market value growth rate for pay 2005. Market value growth for property types with a tiered class rate structure were assumed to be split between tiers in the same percentages as the growth from pay 2003 to pay 2004, on a city-by-city and a class-by-class basis.
- **School district levies** were modeled under the direction of a joint House/Senate/Revenue Dept. working group. The baseline pay 2005 levies were developed to match statewide levy estimates by category developed by the Dept. of Education. Approximately \$38 million of new operating referendum levies that would need to be approved by the voters are assumed; they are distributed using a uniform rate across all districts.
- **County levies** were modeled under the direction of a joint House/Senate/Revenue Dept. working group. Each county's 2004 general levy plus aid was increased by its household growth rate, plus a measure of inflation. A general levy amount was derived by subtracting each county's projected 2005 aid amounts from its levy plus aid projection. The general levy was not allowed to be less than it was in 2004, nor to exceed the 2004 levy by more than 12%. Each county's special levies were grown by the same percentage growth as from 2003 to 2004, but limited to a growth rate of 20%.*

- **City and town levies** were modeled under the direction of a joint House/Senate/Revenue Dept. working group. The basic methodology applied each jurisdiction's average growth rate in levy plus aid for the previous three years to its 2004 levy plus aid amount. (For the growth rate between 2002 and 2003, actual levies and certified aid amounts were used; for the growth rate between 2003 and 2004, actual levies and aid amounts after reductions were used.) An alternative computation was also made by increasing 2004 levy plus aid by population growth, new commercial-industrial construction, and a measure of inflation; the computation yielding the higher amount was chosen for each city. Levy amounts were derived by subtracting projected 2005 aid amounts from the levy plus aid projections. Levy amounts were not allowed to be less than in payable 2004, nor were they allowed to grow by more than 20%.*
- **Special taxing district levies** were increased by 4.2% across the board (equal to the average increase from 2003 to 2004), except for the metro-wide special taxing districts, which were modeled based upon individual levy limits governing each category and agency.
- **The state property tax levy** is assumed to be \$625.9 million, resulting in a tax rate of 50.863%.
- **Fiscal disparities** net tax capacities and distribution levies were modeled by the House Research Dept.
- **Tax increment financing (TIF) net tax capacities** were assumed to increase at the same rate in each jurisdiction as the growth in commercial-industrial net tax capacity.

* To highlight the uncertain nature of the levy projections built into this simulation, the following factors were considered, but not explicitly provided for in computing the projections: 1) no provision was made for a "levy back" of aid cuts that were made in 2003 and 2004 (except that no jurisdiction's levy was allowed to be less than its 2004 levy, even if it is projected to receive more aid in 2005 than in 2004); 2), no provision was made for the possibility that jurisdictions might choose to levy more than they otherwise would in anticipation of the possibility that levy limits might be reimposed in the future, and 3) no provision was made for a "levy cushion" to offset any possible 2005 aid cuts that might be made in the face of a projected state budget deficit for fiscal year 2006.

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:	1.25	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%

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	216,918,977	244,055,956	27,136,979	12.5	2,403,825	2,559,870	156,046	6.5	1.11	1.05
ResNonHm 1 Exist	11,393,391	12,977,801	1,584,410	13.9	143,901	153,420	9,519	6.6	1.26	1.18
ResNonHm23 Exist	4,648,804	5,267,409	618,605	13.3	73,378	77,639	4,261	5.8	1.58	1.47
Apartments Exist	16,231,867	17,779,977	1,548,110	9.5	265,289	272,941	7,652	2.9	1.63	1.54
Seas Rec: Exist	12,171,066	14,059,965	1,888,899	15.5	151,876	162,371	10,494	6.9	1.25	1.15
Com/Ind Lo Exist	8,286,280	8,564,816	278,536	3.4	230,559	225,363	-5,196	-2.3	2.78	2.63
Com/Ind Hi Exist	42,801,806	44,402,308	1,600,502	3.7	1,555,720	1,519,321	-36,399	-2.3	3.63	3.42
Publ U: Elec Gen	1,431,412	1,481,511	50,099	3.5	35,403	34,385	-1,018	-2.9	2.47	2.32
Publ U: Other	5,329,952	5,516,500	186,548	3.5	184,294	180,025	-4,270	-2.3	3.46	3.26
AgHm House Exist	8,904,107	9,859,863	955,757	10.7	76,134	78,884	2,750	3.6	0.86	0.80
AgHm Land: Exist	24,453,292	26,614,864	2,161,573	8.8	121,140	125,364	4,223	3.5	0.50	0.47
Ag NonHm: Exist	11,061,467	12,189,862	1,128,395	10.2	108,329	112,742	4,413	4.1	0.98	0.92
Res Hmstd NewCon	0	6,124,589	6,124,589	0.0	0	63,491	63,491	0.0	0.00	1.04
All Other NewCon	0	3,589,765	3,589,765	0.0	0	63,279	63,279	0.0	0.00	1.76
Total	363,632,420	412,485,186	48,852,766	13.4	5,349,849	5,629,096	279,247	5.2	1.47	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	4,140,987	4,662,890	521,903	12.6	County	47.89	43.82	0.009	0.007
(-) TIF Tax Capacity	227,327	240,840	13,513	5.9	City/Town	34.58	32.75	0.059	0.052
(-) FD Contrib Tax Cap	254,136	264,045	9,910	3.9	School District	23.46	21.86	1.216	1.209
(=) Taxable Tax Capacity	3,659,523	4,158,005	498,481	13.6	Special District	4.69	4.30	0.000	0.000
FD Distrib Tax Cap	254,139	264,045	9,906	3.9	Total	110.61	102.74	1.284	1.269

GREATER MINNESOTA

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	69,441,399	77,087,575	7,646,176	11.0	710,745	752,540	41,794	5.9	1.02	0.98
ResNonHm 1 Exist	4,416,460	4,940,519	524,058	11.9	55,349	58,423	3,074	5.6	1.25	1.18
ResNonHm23 Exist	1,492,076	1,660,919	168,843	11.3	23,261	24,314	1,052	4.5	1.56	1.46
Apartments Exist	3,041,644	3,308,087	266,442	8.8	51,042	52,844	1,802	3.5	1.68	1.60
Seas Rec: Exist	11,825,813	13,681,993	1,856,179	15.7	147,042	157,475	10,433	7.1	1.24	1.15
Com/Ind Lo Exist	4,661,466	4,859,982	198,516	4.3	129,708	128,320	-1,388	-1.1	2.78	2.64
Com/Ind Hi Exist	8,780,229	9,371,873	591,644	6.7	313,919	317,089	3,170	1.0	3.58	3.38
Publ U: Elec Gen	1,183,222	1,224,635	41,413	3.5	29,187	28,302	-885	-3.0	2.47	2.31
Publ U: Other	3,265,826	3,380,130	114,304	3.5	109,860	107,525	-2,335	-2.1	3.36	3.18
AgHm House Exist	7,826,912	8,679,019	852,107	10.9	66,321	68,971	2,649	4.0	0.85	0.79
AgHm Land: Exist	23,342,717	25,408,845	2,066,128	8.9	116,757	121,017	4,260	3.6	0.50	0.48
Ag NonHm: Exist	10,329,918	11,357,055	1,027,137	9.9	101,313	105,479	4,166	4.1	0.98	0.93
Res Hmstd NewCon	0	2,566,915	2,566,915	0.0	0	25,768	25,768	0.0	0.00	1.00
All Other NewCon	0	1,749,850	1,749,850	0.0	0	26,888	26,888	0.0	0.00	1.54
Total	149,607,683	169,277,396	19,669,713	13.1	1,854,506	1,974,954	120,448	6.5	1.24	1.17

Tax Base

Tax Rates

	Taxable Market Value				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val (mills)	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	1,572,232	1,775,706	203,474	12.9	County	56.09	51.19	0.005	0.004
(-) TIF Tax Capacity	44,695	49,321	4,626	10.3	City/Town	32.01	30.57	0.017	0.015
(-) FD Contrib Tax Cap	1,898	2,533	635	33.4	School District	21.75	20.83	0.835	0.883
(=) Taxable Tax Capacity	1,525,639	1,723,852	198,214	13.0	Special District	1.68	1.54	0.000	0.000
FD Distrib Tax Cap	1,901	2,533	632	33.2	Total	111.53	104.13	0.857	0.902

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	75,700	84,000	8,300	11.0	606	654	47	7.8	0.800	0.778
Res Hmstd: Avg Val	113,400	125,900	12,500	11.0	1,091	1,165	74	6.8	0.962	0.925
Res Hmstd: Hi Val	151,200	167,800	16,600	11.0	1,579	1,677	98	6.2	1.044	0.999
Res Hmstd: Ex-Hi Val	226,800	251,800	25,000	11.0	2,555	2,703	148	5.8	1.126	1.073
Apartment (Mkt rate)	300,000	326,300	26,300	8.8	4,439	4,541	102	2.3	1.479	1.391
Seas Rec: Lo Val	50,000	57,800	7,800	15.6	666	719	54	8.1	1.331	1.244
Seas Rec: Hi Val	150,000	173,500	23,500	15.7	2,238	2,457	219	9.8	1.491	1.416
Comm/Ind: Lo Val	150,000	160,100	10,100	6.7	3,855	3,945	90	2.3	2.570	2.463
Comm/Ind: Med Val	300,000	320,200	20,200	6.7	8,953	9,052	99	1.1	2.984	2.827
Comm/Ind: Hi Val	1,000,000	1,067,400	67,400	6.7	32,741	32,888	147	0.4	3.274	3.081

METRO AREA

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	147,477,579	166,968,381	19,490,802	13.2	1,693,079	1,807,331	114,251	6.7	1.15	1.08
ResNonHm 1 Exist	6,976,931	8,037,283	1,060,352	15.2	88,552	94,996	6,445	7.3	1.27	1.18
ResNonHm23 Exist	3,156,728	3,606,490	449,762	14.2	50,117	53,326	3,209	6.4	1.59	1.48
Apartments Exist	13,190,222	14,471,890	1,281,668	9.7	214,247	220,097	5,850	2.7	1.62	1.52
Seas Rec: Exist	345,252	377,972	32,720	9.5	4,834	4,896	62	1.3	1.40	1.30
Com/Ind Lo Exist	3,624,814	3,704,834	80,020	2.2	100,851	97,043	-3,808	-3.8	2.78	2.62
Com/Ind Hi Exist	34,021,577	35,030,434	1,008,858	3.0	1,241,801	1,202,232	-39,569	-3.2	3.65	3.43
Publ U: Elec Gen	248,190	256,876	8,687	3.5	6,216	6,083	-133	-2.1	2.50	2.37
Publ U: Other	2,064,126	2,136,370	72,244	3.5	74,434	72,500	-1,935	-2.6	3.61	3.39
AgHm House Exist	1,077,195	1,180,844	103,649	9.6	9,812	9,913	101	1.0	0.91	0.84
AgHm Land: Exist	1,110,574	1,206,019	95,445	8.6	4,383	4,347	-37	-0.8	0.39	0.36
Ag NonHm: Exist	731,550	832,807	101,257	13.8	7,016	7,262	247	3.5	0.96	0.87
Res Hmstd NewCon	0	3,557,673	3,557,673	0.0	0	37,724	37,724	0.0	0.00	1.06
All Other NewCon	0	1,839,915	1,839,915	0.0	0	36,392	36,392	0.0	0.00	1.98
Total	214,024,737	243,207,790	29,183,053	13.6	3,495,343	3,654,142	158,799	4.5	1.63	1.50

Tax Base

Tax Rates

	Taxable Market Value				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val (mills)	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	2,568,755	2,887,184	318,429	12.4	County	42.02	38.60	0.010	0.009
(-) TIF Tax Capacity	182,632	191,519	8,887	4.9	City/Town	36.42	34.30	0.080	0.071
(-) FD Contrib Tax Cap	252,238	261,513	9,275	3.7	School District	24.68	22.59	1.405	1.371
(=) Taxable Tax Capacity	2,133,885	2,434,152	300,267	14.1	Special District	6.84	6.25	0.000	0.000
FD Distrib Tax Cap	252,238	261,513	9,275	3.7	Total	109.96	101.75	1.495	1.450

Tax Burdens on
Hypothetical Properties

	Taxable Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Chng		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	131,300	148,700	13.3	1,386	1,490	104	7.5	1.055	1.002	
Res Hmstd: Avg Val	196,900	222,900	13.2	2,264	2,420	155	6.9	1.150	1.085	
Res Hmstd: Hi Val	262,400	297,100	13.2	3,142	3,349	207	6.6	1.197	1.127	
Res Hmstd: Ex-Hi Val	393,700	445,700	13.2	4,900	5,182	282	5.7	1.244	1.162	
Apartment (Mkt rate)	300,000	329,200	9.7	4,572	4,665	92	2.0	1.524	1.416	
Comm/Ind: Lo Val	150,000	154,400	2.9	4,113	4,006	-108	-2.6	2.742	2.594	
Comm/Ind: Med Val	300,000	308,900	3.0	9,522	9,228	-295	-3.1	3.174	2.987	
Comm/Ind: Hi Val	1,000,000	1,029,700	3.0	34,766	33,590	-1,176	-3.4	3.476	3.262	

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	3,419,968	3,639,200	219,232	6.4	41,574	43,198	1,624	3.9	1.22	1.19
ResNonHm 1 Exist	239,761	266,862	27,101	11.3	3,555	3,841	286	8.0	1.48	1.44
ResNonHm23 Exist	90,077	100,186	10,109	11.2	1,538	1,630	92	6.0	1.71	1.63
Apartments Exist	311,911	337,589	25,678	8.2	5,930	6,199	269	4.5	1.90	1.84
Seas Rec: Exist	89,702	99,379	9,677	10.8	1,398	1,459	61	4.4	1.56	1.47
Com/Ind Lo Exist	483,998	505,724	21,726	4.5	13,826	13,859	33	0.2	2.86	2.74
Com/Ind Hi Exist	684,955	726,409	41,454	6.1	22,482	22,790	308	1.4	3.28	3.14
Publ U: Elec Gen	21,270	22,014	744	3.5	440	430	-10	-2.2	2.07	1.95
Publ U: Other	90,202	93,359	3,157	3.5	3,386	3,362	-24	-0.7	3.75	3.60
AgHm House Exist	17,055	18,639	1,584	9.3	199	208	9	4.8	1.16	1.12
AgHm Land: Exist	24,238	27,113	2,875	11.9	171	187	16	9.1	0.71	0.69
Ag NonHm: Exist	23,886	25,816	1,931	8.1	340	355	16	4.6	1.42	1.38
Res Hmstd NewCon	0	99,073	99,073	0.0	0	1,154	1,154	0.0	0.00	1.16
All Other NewCon	0	77,462	77,462	0.0	0	1,668	1,668	0.0	0.00	2.15
Total	5,497,024	6,038,827	541,803	9.9	94,838	100,340	5,503	5.8	1.73	1.66

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val (mills)		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	66,207	72,618	6,411	9.7	County	61.80	56.86	0.000	0.000
(-) TIF Tax Capacity	3,713	4,046	334	9.0	City/Town	53.37	52.76	0.047	0.043
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	22.06	21.62	0.601	0.712
(=) Taxable Tax Capacity	62,494	68,572	6,077	9.7	Special District	2.92	2.73	0.000	0.000
FD Distrib Tax Cap	0	0	0	0.0	Total	140.15	133.97	0.648	0.755

**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	51,400	54,700	6.4	548	555	7	1.3	1.066	1.015
Res Hmstd: Avg Val	77,100	82,000	6.4	828	862	34	4.1	1.073	1.051
Res Hmstd: Hi Val	102,800	109,400	6.4	1,227	1,274	47	3.8	1.194	1.164
Res Hmstd: Ex-Hi Val	154,200	164,100	6.4	2,027	2,098	70	3.5	1.314	1.278
Apartment (Mkt rate)	300,000	324,700	8.2	5,450	5,683	233	4.3	1.816	1.750
Comm/Ind: Lo Val	150,000	159,100	6.1	4,468	4,615	147	3.3	2.978	2.900
Comm/Ind: Med Val	300,000	318,200	6.1	10,393	10,617	224	2.2	3.464	3.336
Comm/Ind: Hi Val	1,000,000	1,060,500	6.1	38,043	38,618	575	1.5	3.804	3.641

NORTHWEST 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	3,511,188	3,944,596	433,408	12.3	28,322	29,999	1,677	5.9	0.81	0.76
ResNonHm 1 Exist	216,896	241,347	24,451	11.3	2,265	2,366	102	4.5	1.04	0.98
ResNonHm23 Exist	62,678	68,728	6,050	9.7	752	766	14	1.8	1.20	1.11
Apartments Exist	7,621	8,524	902	11.8	85	87	1	1.7	1.12	1.02
Seas Rec: Exist	2,106,122	2,457,549	351,427	16.7	25,039	26,964	1,924	7.7	1.19	1.10
Com/Ind Lo Exist	114,491	121,111	6,620	5.8	2,664	2,641	-22	-0.8	2.33	2.18
Com/Ind Hi Exist	124,480	129,452	4,973	4.0	3,919	3,844	-76	-1.9	3.15	2.97
Publ U: Elec Gen	315	326	11	3.5	5	5	0	-3.6	1.49	1.39
Publ U: Other	419,195	433,866	14,672	3.5	13,138	13,169	32	0.2	3.13	3.04
AgHm House Exist	1,072,306	1,169,108	96,803	9.0	8,589	8,864	275	3.2	0.80	0.76
AgHm Land: Exist	3,664,590	3,958,295	293,705	8.0	18,359	18,872	513	2.8	0.50	0.48
Ag NonHm: Exist	2,068,370	2,247,266	178,896	8.6	21,103	21,823	720	3.4	1.02	0.97
Res Hmstd NewCon	0	144,806	144,806	0.0	0	1,126	1,126	0.0	0.00	0.78
All Other NewCon	0	132,961	132,961	0.0	0	1,258	1,258	0.0	0.00	0.95
Total	13,368,249	15,057,935	1,689,686	12.6	124,239	131,783	7,544	6.1	0.93	0.88

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val (mills)		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	125,176	141,306	16,130	12.9	County	57.48	52.67	0.000	0.000
(-) TIF Tax Capacity	43	46	3	7.2	City/Town	17.29	16.02	0.000	0.000
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	18.53	17.81	0.640	0.749
(=) Taxable Tax Capacity	125,134	141,260	16,127	12.9	Special District	3.41	3.16	0.000	0.000
FD Distrib Tax Cap	0	0	0	0.0	Total	96.70	89.67	0.640	0.749

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	78,400	88,100	12.4	507	563	56	11.1	0.646	0.638
Res Hmstd: Avg Val	117,500	132,000	12.3	945	1,029	84	8.9	0.804	0.779
Res Hmstd: Hi Val	156,700	176,000	12.3	1,384	1,496	112	8.1	0.883	0.849
Res Hmstd: Ex-Hi Val	235,100	264,100	12.3	2,263	2,431	168	7.4	0.962	0.920
Seas Rec: Lo Val	50,000	58,300	16.6	592	641	50	8.4	1.183	1.100
Seas Rec: Hi Val	150,000	175,000	16.7	2,015	2,227	212	10.5	1.343	1.272
Comm/Ind: Lo Val	150,000	156,000	4.0	3,489	3,447	-42	-1.2	2.326	2.209
Comm/Ind: Med Val	300,000	312,000	4.0	8,110	7,949	-161	-2.0	2.703	2.547
Comm/Ind: Hi Val	1,000,000	1,039,900	4.0	29,672	28,952	-720	-2.4	2.967	2.784

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	2,532,628	2,871,120	338,492	13.4	24,938	26,575	1,637	6.6	0.98	0.93
ResNonHm 1 Exist	244,586	289,443	44,858	18.3	3,031	3,353	322	10.6	1.24	1.16
ResNonHm23 Exist	82,922	97,606	14,684	17.7	1,278	1,398	121	9.4	1.54	1.43
Apartments Exist	165,807	174,693	8,885	5.4	2,807	2,763	-43	-1.5	1.69	1.58
Seas Rec: Exist	1,096,979	1,253,088	156,109	14.2	14,031	14,734	703	5.0	1.28	1.18
Com/Ind Lo Exist	408,611	433,562	24,951	6.1	11,235	11,213	-22	-0.2	2.75	2.59
Com/Ind Hi Exist	719,981	794,903	74,922	10.4	24,962	25,719	757	3.0	3.47	3.24
Publ U: Elec Gen	811	839	28	3.5	24	22	-1	-5.8	2.94	2.68
Publ U: Other	69,799	72,242	2,443	3.5	2,617	2,540	-76	-2.9	3.75	3.52
AgHm House Exist	21,077	23,763	2,686	12.7	218	228	10	4.5	1.04	0.96
AgHm Land: Exist	21,862	24,610	2,748	12.6	100	100	0	0.0	0.46	0.41
Ag NonHm: Exist	26,239	28,963	2,724	10.4	258	261	3	1.3	0.98	0.90
Res Hmstd NewCon	0	71,495	71,495	0.0	0	641	641	0.0	0.00	0.90
All Other NewCon	0	115,425	115,425	0.0	0	2,151	2,151	0.0	0.00	1.86
Total	5,391,302	6,251,751	860,448	16.0	85,498	91,699	6,201	7.3	1.59	1.47

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val (mills)		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	64,617	74,721	10,104	15.6	County	47.50	41.59	0.000	0.000
(-) TIF Tax Capacity	2,826	3,230	403	14.3	City/Town	42.42	40.38	0.018	0.012
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	21.64	20.20	0.471	0.562
(=) Taxable Tax Capacity	61,791	71,492	9,701	15.7	Special District	1.11	1.00	0.000	0.000
FD Distrib Tax Cap	0	0	0	0.0	Total	112.67	103.17	0.489	0.574

**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	63,700	72,200	13.3	494	498	3	0.7	0.775	0.689
Res Hmstd: Avg Val	95,600	108,400	13.4	838	906	68	8.1	0.876	0.835
Res Hmstd: Hi Val	127,400	144,400	13.3	1,240	1,330	90	7.3	0.973	0.921
Res Hmstd: Ex-Hi Val	191,100	216,600	13.3	2,046	2,182	135	6.6	1.070	1.007
Apartment (Mkt rate)	300,000	316,100	5.4	4,372	4,258	-114	-2.6	1.457	1.347
Comm/Ind: Lo Val	150,000	165,600	10.4	3,826	4,041	215	5.6	2.550	2.440
Comm/Ind: Med Val	300,000	331,200	10.4	8,903	9,238	335	3.8	2.967	2.789
Comm/Ind: Hi Val	1,000,000	1,104,100	10.4	32,594	33,492	898	2.8	3.259	3.033

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	4,086,422	4,604,687	518,265	12.7	32,769	34,288	1,518	4.6	0.80	0.74
ResNonHm 1 Exist	273,875	316,756	42,881	15.7	2,800	2,969	170	6.1	1.02	0.94
ResNonHm23 Exist	59,388	68,200	8,812	14.8	768	807	38	5.0	1.29	1.18
Apartments Exist	9,577	10,399	822	8.6	122	121	-1	-1.2	1.28	1.16
Seas Rec: Exist	3,254,287	3,832,153	577,867	17.8	36,970	40,242	3,272	8.8	1.14	1.05
Com/Ind Lo Exist	149,549	159,999	10,451	7.0	3,355	3,316	-39	-1.2	2.24	2.07
Com/Ind Hi Exist	109,706	121,269	11,563	10.5	3,216	3,262	46	1.4	2.93	2.69
Publ U: Elec Gen	3,658	3,786	128	3.5	95	88	-7	-7.5	2.61	2.33
Publ U: Other	313,536	324,509	10,974	3.5	10,683	10,407	-276	-2.6	3.41	3.21
AgHm House Exist	773,090	878,117	105,027	13.6	7,079	7,277	198	2.8	0.92	0.83
AgHm Land: Exist	1,221,200	1,379,566	158,366	13.0	5,724	5,766	42	0.7	0.47	0.42
Ag NonHm: Exist	549,784	622,233	72,448	13.2	5,893	6,065	172	2.9	1.07	0.97
Res Hmstd NewCon	0	145,799	145,799	0.0	0	1,129	1,129	0.0	0.00	0.77
All Other NewCon	0	175,172	175,172	0.0	0	1,716	1,716	0.0	0.00	0.98
Total	10,804,072	12,642,646	1,838,574	17.0	109,476	117,453	7,977	7.3	1.01	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	108,069	126,186	18,116	16.8	County	53.76	47.44	0.000	0.000
(-) TIF Tax Capacity	28	28	0	0.0	City/Town	17.14	15.45	0.005	0.004
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	23.35	22.01	0.465	0.564
(=) Taxable Tax Capacity	108,041	126,157	18,116	16.8	Special District	0.91	0.82	0.000	0.000
FD Distrib Tax Cap	0	0	0	33.2	Total	95.16	85.73	0.469	0.568

**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	79,500	89,600	10,100	12.7	493	527	34	7.0	0.620	0.588
Res Hmstd: Avg Val	119,100	134,200	15,100	12.7	924	975	51	5.5	0.775	0.726
Res Hmstd: Hi Val	158,800	178,900	20,100	12.7	1,356	1,424	68	5.0	0.853	0.795
Res Hmstd: Ex-Hi Val	238,300	268,500	30,200	12.7	2,221	2,324	102	4.6	0.932	0.865
Seas Rec: Lo Val	50,000	58,900	8,900	17.8	584	625	41	7.0	1.167	1.060
Seas Rec: Hi Val	150,000	176,600	26,600	17.7	1,992	2,180	188	9.4	1.328	1.234
Comm/Ind: Lo Val	150,000	165,800	15,800	10.5	3,429	3,599	170	5.0	2.285	2.170
Comm/Ind: Med Val	300,000	331,600	31,600	10.5	7,977	8,223	245	3.1	2.659	2.479
Comm/Ind: Hi Val	1,000,000	1,105,400	105,400	10.5	29,203	29,801	598	2.0	2.920	2.695

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	1,914,610	2,065,471	150,861	7.9	16,659	18,079	1,420	8.5	0.87	0.88
ResNonHm 1 Exist	142,369	163,197	20,828	14.6	2,307	2,563	256	11.1	1.62	1.57
ResNonHm23 Exist	39,936	44,822	4,886	12.2	797	868	71	8.9	2.00	1.94
Apartments Exist	110,505	114,386	3,882	3.5	2,255	2,280	25	1.1	2.04	1.99
Seas Rec: Exist	133,062	142,419	9,356	7.0	2,061	1,982	-80	-3.9	1.55	1.39
Com/Ind Lo Exist	258,990	269,910	10,921	4.2	8,347	8,371	25	0.3	3.22	3.10
Com/Ind Hi Exist	306,220	319,847	13,628	4.5	13,157	13,228	71	0.5	4.30	4.14
Publ U: Elec Gen	189,568	196,203	6,635	3.5	4,914	4,875	-39	-0.8	2.59	2.48
Publ U: Other	110,476	114,343	3,867	3.5	4,298	4,262	-36	-0.8	3.89	3.73
AgHm House Exist	4,304	4,822	518	12.0	42	50	8	19.2	0.97	1.03
AgHm Land: Exist	2,857	3,300	443	15.5	11	13	2	19.0	0.38	0.39
Ag NonHm: Exist	34,243	39,681	5,438	15.9	517	583	66	12.8	1.51	1.47
Res Hmstd NewCon	0	31,184	31,184	0.0	0	281	281	0.0	0.00	0.90
All Other NewCon	0	28,612	28,612	0.0	0	773	773	0.0	0.00	2.70
Total	3,247,140	3,538,198	291,058	9.0	55,365	58,206	2,842	5.1	1.71	1.65

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val (mills)		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	40,168	43,519	3,351	8.3	County	64.45	57.19	0.000	0.000
(-) TIF Tax Capacity	1,388	1,503	114	8.2	City/Town	71.39	70.93	0.033	0.030
(-) FD Contrib Tax Cap	1,403	1,786	383	27.3	School District	11.67	14.34	0.616	0.703
(=) Taxable Tax Capacity	37,376	40,231	2,854	7.6	Special District	2.84	2.59	0.000	0.000
FD Distrib Tax Cap	1,400	1,865	465	33.2	Total	150.35	145.05	0.648	0.733

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	46,000	49,600	7.8	222	242	20	9.0	0.483	0.488
Res Hmstd: Avg Val	69,000	74,400	7.8	491	521	30	6.1	0.711	0.700
Res Hmstd: Hi Val	92,000	99,200	7.8	838	913	75	9.0	0.911	0.920
Res Hmstd: Ex-Hi Val	138,000	148,900	7.9	1,601	1,715	114	7.1	1.160	1.152
Apartment (Mkt rate)	300,000	310,500	3.5	5,833	5,857	25	0.4	1.944	1.886
Comm/Ind: Lo Val	150,000	156,700	4.5	4,720	4,806	86	1.8	3.146	3.067
Comm/Ind: Med Val	300,000	313,400	4.5	10,981	11,088	107	1.0	3.660	3.537
Comm/Ind: Hi Val	1,000,000	1,044,500	4.5	40,200	40,397	196	0.5	4.020	3.867

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	3,280,560	3,729,468	448,908	13.7	21,420	23,766	2,346	11.0	0.65	0.64
ResNonHm 1 Exist	184,365	215,964	31,599	17.1	2,011	2,220	209	10.4	1.09	1.03
ResNonHm23 Exist	22,035	24,253	2,219	10.1	288	301	13	4.5	1.31	1.24
Apartments Exist	3,756	3,994	238	6.3	50	50	0	0.6	1.33	1.26
Seas Rec: Exist	2,795,568	3,226,596	431,029	15.4	35,311	38,217	2,906	8.2	1.26	1.18
Com/Ind Lo Exist	69,517	75,009	5,492	7.9	1,733	1,776	43	2.5	2.49	2.37
Com/Ind Hi Exist	119,877	124,499	4,622	3.9	4,068	3,986	-82	-2.0	3.39	3.20
Publ U: Elec Gen	727	752	25	3.5	16	17	0	2.5	2.26	2.24
Publ U: Other	229,616	237,653	8,037	3.5	7,573	7,430	-143	-1.9	3.30	3.13
AgHm House Exist	142,946	158,835	15,889	11.1	644	669	26	4.0	0.45	0.42
AgHm Land: Exist	156,375	178,242	21,867	14.0	305	314	9	2.9	0.20	0.18
Ag NonHm: Exist	363,990	411,662	47,672	13.1	3,826	3,977	151	3.9	1.05	0.97
Res Hmstd NewCon	0	87,780	87,780	0.0	0	566	566	0.0	0.00	0.64
All Other NewCon	0	87,443	87,443	0.0	0	1,007	1,007	0.0	0.00	1.15
Total	7,369,332	8,562,150	1,192,818	16.2	77,245	84,296	7,051	9.1	1.05	0.98

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val (mills)		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	77,001	89,068	12,067	15.7	County	66.24	59.30	0.000	0.000
(-) TIF Tax Capacity	317	381	64	20.3	City/Town	18.22	16.53	0.000	0.000
(-) FD Contrib Tax Cap	495	747	252	51.0	School District	12.72	13.65	0.368	0.505
(=) Taxable Tax Capacity	76,190	87,940	11,750	15.4	Special District	3.05	2.76	0.000	0.000
FD Distrib Tax Cap	501	668	167	33.2	Total	100.22	92.25	0.368	0.505

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	80,400	91,400	13.7	246	309	64	26.0	0.305	0.338
Res Hmstd: Avg Val	120,500	137,000	13.7	698	794	96	13.7	0.579	0.579
Res Hmstd: Hi Val	160,600	182,600	13.7	1,151	1,279	128	11.1	0.716	0.700
Res Hmstd: Ex-Hi Val	241,000	274,000	13.7	2,059	2,250	191	9.3	0.854	0.821
Seas Rec: Lo Val	50,000	57,700	15.4	609	650	40	6.6	1.218	1.125
Seas Rec: Hi Val	150,000	173,100	15.4	2,068	2,245	177	8.6	1.378	1.297
Comm/Ind: Lo Val	150,000	155,800	3.9	3,590	3,556	-34	-1.0	2.393	2.282
Comm/Ind: Med Val	300,000	311,600	3.9	8,359	8,214	-145	-1.7	2.786	2.636
Comm/Ind: Hi Val	1,000,000	1,038,600	3.9	30,612	29,950	-661	-2.2	3.061	2.883

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	3,668,654	4,180,078	511,424	13.9	40,657	43,617	2,960	7.3	1.11	1.04
ResNonHm 1 Exist	250,063	286,496	36,434	14.6	3,282	3,505	223	6.8	1.31	1.22
ResNonHm23 Exist	129,748	148,234	18,486	14.2	2,110	2,243	133	6.3	1.63	1.51
Apartments Exist	221,342	264,858	43,516	19.7	3,596	4,011	415	11.5	1.62	1.51
Seas Rec: Exist	78,991	89,027	10,036	12.7	1,193	1,226	33	2.8	1.51	1.38
Com/Ind Lo Exist	192,986	208,604	15,618	8.1	5,330	5,362	33	0.6	2.76	2.57
Com/Ind Hi Exist	597,975	729,849	131,873	22.1	21,798	24,755	2,957	13.6	3.65	3.39
Publ U: Elec Gen	661	684	23	3.5	17	16	-1	-3.8	2.53	2.36
Publ U: Other	111,148	115,039	3,890	3.5	4,044	3,891	-153	-3.8	3.64	3.38
AgHm House Exist	12,696	13,708	1,012	8.0	135	134	-2	-1.4	1.07	0.97
AgHm Land: Exist	10,691	12,291	1,601	15.0	48	48	0	-0.2	0.45	0.39
Ag NonHm: Exist	16,816	18,442	1,627	9.7	209	206	-3	-1.4	1.24	1.12
Res Hmstd NewCon	0	78,406	78,406	0.0	0	842	842	0.0	0.00	1.07
All Other NewCon	0	38,943	38,943	0.0	0	830	830	0.0	0.00	2.13
Total	5,291,769	6,184,657	892,888	16.9	82,418	90,686	8,268	10.0	1.56	1.47

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val (mills)	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter
Total Tax Capacity	61,795	72,492	10,697	17.3	County	79.22 70.23	0.000 0.000	
(-) TIF Tax Capacity	5,925	7,256	1,331	22.5	City/Town	26.42 26.33	0.000 0.000	
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	14.27 13.25	0.648 0.790	
(=) Taxable Tax Capacity	55,870	65,236	9,366	16.8	Special District	5.18 4.64	0.000 0.000	
FD Distrib Tax Cap	0	0	0	0.0	Total	125.10 114.44	0.648 0.790	

**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	79,200	90,200	13.9	741	812	71	9.6	0.935	0.900
Res Hmstd: Avg Val	118,700	135,200	13.9	1,296	1,403	107	8.3	1.092	1.037
Res Hmstd: Hi Val	158,300	180,400	14.0	1,853	1,997	144	7.8	1.170	1.106
Res Hmstd: Ex-Hi Val	237,500	270,600	13.9	2,966	3,182	215	7.3	1.248	1.175
Apartment (Mkt rate)	300,000	359,000	19.7	4,885	5,419	534	10.9	1.628	1.509
Comm/Ind: Lo Val	150,000	183,100	22.1	4,129	4,958	829	20.1	2.752	2.707
Comm/Ind: Med Val	300,000	366,200	22.1	9,603	11,156	1,554	16.2	3.200	3.046
Comm/Ind: Hi Val	1,000,000	1,220,500	22.1	35,145	40,075	4,931	14.0	3.514	3.283

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	2,415,153	2,755,099	339,945	14.1	31,231	33,244	2,013	6.4	1.29	1.21
ResNonHm 1 Exist	157,178	173,717	16,539	10.5	2,387	2,422	35	1.5	1.52	1.39
ResNonHm23 Exist	78,403	84,359	5,956	7.6	1,468	1,444	-24	-1.6	1.87	1.71
Apartments Exist	150,355	170,101	19,745	13.1	2,849	2,951	102	3.6	1.89	1.73
Seas Rec: Exist	47,650	51,726	4,075	8.6	907	904	-3	-0.4	1.90	1.75
Com/Ind Lo Exist	247,256	264,446	17,190	7.0	7,551	7,457	-94	-1.2	3.05	2.82
Com/Ind Hi Exist	392,139	421,159	29,020	7.4	15,688	15,579	-110	-0.7	4.00	3.70
Publ U: Elec Gen	1,173	1,214	41	3.5	36	36	0	0.6	3.03	2.94
Publ U: Other	73,750	76,331	2,581	3.5	2,966	2,850	-116	-3.9	4.02	3.73
AgHm House Exist	55,608	63,302	7,695	13.8	661	701	40	6.0	1.19	1.11
AgHm Land: Exist	43,941	50,700	6,760	15.4	220	229	9	4.0	0.50	0.45
Ag NonHm: Exist	20,920	24,243	3,324	15.9	288	307	19	6.5	1.38	1.26
Res Hmstd NewCon	0	143,642	143,642	0.0	0	1,789	1,789	0.0	0.00	1.25
All Other NewCon	0	62,317	62,317	0.0	0	1,273	1,273	0.0	0.00	2.04
Total	3,683,525	4,342,355	658,830	17.9	66,252	71,186	4,934	7.4	1.80	1.64

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val (mills)		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	43,106	50,321	7,215	16.7	County	65.10	57.72	0.012	0.010
(-) TIF Tax Capacity	2,189	2,419	230	10.5	City/Town	49.11	46.44	0.034	0.028
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	29.14	26.72	0.493	0.574
(=) Taxable Tax Capacity	40,917	47,902	6,985	17.1	Special District	1.28	1.13	0.000	0.000
FD Distrib Tax Cap	0	0	0	0.0	Total	144.63	132.00	0.539	0.613

**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	77,500	88,400	14.1	860	928	68	7.9	1.109	1.050
Res Hmstd: Avg Val	116,200	132,600	14.1	1,475	1,579	103	7.0	1.269	1.190
Res Hmstd: Hi Val	154,900	176,700	14.1	2,091	2,227	137	6.5	1.349	1.260
Res Hmstd: Ex-Hi Val	232,500	265,200	14.1	3,325	3,529	205	6.2	1.429	1.330
Apartment (Mkt rate)	300,000	339,400	13.1	5,585	5,808	223	4.0	1.861	1.711
Comm/Ind: Lo Val	150,000	161,100	7.4	4,552	4,619	67	1.5	3.034	2.867
Comm/Ind: Med Val	300,000	322,200	7.4	10,595	10,610	14	0.1	3.531	3.292
Comm/Ind: Hi Val	1,000,000	1,074,000	7.4	38,796	38,566	-230	-0.6	3.879	3.590

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	3,839,281	4,420,414	581,133	15.1	40,111	42,497	2,386	5.9	1.04	0.96
ResNonHm 1 Exist	238,985	272,403	33,419	14.0	2,908	2,994	86	2.9	1.22	1.10
ResNonHm23 Exist	76,643	87,243	10,599	13.8	1,158	1,191	33	2.8	1.51	1.36
Apartments Exist	3,425	4,273	847	24.7	50	59	9	18.3	1.45	1.38
Seas Rec: Exist	950,621	1,102,489	151,867	16.0	13,294	14,064	769	5.8	1.40	1.28
Com/Ind Lo Exist	75,723	84,442	8,720	11.5	1,976	2,022	46	2.3	2.61	2.39
Com/Ind Hi Exist	50,413	58,970	8,557	17.0	1,753	1,874	121	6.9	3.48	3.18
Publ U: Elec Gen	9,719	10,060	340	3.5	247	235	-13	-5.1	2.54	2.33
Publ U: Other	145,828	150,932	5,104	3.5	5,322	5,036	-286	-5.4	3.65	3.34
AgHm House Exist	904,677	1,029,503	124,827	13.8	8,794	9,057	263	3.0	0.97	0.88
AgHm Land: Exist	801,200	907,731	106,532	13.3	3,311	3,206	-105	-3.2	0.41	0.35
Ag NonHm: Exist	291,383	339,598	48,215	16.5	3,409	3,545	136	4.0	1.17	1.04
Res Hmstd NewCon	0	156,712	156,712	0.0	0	1,545	1,545	0.0	0.00	0.99
All Other NewCon	0	127,548	127,548	0.0	0	1,299	1,299	0.0	0.00	1.02
Total	7,387,898	8,752,317	1,364,419	18.5	82,334	88,622	6,288	7.6	1.11	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	72,916	86,266	13,349	18.3	County	66.28	59.06	0.025	0.021
(-) TIF Tax Capacity	70	76	6	7.9	City/Town	20.54	18.38	0.000	0.000
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	28.04	25.37	0.511	0.585
(=) Taxable Tax Capacity	72,846	86,190	13,344	18.3	Special District	1.07	0.95	0.000	0.000
FD Distrib Tax Cap	0	0	0	0.0	Total	115.94	103.75	0.536	0.606

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	90,000	103,600	15.1	800	859	58	7.3	0.889	0.828
Res Hmstd: Avg Val	134,900	155,300	15.1	1,385	1,473	88	6.3	1.026	0.948
Res Hmstd: Hi Val	179,900	207,100	15.1	1,972	2,088	117	5.9	1.095	1.008
Res Hmstd: Ex-Hi Val	269,900	310,800	15.2	3,144	3,320	176	5.6	1.164	1.068
Seas Rec: Lo Val	50,000	58,000	16.0	688	720	32	4.6	1.375	1.240
Seas Rec: Hi Val	150,000	174,000	16.0	2,304	2,458	154	6.7	1.535	1.412
Comm/Ind: Lo Val	150,000	175,500	17.0	3,906	4,374	467	12.0	2.604	2.492
Comm/Ind: Med Val	300,000	350,900	17.0	9,088	9,904	816	9.0	3.029	2.822
Comm/Ind: Hi Val	1,000,000	1,169,700	17.0	33,269	35,720	2,451	7.4	3.326	3.053

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	8,400,171	9,476,475	1,076,305	12.8	92,929	99,407	6,478	7.0	1.11	1.05
ResNonHm 1 Exist	463,403	510,536	47,133	10.2	5,848	5,981	133	2.3	1.26	1.17
ResNonHm23 Exist	244,326	271,350	27,024	11.1	3,789	3,923	135	3.6	1.55	1.45
Apartments Exist	701,324	764,687	63,362	9.0	11,281	11,612	332	2.9	1.61	1.52
Seas Rec: Exist	59,414	63,541	4,127	6.9	885	862	-23	-2.6	1.49	1.36
Com/Ind Lo Exist	570,606	594,395	23,789	4.2	15,643	15,294	-348	-2.2	2.74	2.57
Com/Ind Hi Exist	1,685,716	1,835,067	149,350	8.9	59,918	61,246	1,328	2.2	3.55	3.34
Publ U: Elec Gen	642,775	665,272	22,497	3.5	14,402	14,028	-375	-2.6	2.24	2.11
Publ U: Other	370,042	382,993	12,951	3.5	12,687	12,337	-350	-2.8	3.43	3.22
AgHm House Exist	114,493	122,348	7,855	6.9	1,221	1,217	-4	-0.3	1.07	0.99
AgHm Land: Exist	100,687	107,063	6,376	6.3	444	432	-12	-2.7	0.44	0.40
Ag NonHm: Exist	73,891	83,842	9,950	13.5	838	869	30	3.6	1.13	1.04
Res Hmstd NewCon	0	575,798	575,798	0.0	0	6,077	6,077	0.0	0.00	1.06
All Other NewCon	0	223,351	223,351	0.0	0	4,224	4,224	0.0	0.00	1.89
Total	13,426,848	15,676,717	2,249,869	16.8	219,885	237,509	17,624	8.0	1.64	1.52

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val (mills)		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	166,045	191,582	25,537	15.4	County	45.86	41.40	0.000	0.000
(-) TIF Tax Capacity	10,144	11,201	1,057	10.4	City/Town	41.64	39.31	0.033	0.028
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	26.77	25.52	0.992	1.002
(=) Taxable Tax Capacity	155,901	180,380	24,479	15.7	Special District	2.04	1.84	0.000	0.000
FD Distrib Tax Cap	0	0	0	0.0	Total	116.31	108.07	1.025	1.030

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	94,500	106,600	12.8	909	985	77	8.4	0.961	0.924
Res Hmstd: Avg Val	141,700	159,900	12.8	1,548	1,664	116	7.5	1.092	1.040
Res Hmstd: Hi Val	188,900	213,100	12.8	2,188	2,342	154	7.0	1.158	1.098
Res Hmstd: Ex-Hi Val	283,400	319,700	12.8	3,469	3,700	230	6.6	1.224	1.157
Apartment (Mkt rate)	300,000	327,100	9.0	4,669	4,756	87	1.9	1.556	1.453
Comm/Ind: Lo Val	150,000	163,300	8.9	3,988	4,167	179	4.5	2.658	2.551
Comm/Ind: Med Val	300,000	326,600	8.9	9,254	9,526	272	2.9	3.084	2.916
Comm/Ind: Hi Val	1,000,000	1,088,600	8.9	33,830	34,533	703	2.1	3.383	3.172

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	4,754,293	5,422,816	668,523	14.1	43,961	47,201	3,240	7.4	0.92	0.87
ResNonHm 1 Exist	216,887	244,994	28,107	13.0	2,302	2,408	106	4.6	1.06	0.98
ResNonHm23 Exist	83,623	92,888	9,265	11.1	1,094	1,127	33	3.0	1.31	1.21
Apartments Exist	3,213	3,501	288	8.9	42	43	1	1.6	1.31	1.23
Seas Rec: Exist	561,204	639,181	77,977	13.9	7,088	7,482	394	5.6	1.26	1.17
Com/Ind Lo Exist	116,987	123,287	6,300	5.4	2,781	2,730	-51	-1.8	2.38	2.21
Com/Ind Hi Exist	103,669	112,417	8,748	8.4	3,173	3,196	23	0.7	3.06	2.84
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	151,030	156,317	5,286	3.5	4,712	4,483	-229	-4.9	3.12	2.87
AgHm House Exist	1,087,476	1,225,306	137,830	12.7	9,602	10,074	472	4.9	0.88	0.82
AgHm Land: Exist	1,374,661	1,493,780	119,118	8.7	6,066	6,020	-46	-0.8	0.44	0.40
Ag NonHm: Exist	291,828	330,236	38,408	13.2	2,951	3,064	113	3.8	1.01	0.93
Res Hmstd NewCon	0	188,459	188,459	0.0	0	1,699	1,699	0.0	0.00	0.90
All Other NewCon	0	90,147	90,147	0.0	0	876	876	0.0	0.00	0.97
Total	8,744,872	10,123,328	1,378,455	15.8	83,771	90,401	6,631	7.9	0.96	0.89

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val (mills)		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	84,836	98,337	13,501	15.9	County	46.14	41.75	0.000	0.000
(-) TIF Tax Capacity	206	241	36	17.3	City/Town	21.55	19.84	0.007	0.006
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	29.27	27.10	0.802	0.832
(=) Taxable Tax Capacity	84,630	98,095	13,465	15.9	Special District	1.33	1.20	0.000	0.000
FD Distrib Tax Cap	0	0	0	0.0	Total	98.30	89.88	0.808	0.838

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	113,200	129,100	14.0	934	1,012	79	8.4	0.824	0.784
Res Hmstd: Avg Val	169,700	193,600	14.1	1,586	1,704	118	7.5	0.934	0.880
Res Hmstd: Hi Val	226,200	258,000	14.1	2,238	2,395	157	7.0	0.989	0.928
Res Hmstd: Ex-Hi Val	339,300	387,000	14.1	3,543	3,778	236	6.7	1.044	0.976
Seas Rec: Lo Val	50,000	56,900	13.8	600	627	27	4.6	1.199	1.102
Seas Rec: Hi Val	150,000	170,800	13.9	2,039	2,172	133	6.5	1.359	1.271
Comm/Ind: Lo Val	150,000	162,700	8.5	3,550	3,660	110	3.1	2.366	2.249
Comm/Ind: Med Val	300,000	325,300	8.4	8,244	8,374	130	1.6	2.747	2.574
Comm/Ind: Hi Val	1,000,000	1,084,400	8.4	30,147	30,377	230	0.8	3.014	2.801

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	3,962,595	4,138,741	176,146	4.4	52,857	55,190	2,332	4.4	1.33	1.33
ResNonHm 1 Exist	249,936	274,951	25,014	10.0	4,141	4,545	404	9.8	1.66	1.65
ResNonHm23 Exist	67,540	73,541	6,001	8.9	1,313	1,413	99	7.6	1.94	1.92
Apartments Exist	265,995	272,814	6,819	2.6	5,174	5,255	81	1.6	1.95	1.93
Seas Rec: Exist	14,777	16,580	1,803	12.2	306	332	25	8.3	2.07	2.00
Com/Ind Lo Exist	503,861	514,795	10,934	2.2	16,175	16,207	31	0.2	3.21	3.15
Com/Ind Hi Exist	662,237	684,712	22,475	3.4	27,331	27,540	209	0.8	4.13	4.02
Publ U: Elec Gen	4,038	4,180	141	3.5	108	116	7	6.8	2.68	2.77
Publ U: Other	67,613	69,979	2,366	3.5	2,952	3,021	69	2.3	4.37	4.32
AgHm House Exist	18,811	19,722	911	4.8	261	279	18	6.8	1.39	1.41
AgHm Land: Exist	37,516	40,636	3,120	8.3	331	362	31	9.3	0.88	0.89
Ag NonHm: Exist	39,408	43,401	3,993	10.1	660	717	57	8.6	1.67	1.65
Res Hmstd NewCon	0	78,775	78,775	0.0	0	1,051	1,051	0.0	0.00	1.33
All Other NewCon	0	43,939	43,939	0.0	0	1,234	1,234	0.0	0.00	2.81
Total	5,894,327	6,276,765	382,438	6.5	111,610	117,259	5,649	5.1	1.89	1.87

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	69,449	73,819	4,370	6.3	County	61.13	58.72	0.040	0.037	
(-) TIF Tax Capacity	3,475	3,679	204	5.9	City/Town	63.98	64.79	0.038	0.036	
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	23.03	23.22	1.195	1.228	
(=) Taxable Tax Capacity	65,974	70,140	4,166	6.3	Special District	1.59	1.52	0.000	0.000	
FD Distrib Tax Cap	0	0	0	0.0	Total	149.73	148.25	1.273	1.301	

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	48,300	50,400	4.3	591	611	20	3.3	1.224	1.212
Res Hmstd: Avg Val	72,400	75,600	4.4	887	917	30	3.4	1.224	1.212
Res Hmstd: Hi Val	96,600	100,900	4.5	1,284	1,346	62	4.8	1.329	1.333
Res Hmstd: Ex-Hi Val	144,900	151,300	4.4	2,112	2,204	92	4.3	1.457	1.456
Apartment (Mkt rate)	300,000	307,700	2.6	5,997	6,102	106	1.8	1.998	1.983
Comm/Ind: Lo Val	150,000	155,100	3.4	4,777	4,885	108	2.3	3.184	3.149
Comm/Ind: Med Val	300,000	310,200	3.4	11,083	11,263	180	1.6	3.694	3.630
Comm/Ind: Hi Val	1,000,000	1,033,900	3.4	40,512	41,025	513	1.3	4.051	3.967

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	1,899,517	2,130,853	231,336	12.2	18,923	20,772	1,850	9.8	1.00	0.97
ResNonHm 1 Exist	189,656	211,710	22,054	11.6	2,201	2,359	158	7.2	1.16	1.11
ResNonHm23 Exist	29,913	32,873	2,960	9.9	443	470	27	6.0	1.48	1.43
Apartments Exist	3,262	3,479	217	6.7	43	44	2	3.7	1.31	1.28
Seas Rec: Exist	357,150	409,490	52,340	14.7	5,146	5,630	484	9.4	1.44	1.37
Com/Ind Lo Exist	91,581	94,976	3,395	3.7	2,287	2,274	-13	-0.6	2.50	2.39
Com/Ind Hi Exist	125,831	128,424	2,593	2.1	4,044	3,957	-87	-2.2	3.21	3.08
Publ U: Elec Gen	489	506	17	3.5	8	8	0	-6.0	1.68	1.52
Publ U: Other	321,104	332,343	11,239	3.5	9,861	9,760	-102	-1.0	3.07	2.94
AgHm House Exist	1,111,748	1,201,479	89,732	8.1	9,173	9,582	408	4.5	0.83	0.80
AgHm Land: Exist	6,752,733	7,236,749	484,016	7.2	36,178	37,871	1,693	4.7	0.54	0.52
Ag NonHm: Exist	3,247,353	3,541,249	293,896	9.1	31,696	33,330	1,634	5.2	0.98	0.94
Res Hmstd NewCon	0	63,390	63,390	0.0	0	630	630	0.0	0.00	0.99
All Other NewCon	0	71,760	71,760	0.0	0	646	646	0.0	0.00	0.90
Total	14,130,338	15,459,283	1,328,945	9.4	120,003	127,332	7,330	6.1	0.85	0.82

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val (mills)		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	120,706	132,715	12,009	9.9	County	62.72	60.09	0.023	0.021
(-) TIF Tax Capacity	363	400	36	10.0	City/Town	15.51	14.53	0.000	0.000
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	20.04	19.88	1.264	1.285
(=) Taxable Tax Capacity	120,343	132,315	11,972	9.9	Special District	1.43	1.38	0.000	0.000
FD Distrib Tax Cap	0	0	0	0.0	Total	99.71	95.87	1.287	1.306

**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	71,800	80,500	8,700	12.1	521	577	56	10.7	0.725	0.716
Res Hmstd: Avg Val	107,700	120,800	13,100	12.2	937	1,052	115	12.3	0.869	0.871
Res Hmstd: Hi Val	143,600	161,100	17,500	12.2	1,373	1,528	154	11.2	0.956	0.948
Res Hmstd: Ex-Hi Val	215,400	241,600	26,200	12.2	2,246	2,477	231	10.3	1.042	1.025
Comm/Ind: Lo Val	150,000	153,100	3,100	2.1	3,654	3,593	-61	-1.7	2.435	2.346
Comm/Ind: Med Val	300,000	306,200	6,200	2.1	8,461	8,286	-176	-2.1	2.820	2.705
Comm/Ind: Hi Val	1,000,000	1,020,600	20,600	2.1	30,896	30,184	-712	-2.3	3.089	2.957

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	4,216,169	4,515,451	299,282	7.1	44,147	46,293	2,146	4.9	1.05	1.03
ResNonHm 1 Exist	219,124	246,166	27,042	12.3	2,850	3,096	246	8.6	1.30	1.26
ResNonHm23 Exist	111,002	123,067	12,066	10.9	1,685	1,807	122	7.3	1.52	1.47
Apartments Exist	300,045	332,510	32,465	10.8	4,426	4,710	284	6.4	1.48	1.42
Seas Rec: Exist	14,143	15,041	898	6.4	241	243	1	0.5	1.71	1.61
Com/Ind Lo Exist	399,061	407,156	8,095	2.0	10,832	10,628	-204	-1.9	2.71	2.61
Com/Ind Hi Exist	816,543	841,508	24,965	3.1	27,589	27,329	-259	-0.9	3.38	3.25
Publ U: Elec Gen	16,255	16,824	569	3.5	351	352	0	0.1	2.16	2.09
Publ U: Other	72,772	75,319	2,547	3.5	2,543	2,520	-22	-0.9	3.49	3.35
AgHm House Exist	11,466	12,162	695	6.1	137	143	6	4.6	1.19	1.18
AgHm Land: Exist	21,322	22,627	1,305	6.1	151	157	6	3.8	0.71	0.69
Ag NonHm: Exist	27,927	30,778	2,851	10.2	337	359	22	6.6	1.21	1.17
Res Hmstd NewCon	0	115,914	115,914	0.0	0	1,224	1,224	0.0	0.00	1.06
All Other NewCon	0	92,472	92,472	0.0	0	1,988	1,988	0.0	0.00	2.15
Total	6,225,829	6,846,996	621,167	10.0	95,289	100,850	5,562	5.8	1.53	1.47

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	74,226	81,337	7,111	9.6	County	50.44	47.38	0.000	0.000
(-) TIF Tax Capacity	4,104	4,382	278	6.8	City/Town	50.95	50.75	0.033	0.030
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	14.53	13.60	1.005	1.041
(=) Taxable Tax Capacity	70,122	76,955	6,833	9.7	Special District	0.48	0.46	0.000	0.000
FD Distrib Tax Cap	0	0	0	0.0	Total	116.41	112.19	1.038	1.071

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	63,900	68,400	7.0	555	567	12	2.2	0.867	0.828
Res Hmstd: Avg Val	95,800	102,600	7.1	928	981	52	5.6	0.969	0.955
Res Hmstd: Hi Val	127,700	136,800	7.1	1,362	1,432	70	5.2	1.066	1.046
Res Hmstd: Ex-Hi Val	191,600	205,200	7.1	2,229	2,334	105	4.7	1.163	1.137
Apartment (Mkt rate)	300,000	332,500	10.8	4,677	5,019	342	7.3	1.558	1.509
Comm/Ind: Lo Val	150,000	154,600	3.1	3,992	3,984	-8	-0.2	2.661	2.577
Comm/Ind: Med Val	300,000	309,200	3.1	9,263	9,191	-72	-0.8	3.087	2.972
Comm/Ind: Hi Val	1,000,000	1,030,600	3.1	33,862	33,489	-373	-1.1	3.386	3.249

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	1,635,776	1,799,572	163,796	10.0	12,415	13,065	650	5.2	0.76	0.73
ResNonHm 1 Exist	140,436	153,779	13,343	9.5	1,296	1,341	45	3.5	0.92	0.87
ResNonHm23 Exist	24,410	26,682	2,272	9.3	276	286	10	3.7	1.13	1.07
Apartments Exist	2,183	2,230	47	2.1	25	25	-1	-3.2	1.17	1.11
Seas Rec: Exist	94,690	100,288	5,598	5.9	1,001	992	-9	-0.9	1.06	0.99
Com/Ind Lo Exist	57,575	59,551	1,975	3.4	1,225	1,197	-27	-2.2	2.13	2.01
Com/Ind Hi Exist	65,455	67,127	1,672	2.6	1,820	1,771	-49	-2.7	2.78	2.64
Publ U: Elec Gen	10,841	11,220	379	3.5	140	140	0	-0.1	1.29	1.25
Publ U: Other	228,464	236,460	7,996	3.5	6,294	6,161	-132	-2.1	2.75	2.61
AgHm House Exist	851,958	915,474	63,516	7.5	5,710	5,866	156	2.7	0.67	0.64
AgHm Land: Exist	4,299,346	4,650,277	350,931	8.2	20,589	21,631	1,042	5.1	0.48	0.47
Ag NonHm: Exist	1,750,990	1,890,754	139,764	8.0	14,421	14,884	464	3.2	0.82	0.79
Res Hmstd NewCon	0	49,474	49,474	0.0	0	375	375	0.0	0.00	0.76
All Other NewCon	0	41,972	41,972	0.0	0	303	303	0.0	0.00	0.72
Total	9,162,125	10,004,862	842,737	9.2	65,211	68,037	2,826	4.3	0.71	0.68

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	79,426	87,103	7,677	9.7	County	53.55	50.38	0.000	0.000	
(-) TIF Tax Capacity	25	26	1	2.3	City/Town	13.98	13.21	0.000	0.000	
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	15.05	14.72	0.981	0.984	
(=) Taxable Tax Capacity	79,401	87,077	7,677	9.7	Special District	0.39	0.37	0.000	0.000	
FD Distrib Tax Cap	0	0	0	0.0	Total	82.96	78.67	0.981	0.984	

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	86,400	95,100	10.1	507	555	48	9.5	0.586	0.583
Res Hmstd: Avg Val	129,500	142,500	10.0	946	1,017	72	7.6	0.730	0.713
Res Hmstd: Hi Val	172,700	190,000	10.0	1,385	1,480	95	6.9	0.802	0.779
Res Hmstd: Ex-Hi Val	259,100	285,000	10.0	2,265	2,407	142	6.3	0.873	0.844
Comm/Ind: Lo Val	150,000	153,800	2.5	3,231	3,164	-67	-2.1	2.154	2.057
Comm/Ind: Med Val	300,000	307,700	2.6	7,491	7,303	-188	-2.5	2.496	2.373
Comm/Ind: Hi Val	1,000,000	1,025,600	2.6	27,368	26,608	-759	-2.8	2.736	2.594

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	5,455,553	6,011,940	556,387	10.2	62,045	65,958	3,913	6.3	1.14	1.10
ResNonHm 1 Exist	379,026	384,840	5,814	1.5	4,933	4,776	-157	-3.2	1.30	1.24
ResNonHm23 Exist	68,885	70,188	1,303	1.9	1,092	1,055	-38	-3.4	1.59	1.50
Apartments Exist	358,273	394,408	36,135	10.1	5,855	6,193	337	5.8	1.63	1.57
Seas Rec: Exist	3,823	4,082	259	6.8	59	60	0	0.7	1.55	1.46
Com/Ind Lo Exist	214,258	218,977	4,719	2.2	5,848	5,681	-167	-2.9	2.73	2.59
Com/Ind Hi Exist	1,099,268	1,118,539	19,272	1.8	39,800	38,640	-1,160	-2.9	3.62	3.45
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	49,130	50,849	1,720	3.5	1,683	1,637	-46	-2.7	3.43	3.22
AgHm House Exist	296,436	333,457	37,020	12.5	2,865	3,027	161	5.6	0.97	0.91
AgHm Land: Exist	441,210	497,050	55,840	12.7	2,399	2,513	115	4.8	0.54	0.51
Ag NonHm: Exist	134,418	147,548	13,130	9.8	1,445	1,459	14	1.0	1.07	0.99
Res Hmstd NewCon	0	210,699	210,699	0.0	0	2,383	2,383	0.0	0.00	1.13
All Other NewCon	0	140,581	140,581	0.0	0	2,535	2,535	0.0	0.00	1.80
Total	8,500,280	9,583,158	1,082,878	12.7	128,025	135,916	7,891	6.2	1.51	1.42

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val (mills)	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter
Total Tax Capacity	96,942	108,308	11,366	11.7	County	56.51 51.64	0.000 0.000	
(-) TIF Tax Capacity	3,673	3,842	169	4.6	City/Town	36.14 36.97	0.000 0.000	
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	26.36 24.25	0.975 0.977	
(=) Taxable Tax Capacity	93,269	104,466	11,197	12.0	Special District	0.00 0.00	0.000 0.000	
FD Distrib Tax Cap	0	0	0	0.0	Total	119.00 112.86	0.975 0.977	

**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	99,000	109,100	10.2	991	1,064	72	7.3	1.001	0.975
Res Hmstd: Avg Val	148,500	163,600	10.2	1,673	1,781	108	6.4	1.126	1.088
Res Hmstd: Hi Val	197,900	218,100	10.2	2,354	2,499	145	6.2	1.189	1.145
Res Hmstd: Ex-Hi Val	296,900	327,200	10.2	3,718	3,935	217	5.8	1.252	1.202
Apartment (Mkt rate)	300,000	330,300	10.1	4,755	4,983	227	4.8	1.585	1.508
Comm/Ind: Lo Val	150,000	152,600	1.7	4,041	3,918	-123	-3.0	2.694	2.567
Comm/Ind: Med Val	300,000	305,300	1.8	9,381	9,067	-314	-3.3	3.126	2.970
Comm/Ind: Hi Val	1,000,000	1,017,500	1.8	34,299	33,084	-1,215	-3.5	3.429	3.251

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	7,527,361	8,118,442	591,081	7.9	80,461	82,691	2,230	2.8	1.07	1.02
ResNonHm 1 Exist	396,333	451,731	55,398	14.0	5,041	5,432	391	7.7	1.27	1.20
ResNonHm23 Exist	177,231	199,552	22,321	12.6	2,857	3,026	169	5.9	1.61	1.52
Apartments Exist	421,136	443,598	22,462	5.3	6,426	6,416	-10	-0.2	1.53	1.45
Seas Rec: Exist	33,917	34,808	891	2.6	540	516	-24	-4.4	1.59	1.48
Com/Ind Lo Exist	632,270	645,837	13,567	2.1	17,153	16,568	-585	-3.4	2.71	2.57
Com/Ind Hi Exist	1,065,820	1,105,339	39,519	3.7	37,648	36,850	-798	-2.1	3.53	3.33
Publ U: Elec Gen	279,079	288,847	9,768	3.5	8,357	7,910	-447	-5.3	2.99	2.74
Publ U: Other	217,806	225,429	7,623	3.5	8,257	7,965	-292	-3.5	3.79	3.53
AgHm House Exist	31,145	34,338	3,192	10.2	339	355	16	4.8	1.09	1.03
AgHm Land: Exist	54,624	61,060	6,436	11.8	333	352	18	5.5	0.61	0.58
Ag NonHm: Exist	44,098	50,590	6,491	14.7	525	565	40	7.7	1.19	1.12
Res Hmstd NewCon	0	224,421	224,421	0.0	0	2,406	2,406	0.0	0.00	1.07
All Other NewCon	0	117,258	117,258	0.0	0	2,497	2,497	0.0	0.00	2.13
Total	10,880,821	12,001,249	1,120,428	10.3	167,938	173,548	5,611	3.3	1.54	1.45

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val (mills)	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter
Total Tax Capacity	128,833	141,243	12,409	9.6	County	48.76 44.62	0.000 0.000	
(-) TIF Tax Capacity	6,128	6,487	359	5.9	City/Town	45.23 43.41	0.028 0.025	
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	22.98 21.83	1.187 1.182	
(=) Taxable Tax Capacity	122,706	134,756	12,050	9.8	Special District	1.41 1.33	0.000 0.000	
FD Distrib Tax Cap	0	0	0	0.0	Total	118.37 111.19	1.215 1.207	

**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	73,500	79,300	7.9	665	676	11	1.7	0.905	0.853
Res Hmstd: Avg Val	110,200	118,900	7.9	1,165	1,200	35	3.0	1.057	1.009
Res Hmstd: Hi Val	146,900	158,400	7.8	1,677	1,723	46	2.7	1.141	1.087
Res Hmstd: Ex-Hi Val	220,400	237,700	7.8	2,703	2,772	69	2.6	1.226	1.165
Apartment (Mkt rate)	300,000	316,000	5.3	4,803	4,774	-30	-0.6	1.601	1.510
Comm/Ind: Lo Val	150,000	155,600	3.7	4,063	4,016	-47	-1.2	2.708	2.580
Comm/Ind: Med Val	300,000	311,100	3.7	9,420	9,243	-176	-1.9	3.139	2.971
Comm/Ind: Hi Val	1,000,000	1,037,100	3.7	34,417	33,650	-767	-2.2	3.441	3.244

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	2,921,501	3,263,154	341,653	11.7	25,327	26,702	1,375	5.4	0.87	0.82
ResNonHm 1 Exist	213,582	235,625	22,043	10.3	2,192	2,252	60	2.8	1.03	0.96
ResNonHm23 Exist	43,315	47,147	3,831	8.8	556	560	5	0.9	1.28	1.19
Apartments Exist	1,913	2,045	132	6.9	26	25	0	-1.2	1.34	1.24
Seas Rec: Exist	133,713	144,557	10,845	8.1	1,571	1,569	-3	-0.2	1.18	1.09
Com/Ind Lo Exist	74,146	78,199	4,053	5.5	1,750	1,724	-26	-1.5	2.36	2.20
Com/Ind Hi Exist	49,944	52,382	2,438	4.9	1,552	1,524	-28	-1.8	3.11	2.91
Publ U: Elec Gen	1,844	1,908	65	3.5	26	25	-1	-4.3	1.44	1.33
Publ U: Other	224,316	232,167	7,851	3.5	6,845	6,692	-152	-2.2	3.05	2.88
AgHm House Exist	1,299,619	1,454,937	155,317	12.0	10,651	11,239	589	5.5	0.82	0.77
AgHm Land: Exist	4,313,664	4,757,754	444,090	10.3	22,016	22,944	928	4.2	0.51	0.48
Ag NonHm: Exist	1,324,374	1,480,754	156,381	11.8	12,600	13,111	511	4.1	0.95	0.89
Res Hmstd NewCon	0	101,088	101,088	0.0	0	851	851	0.0	0.00	0.84
All Other NewCon	0	82,486	82,486	0.0	0	609	609	0.0	0.00	0.74
Total	10,601,931	11,934,202	1,332,272	12.6	85,111	89,828	4,717	5.5	0.80	0.75

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val (mills)		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	92,712	104,766	12,054	13.0	County	50.99	46.93	0.000	0.000
(-) TIF Tax Capacity	77	77	1	0.7	City/Town	19.67	17.94	0.000	0.000
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	22.80	21.56	0.994	1.026
(=) Taxable Tax Capacity	92,635	104,688	12,053	13.0	Special District	0.84	0.79	0.000	0.000
FD Distrib Tax Cap	0	0	0	0.0	Total	94.30	87.22	0.994	1.026

**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	93,800	104,800	11.7	690	744	54	7.8	0.735	0.709
Res Hmstd: Avg Val	140,600	157,000	11.7	1,220	1,299	80	6.5	0.867	0.827
Res Hmstd: Hi Val	187,400	209,300	11.7	1,750	1,856	107	6.1	0.933	0.886
Res Hmstd: Ex-Hi Val	281,100	314,000	11.7	2,811	2,971	160	5.7	0.999	0.946
Comm/Ind: Lo Val	150,000	157,300	4.9	3,488	3,470	-18	-0.5	2.325	2.205
Comm/Ind: Med Val	300,000	314,600	4.9	8,090	7,975	-114	-1.4	2.696	2.535
Comm/Ind: Hi Val	1,000,000	1,048,800	4.9	29,563	29,005	-558	-1.9	2.956	2.765

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	15,428,533	17,502,634	2,074,101	13.4	152,661	166,037	13,376	8.8	0.99	0.95
ResNonHm 1 Exist	565,572	670,347	104,775	18.5	6,307	7,027	721	11.4	1.12	1.05
ResNonHm23 Exist	339,674	390,579	50,905	15.0	4,660	5,025	364	7.8	1.37	1.29
Apartments Exist	832,844	936,101	103,257	12.4	11,560	12,368	808	7.0	1.39	1.32
Seas Rec: Exist	56,372	58,715	2,342	4.2	755	728	-26	-3.5	1.34	1.24
Com/Ind Lo Exist	418,374	428,266	9,892	2.4	11,018	10,647	-371	-3.4	2.63	2.49
Com/Ind Hi Exist	2,455,700	2,647,415	191,715	7.8	84,803	86,396	1,593	1.9	3.45	3.26
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	200,457	207,473	7,016	3.5	6,851	6,679	-173	-2.5	3.42	3.22
AgHm House Exist	103,837	115,275	11,438	11.0	939	991	52	5.5	0.90	0.86
AgHm Land: Exist	76,673	83,460	6,787	8.9	294	296	2	0.6	0.38	0.35
Ag NonHm: Exist	53,345	60,225	6,880	12.9	516	538	22	4.3	0.97	0.89
Res Hmstd NewCon	0	428,808	428,808	0.0	0	4,132	4,132	0.0	0.00	0.96
All Other NewCon	0	220,877	220,877	0.0	0	4,536	4,536	0.0	0.00	2.05
Total	20,531,382	23,750,174	3,218,793	15.7	280,363	305,398	25,036	8.9	1.37	1.29

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val (mills)		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	236,727	272,402	35,675	15.1	County	35.67	33.80	0.000	0.000
(-) TIF Tax Capacity	16,881	18,758	1,877	11.1	City/Town	34.55	32.06	0.022	0.019
(-) FD Contrib Tax Cap	19,854	21,957	2,104	10.6	School District	22.67	20.99	1.265	1.272
(=) Taxable Tax Capacity	199,993	231,687	31,694	15.8	Special District	5.78	5.23	0.000	0.000
FD Distrib Tax Cap	32,620	33,819	1,199	3.7	Total	98.68	92.08	1.287	1.291

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	114,900	130,300	13.4	1,013	1,113	100	9.9	0.881	0.854
Res Hmstd: Avg Val	172,300	195,500	13.5	1,705	1,856	151	8.9	0.989	0.949
Res Hmstd: Hi Val	229,700	260,600	13.5	2,397	2,598	202	8.4	1.043	0.997
Res Hmstd: Ex-Hi Val	344,600	390,900	13.4	3,782	4,084	302	8.0	1.097	1.044
Apartment (Mkt rate)	300,000	337,200	12.4	4,087	4,317	230	5.6	1.362	1.280
Comm/Ind: Lo Val	150,000	161,700	7.8	3,920	4,078	158	4.0	2.613	2.521
Comm/Ind: Med Val	300,000	323,400	7.8	9,082	9,323	241	2.7	3.027	2.882
Comm/Ind: Hi Val	1,000,000	1,078,100	7.8	33,173	33,807	634	1.9	3.317	3.135

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	14,038,530	16,084,054	2,045,523	14.6	144,817	153,306	8,490	5.9	1.03	0.95
ResNonHm 1 Exist	639,559	741,828	102,268	16.0	7,034	7,518	483	6.9	1.10	1.01
ResNonHm23 Exist	257,276	294,275	36,999	14.4	3,346	3,490	144	4.3	1.30	1.19
Apartments Exist	541,785	555,389	13,604	2.5	7,664	7,126	-538	-7.0	1.41	1.28
Seas Rec: Exist	97,579	107,135	9,556	9.8	1,234	1,249	15	1.2	1.26	1.17
Com/Ind Lo Exist	239,100	247,002	7,902	3.3	6,226	6,056	-170	-2.7	2.60	2.45
Com/Ind Hi Exist	1,656,989	1,769,155	112,166	6.8	57,225	58,046	821	1.4	3.45	3.28
Publ U: Elec Gen	53,338	55,205	1,867	3.5	1,149	1,112	-36	-3.2	2.15	2.01
Publ U: Other	200,689	207,713	7,024	3.5	6,885	6,796	-89	-1.3	3.43	3.27
AgHm House Exist	244,912	284,188	39,276	16.0	2,219	2,361	143	6.4	0.91	0.83
AgHm Land: Exist	132,645	145,906	13,261	10.0	373	357	-15	-4.1	0.28	0.24
Ag NonHm: Exist	165,288	191,664	26,376	16.0	1,492	1,560	68	4.6	0.90	0.81
Res Hmstd NewCon	0	384,920	384,920	0.0	0	3,667	3,667	0.0	0.00	0.95
All Other NewCon	0	169,865	169,865	0.0	0	2,996	2,996	0.0	0.00	1.76
Total	18,267,693	21,238,298	2,970,606	16.3	239,663	255,640	15,977	6.7	1.31	1.20

Tax Base

Tax Rates

	Taxable Market Value				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val (mills)	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	205,128	237,117	31,989	15.6	County	31.05	27.67	0.000	0.000
(-) TIF Tax Capacity	7,153	7,886	733	10.2	City/Town	31.87	29.15	0.059	0.051
(-) FD Contrib Tax Cap	13,680	14,953	1,273	9.3	School District	24.67	22.17	1.674	1.608
(=) Taxable Tax Capacity	184,295	214,278	29,983	16.3	Special District	5.94	5.51	0.000	0.000
FD Distrib Tax Cap	17,622	18,269	648	3.7	Total	93.53	84.50	1.733	1.659

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	146,500	167,800	21,300	14.5	1,384	1,475	91	6.6	0.944	0.878
Res Hmstd: Avg Val	219,600	251,600	32,000	14.6	2,260	2,397	137	6.1	1.029	0.952
Res Hmstd: Hi Val	292,700	335,300	42,600	14.6	3,136	3,319	183	5.8	1.071	0.989
Res Hmstd: Ex-Hi Val	439,200	503,200	64,000	14.6	4,869	5,093	224	4.6	1.108	1.012
Apartment (Mkt rate)	300,000	307,500	7,500	2.5	4,027	3,758	-270	-6.7	1.342	1.222
Comm/Ind: Lo Val	150,000	160,200	10,200	6.8	3,903	3,957	54	1.4	2.601	2.469
Comm/Ind: Med Val	300,000	320,300	20,300	6.8	9,020	9,038	18	0.2	3.006	2.821
Comm/Ind: Hi Val	1,000,000	1,067,700	67,700	6.8	32,900	32,760	-140	-0.4	3.289	3.068

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	21,708,846	24,185,530	2,476,685	11.4	220,996	231,656	10,660	4.8	1.02	0.96
ResNonHm 1 Exist	864,458	962,560	98,102	11.3	9,590	9,929	340	3.5	1.11	1.03
ResNonHm23 Exist	346,457	388,228	41,772	12.1	4,798	4,984	186	3.9	1.38	1.28
Apartments Exist	1,509,935	1,681,030	171,096	11.3	20,087	21,021	934	4.6	1.33	1.25
Seas Rec: Exist	32,805	34,547	1,742	5.3	429	412	-16	-3.8	1.31	1.19
Com/Ind Lo Exist	453,636	460,990	7,354	1.6	11,811	11,301	-510	-4.3	2.60	2.45
Com/Ind Hi Exist	3,641,999	3,754,483	112,484	3.1	123,643	119,959	-3,685	-3.0	3.39	3.20
Publ U: Elec Gen	75,292	77,927	2,635	3.5	1,758	1,734	-24	-1.4	2.33	2.22
Publ U: Other	387,424	400,984	13,560	3.5	13,241	12,898	-343	-2.6	3.42	3.22
AgHm House Exist	196,340	218,870	22,530	11.5	1,727	1,767	40	2.3	0.88	0.81
AgHm Land: Exist	273,077	307,622	34,545	12.7	1,120	1,187	68	6.0	0.41	0.39
Ag NonHm: Exist	170,235	192,694	22,459	13.2	1,537	1,584	47	3.1	0.90	0.82
Res Hmstd NewCon	0	795,473	795,473	0.0	0	7,958	7,958	0.0	0.00	1.00
All Other NewCon	0	221,393	221,393	0.0	0	4,593	4,593	0.0	0.00	2.07
Total	29,660,502	33,682,331	4,021,829	13.6	410,737	430,984	20,247	4.9	1.38	1.28

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val (mills)		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	343,882	387,137	43,254	12.6	County	30.30	27.93	0.075	0.066
(-) TIF Tax Capacity	15,421	16,397	976	6.3	City/Town	35.68	33.05	0.070	0.062
(-) FD Contrib Tax Cap	30,770	32,974	2,205	7.2	School District	23.00	21.72	1.497	1.423
(=) Taxable Tax Capacity	297,692	337,765	40,074	13.5	Special District	4.90	4.46	0.000	0.000
FD Distrib Tax Cap	34,121	35,376	1,255	3.7	Total	93.87	87.16	1.643	1.552

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	135,100	150,500	11.4	1,239	1,308	69	5.6	0.917	0.869
Res Hmstd: Avg Val	202,600	225,700	11.4	2,045	2,148	103	5.1	1.009	0.951
Res Hmstd: Hi Val	270,100	300,900	11.4	2,850	2,988	138	4.8	1.055	0.992
Res Hmstd: Ex-Hi Val	405,200	451,400	11.4	4,462	4,635	173	3.9	1.101	1.026
Apartment (Mkt rate)	300,000	334,000	11.3	4,013	4,157	144	3.6	1.337	1.244
Comm/Ind: Lo Val	150,000	154,600	3.1	3,912	3,828	-85	-2.2	2.608	2.475
Comm/Ind: Med Val	300,000	309,300	3.1	9,047	8,808	-239	-2.6	3.015	2.847
Comm/Ind: Hi Val	1,000,000	1,030,900	3.1	33,007	32,037	-971	-2.9	3.300	3.107

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	11,390,404	13,052,534	1,662,130	14.6	134,134	144,443	10,309	7.7	1.18	1.11
ResNonHm 1 Exist	535,707	604,845	69,138	12.9	6,579	6,852	273	4.2	1.23	1.13
ResNonHm23 Exist	230,764	263,049	32,285	14.0	3,431	3,627	196	5.7	1.49	1.38
Apartments Exist	260,049	281,693	21,644	8.3	4,027	4,074	47	1.2	1.55	1.45
Seas Rec: Exist	45,476	50,824	5,348	11.8	645	659	15	2.3	1.42	1.30
Com/Ind Lo Exist	271,028	282,382	11,353	4.2	7,396	7,258	-138	-1.9	2.73	2.57
Com/Ind Hi Exist	1,342,055	1,405,908	63,853	4.8	48,174	47,510	-664	-1.4	3.59	3.38
Publ U: Elec Gen	19,448	20,129	681	3.5	441	433	-9	-2.0	2.27	2.15
Publ U: Other	118,834	122,993	4,159	3.5	4,227	4,113	-114	-2.7	3.56	3.34
AgHm House Exist	393,652	415,598	21,946	5.6	3,319	3,222	-97	-2.9	0.84	0.78
AgHm Land: Exist	512,496	547,145	34,649	6.8	2,000	1,940	-59	-3.0	0.39	0.35
Ag NonHm: Exist	190,563	218,867	28,304	14.9	1,802	1,886	84	4.7	0.95	0.86
Res Hmstd NewCon	0	748,717	748,717	0.0	0	8,267	8,267	0.0	0.00	1.10
All Other NewCon	0	195,172	195,172	0.0	0	3,139	3,139	0.0	0.00	1.61
Total	15,310,477	18,209,855	2,899,379	18.9	216,176	237,424	21,248	9.8	1.41	1.30

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val (mills)		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	168,831	199,260	30,429	18.0	County	41.43	39.16	0.000	0.000
(-) TIF Tax Capacity	10,095	10,590	495	4.9	City/Town	32.57	30.99	0.206	0.173
(-) FD Contrib Tax Cap	10,523	11,653	1,130	10.7	School District	28.12	24.34	1.378	1.349
(=) Taxable Tax Capacity	148,213	177,017	28,804	19.4	Special District	5.25	4.67	0.000	0.000
FD Distrib Tax Cap	13,915	14,427	512	3.7	Total	107.37	99.17	1.584	1.522

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	145,100	166,300	14.6	1,546	1,679	133	8.6	1.065	1.009
Res Hmstd: Avg Val	217,600	249,400	14.6	2,505	2,705	200	8.0	1.150	1.084
Res Hmstd: Hi Val	290,000	332,300	14.6	3,462	3,728	266	7.7	1.193	1.121
Res Hmstd: Ex-Hi Val	435,100	498,600	14.6	5,361	5,703	342	6.4	1.232	1.143
Apartment (Mkt rate)	300,000	325,000	8.3	4,502	4,523	21	0.5	1.500	1.391
Comm/Ind: Lo Val	150,000	157,100	4.7	4,079	4,067	-12	-0.3	2.719	2.588
Comm/Ind: Med Val	300,000	314,300	4.8	9,438	9,337	-101	-1.1	3.145	2.970
Comm/Ind: Hi Val	1,000,000	1,047,600	4.8	34,446	33,921	-525	-1.5	3.444	3.237

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	13,711,595	15,553,672	1,842,077	13.4	173,152	185,335	12,184	7.0	1.26	1.19
ResNonHm 1 Exist	412,836	483,878	71,041	17.2	5,744	6,270	526	9.2	1.39	1.30
ResNonHm23 Exist	200,170	235,948	35,778	17.9	3,334	3,641	307	9.2	1.67	1.54
Apartments Exist	1,007,521	1,052,683	45,162	4.5	18,084	17,692	-392	-2.2	1.79	1.68
Seas Rec: Exist	11,550	12,735	1,185	10.3	209	211	3	1.3	1.81	1.66
Com/Ind Lo Exist	293,347	301,101	7,755	2.6	8,542	8,240	-302	-3.5	2.91	2.74
Com/Ind Hi Exist	2,720,510	2,842,948	122,438	4.5	104,123	101,993	-2,130	-2.0	3.83	3.59
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	184,256	190,705	6,449	3.5	6,932	6,716	-216	-3.1	3.76	3.52
AgHm House Exist	71,250	76,447	5,197	7.3	852	845	-8	-0.9	1.20	1.11
AgHm Land: Exist	60,890	64,678	3,788	6.2	292	276	-15	-5.3	0.48	0.43
Ag NonHm: Exist	64,781	71,648	6,868	10.6	777	789	12	1.5	1.20	1.10
Res Hmstd NewCon	0	314,160	314,160	0.0	0	3,653	3,653	0.0	0.00	1.16
All Other NewCon	0	218,079	218,079	0.0	0	5,798	5,798	0.0	0.00	2.66
Total	18,738,707	21,418,684	2,679,977	14.3	322,041	341,459	19,418	6.0	1.72	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	220,728	250,503	29,775	13.5	County	47.21	42.87	0.000	0.000
(-) TIF Tax Capacity	20,402	21,905	1,503	7.4	City/Town	39.46	36.77	0.126	0.110
(-) FD Contrib Tax Cap	21,655	23,136	1,482	6.8	School District	27.03	25.21	1.596	1.579
(=) Taxable Tax Capacity	178,671	205,462	26,790	15.0	Special District	8.08	7.39	0.000	0.000
FD Distrib Tax Cap	26,944	27,935	991	3.7	Total	121.77	112.25	1.721	1.689

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	118,100	134,000	13.5	1,375	1,479	103	7.5	1.164	1.103
Res Hmstd: Avg Val	177,100	200,900	13.4	2,248	2,403	154	6.9	1.269	1.196
Res Hmstd: Hi Val	236,000	267,700	13.4	3,120	3,326	206	6.6	1.322	1.242
Res Hmstd: Ex-Hi Val	354,200	401,800	13.4	4,869	5,178	309	6.3	1.374	1.288
Apartment (Mkt rate)	300,000	313,400	4.5	5,083	4,927	-156	-3.1	1.694	1.572
Comm/Ind: Lo Val	150,000	156,800	4.5	4,335	4,303	-32	-0.7	2.890	2.744
Comm/Ind: Med Val	300,000	313,500	4.5	10,029	9,872	-157	-1.6	3.343	3.149
Comm/Ind: Hi Val	1,000,000	1,045,000	4.5	36,601	35,869	-732	-2.0	3.660	3.432

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	16,299,556	18,279,413	1,979,857	12.1	196,164	208,462	12,298	6.3	1.20	1.14
ResNonHm 1 Exist	676,632	796,294	119,661	17.7	8,785	9,662	877	10.0	1.30	1.21
ResNonHm23 Exist	162,668	191,286	28,618	17.6	2,615	2,870	255	9.8	1.61	1.50
Apartments Exist	1,927,664	2,027,622	99,958	5.2	30,801	30,348	-453	-1.5	1.60	1.50
Seas Rec: Exist	6,029	6,759	730	12.1	92	96	4	4.9	1.52	1.42
Com/Ind Lo Exist	333,256	334,048	792	0.2	9,368	8,829	-539	-5.8	2.81	2.64
Com/Ind Hi Exist	5,918,720	5,980,817	62,097	1.0	215,879	204,791	-11,089	-5.1	3.65	3.42
Publ U: Elec Gen	666	689	23	3.5	18	18	-1	-3.4	2.75	2.57
Publ U: Other	153,080	158,438	5,358	3.5	5,614	5,450	-164	-2.9	3.67	3.44
AgHm House Exist	595	672	77	12.9	7	7	0	5.4	1.19	1.11
AgHm Land: Exist	162	164	2	1.0	0	0	0	-16.0	0.30	0.25
Ag NonHm: Exist	42	42	0	0.0	0	0	0	-8.4	1.10	1.01
Res Hmstd NewCon	0	109,187	109,187	0.0	0	1,285	1,285	0.0	0.00	1.18
All Other NewCon	0	109,693	109,693	0.0	0	2,353	2,353	0.0	0.00	2.15
Total	25,479,070	27,995,123	2,516,053	9.9	469,345	474,172	4,827	1.0	1.84	1.69

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	323,958	351,171	27,213	8.4	County	47.21	42.87	0.000	0.000	
(-) TIF Tax Capacity	27,225	27,944	718	2.6	City/Town	35.64	33.60	0.027	0.025	
(-) FD Contrib Tax Cap	41,678	42,157	479	1.1	School District	21.39	20.46	1.482	1.460	
(=) Taxable Tax Capacity	255,054	281,070	26,015	10.2	Special District	9.04	8.32	0.000	0.000	
FD Distrib Tax Cap	18,485	19,165	680	3.7	Total	113.29	105.25	1.509	1.485	

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	142,300	159,600	12.2	1,583	1,688	105	6.7	1.112	1.057
Res Hmstd: Avg Val	213,300	239,200	12.1	2,558	2,716	158	6.2	1.199	1.135
Res Hmstd: Hi Val	284,300	318,800	12.1	3,533	3,743	210	5.9	1.242	1.174
Res Hmstd: Ex-Hi Val	426,500	478,300	12.1	5,476	5,744	269	4.9	1.283	1.200
Apartment (Mkt rate)	300,000	315,600	5.2	4,701	4,621	-81	-1.7	1.567	1.464
Comm/Ind: Lo Val	150,000	151,600	1.1	4,170	3,975	-195	-4.7	2.779	2.621
Comm/Ind: Med Val	300,000	303,100	1.0	9,653	9,178	-475	-4.9	3.217	3.028
Comm/Ind: Hi Val	1,000,000	1,010,500	1.1	35,245	33,476	-1,769	-5.0	3.524	3.312

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	21,076,317	23,670,899	2,594,582	12.3	247,681	259,217	11,536	4.7	1.18	1.10
ResNonHm 1 Exist	1,254,124	1,466,290	212,166	16.9	15,412	16,657	1,245	8.1	1.23	1.14
ResNonHm23 Exist	333,067	388,530	55,464	16.7	4,756	5,085	328	6.9	1.43	1.31
Apartments Exist	1,391,125	1,434,021	42,896	3.1	20,683	19,663	-1,020	-4.9	1.49	1.37
Seas Rec: Exist	83,957	94,572	10,615	12.6	1,295	1,356	62	4.8	1.54	1.43
Com/Ind Lo Exist	316,015	315,622	-393	-0.1	8,620	8,058	-562	-6.5	2.73	2.55
Com/Ind Hi Exist	4,614,704	4,597,422	-17,282	-0.4	165,591	153,894	-11,696	-7.1	3.59	3.35
Publ U: Elec Gen	186	192	7	3.5	5	4	0	-4.7	2.50	2.30
Publ U: Other	187,089	193,637	6,548	3.5	6,652	6,430	-222	-3.3	3.56	3.32
AgHm House Exist	64,717	67,862	3,144	4.9	729	701	-28	-3.9	1.13	1.03
AgHm Land: Exist	44,078	45,911	1,833	4.2	198	184	-14	-7.0	0.45	0.40
Ag NonHm: Exist	72,311	81,816	9,505	13.1	738	754	16	2.2	1.02	0.92
Res Hmstd NewCon	0	443,134	443,134	0.0	0	4,741	4,741	0.0	0.00	1.07
All Other NewCon	0	327,784	327,784	0.0	0	5,176	5,176	0.0	0.00	1.58
Total	29,437,690	33,127,692	3,690,002	12.5	472,361	481,921	9,560	2.0	1.60	1.45

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val (mills)		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	353,972	393,639	39,667	11.2	County	47.21	42.87	0.000	0.000
(-) TIF Tax Capacity	8,110	8,249	139	1.7	City/Town	27.98	25.67	0.068	0.061
(-) FD Contrib Tax Cap	38,710	37,897	-813	-2.1	School District	20.83	19.41	1.512	1.452
(=) Taxable Tax Capacity	307,152	347,493	40,341	13.1	Special District	8.20	7.54	0.000	0.000
FD Distrib Tax Cap	14,448	14,979	531	3.7	Total	104.21	95.49	1.581	1.512

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	194,400	218,300	12.3	2,136	2,239	103	4.8	1.098	1.025
Res Hmstd: Avg Val	291,500	327,400	12.3	3,389	3,544	155	4.6	1.162	1.082
Res Hmstd: Hi Val	388,500	436,300	12.3	4,640	4,826	186	4.0	1.194	1.106
Res Hmstd: Ex-Hi Val	583,000	654,800	12.3	7,213	7,613	399	5.5	1.237	1.162
Apartment (Mkt rate)	300,000	309,300	3.1	4,382	4,160	-223	-5.1	1.460	1.344
Comm/Ind: Lo Val	150,000	149,400	-0.4	4,084	3,796	-287	-7.0	2.722	2.541
Comm/Ind: Med Val	300,000	298,900	-0.4	9,450	8,781	-668	-7.1	3.149	2.937
Comm/Ind: Hi Val	1,000,000	996,300	-0.4	34,490	32,059	-2,432	-7.1	3.449	3.217

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	12,363,658	14,180,004	1,816,345	14.7	140,765	150,796	10,031	7.1	1.14	1.06
ResNonHm 1 Exist	484,724	555,978	71,254	14.7	6,058	6,403	345	5.7	1.25	1.15
ResNonHm23 Exist	154,542	170,893	16,351	10.6	2,344	2,389	46	1.9	1.52	1.40
Apartments Exist	1,143,154	1,313,484	170,330	14.9	17,673	18,741	1,068	6.0	1.55	1.43
Seas Rec: Exist	9,840	11,041	1,201	12.2	150	158	8	5.4	1.53	1.43
Com/Ind Lo Exist	311,292	316,370	5,078	1.6	8,584	8,170	-413	-4.8	2.76	2.58
Com/Ind Hi Exist	3,426,330	3,495,822	69,492	2.0	123,794	118,341	-5,454	-4.4	3.61	3.39
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	174,583	180,693	6,110	3.5	6,292	6,101	-191	-3.0	3.60	3.38
AgHm House Exist	1,832	1,870	38	2.1	20	18	-1	-6.9	1.07	0.98
AgHm Land: Exist	10,463	11,039	577	5.5	106	105	-1	-1.4	1.02	0.95
Ag NonHm: Exist	13,651	14,334	683	5.0	135	131	-4	-2.7	0.99	0.92
Res Hmstd NewCon	0	123,561	123,561	0.0	0	1,332	1,332	0.0	0.00	1.08
All Other NewCon	0	112,929	112,929	0.0	0	2,944	2,944	0.0	0.00	2.61
Total	18,094,068	20,488,017	2,393,949	13.2	305,921	315,631	9,710	3.2	1.69	1.54

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val (mills)		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	222,232	248,400	26,168	11.8	County	53.23	49.90	0.000	0.000
(-) TIF Tax Capacity	14,047	14,684	637	4.5	City/Town	26.93	24.91	0.110	0.098
(-) FD Contrib Tax Cap	25,426	27,545	2,119	8.3	School District	20.93	18.47	1.687	1.523
(=) Taxable Tax Capacity	182,759	206,171	23,412	12.8	Special District	5.48	5.15	0.000	0.000
FD Distrib Tax Cap	20,666	21,426	760	3.7	Total	106.58	98.43	1.797	1.621

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	127,200	145,900	14.7	1,326	1,431	105	7.9	1.042	0.981
Res Hmstd: Avg Val	190,600	218,600	14.7	2,173	2,330	157	7.2	1.140	1.066
Res Hmstd: Hi Val	254,100	291,400	14.7	3,021	3,230	209	6.9	1.188	1.108
Res Hmstd: Ex-Hi Val	381,300	437,300	14.7	4,720	5,013	293	6.2	1.237	1.146
Apartment (Mkt rate)	300,000	344,700	14.9	4,536	4,800	264	5.8	1.511	1.392
Comm/Ind: Lo Val	150,000	153,000	2.0	4,113	3,951	-162	-3.9	2.741	2.582
Comm/Ind: Med Val	300,000	306,100	2.0	9,507	9,107	-399	-4.2	3.168	2.975
Comm/Ind: Hi Val	1,000,000	1,020,300	2.0	34,678	33,161	-1,516	-4.4	3.467	3.250

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	12,906,977	14,454,075	1,547,098	12.0	186,131	199,643	13,513	7.3	1.44	1.38
ResNonHm 1 Exist	1,008,386	1,129,392	121,006	12.0	16,064	17,021	957	6.0	1.59	1.51
ResNonHm23 Exist	775,361	866,502	91,141	11.8	15,106	15,937	831	5.5	1.95	1.84
Apartments Exist	2,966,789	3,263,468	296,679	10.0	57,830	60,072	2,242	3.9	1.95	1.84
Seas Rec: Exist	175	175	0	0.0	3	3	0	-6.4	1.73	1.62
Com/Ind Lo Exist	584,360	597,963	13,603	2.3	18,043	17,462	-580	-3.2	3.09	2.92
Com/Ind Hi Exist	5,417,579	5,601,904	184,325	3.4	221,001	215,845	-5,156	-2.3	4.08	3.85
Publ U: Elec Gen	67,002	69,347	2,345	3.5	2,008	1,967	-42	-2.1	3.00	2.84
Publ U: Other	271,355	280,852	9,497	3.5	11,044	10,796	-247	-2.2	4.07	3.84
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	658	809	151	23.0	10	11	1	15.1	1.47	1.37
Res Hmstd NewCon	0	129,404	129,404	0.0	0	1,803	1,803	0.0	0.00	1.39
All Other NewCon	0	151,502	151,502	0.0	0	2,841	2,841	0.0	0.00	1.88
Total	23,998,641	26,545,393	2,546,752	10.6	527,239	543,402	16,163	3.1	2.20	2.05

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	310,728	339,870	29,142	9.4	County	41.84	38.00	0.000	0.000	
(-) TIF Tax Capacity	47,074	48,063	989	2.1	City/Town	64.42	62.67	0.142	0.128	
(-) FD Contrib Tax Cap	34,107	32,063	-2,045	-6.0	School District	32.34	29.27	0.983	1.092	
(=) Taxable Tax Capacity	229,547	259,744	30,197	13.2	Special District	8.34	7.56	0.000	0.000	
FD Distrib Tax Cap	37,894	39,287	1,393	3.7	Total	146.94	137.50	1.124	1.220	

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	103,000	115,300	11.9	1,350	1,457	108	8.0	1.310	1.264	
Res Hmstd: Avg Val	154,400	172,900	12.0	2,209	2,372	163	7.4	1.430	1.371	
Res Hmstd: Hi Val	205,900	230,600	12.0	3,070	3,287	217	7.1	1.491	1.425	
Res Hmstd: Ex-Hi Val	308,900	345,900	12.0	4,792	5,117	325	6.8	1.551	1.479	
Apartment (Mkt rate)	300,000	330,000	10.0	5,848	6,074	227	3.9	1.949	1.840	
Comm/Ind: Lo Val	150,000	155,100	3.4	4,631	4,577	-54	-1.2	3.087	2.950	
Comm/Ind: Med Val	300,000	310,200	3.4	10,750	10,553	-197	-1.8	3.583	3.402	
Comm/Ind: Hi Val	1,000,000	1,034,000	3.4	39,306	38,442	-864	-2.2	3.930	3.717	

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	8,553,161	10,005,567	1,452,405	17.0	96,579	108,436	11,857	12.3	1.13	1.08
ResNonHm 1 Exist	534,932	625,871	90,939	17.0	6,978	7,656	678	9.7	1.30	1.22
ResNonHm23 Exist	356,750	417,201	60,451	16.9	5,726	6,278	552	9.6	1.61	1.50
Apartments Exist	1,609,357	1,926,400	317,043	19.7	25,836	28,992	3,156	12.2	1.61	1.50
Seas Rec: Exist	1,468	1,468	0	0.0	24	22	-1	-6.2	1.63	1.53
Com/Ind Lo Exist	404,406	421,090	16,684	4.1	11,244	11,022	-222	-2.0	2.78	2.62
Com/Ind Hi Exist	2,574,308	2,679,351	105,043	4.1	94,683	92,767	-1,916	-2.0	3.68	3.46
Publ U: Elec Gen	32,258	33,387	1,129	3.5	837	816	-21	-2.5	2.60	2.45
Publ U: Other	180,262	186,571	6,309	3.5	6,628	6,458	-170	-2.6	3.68	3.46
AgHm House Exist	60	63	3	5.3	1	1	0	-4.2	0.90	0.82
AgHm Land: Exist	90	94	4	4.5	0	0	0	-7.5	0.37	0.33
Ag NonHm: Exist	676	709	32	4.8	8	8	0	-1.8	1.21	1.14
Res Hmstd NewCon	0	80,309	80,309	0.0	0	886	886	0.0	0.00	1.10
All Other NewCon	0	112,621	112,621	0.0	0	2,015	2,015	0.0	0.00	1.79
Total	14,247,729	16,490,703	2,242,973	15.7	248,546	265,357	16,811	6.8	1.74	1.61

Tax Base

Tax Rates

	Taxable Market Value				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val (mills)	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	177,391	202,454	25,062	14.1	County	48.84	45.80	0.000	0.000
(-) TIF Tax Capacity	16,224	17,044	820	5.1	City/Town	34.71	34.64	0.000	0.000
(-) FD Contrib Tax Cap	15,712	17,013	1,301	8.3	School District	31.80	27.64	0.875	0.827
(=) Taxable Tax Capacity	145,455	168,397	22,941	15.8	Special District	6.08	5.71	0.000	0.000
FD Distrib Tax Cap	35,523	36,829	1,306	3.7	Total	121.43	113.78	0.875	0.827

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	92,600	108,300	15,700	17.0	916	1,047	130	14.2	0.989	0.966
Res Hmstd: Avg Val	138,800	162,400	23,600	17.0	1,559	1,756	196	12.6	1.123	1.081
Res Hmstd: Hi Val	185,100	216,500	31,400	17.0	2,204	2,465	261	11.8	1.190	1.138
Res Hmstd: Ex-Hi Val	277,700	324,900	47,200	17.0	3,493	3,885	393	11.2	1.257	1.195
Apartment (Mkt rate)	300,000	359,100	59,100	19.7	4,816	5,404	588	12.2	1.605	1.504
Comm/Ind: Lo Val	150,000	156,100	6,100	4.1	4,171	4,137	-33	-0.8	2.780	2.650
Comm/Ind: Med Val	300,000	312,200	12,200	4.1	9,688	9,542	-146	-1.5	3.229	3.056
Comm/Ind: Hi Val	1,000,000	1,040,800	40,800	4.1	35,434	34,768	-665	-1.9	3.543	3.340

Baseline Legal Class Report

Legal Class	Class Rate	Mkt Val	Net Tax Cap	Net Tax
125 Farm 1b Hmstd HGA: <32K	0.450	12,436	56	14
126 Ag Hmstd HGA: <76K	1.000	6,050,477	60,505	43,088
127 Ag Hmstd HGA: 76K-500K	1.000	2,803,932	28,039	32,509
128 Ag Hmstd HGA: >500K	1.250	37,262	466	522
129 Farm 1b Hmstd land <32K	0.450	672	3	1
130 Ag Hmstd 1 & b: <115K	0.550	9,360,145	51,481	24,117
131 Ag Hmstd 1 & b: 115K-345K	0.550	8,356,906	45,963	48,843
132 Ag Hmstd 1 & b: 345K-600K	0.550	3,581,219	19,697	18,676
133 Ag Hmstd 1 & b: >600K	1.000	3,154,350	31,543	29,502
135 Ag Non-homestead	1.000	10,175,648	101,756	99,005
136 Migrant Housing: <500K	1.000	1,253	13	14
141 Timberlands	1.000	870,102	8,701	9,150
142 Non-comm SRR: <76K	1.000	7,095,221	70,952	81,765
143 Non-comm SRR: 76K-500K	1.000	3,905,049	39,050	54,439
144 Non-comm SRR: >500K	1.250	191,548	2,394	3,185
147 Res 1b Hmstd <32K	0.450	183,269	825	807
148 Res Hmstd: <76K	1.000	97,340,603	973,406	940,925
149 Res Hmstd: 76K-500K	1.000	115,331,605	1,153,316	1,403,502
150 Res Hmstd: > 500K	1.250	4,063,500	50,794	58,590
152 Res NonH 1 unit: <76K	1.000	6,434,972	64,350	82,405
153 Res NonH 1 unit: 76K - 500K	1.000	4,533,102	45,331	55,434
154 Res NonH 1 unit: >500K	1.250	425,317	5,316	6,062
156 Res NonH 2-3 units	1.250	4,112,641	51,408	65,219
159 Regular apartments (4a)	1.250	16,231,867	202,898	265,289
160 Non-profit/Comm Serv	1.500	35,955	539	761
161 Student housing	1.000	24,144	241	347
162 Manuf home park land	1.250	447,599	5,595	6,664
164 Comm SRR: 1c	1.000	376,374	3,764	3,504
165 Comm SRR: 4c <500K	1.000	232,316	2,323	3,565
166 Comm SRR: 4c >500K	1.250	67,610	845	1,215
167 Bed & Breakfast	1.250	19,849	248	293
168 Qualifying golf courses	1.250	193,882	2,424	2,597
171 Commercial: <150K	1.500	7,017,202	105,258	195,083
172 Commercial: >150K	2.000	30,374,686	607,494	1,107,522
173 Comm comp zone: <150K	1.500	300	4	7
174 Comm comp zone: >150K	2.000	301	6	7
175 Comm border city: <150K	1.500	38,228	573	882
176 Comm border city: >150K	2.000	70,404	1,408	1,620
178 Industrial pref: <150K	1.500	1,203,123	18,047	33,844
179 Industrial pref: >150K	2.000	11,041,756	220,835	405,035
182 Ind border city: <150K	1.500	1,286	19	30

House Research Dept.

Simulation 4D2 Baseline: Prelim Pay 2004: Certified Levies
 4/6/2004 2:12 PM Alternative: Projected Pay 2005: Current Law

(all figures in \$000s)

183	Ind border city: >150K	2.000	33,177	664	763
185	Publ Util: land & bldgs <150K	1.500	80,188	1,203	2,133
186	Publ Util: land & bldgs >150K	2.000	740,933	14,819	26,147
187	Publ Util: Electric Generat Mach	2.000	1,431,412	28,628	35,403
188	Publ Util: machinery (non-generat)	2.000	979,117	19,582	33,280
190	Railroad <150K	1.500	26,142	392	714
191	Railroad >150K	2.000	469,963	9,399	16,745
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	796
199	Pers: It31 tools&mach excl elec gen	2.000	121,410	2,428	4,058
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	11,393
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	27
213	Pers: Item 42 non-EZ struct/RR land	2.000	33,116	662	1,348
215	Pers: It43 leased real estate - non C/I	1.500	6,551	98	151
216	Pers: Item 43 leased real estate - C/I	2.000	302,839	6,057	9,205
217	Pers: Item 44 electric util trans lines	2.000	1,423,915	28,478	51,031
218	Pers: Item 44 electric util distri lines	2.000	185,182	3,704	6,854
219	Pers: Item 45 syst/gas utils	2.000	1,797,834	35,957	60,742
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	5,349,849

Alternative Legal Class Report

Legal Class	Class Rate	Mkt Val	Net Tax Cap	Net Tax
125 Farm 1b Hmstd HGA: <32K: Exist	0.450	12,436	56	10
126 Ag Hmstd HGA: <76K: Exist	1.000	6,314,168	63,142	40,623
127 Ag Hmstd HGA: 76K-500K: Exist	1.000	3,485,500	34,855	37,633
128 Ag Hmstd HGA: >500K: Exist	1.250	47,759	597	618
129 Farm 1b Hmstd land <32K: Exist	0.450	672	3	1
130 Ag Hmstd l & b: <115K: Exist	0.550	9,692,020	53,306	21,384
131 Ag Hmstd l & b: 115K-345K: Exist	0.550	9,038,563	49,712	50,118
132 Ag Hmstd l & b: 345K-600K: Exist	0.550	4,079,989	22,440	20,176
133 Ag Hmstd l & b: >600K: Exist	1.000	3,803,621	38,036	33,684
135 Ag Non-homestead: Exist	1.000	11,185,500	111,855	103,055
136 Migrant Housing: <500K	1.000	1,253	13	13
141 Timberlands	1.000	988,500	9,885	9,521
142 Non-comm SRR: <76K: Exist	1.000	7,771,394	77,714	82,283
143 Non-comm SRR: 76K-500K: Exist	1.000	5,010,517	50,105	64,385
144 Non-comm SRR: >500K: Exist	1.250	274,244	3,428	4,152
147 Res 1b Hmstd <32K: Exist	0.450	183,269	825	767
148 Res Hmstd: <76K: Exist	1.000	99,749,086	997,491	913,509
149 Res Hmstd: 76K-500K: Exist	1.000	138,702,575	1,387,026	1,573,143
150 Res Hmstd: > 500K: Exist	1.250	5,421,026	67,763	72,451
152 Res NonH 1 unit: <76K: Exist	1.000	7,095,588	70,956	85,527
153 Res NonH 1 unit: 76K - 500K: Exist	1.000	5,353,601	53,536	60,969
154 Res NonH 1 unit: >500K: Exist	1.250	528,612	6,608	6,923
156 Res NonH 2-3 units: Exist	1.250	4,692,165	58,652	69,448
159 Regular apartments (4a): Exist	1.250	17,779,977	222,250	272,941
160 Non-profit/Comm Serv: Exist	1.500	39,139	587	782
161 Student housing: Exist	1.000	26,353	264	354
162 Manuf home park land: Exist	1.250	481,003	6,013	6,686
164 Comm SRR: 1c: Exist	1.000	414,913	4,149	3,578
165 Comm SRR: 4c <500K: Exist	1.000	188,961	1,890	2,626
166 Comm SRR: 4c >500K: Exist	1.250	70,788	885	1,136
167 Bed & Breakfast: Exist	1.250	22,117	276	307
168 Qualifying golf courses: Exist	1.250	212,264	2,653	2,621
171 Commercial: <150K: Exist	1.500	7,274,441	109,117	191,211
172 Commercial: >150K: Exist	2.000	31,677,922	633,558	1,086,928
173 Comm comp zone: <150K: Exist	1.500	300	4	7
174 Comm comp zone: >150K: Exist	2.000	301	6	7
175 Comm border city: <150K: Exist	1.500	38,228	573	882
176 Comm border city: >150K: Exist	2.000	70,404	1,408	1,620
178 Industrial pref: <150K: Exist	1.500	1,224,131	18,362	32,546
179 Industrial pref: >150K: Exist	2.000	11,325,737	226,515	391,087

House Research Dept.

Simulation 4D2 Baseline: Prelim Pay 2004: Certified Levies
 4/6/2004 2:12 PM Alternative: Projected Pay 2005: Current Law

(all figures in \$000s)

182	Ind border city: <150K: Exist	1.500	1,286	19	30
183	Ind border city: >150K: Exist	2.000	33,177	664	763
185	Publ Util: land & bldgs <150K	1.500	82,995	1,245	2,087
186	Publ Util: land & bldgs >150K	2.000	766,866	15,337	25,416
187	Publ Util: Electric Generat Mach	2.000	1,481,511	29,630	34,385
188	Publ Util: machinery (non-generat)	2.000	1,013,387	20,268	32,484
190	Railroad <150K	1.500	26,429	396	688
191	Railroad >150K	2.000	475,133	9,503	16,028
193	Mineral	2.000	2,383	48	102
194	Misc class 5	2.000	2,115	42	59
197	Personal: 3f	1.000	8,137	81	87
198	Non-comm aircraft hangars	1.500	46,943	704	742
199	Pers: It31 tools&mach excl elec gen	2.000	125,659	2,513	3,953
200	Pers: It32 struct/lease land-non	1.000	13,960	140	137
201	Pers: It32 struct/leased	1.000	45,208	452	506
202	Pers: It32 str/lease	1.000	2,235	22	28
204	Pers: It32 struct/leased land-C/I	2.000	38,561	771	1,296
205	Pers: Item 33 ag real estate	1.000	14,610	146	153
207	Pers: It41 struct/leased land - C/I	2.000	414,330	8,287	10,835
208	Pers: It41 struct/leased	1.000	382	4	6
211	Pers: It41 str/leased land-non C/I,SRR	1.000	35	0	1
212	Pers: Item 41 Border EZ	2.000	1,189	24	27
213	Pers: Item 42 non-EZ struct/RR land	2.000	33,447	669	1,325
215	Pers: It43 leased real estate - non C/I	1.500	6,617	99	143
216	Pers: Item 43 leased real estate - C/I	2.000	305,867	6,117	8,740
217	Pers: Item 44 electric util trans lines	2.000	1,473,752	29,475	49,748
218	Pers: Item 44 electric util distri lines	2.000	191,663	3,833	6,722
219	Pers: Item 45 syst/gas utils	2.000	1,860,758	37,215	59,565
220	Pers: Item 46 syst/water utils	2.000	1,421	28	49
221	Pers: Item 48 misc	2.000	21,742	435	504
1126	Ag Hmstd HGA: <76K: NewCon	1.000	77,246	772	494
1127	Ag Hmstd HGA: 76K-500K: NewCon	1.000	39,113	391	429
1128	Ag Hmstd HGA: >500K: NewCon	1.250	382	5	5
1130	Ag Hmstd l & b: <115K: NewCon	0.550	102,612	564	235
1131	Ag Hmstd l & b: 115K-345K:	0.550	65,178	358	365
1132	Ag Hmstd l & b: 345K-600K:	0.550	22,216	122	110
1133	Ag Hmstd l & b: >600K: NewCon	1.000	17,505	175	155
1135	Ag Non-homestead: NewCon	1.000	32,643	326	293
1142	Non-comm SRR: <76K: NewCon	1.000	218,542	2,185	2,285
1143	Non-comm SRR: 76K-500K: NewCon	1.000	110,938	1,109	1,407
1144	Non-comm SRR: >500K: NewCon	1.250	4,869	61	71
1148	Res Hmstd: <76K: NewCon	1.000	2,035,676	20,357	18,091
1149	Res Hmstd: 76K-500K: NewCon	1.000	4,053,810	40,538	44,979
1150	Res Hmstd: > 500K: NewCon	1.250	35,102	439	421

House Research Dept.

Simulation 4D2 Baseline: Prelim Pay 2004: Certified Levies
4/6/2004 2:12 PM Alternative: Projected Pay 2005: Current Law

(all figures in \$000s)

1152	Res NonH 1 unit: <76K: NewCon	1.000	494,214	4,942	5,769
1153	Res NonH 1 unit: 76K - 500K:	1.000	406,968	4,070	4,545
1154	Res NonH 1 unit: >500K: NewCon	1.250	33,461	418	431
1156	Res NonH 2-3 units: NewCon	1.250	340,846	4,261	4,841
1159	Regular apartments (4a): NewCon	1.250	545,177	6,815	8,036
1160	Non-profit/Comm Serv: NewCon	1.500	35	1	1
1161	Student housing: NewCon	1.000	6	0	0
1162	Manuf home park land: NewCon	1.250	2,615	33	37
1164	Comm SRR: 1c: NewCon	1.000	4,896	49	45
1165	Comm SRR: 4c <500K: NewCon	1.000	1,400	14	20
1166	Comm SRR: 4c >500K: NewCon	1.250	298	4	5
1167	Bed & Breakfast: NewCon	1.250	62	1	1
1168	Qualifying golf courses: NewCon	1.250	1,577	20	20
1171	Commercial: <150K: NewCon	1.500	213,665	3,205	5,387
1172	Commercial: >150K: NewCon	2.000	706,198	14,124	23,350
1178	Industrial pref: <150K: NewCon	1.500	18,473	277	480
1179	Industrial pref: >150K: NewCon	2.000	128,630	2,573	4,464
State Total			412,485,186	4,662,890	5,629,096

Baseline Levy Summary

Levy Summary Report

	County	City	Town	School District	Special District	State	Total
Certified NTC Levy	1,875,792	1,214,953	157,422	936,243	190,279	624,454	4,999,143
Certified MKV Levy	2,696	18,689	72	421,355	0	0	442,811
Fiscal Disparities Levy	113,267	104,790	1,307	105,765	23,731	0	348,860
Disparity Reduction Aid	10,123	0	655	8,260	0	0	19,038
Spread NTC Levy	1,752,402	1,110,163	155,459	858,356	171,548	624,454	4,672,382
Spread MKV Levy	2,696	18,689	72	385,217	0	0	406,674
Tax Incr Financing Levy							276,610
	Homestead Credit	310,525		Taconite credit		16,388	
	Agricultural Credit	23,904		Disparity Reduction Credit		3,942	

Alternative Levy Summary

Levy Summary Report

	County	City	Town	School District	Special District	State	Total
Certified NTC Levy	1,943,280	1,304,349	164,556	984,664	196,556	625,900	5,219,304
Certified MKV Levy	2,696	18,670	72	471,931	0	0	493,369
Fiscal Disparities Levy	111,258	105,142	1,235	104,234	22,687	0	344,556
Disparity Reduction Aid	9,956	0	608	8,155	0	0	18,719
Spread NTC Levy	1,822,066	1,199,207	162,713	909,033	178,869	625,900	4,897,788
Spread MKV Levy	2,696	18,670	72	435,173	0	0	456,611
Tax Incr Financing Levy							274,357
	Homestead Credit	298,865		Taconite credit		16,692	
	Agricultural Credit	24,834		Disparity Reduction Credit		3,869	