

# House Research Simulation Report: Property Tax

**Simulation #5A3**

**Date 3/14/2005**

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## DESCRIPTION

**BASELINE: Final Pay 2004**

**ALTERNATIVE: Actual Pay 2005**

This report compares property taxes payable in 2005 to property taxes payable in 2004. The data for taxes payable in 2004 is final. The valuation data for taxes payable in 2005 is final. Net taxes for pay 2005 are based on final certified levies; the report is considered preliminary because there may be some slight differences in how taxes are spread, and in credit amounts, when the abstract of tax lists becomes available in mid-summer of 2005. The breakout of market value between value on existing structures and new construction amounts is based on data reported by the counties to the Dept. of Revenue.

## KEY POINTS

- **Statewide, property taxes increased by \$344 million, or 6.4%**, from pay '04 to pay '05. Approximately \$133 million of the \$344 million increase is borne by new construction - property appearing on the tax rolls for the first time in 2005. The overall tax increases are 8.6% in Greater Minnesota and 5.3% in the Metro area.
- **On a statewide average basis, property tax impacts by property type vary** from -12% (on public utility electric generation machinery) to +15% (on single-unit residential nonhomestead property). Impacts on the largest property types are 7.7% on existing residential homesteads, 1% on existing apartments, -2.4% on existing commercial-industrial property, and 6.8% on 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.

**BASELINE:            Final Pay 2004**

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

**ALTERNATIVE:        Actual Pay 2005**

- **Market values** are actual values reported by county assessors on the abstracts of assessment.
- **Levies** are final levies reported by county auditors to the Dept. of Revenue.
- **The state levy** is \$629.3 million, which is the certified level set by the Dept. of Revenue.
- **Tax increment financing net tax capacities** are derived from the abstracts of assessment; generally these figures will undergo some changes before final figures are determined.
- **Property tax credits** were modeled by the House Research Dept.

**SIMULATION PARAMETERS**

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

House Research Department

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 (all figures in \$000s)

**STATEWIDE**

<i>Tax Burdens by Property Class</i>	<b>Taxable Market</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternativ</b>	<b>Chang</b>	<b>Pctg Chn</b>	<b>Baseline</b>	<b>Alternativ</b>	<b>Chang</b>	<b>Pctg Chn</b>	<b>Bas</b>	<b>Alte</b>
Res Hmstd: Exist	216,918,977	242,554,216	25,635,238	11.8	2,399,449	2,584,541	185,092	7.7	1.11	1.07
ResNonHm 1 Exist	11,393,391	13,774,182	2,380,791	20.9	143,824	165,779	21,955	15.3	1.26	1.20
ResNonHm23 Exist	4,648,804	5,345,320	696,516	15.0	73,324	80,066	6,741	9.2	1.58	1.50
Apartments Exist	16,231,867	17,412,937	1,181,070	7.3	264,668	267,236	2,568	1.0	1.63	1.53
Seas Rec: Exist	12,171,066	14,228,464	2,057,398	16.9	151,662	169,262	17,599	11.6	1.25	1.19
Com/Ind Lo Exist	8,286,280	8,419,996	133,716	1.6	229,870	222,817	-7,053	-3.1	2.77	2.65
Com/Ind Hi Exist	42,801,806	44,149,636	1,347,830	3.1	1,553,170	1,518,161	-35,009	-2.3	3.63	3.44
Publ U: Elec Gen	1,431,412	1,332,678	-98,734	-6.9	35,539	31,184	-4,355	-12.	2.48	2.34
Publ U: Other	5,329,952	5,675,723	345,771	6.5	184,205	186,595	2,390	1.3	3.46	3.29
AgHm House Exist	8,904,107	9,763,727	859,620	9.7	75,990	80,793	4,803	6.3	0.85	0.83
AgHm Land: Exist	24,453,292	26,885,420	2,432,129	9.9	121,079	129,818	8,739	7.2	0.50	0.48
Ag NonHm: Exist	11,061,467	12,471,614	1,410,146	12.7	108,459	115,859	7,400	6.8	0.98	0.93
Res Hmstd	0	5,819,214	5,819,214	0.0	0	60,903	60,903	0.0	0.00	1.05
All Other NewCon	0	4,027,193	4,027,193	0.0	0	72,307	72,307	0.0	0.00	1.80
<b>Total</b>	<b>363,632,420</b>	<b>411,860,319</b>	<b>48,227,900</b>	<b>13.3</b>	<b>5,341,239</b>	<b>5,685,320</b>	<b>344,081</b>	<b>6.4</b>	<b>1.47</b>	<b>1.38</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap</b>		<b>Ref Mkt Val (mills)</b>		
	<b>Baseline</b>	<b>Alternativ</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	4,140,987	4,656,138	515,152	12.4	County	47.85	44.97	0.009	0.007
(-) TIF Tax Capacity	224,701	235,631	10,930	4.9	City/Town	34.58	32.93	0.059	0.067
(-) FD Contrib Tax Cap	254,136	263,660	9,524	3.7	School District	23.41	22.11	1.221	1.141
(=) Taxable Tax Capacity	3,662,149	4,156,847	494,698	13.5	Special District	4.69	4.63	0.000	0.000
FD Distrib Tax Cap	254,187	263,664	9,476	3.7	<b>Total</b>	<b>110.53</b>	<b>104.65</b>	<b>1.289</b>	<b>1.215</b>

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**Simulation 5A3 Baseline Final Pay 2004**  
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 (all figures in \$000s)

**GREATER MINNESOTA**

<i>Tax Burdens by Property Class</i>	<b>Taxable Market</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternativ</b>	<b>Chang</b>	<b>Pctg Chn</b>	<b>Baseline</b>	<b>Alternativ</b>	<b>Chang</b>	<b>Pctg Chn</b>	<b>Bas</b>	<b>Alte</b>
Res Hmstd: Exist	69,441,399	76,738,122	7,296,723	10.5	709,140	761,264	52,124	7.4	1.02	0.99
ResNonHm 1 Exist	4,416,460	4,940,109	523,649	11.9	55,341	59,159	3,818	6.9	1.25	1.20
ResNonHm23 Exist	1,492,076	1,638,275	146,200	9.8	23,260	24,458	1,197	5.1	1.56	1.49
Apartments Exist	3,041,644	3,289,340	247,695	8.1	50,557	52,172	1,615	3.2	1.66	1.59
Seas Rec: Exist	11,825,813	13,845,924	2,020,110	17.1	146,838	164,203	17,366	11.8	1.24	1.19
Com/Ind Lo Exist	4,661,466	4,763,800	102,335	2.2	129,206	126,882	-2,325	-1.8	2.77	2.66
Com/Ind Hi Exist	8,780,229	9,519,421	739,192	8.4	313,783	325,042	11,259	3.6	3.57	3.41
Publ U: Elec Gen	1,183,222	1,152,701	-30,521	-2.6	29,328	27,194	-2,134	-7.3	2.48	2.36
Publ U: Other	3,265,826	3,451,762	185,936	5.7	109,924	110,595	671	0.6	3.37	3.20
AgHm House Exist	7,826,912	8,595,272	768,360	9.8	66,221	70,764	4,543	6.9	0.85	0.82
AgHm Land: Exist	23,342,717	25,642,415	2,299,698	9.9	116,730	125,158	8,427	7.2	0.50	0.49
Ag NonHm: Exist	10,329,918	11,636,500	1,306,582	12.6	101,464	108,299	6,835	6.7	0.98	0.93
Res Hmstd	0	2,486,536	2,486,536	0.0	0	25,148	25,148	0.0	0.00	1.01
All Other NewCon	0	1,892,265	1,892,265	0.0	0	30,359	30,359	0.0	0.00	1.60
<b>Total</b>	<b>149,607,683</b>	<b>169,592,442</b>	<b>19,984,760</b>	<b>13.4</b>	<b>1,851,793</b>	<b>2,010,696</b>	<b>158,904</b>	<b>8.6</b>	<b>1.24</b>	<b>1.19</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap</b>		<b>Ref Mkt Val (mills)</b>		
	<b>Baseline</b>	<b>Alternativ</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	1,572,232	1,780,834	208,602	13.3	County	56.07	53.12	0.005	0.004
(-) TIF Tax Capacity	44,285	46,209	1,924	4.3	City/Town	32.05	30.34	0.017	0.015
(-) FD Contrib Tax Cap	1,898	2,248	350	18.4	School District	21.77	20.62	0.836	0.859
(=) Taxable Tax Capacity	1,526,049	1,732,378	206,329	13.5	Special District	1.69	1.69	0.000	0.000
FD Distrib Tax Cap	1,901	2,249	348	18.3	<b>Total</b>	<b>111.57</b>	<b>105.77</b>	<b>0.858</b>	<b>0.878</b>

**Tax Burdens on Hypothetical**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effectiv Tax Rates</b>	
	<b>Baseline</b>	<b>Alternativ</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternativ</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	75,700	83,700	10.6	607	662	55	9.1	0.801	0.790
Res Hmstd: Avg Val	113,400	125,300	10.5	1,092	1,176	84	7.6	0.963	0.938
Res Hmstd: Hi Val	151,200	167,100	10.5	1,580	1,692	112	7.1	1.045	1.012
Res Hmstd: Ex-Hi Val	226,800	250,600	10.5	2,557	2,724	167	6.5	1.127	1.086
Apartment (Mkt rate)	300,000	324,400	8.1	4,441	4,574	133	3.0	1.480	1.409
Seas Rec: Lo Val	50,000	58,500	17.0	665	738	73	11.0	1.330	1.262
Seas Rec: Hi Val	150,000	175,600	17.1	2,235	2,522	286	12.8	1.490	1.436
Comm/Ind: Lo Val	150,000	162,600	8.4	3,850	4,068	218	5.7	2.566	2.501
Comm/Ind: Med Val	300,000	325,300	8.4	8,940	9,316	376	4.2	2.980	2.863
Comm/Ind: Hi Val	1,000,000	1,084,200	8.4	32,695	33,795	1,100	3.4	3.269	3.117

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**METRO AREA**

<i>Tax Burdens by Property Class</i>	<b>Taxable Market</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternativ</b>	<b>Chang</b>	<b>Pctg Chn</b>	<b>Baseline</b>	<b>Alternativ</b>	<b>Chang</b>	<b>Pctg Chn</b>	<b>Bas</b>	<b>Alte</b>
Res Hmstd: Exist	147,477,579	165,816,094	18,338,515	12.4	1,690,309	1,823,277	132,968	7.9	1.15	1.10
ResNonHm 1 Exist	6,976,931	8,834,073	1,857,142	26.6	88,483	106,620	18,137	20.5	1.27	1.21
ResNonHm23 Exist	3,156,728	3,707,045	550,316	17.4	50,064	55,608	5,544	11.1	1.59	1.50
Apartments Exist	13,190,222	14,123,597	933,375	7.1	214,111	215,064	953	0.4	1.62	1.52
Seas Rec: Exist	345,252	382,540	37,288	10.8	4,825	5,058	234	4.8	1.40	1.32
Com/Ind Lo Exist	3,624,814	3,656,196	31,382	0.9	100,663	95,935	-4,729	-4.7	2.78	2.62
Com/Ind Hi Exist	34,021,577	34,630,215	608,638	1.8	1,239,387	1,193,119	-46,268	-3.7	3.64	3.45
Publ U: Elec Gen	248,190	179,977	-68,213	-27.5	6,211	3,990	-2,221	-35.	2.50	2.22
Publ U: Other	2,064,126	2,223,960	159,835	7.7	74,281	76,000	1,719	2.3	3.60	3.42
AgHm House Exist	1,077,195	1,168,455	91,261	8.5	9,769	10,029	260	2.7	0.91	0.86
AgHm Land: Exist	1,110,574	1,243,005	132,431	11.9	4,349	4,660	312	7.2	0.39	0.37
Ag NonHm: Exist	731,550	835,114	103,564	14.2	6,995	7,560	565	8.1	0.96	0.91
Res Hmstd	0	3,332,678	3,332,678	0.0	0	35,755	35,755	0.0	0.00	1.07
All Other NewCon	0	2,134,928	2,134,928	0.0	0	41,948	41,948	0.0	0.00	1.96
<b>Total</b>	<b>214,024,737</b>	<b>242,267,877</b>	<b>28,243,140</b>	<b>13.2</b>	<b>3,489,446</b>	<b>3,674,623</b>	<b>185,177</b>	<b>5.3</b>	<b>1.63</b>	<b>1.52</b>

**Tax Base**

**Tax Rates**

	<b>Taxable Market</b>				<b>Pctg Chng</b>	<b>Net Tax Cap</b>		<b>Ref Mkt Val (mills)</b>	
	<b>Baseline</b>	<b>Alternativ</b>	<b>Change</b>	<b>Pctg Chng</b>		<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>
Total Tax Capacity	2,568,755	2,875,304	306,549	11.9	County	41.98	39.14	0.010	0.009
(-) TIF Tax Capacity	180,416	189,422	9,006	5.0	City/Town	36.39	34.79	0.080	0.093
(-) FD Contrib Tax Cap	252,238	261,412	9,174	3.6	School District	24.59	23.18	1.412	1.281
(=) Taxable Tax Capacity	2,136,100	2,424,470	288,370	13.5	Special District	6.84	6.73	0.000	0.000
FD Distrib Tax Cap	252,286	261,414	9,128	3.6	<b>Total</b>	<b>109.79</b>	<b>103.85</b>	<b>1.502</b>	<b>1.383</b>

**Tax Burdens on Hypothetical**

	<b>Taxable Market Value</b>			<b>Pctg Chng</b>	<b>Net Tax</b>				<b>Effectiv Tax Rates</b>	
	<b>Baseline</b>	<b>Alternativ</b>	<b>Chng</b>		<b>Baseline</b>	<b>Alternativ</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	131,300	147,600	12.4	1,385	1,497	113	8.1	1.054	1.014	
Res Hmstd: Avg Val	196,900	221,400	12.4	2,262	2,432	170	7.5	1.149	1.098	
Res Hmstd: Hi Val	262,400	295,000	12.4	3,139	3,364	226	7.2	1.196	1.140	
Res Hmstd: Ex-Hi Val	393,700	442,700	12.4	4,896	5,209	314	6.4	1.243	1.176	
Apartment (Mkt rate)	300,000	321,200	7.1	4,568	4,614	46	1.0	1.522	1.436	
Comm/Ind: Lo Val	150,000	152,700	1.8	4,105	3,975	-130	-3.2	2.736	2.603	
Comm/Ind: Med Val	300,000	305,400	1.8	9,503	9,175	-328	-3.5	3.167	3.004	
Comm/Ind: Hi Val	1,000,000	1,017,900	1.8	34,695	33,440	-1,255	-3.6	3.469	3.285	

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NORTHWEST CITIES

Tax Burdens by Property Class	Taxable Market				Net Tax				Effective Tax Rates	
	Baseline	Alternativ	Chang	Pctg Chn	Baseline	Alternativ	Chang	Pctg Chn	Bas	Alte
Res Hmstd: Exist	3,419,968	3,665,693	245,725	7.2	40,688	42,966	2,278	5.6	1.19	1.17
ResNonHm 1 Exist	239,761	264,443	24,682	10.3	3,518	3,780	261	7.4	1.47	1.43
ResNonHm23 Exist	90,077	94,671	4,594	5.1	1,525	1,566	41	2.7	1.69	1.65
Apartments Exist	311,911	326,970	15,059	4.8	5,458	5,528	70	1.3	1.75	1.69
Seas Rec: Exist	89,702	105,848	16,146	18.0	1,394	1,568	175	12.5	1.55	1.48
Com/Ind Lo Exist	483,998	486,794	2,796	0.6	13,463	13,613	149	1.1	2.78	2.80
Com/Ind Hi Exist	684,955	720,407	35,453	5.2	22,847	23,149	302	1.3	3.34	3.21
Publ U: Elec Gen	21,270	21,722	452	2.1	436	433	-4	-0.8	2.05	1.99
Publ U: Other	90,202	96,039	5,837	6.5	3,506	3,556	50	1.4	3.89	3.70
AgHm House Exist	17,055	17,132	76	0.4	198	200	2	0.9	1.16	1.17
AgHm Land: Exist	24,238	27,460	3,222	13.3	171	193	22	12.7	0.71	0.70
Ag NonHm: Exist	23,886	26,471	2,585	10.8	339	358	18	5.4	1.42	1.35
Res Hmstd	0	109,187	109,187	0.0	0	1,251	1,251	0.0	0.00	1.15
All Other NewCon	0	90,925	90,925	0.0	0	2,057	2,057	0.0	0.00	2.26
<b>Total</b>	<b>5,497,024</b>	<b>6,053,762</b>	<b>556,738</b>	<b>10.1</b>	<b>93,543</b>	<b>100,216</b>	<b>6,673</b>	<b>7.1</b>	<b>1.70</b>	<b>1.66</b>

Tax Base

Tax Rates

	Taxable Market				Pctg Chng	Net Tax Cap		Ref Mkt Val (mills)	
	Baseline	Alternativ	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	66,207	72,661	6,454	9.7	County	61.70	58.82	0.000	0.000
(-) TIF Tax Capacity	3,733	4,047	315	8.4	City/Town	53.39	51.33	0.047	0.043
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	22.07	20.93	0.598	0.822
(=) Taxable Tax Capacity	62,474	68,614	6,140	9.8	Special District	3.06	2.91	0.000	0.000
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>140.23</b>	<b>133.99</b>	<b>0.644</b>	<b>0.865</b>

Tax Burdens on  
Hypothetical

	Taxable Market			Pctg Chng	Net Tax			Pctg Chng	Effectiv Tax Rates	
	Baseline	Alternativ	Value		Baseline	Alternativ	Change		Base	Alter
Res Hmstd: Lo Val	51,400	55,100		7.2	548	566	17	3.2	1.066	1.026
Res Hmstd: Avg Val	77,100	82,600		7.1	828	880	52	6.3	1.073	1.065
Res Hmstd: Hi Val	102,800	110,200		7.2	1,228	1,299	71	5.8	1.194	1.178
Res Hmstd: Ex-Hi Val	154,200	165,300		7.2	2,028	2,134	106	5.2	1.315	1.291
Apartment (Mkt rate)	300,000	314,500		4.8	5,452	5,540	88	1.6	1.817	1.761
Comm/Ind: Lo Val	150,000	157,800		5.2	4,463	4,590	128	2.9	2.975	2.908
Comm/Ind: Med Val	300,000	315,500		5.2	10,381	10,565	184	1.8	3.460	3.348
Comm/Ind: Hi Val	1,000,000	1,051,800		5.2	37,998	38,462	463	1.2	3.799	3.656

House Research

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**NORTHWEST TOWNS**

Tax Burdens by Property Class	Taxable Market				Net Tax				Effective Tax Rates	
	Baseline	Alternativ	Chang	Pctg Chn	Baseline	Alternativ	Chang	Pctg Chn	Bas	Alte
Res Hmstd: Exist	3,511,188	3,934,225	423,037	12.0	28,250	31,966	3,715	13.2	0.80	0.81
ResNonHm 1 Exist	216,896	240,398	23,502	10.8	2,266	2,471	205	9.0	1.04	1.03
ResNonHm23 Exist	62,678	69,361	6,683	10.7	752	808	56	7.5	1.20	1.16
Apartments Exist	7,621	9,056	1,435	18.8	85	98	13	15.0	1.12	1.08
Seas Rec: Exist	2,106,122	2,462,344	356,222	16.9	25,045	28,341	3,297	13.2	1.19	1.15
Com/Ind Lo Exist	114,491	117,110	2,620	2.3	2,660	2,636	-25	-0.9	2.32	2.25
Com/Ind Hi Exist	124,480	122,346	-2,133	-1.7	3,916	3,728	-189	-4.8	3.15	3.05
Publ U: Elec Gen	315	393	78	24.8	5	5	1	16.1	1.49	1.38
Publ U: Other	419,195	451,680	32,485	7.7	13,137	13,869	732	5.6	3.13	3.07
AgHm House Exist	1,072,306	1,162,663	90,358	8.4	8,593	9,484	891	10.4	0.80	0.82
AgHm Land: Exist	3,664,590	3,989,959	325,369	8.9	18,367	19,770	1,403	7.6	0.50	0.50
Ag NonHm: Exist	2,068,370	2,249,819	181,449	8.8	21,171	22,149	979	4.6	1.02	0.98
Res Hmstd	0	141,913	141,913	0.0	0	1,159	1,159	0.0	0.00	0.82
All Other NewCon	0	145,792	145,792	0.0	0	1,482	1,482	0.0	0.00	1.02
<b>Total</b>	<b>13,368,249</b>	<b>15,097,058</b>	<b>1,728,809</b>	<b>12.9</b>	<b>124,248</b>	<b>137,967</b>	<b>13,719</b>	<b>11.0</b>	<b>0.93</b>	<b>0.91</b>

**Tax Base**

**Tax Rates**

	Taxable Market				Net Tax Cap		Ref Mkt Val (mills)	
	Baseline	Alternativ	Change	Pctg Chng	Base	Alter	Base	Alter
Total Tax Capacity	125,176	141,900	16,724	13.4	County	57.51 55.63	0.000	0.000
(-) TIF Tax Capacity	43	47	4	9.4	City/Town	17.29 16.22	0.000	0.000
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	18.51 17.25	0.642	0.949
(=) Taxable Tax Capacity	125,134	141,854	16,720	13.4	Special District	3.58 3.25	0.000	0.000
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>96.88 92.35</b>	<b>0.642</b>	<b>0.949</b>

**Tax Burdens on  
Hypothetical**

	Taxable Market			Net Tax				Effectiv Tax Rates	
	Baseline	Alternativ	Pctg Chng	Baseline	Alternativ	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	78,400	87,800	12.0	508	601	93	18.2	0.647	0.684
Res Hmstd: Avg Val	117,500	131,700	12.1	947	1,087	140	14.8	0.806	0.825
Res Hmstd: Hi Val	156,700	175,600	12.1	1,387	1,574	186	13.4	0.885	0.896
Res Hmstd: Ex-Hi Val	235,100	263,400	12.0	2,268	2,547	279	12.3	0.964	0.966
Seas Rec: Lo Val	50,000	58,500	17.0	592	660	68	11.5	1.184	1.127
Seas Rec: Hi Val	150,000	175,400	16.9	2,015	2,283	268	13.3	1.343	1.301
Comm/Ind: Lo Val	150,000	147,400	-1.7	3,487	3,312	-175	-5.0	2.324	2.246
Comm/Ind: Med Val	300,000	294,900	-1.7	8,104	7,665	-439	-5.4	2.701	2.599
Comm/Ind: Hi Val	1,000,000	982,900	-1.7	29,652	28,059	-1,593	-5.4	2.965	2.854



**House Research**

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**NORTH CENTRAL CITIES**

<i>Tax Burdens by Property Class</i>	<b>Taxable Market</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternativ</b>	<b>Chang</b>	<b>Pctg Chn</b>	<b>Baseline</b>	<b>Alternativ</b>	<b>Chang</b>	<b>Pctg Chn</b>	<b>Bas</b>	<b>Alte</b>
Res Hmstd: Exist	2,532,628	2,815,957	283,329	11.2	24,915	28,504	3,589	14.4	0.98	1.01
ResNonHm 1 Exist	244,586	271,239	26,653	10.9	3,032	3,387	355	11.7	1.24	1.25
ResNonHm23 Exist	82,922	102,077	19,155	23.1	1,280	1,558	278	21.7	1.54	1.53
Apartments Exist	165,807	181,721	15,914	9.6	2,806	3,050	244	8.7	1.69	1.68
Seas Rec: Exist	1,096,979	1,278,852	181,874	16.6	13,990	16,240	2,250	16.1	1.28	1.27
Com/Ind Lo Exist	408,611	416,394	7,783	1.9	11,207	11,247	39	0.4	2.74	2.70
Com/Ind Hi Exist	719,981	745,844	25,863	3.6	24,932	25,697	764	3.1	3.46	3.45
Publ U: Elec Gen	811	817	6	0.7	24	23	-1	-2.2	2.94	2.85
Publ U: Other	69,799	77,141	7,342	10.5	2,612	2,817	205	7.9	3.74	3.65
AgHm House Exist	21,077	23,221	2,144	10.2	218	239	21	9.4	1.04	1.03
AgHm Land: Exist	21,862	25,109	3,247	14.9	99	107	8	8.0	0.45	0.43
Ag NonHm: Exist	26,239	31,433	5,194	19.8	258	314	56	21.7	0.98	1.00
Res Hmstd	0	69,164	69,164	0.0	0	674	674	0.0	0.00	0.97
All Other NewCon	0	93,953	93,953	0.0	0	1,711	1,711	0.0	0.00	1.82
<b>Total</b>	<b>5,391,302</b>	<b>6,132,922</b>	<b>741,620</b>	<b>13.8</b>	<b>85,373</b>	<b>95,567</b>	<b>10,194</b>	<b>11.9</b>	<b>1.58</b>	<b>1.56</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap</b>		<b>Ref Mkt Val (mills)</b>		
	<b>Baseline</b>	<b>Alternativ</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	64,617	72,878	8,261	12.8	County	47.57	47.56	0.000	0.000
(-) TIF Tax Capacity	2,883	3,070	186	6.5	City/Town	42.51	41.73	0.014	0.012
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	21.67	21.08	0.471	0.658
(=) Taxable Tax Capacity	61,734	69,809	8,074	13.1	Special District	0.95	0.88	0.000	0.000
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>112.69</b>	<b>111.25</b>	<b>0.485</b>	<b>0.670</b>

**Tax Burdens on Hypothetical**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effectiv Tax Rates</b>	
	<b>Baseline</b>	<b>Alternativ</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternativ</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	63,700	70,800	11.1	494	552	58	11.7	0.775	0.779
Res Hmstd: Avg Val	95,600	106,300	11.2	837	977	140	16.7	0.875	0.919
Res Hmstd: Hi Val	127,400	141,700	11.2	1,240	1,427	187	15.1	0.973	1.006
Res Hmstd: Ex-Hi Val	191,100	212,500	11.2	2,046	2,325	280	13.7	1.070	1.094
Apartment (Mkt rate)	300,000	328,800	9.6	4,371	4,793	421	9.6	1.457	1.457
Comm/Ind: Lo Val	150,000	155,400	3.6	3,819	3,933	114	3.0	2.546	2.530
Comm/Ind: Med Val	300,000	310,800	3.6	8,887	9,083	196	2.2	2.962	2.922
Comm/Ind: Hi Val	1,000,000	1,035,900	3.6	32,539	33,116	578	1.8	3.253	3.196

**House Research**

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**NORTH CENTRAL TOWNS**

<i>Tax Burdens by Property Class</i>	<b>Taxable Market</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternativ</b>	<b>Chang</b>	<b>Pctg Chn</b>	<b>Baseline</b>	<b>Alternativ</b>	<b>Chang</b>	<b>Pctg Chn</b>	<b>Bas</b>	<b>Alte</b>
Res Hmstd: Exist	4,086,422	4,629,863	543,442	13.3	32,726	37,144	4,419	13.5	0.80	0.80
ResNonHm 1 Exist	273,875	303,037	29,162	10.6	2,799	3,049	250	8.9	1.02	1.01
ResNonHm23 Exist	59,388	71,464	12,076	20.3	769	880	111	14.5	1.29	1.23
Apartments Exist	9,577	10,722	1,145	12.0	122	132	10	8.0	1.28	1.23
Seas Rec: Exist	3,254,287	3,821,214	566,927	17.4	36,917	42,314	5,397	14.6	1.13	1.11
Com/Ind Lo Exist	149,549	156,667	7,119	4.8	3,350	3,394	44	1.3	2.24	2.17
Com/Ind Hi Exist	109,706	118,557	8,850	8.1	3,211	3,343	132	4.1	2.93	2.82
Publ U: Elec Gen	3,658	3,501	-157	-4.3	95	77	-18	-18.	2.61	2.21
Publ U: Other	313,536	350,144	36,609	11.7	10,664	11,257	592	5.6	3.40	3.21
AgHm House Exist	773,090	852,500	79,410	10.3	7,071	7,679	608	8.6	0.91	0.90
AgHm Land: Exist	1,221,200	1,376,426	155,225	12.7	5,779	6,071	291	5.0	0.47	0.44
Ag NonHm: Exist	549,784	638,674	88,889	16.2	5,912	6,526	613	10.4	1.08	1.02
Res Hmstd	0	157,479	157,479	0.0	0	1,313	1,313	0.0	0.00	0.83
All Other NewCon	0	171,072	171,072	0.0	0	1,878	1,878	0.0	0.00	1.10
<b>Total</b>	<b>10,804,072</b>	<b>12,661,319</b>	<b>1,857,247</b>	<b>17.2</b>	<b>109,416</b>	<b>125,057</b>	<b>15,641</b>	<b>14.3</b>	<b>1.01</b>	<b>0.99</b>

**Tax Base**

**Tax Rates**

	<b>Taxable Market</b>				<b>Net Tax Cap</b>		<b>Ref Mkt Val (mills)</b>		
	<b>Baseline</b>	<b>Alternativ</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	108,069	126,686	18,617	17.2	County	53.74	51.45	0.000	0.000
(-) TIF Tax Capacity	28	31	3	10.7	City/Town	17.13	15.55	0.000	0.000
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	23.37	22.55	0.465	0.627
(=) Taxable Tax Capacity	108,041	126,655	18,614	17.2	Special District	0.99	0.91	0.000	0.000
FD Distrib Tax Cap	0	0	0	9.2	<b>Total</b>	<b>95.24</b>	<b>90.45</b>	<b>0.465</b>	<b>0.627</b>

**Tax Burdens on Hypothetical**

	<b>Taxable Market Value</b>			<b>Pctg Chng</b>	<b>Net Tax</b>				<b>Effectiv Tax Rates</b>	
	<b>Baseline</b>	<b>Alternativ</b>	<b>Chng</b>		<b>Baseline</b>	<b>Alternativ</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	79,500	90,100	10,600	13.3	493	580	87	17.6	0.620	0.643
Res Hmstd: Avg Val	119,100	134,900	15,800	13.3	924	1,054	129	14.0	0.776	0.781
Res Hmstd: Hi Val	158,800	179,900	21,100	13.3	1,357	1,530	173	12.7	0.854	0.850
Res Hmstd: Ex-Hi Val	238,300	270,000	31,700	13.3	2,222	2,482	260	11.7	0.932	0.919
Seas Rec: Lo Val	50,000	58,700	8,700	17.4	584	651	67	11.5	1.167	1.109
Seas Rec: Hi Val	150,000	176,100	26,100	17.4	1,990	2,260	270	13.5	1.326	1.283
Comm/Ind: Lo Val	150,000	162,100	12,100	8.1	3,424	3,630	206	6.0	2.282	2.239
Comm/Ind: Med Val	300,000	324,200	24,200	8.1	7,965	8,321	356	4.5	2.654	2.566
Comm/Ind: Hi Val	1,000,000	1,080,700	80,700	8.1	29,158	30,216	1,058	3.6	2.915	2.795

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TACONITE CITIES

Tax Burdens by Property Class	Taxable Market				Net Tax				Effective Tax Rates	
	Baseline	Alternativ	Chang	Pctg Chn	Baseline	Alternativ	Chang	Pctg Chn	Bas	Alte
Res Hmstd: Exist	1,914,610	2,065,269	150,659	7.9	16,855	16,563	-292	-1.7	0.88	0.80
ResNonHm 1 Exist	142,369	166,428	24,058	16.9	2,310	2,506	196	8.5	1.62	1.51
ResNonHm23 Exist	39,936	45,704	5,767	14.4	797	843	46	5.8	2.00	1.84
Apartments Exist	110,505	115,564	5,060	4.6	2,260	2,185	-75	-3.3	2.05	1.89
Seas Rec: Exist	133,062	154,345	21,283	16.0	2,059	2,222	164	7.9	1.55	1.44
Com/Ind Lo Exist	258,990	266,554	7,564	2.9	8,345	8,029	-315	-3.8	3.22	3.01
Com/Ind Hi Exist	306,220	333,842	27,622	9.0	13,169	13,342	173	1.3	4.30	4.00
Publ U: Elec Gen	189,568	184,740	-4,828	-2.5	4,912	4,248	-664	-13.	2.59	2.30
Publ U: Other	110,476	106,389	-4,087	-3.7	4,291	3,826	-465	-10.	3.88	3.60
AgHm House Exist	4,304	4,756	452	10.5	38	42	5	12.3	0.87	0.89
AgHm Land: Exist	2,857	3,208	350	12.3	9	11	2	25.6	0.30	0.33
Ag NonHm: Exist	34,243	40,125	5,882	17.2	516	551	35	6.7	1.51	1.37
Res Hmstd	0	23,213	23,213	0.0	0	186	186	0.0	0.00	0.80
All Other NewCon	0	28,654	28,654	0.0	0	655	655	0.0	0.00	2.29
<b>Total</b>	<b>3,247,140</b>	<b>3,538,789</b>	<b>291,649</b>	<b>9.0</b>	<b>55,560</b>	<b>55,209</b>	<b>-351</b>	<b>-0.6</b>	<b>1.71</b>	<b>1.56</b>

Tax Base

Tax Rates

	Taxable Market				Net Tax Cap		Ref Mkt Val (mills)		
	Baseline	Alternativ	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	40,168	43,426	3,258	8.1	County	64.50	57.40	0.000	0.000
(-) TIF Tax Capacity	1,389	1,529	140	10.1	City/Town	72.95	67.45	0.033	0.030
(-) FD Contrib Tax Cap	1,403	1,586	182	13.0	School District	11.61	10.47	0.630	0.676
(=) Taxable Tax Capacity	37,376	40,312	2,935	7.9	Special District	1.39	2.35	0.000	0.000
FD Distrib Tax Cap	1,400	1,712	313	22.3	<b>Total</b>	150.44	137.66	0.663	0.706

Tax Burdens on  
Hypothetical

	Taxable Market			Net Tax				Effectiv Tax Rates	
	Baseline	Alternativ	Pctg Chng	Baseline	Alternativ	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	46,000	49,600	7.8	223	204	-19	-8.5	0.485	0.411
Res Hmstd: Avg Val	69,000	74,400	7.8	493	464	-29	-5.8	0.714	0.623
Res Hmstd: Hi Val	92,000	99,200	7.8	840	837	-3	-0.3	0.913	0.844
Res Hmstd: Ex-Hi Val	138,000	148,900	7.9	1,604	1,601	-3	-0.2	1.162	1.075
Apartment (Mkt rate)	300,000	313,700	4.6	5,840	5,620	-221	-3.8	1.946	1.791
Comm/Ind: Lo Val	150,000	163,500	9.0	4,718	4,912	194	4.1	3.145	3.004
Comm/Ind: Med Val	300,000	327,100	9.0	10,975	11,255	280	2.6	3.658	3.440
Comm/Ind: Hi Val	1,000,000	1,090,200	9.0	40,175	40,843	668	1.7	4.017	3.746

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TACONITE TOWNS

Tax Burdens by Property Class	Taxable Market				Net Tax				Effective Tax Rates	
	Baseline	Alternativ	Chang	Pctg Chn	Baseline	Alternativ	Chang	Pctg Chn	Bas	Alte
Res Hmstd: Exist	3,280,560	3,692,266	411,706	12.5	21,521	22,360	838	3.9	0.66	0.61
ResNonHm 1 Exist	184,365	217,012	32,647	17.7	2,008	2,123	115	5.7	1.09	0.98
ResNonHm23 Exist	22,035	30,673	8,638	39.2	287	364	76	26.6	1.30	1.19
Apartments Exist	3,756	3,957	201	5.4	50	48	-2	-4.3	1.33	1.21
Seas Rec: Exist	2,795,568	3,276,880	481,312	17.2	35,232	38,055	2,823	8.0	1.26	1.16
Com/Ind Lo Exist	69,517	71,232	1,715	2.5	1,729	1,657	-71	-4.1	2.49	2.33
Com/Ind Hi Exist	119,877	116,934	-2,944	-2.5	4,062	3,681	-381	-9.4	3.39	3.15
Publ U: Elec Gen	727	712	-15	-2.0	16	14	-2	-12.	2.25	2.00
Publ U: Other	229,616	249,293	19,677	8.6	7,560	7,652	92	1.2	3.29	3.07
AgHm House Exist	142,946	159,235	16,289	11.4	622	643	21	3.3	0.44	0.40
AgHm Land: Exist	156,375	183,218	26,843	17.2	308	322	14	4.7	0.20	0.18
Ag NonHm: Exist	363,990	439,263	75,272	20.7	3,826	4,160	334	8.7	1.05	0.95
Res Hmstd	0	78,078	78,078	0.0	0	462	462	0.0	0.00	0.59
All Other NewCon	0	85,354	85,354	0.0	0	998	998	0.0	0.00	1.17
<b>Total</b>	<b>7,369,332</b>	<b>8,604,105</b>	<b>1,234,773</b>	<b>16.8</b>	<b>77,223</b>	<b>82,539</b>	<b>5,316</b>	<b>6.9</b>	<b>1.05</b>	<b>0.96</b>

Tax Base

Tax Rates

	Taxable Market				Net Tax Cap		Ref Mkt Val (mills)		
	Baseline	Alternativ	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	77,001	89,543	12,542	16.3	County	66.45	59.61	0.000	0.000
(-) TIF Tax Capacity	317	264	-53	-16.	City/Town	18.15	16.27	0.000	0.000
(-) FD Contrib Tax Cap	495	662	167	33.8	School District	12.68	10.88	0.373	0.419
(=) Taxable Tax Capacity	76,189	88,616	12,428	16.3	Special District	2.81	2.61	0.000	0.000
FD Distrib Tax Cap	501	537	35	7.0	<b>Total</b>	<b>100.09</b>	<b>89.36</b>	<b>0.373</b>	<b>0.419</b>

Tax Burdens on  
Hypothetical

	Taxable Market			Net Tax				Effectiv Tax Rates	
	Baseline	Alternativ	Pctg Chng	Baseline	Alternativ	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	80,400	90,500	12.6	245	266	21	8.6	0.304	0.293
Res Hmstd: Avg Val	120,500	135,600	12.5	697	728	31	4.5	0.578	0.537
Res Hmstd: Hi Val	160,600	180,800	12.6	1,150	1,192	42	3.7	0.715	0.659
Res Hmstd: Ex-Hi Val	241,000	271,200	12.5	2,057	2,119	62	3.0	0.853	0.781
Seas Rec: Lo Val	50,000	58,600	17.2	608	643	35	5.8	1.216	1.098
Seas Rec: Hi Val	150,000	175,800	17.2	2,063	2,237	173	8.4	1.375	1.272
Comm/Ind: Lo Val	150,000	146,300	-2.5	3,582	3,224	-357	-10.	2.387	2.203
Comm/Ind: Med Val	300,000	292,600	-2.5	8,338	7,476	-862	-10.	2.779	2.555
Comm/Ind: Hi Val	1,000,000	975,400	-2.5	30,537	27,446	-3,091	-10.	3.053	2.813

**House Research**

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**DULUTH AREA**

<i>Tax Burdens by Property Class</i>	<b>Taxable Market</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternativ</b>	<b>Chang</b>	<b>Pctg Chn</b>	<b>Baseline</b>	<b>Alternativ</b>	<b>Chang</b>	<b>Pctg Chn</b>	<b>Bas</b>	<b>Alte</b>
Res Hmstd: Exist	3,668,654	4,161,392	492,739	13.4	40,522	42,499	1,977	4.9	1.10	1.02
ResNonHm 1 Exist	250,063	319,273	69,210	27.7	3,276	3,812	537	16.4	1.31	1.19
ResNonHm23 Exist	129,748	146,721	16,973	13.1	2,106	2,162	56	2.7	1.62	1.47
Apartments Exist	221,342	263,901	42,559	19.2	3,588	3,882	294	8.2	1.62	1.47
Seas Rec: Exist	78,991	85,657	6,666	8.4	1,191	1,178	-13	-1.1	1.51	1.37
Com/Ind Lo Exist	192,986	197,869	4,884	2.5	5,312	5,000	-312	-5.9	2.75	2.53
Com/Ind Hi Exist	597,975	708,587	110,611	18.5	21,726	23,598	1,872	8.6	3.63	3.33
Publ U: Elec Gen	661	461	-200	-30.3	17	11	-6	-36.	2.53	2.29
Publ U: Other	111,148	110,770	-379	-0.3	4,030	3,680	-350	-8.7	3.63	3.32
AgHm House Exist	12,696	13,836	1,140	9.0	135	136	1	0.5	1.07	0.98
AgHm Land: Exist	10,691	12,399	1,709	16.0	48	50	2	4.2	0.45	0.40
Ag NonHm: Exist	16,816	19,730	2,915	17.3	209	219	10	4.8	1.24	1.11
Res Hmstd	0	77,933	77,933	0.0	0	802	802	0.0	0.00	1.03
All Other NewCon	0	61,073	61,073	0.0	0	1,174	1,174	0.0	0.00	1.92
<b>Total</b>	<b>5,291,769</b>	<b>6,179,602</b>	<b>887,832</b>	<b>16.8</b>	<b>82,159</b>	<b>88,201</b>	<b>6,042</b>	<b>7.4</b>	<b>1.55</b>	<b>1.43</b>

**Tax Base**

**Tax Rates**

	<b>Taxable Market</b>				<b>Net Tax Cap</b>		<b>Ref Mkt Val (mills)</b>	
	<b>Baseline</b>	<b>Alternativ</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>
Total Tax Capacity	61,795	72,189	10,394	16.8	County	78.95 69.21	0.000	0.000
(-) TIF Tax Capacity	5,852	7,139	1,287	22.0	City/Town	26.47 24.12	0.000	0.000
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	14.29 13.57	0.648	0.735
(=) Taxable Tax Capacity	55,942	65,050	9,107	16.3	Special District	5.15 5.12	0.000	0.000
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	124.85 112.02	0.648	0.735

**Tax Burdens on Hypothetical**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effectiv Tax Rates</b>	
	<b>Baseline</b>	<b>Alternativ</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternativ</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	79,200	89,800	13.4	739	780	41	5.6	0.933	0.868
Res Hmstd: Avg Val	118,700	134,600	13.4	1,293	1,355	62	4.8	1.089	1.006
Res Hmstd: Hi Val	158,300	179,600	13.5	1,849	1,933	84	4.5	1.168	1.076
Res Hmstd: Ex-Hi Val	237,500	269,400	13.4	2,960	3,086	125	4.2	1.246	1.145
Apartment (Mkt rate)	300,000	357,700	19.2	4,876	5,271	395	8.1	1.625	1.473
Comm/Ind: Lo Val	150,000	177,700	18.5	4,117	4,705	588	14.3	2.744	2.647
Comm/Ind: Med Val	300,000	355,500	18.5	9,575	10,637	1,062	11.1	3.191	2.992
Comm/Ind: Hi Val	1,000,000	1,185,000	18.5	35,042	38,311	3,269	9.3	3.504	3.232

House Research

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EAST CENTRAL CITIES

Tax Burdens by Property Class	Taxable Market				Net Tax				Effective Tax Rates	
	Baseline	Alternativ	Chang	Pctg Chn	Baseline	Alternativ	Chang	Pctg Chn	Bas	Alte
Res Hmstd: Exist	2,415,153	2,726,847	311,694	12.9	31,238	34,062	2,825	9.0	1.29	1.25
ResNonHm 1 Exist	157,178	197,212	40,034	25.5	2,393	2,826	433	18.1	1.52	1.43
ResNonHm23 Exist	78,403	81,362	2,959	3.8	1,471	1,487	16	1.1	1.88	1.83
Apartments Exist	150,355	177,792	27,437	18.2	2,856	3,175	319	11.2	1.90	1.79
Seas Rec: Exist	47,650	54,384	6,734	14.1	908	955	47	5.1	1.91	1.76
Com/Ind Lo Exist	247,256	255,671	8,415	3.4	7,553	7,388	-166	-2.2	3.05	2.89
Com/Ind Hi Exist	392,139	435,292	43,154	11.0	15,679	16,525	845	5.4	4.00	3.80
Publ U: Elec Gen	1,173	1,072	-102	-8.7	36	31	-4	-11.	3.03	2.92
Publ U: Other	73,750	79,477	5,727	7.8	2,964	3,031	66	2.2	4.02	3.81
AgHm House Exist	55,608	61,746	6,138	11.0	661	711	50	7.5	1.19	1.15
AgHm Land: Exist	43,941	50,355	6,415	14.6	219	246	27	12.1	0.50	0.49
Ag NonHm: Exist	20,920	30,805	9,885	47.3	288	409	121	42.0	1.38	1.33
Res Hmstd	0	122,447	122,447	0.0	0	1,554	1,554	0.0	0.00	1.27
All Other NewCon	0	68,232	68,232	0.0	0	1,478	1,478	0.0	0.00	2.17
<b>Total</b>	<b>3,683,525</b>	<b>4,342,693</b>	<b>659,169</b>	<b>17.9</b>	<b>66,267</b>	<b>73,878</b>	<b>7,610</b>	<b>11.5</b>	<b>1.80</b>	<b>1.70</b>

Tax Base

Tax Rates

	Taxable Market				Net Tax Cap		Ref Mkt Val (mills)		
	Baseline	Alternativ	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	43,106	50,493	7,387	17.1	County	65.13	61.64	0.012	0.010
(-) TIF Tax Capacity	2,313	2,285	-27	-1.2	City/Town	49.26	46.06	0.034	0.028
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	29.17	28.39	0.493	0.501
(=) Taxable Tax Capacity	40,793	48,207	7,414	18.2	Special District	1.27	1.12	0.000	0.000
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>144.83</b>	<b>137.21</b>	<b>0.538</b>	<b>0.540</b>

Tax Burdens on  
Hypothetical

	Taxable Market			Net Tax				Effectiv Tax Rates	
	Baseline	Alternativ	Pctg Chng	Baseline	Alternativ	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	77,500	87,500	12.9	862	954	93	10.7	1.111	1.090
Res Hmstd: Avg Val	116,200	131,200	12.9	1,478	1,617	139	9.4	1.271	1.232
Res Hmstd: Hi Val	154,900	174,900	12.9	2,094	2,279	185	8.8	1.351	1.303
Res Hmstd: Ex-Hi Val	232,500	262,500	12.9	3,329	3,607	278	8.3	1.432	1.374
Apartment (Mkt rate)	300,000	354,700	18.2	5,593	6,275	682	12.2	1.864	1.769
Comm/Ind: Lo Val	150,000	166,500	11.0	4,550	4,949	398	8.8	3.033	2.972
Comm/Ind: Med Val	300,000	333,000	11.0	10,591	11,310	719	6.8	3.530	3.396
Comm/Ind: Hi Val	1,000,000	1,110,000	11.0	38,779	40,996	2,217	5.7	3.877	3.693

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EAST CENTRAL TOWNS

Tax Burdens by Property Class	Taxable Market				Net Tax				Effective Tax Rates	
	Baseline	Alternativ	Chang	Pctg Chn	Baseline	Alternativ	Chang	Pctg Chn	Bas	Alte
Res Hmstd: Exist	3,839,281	4,390,496	551,215	14.4	40,142	44,349	4,207	10.5	1.05	1.01
ResNonHm 1 Exist	238,985	274,904	35,920	15.0	2,912	3,151	239	8.2	1.22	1.15
ResNonHm23 Exist	76,643	79,143	2,500	3.3	1,159	1,128	-32	-2.7	1.51	1.42
Apartments Exist	3,425	3,781	356	10.4	50	50	0	0.9	1.45	1.33
Seas Rec: Exist	950,621	1,131,394	180,772	19.0	13,290	14,857	1,567	11.8	1.40	1.31
Com/Ind Lo Exist	75,723	81,919	6,196	8.2	1,974	2,011	37	1.9	2.61	2.45
Com/Ind Hi Exist	50,413	58,365	7,952	15.8	1,751	1,901	150	8.6	3.47	3.26
Publ U: Elec Gen	9,719	4,946	-4,773	-49.1	247	104	-143	-58.	2.54	2.10
Publ U: Other	145,828	160,534	14,707	10.1	5,317	5,471	153	2.9	3.65	3.41
AgHm House Exist	904,677	1,003,636	98,960	10.9	8,785	9,403	617	7.0	0.97	0.94
AgHm Land: Exist	801,200	932,171	130,971	16.3	3,292	3,683	391	11.9	0.41	0.40
Ag NonHm: Exist	291,383	361,038	69,655	23.9	3,411	3,933	522	15.3	1.17	1.09
Res Hmstd	0	138,002	138,002	0.0	0	1,399	1,399	0.0	0.00	1.01
All Other NewCon	0	122,544	122,544	0.0	0	1,401	1,401	0.0	0.00	1.14
<b>Total</b>	<b>7,387,898</b>	<b>8,742,874</b>	<b>1,354,977</b>	<b>18.3</b>	<b>82,331</b>	<b>92,840</b>	<b>10,509</b>	<b>12.8</b>	<b>1.11</b>	<b>1.06</b>

Tax Base

Tax Rates

	Taxable Market				Net Tax Cap		Ref Mkt Val (mills)		
	Baseline	Alternativ	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	72,916	86,102	13,186	18.1	County	66.38	62.44	0.025	0.021
(-) TIF Tax Capacity	70	85	15	21.0	City/Town	20.54	19.08	0.000	0.000
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	28.03	26.34	0.513	0.510
(=) Taxable Tax Capacity	72,846	86,017	13,171	18.1	Special District	1.06	0.92	0.000	0.000
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>116.01</b>	<b>108.78</b>	<b>0.538</b>	<b>0.531</b>

Tax Burdens on  
Hypothetical

	Taxable Market			Net Tax				Effectiv Tax Rates	
	Baseline	Alternativ	Pctg Chng	Baseline	Alternativ	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	90,000	102,900	14.3	801	894	93	11.6	0.890	0.869
Res Hmstd: Avg Val	134,900	154,300	14.4	1,387	1,527	140	10.1	1.027	0.989
Res Hmstd: Hi Val	179,900	205,700	14.3	1,973	2,160	186	9.4	1.096	1.049
Res Hmstd: Ex-Hi Val	269,900	308,700	14.4	3,147	3,427	280	8.9	1.165	1.110
Seas Rec: Lo Val	50,000	59,500	19.0	688	769	81	11.8	1.375	1.292
Seas Rec: Hi Val	150,000	178,500	19.0	2,302	2,621	319	13.9	1.534	1.468
Comm/Ind: Lo Val	150,000	173,700	15.8	3,902	4,448	546	14.0	2.601	2.560
Comm/Ind: Med Val	300,000	347,300	15.8	9,078	10,092	1,014	11.2	3.025	2.905
Comm/Ind: Hi Val	1,000,000	1,157,700	15.8	33,231	36,439	3,208	9.7	3.323	3.147

**House Research**

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**CENTRAL MINN CITIES**

<i>Tax Burdens by Property Class</i>	<b>Taxable Market</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternativ</b>	<b>Chang</b>	<b>Pctg Chn</b>	<b>Baseline</b>	<b>Alternativ</b>	<b>Chang</b>	<b>Pctg Chn</b>	<b>Bas</b>	<b>Alte</b>
Res Hmstd: Exist	8,400,171	9,286,824	886,654	10.6	92,684	100,391	7,707	8.3	1.10	1.08
ResNonHm 1 Exist	463,403	489,888	26,485	5.7	5,860	6,001	141	2.4	1.26	1.22
ResNonHm23 Exist	244,326	238,002	-6,323	-2.6	3,788	3,574	-214	-5.6	1.55	1.50
Apartments Exist	701,324	775,715	74,390	10.6	11,253	11,780	526	4.7	1.60	1.52
Seas Rec: Exist	59,414	64,555	5,141	8.7	887	926	40	4.5	1.49	1.44
Com/Ind Lo Exist	570,606	577,294	6,688	1.2	15,610	15,045	-565	-3.6	2.74	2.61
Com/Ind Hi Exist	1,685,716	1,826,414	140,697	8.3	59,701	61,578	1,877	3.1	3.54	3.37
Publ U: Elec Gen	642,775	628,450	-14,324	-2.2	14,408	13,969	-439	-3.0	2.24	2.22
Publ U: Other	370,042	376,370	6,328	1.7	12,662	12,491	-171	-1.4	3.42	3.32
AgHm House Exist	114,493	127,065	12,573	11.0	1,219	1,352	134	11.0	1.06	1.06
AgHm Land: Exist	100,687	107,217	6,530	6.5	442	448	6	1.4	0.44	0.42
Ag NonHm: Exist	73,891	96,800	22,909	31.0	840	1,042	202	24.1	1.14	1.08
Res Hmstd	0	535,355	535,355	0.0	0	5,787	5,787	0.0	0.00	1.08
All Other NewCon	0	295,303	295,303	0.0	0	5,848	5,848	0.0	0.00	1.98
<b>Total</b>	<b>13,426,848</b>	<b>15,425,252</b>	<b>1,998,404</b>	<b>14.9</b>	<b>219,353</b>	<b>240,232</b>	<b>20,879</b>	<b>9.5</b>	<b>1.63</b>	<b>1.56</b>

**Tax Base**

**Tax Rates**

	<b>Taxable Market</b>				<b>Net Tax Cap</b>		<b>Ref Mkt Val (mills)</b>	
	<b>Baseline</b>	<b>Alternativ</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>
Total Tax Capacity	166,045	188,671	22,626	13.6	County	45.75 43.83	0.000	0.000
(-) TIF Tax Capacity	9,557	10,829	1,272	13.3	City/Town	41.56 39.66	0.033	0.028
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	26.83 25.66	0.995	0.994
(=) Taxable Tax Capacity	156,488	177,842	21,353	13.6	Special District	2.03 2.39	0.000	0.000
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>116.16 111.55</b>	<b>1.028</b>	<b>1.022</b>

**Tax Burdens on Hypothetical**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effectiv Tax Rates</b>	
	<b>Baseline</b>	<b>Alternativ</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternativ</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	94,500	104,500	10.6	907	994	87	9.5	0.960	0.951
Res Hmstd: Avg Val	141,700	156,700	10.6	1,547	1,677	130	8.4	1.091	1.070
Res Hmstd: Hi Val	188,900	208,800	10.5	2,186	2,358	172	7.9	1.157	1.129
Res Hmstd: Ex-Hi Val	283,400	313,300	10.6	3,466	3,725	259	7.5	1.222	1.188
Apartment (Mkt rate)	300,000	331,800	10.6	4,664	4,966	301	6.5	1.554	1.496
Comm/Ind: Lo Val	150,000	162,500	8.3	3,979	4,233	254	6.4	2.652	2.604
Comm/Ind: Med Val	300,000	325,000	8.3	9,232	9,686	453	4.9	3.077	2.980
Comm/Ind: Hi Val	1,000,000	1,083,500	8.4	33,749	35,138	1,388	4.1	3.374	3.242



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CENTRAL MINN TOWNS

Tax Burdens by Property Class	Taxable Market				Net Tax				Effective Tax Rates	
	Baseline	Alternativ	Chang	Pctg Chn	Baseline	Alternativ	Chang	Pctg Chn	Bas	Alte
Res Hmstd: Exist	4,754,293	5,362,650	608,357	12.8	43,984	47,607	3,623	8.2	0.93	0.89
ResNonHm 1 Exist	216,887	256,415	39,528	18.2	2,304	2,564	260	11.3	1.06	1.00
ResNonHm23 Exist	83,623	95,988	12,365	14.8	1,095	1,184	89	8.1	1.31	1.23
Apartments Exist	3,213	3,621	408	12.7	42	44	2	4.0	1.31	1.21
Seas Rec: Exist	561,204	658,395	97,191	17.3	7,070	7,810	740	10.5	1.26	1.19
Com/Ind Lo Exist	116,987	123,428	6,441	5.5	2,775	2,741	-34	-1.2	2.37	2.22
Com/Ind Hi Exist	103,669	118,410	14,740	14.2	3,166	3,394	228	7.2	3.05	2.87
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	151,030	156,496	5,466	3.6	4,729	4,616	-113	-2.4	3.13	2.95
AgHm House Exist	1,087,476	1,216,192	128,715	11.8	9,598	10,255	657	6.8	0.88	0.84
AgHm Land: Exist	1,374,661	1,454,115	79,454	5.8	6,041	5,927	-114	-1.9	0.44	0.41
Ag NonHm: Exist	291,828	340,589	48,761	16.7	2,950	3,225	274	9.3	1.01	0.95
Res Hmstd	0	158,179	158,179	0.0	0	1,419	1,419	0.0	0.00	0.90
All Other NewCon	0	94,972	94,972	0.0	0	987	987	0.0	0.00	1.04
<b>Total</b>	<b>8,744,872</b>	<b>10,039,449</b>	<b>1,294,577</b>	<b>14.8</b>	<b>83,756</b>	<b>91,773</b>	<b>8,017</b>	<b>9.6</b>	<b>0.96</b>	<b>0.91</b>

Tax Base

Tax Rates

	Taxable Market				Net Tax Cap		Ref Mkt Val (mills)		
	Baseline	Alternativ	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	84,836	97,766	12,930	15.2	County	46.03	44.17	0.000	0.000
(-) TIF Tax Capacity	206	230	24	11.7	City/Town	21.54	19.23	0.007	0.005
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	29.47	27.07	0.803	0.742
(=) Taxable Tax Capacity	84,630	97,536	12,906	15.2	Special District	1.33	1.68	0.000	0.000
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>98.37</b>	<b>92.14</b>	<b>0.810</b>	<b>0.748</b>

Tax Burdens on  
Hypothetical

	Taxable Market			Net Tax				Effectiv Tax Rates	
	Baseline	Alternativ	Pctg Chng	Baseline	Alternativ	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	113,200	127,700	12.8	935	1,015	80	8.6	0.825	0.794
Res Hmstd: Avg Val	169,700	191,400	12.8	1,587	1,707	119	7.5	0.935	0.891
Res Hmstd: Hi Val	226,200	255,100	12.8	2,240	2,398	159	7.1	0.990	0.940
Res Hmstd: Ex-Hi Val	339,300	382,700	12.8	3,545	3,784	239	6.7	1.044	0.988
Seas Rec: Lo Val	50,000	58,700	17.4	600	661	61	10.2	1.199	1.125
Seas Rec: Hi Val	150,000	176,000	17.3	2,038	2,288	251	12.3	1.358	1.300
Comm/Ind: Lo Val	150,000	171,300	14.2	3,546	3,962	416	11.7	2.363	2.312
Comm/Ind: Med Val	300,000	342,700	14.2	8,233	9,001	768	9.3	2.744	2.626
Comm/Ind: Hi Val	1,000,000	1,142,200	14.2	30,107	32,507	2,399	8.0	3.010	2.845

House Research

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**SOUTHWEST CITIES**

Tax Burdens by Property Class	Taxable Market				Net Tax				Effective Tax Rates	
	Baseline	Alternativ	Chang	Pctg Chn	Baseline	Alternativ	Chang	Pctg Chn	Bas	Alte
Res Hmstd: Exist	3,962,595	4,179,565	216,971	5.5	52,836	53,274	438	0.8	1.33	1.27
ResNonHm 1 Exist	249,936	271,897	21,960	8.8	4,146	4,293	148	3.6	1.66	1.58
ResNonHm23 Exist	67,540	71,063	3,523	5.2	1,314	1,316	2	0.1	1.95	1.85
Apartments Exist	265,995	279,559	13,564	5.1	5,179	5,185	6	0.1	1.95	1.85
Seas Rec: Exist	14,777	16,470	1,693	11.5	307	325	17	5.6	2.08	1.97
Com/Ind Lo Exist	503,861	508,409	4,548	0.9	16,166	15,517	-650	-4.0	3.21	3.05
Com/Ind Hi Exist	662,237	684,492	22,254	3.4	27,313	26,869	-444	-1.6	4.12	3.93
Publ U: Elec Gen	4,038	3,964	-75	-1.8	108	105	-4	-3.4	2.68	2.64
Publ U: Other	67,613	74,364	6,751	10.0	2,952	3,072	121	4.1	4.37	4.13
AgHm House Exist	18,811	19,083	272	1.4	261	253	-8	-3.0	1.39	1.32
AgHm Land: Exist	37,516	39,675	2,160	5.8	331	336	6	1.7	0.88	0.85
Ag NonHm: Exist	39,408	46,610	7,202	18.3	658	735	77	11.7	1.67	1.58
Res Hmstd	0	84,834	84,834	0.0	0	1,064	1,064	0.0	0.00	1.25
All Other NewCon	0	58,398	58,398	0.0	0	1,579	1,579	0.0	0.00	2.70
<b>Total</b>	<b>5,894,327</b>	<b>6,338,382</b>	<b>444,055</b>	<b>7.5</b>	<b>111,570</b>	<b>113,922</b>	<b>2,352</b>	<b>2.1</b>	<b>1.89</b>	<b>1.80</b>

**Tax Base**

**Tax Rates**

	Taxable Market				Pctg Chng	Net Tax Cap		Ref Mkt Val (mills)	
	Baseline	Alternativ	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	69,449	74,532	5,083	7.3	County	61.22	58.50	0.040	0.036
(-) TIF Tax Capacity	3,509	3,615	105	3.0	City/Town	64.01	62.83	0.038	0.036
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	23.00	19.90	1.195	1.115
(=) Taxable Tax Capacity	65,940	70,917	4,978	7.5	Special District	1.67	1.60	0.000	0.000
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>149.90</b>	<b>142.84</b>	<b>1.273</b>	<b>1.186</b>

**Tax Burdens on  
Hypothetical**

	Taxable Market			Pctg Chng	Net Tax				Effectiv Tax Rates	
	Baseline	Alternativ	Value		Baseline	Alternativ	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	48,300	50,900		5.4	592	584	-9	-1.4	1.226	1.146
Res Hmstd: Avg Val	72,400	76,400		5.5	888	878	-10	-1.1	1.226	1.149
Res Hmstd: Hi Val	96,600	101,900		5.5	1,286	1,296	10	0.8	1.330	1.271
Res Hmstd: Ex-Hi Val	144,900	152,800		5.5	2,115	2,129	14	0.7	1.459	1.393
Apartment (Mkt rate)	300,000	315,300		5.1	6,003	6,004	0	0.0	2.001	1.904
Comm/Ind: Lo Val	150,000	155,000		3.3	4,775	4,742	-33	-0.7	3.183	3.059
Comm/Ind: Med Val	300,000	310,100		3.4	11,077	10,942	-135	-1.2	3.692	3.528
Comm/Ind: Hi Val	1,000,000	1,033,600		3.4	40,490	39,867	-624	-1.5	4.049	3.857

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**SOUTHWEST TOWNS**

Tax Burdens by Property Class	Taxable Market				Net Tax				Effective Tax Rates	
	Baseline	Alternativ	Chang	Pctg Chn	Baseline	Alternativ	Chang	Pctg Chn	Bas	Alte
Res Hmstd: Exist	1,899,517	2,120,913	221,395	11.7	18,735	19,732	997	5.3	0.99	0.93
ResNonHm 1 Exist	189,656	209,965	20,309	10.7	2,201	2,281	80	3.6	1.16	1.09
ResNonHm23 Exist	29,913	31,528	1,615	5.4	443	432	-10	-2.3	1.48	1.37
Apartments Exist	3,262	3,198	-65	-2.0	43	38	-4	-10.0	1.31	1.20
Seas Rec: Exist	357,150	414,684	57,535	16.1	5,138	5,633	495	9.6	1.44	1.36
Com/Ind Lo Exist	91,581	93,928	2,347	2.6	2,284	2,199	-84	-3.7	2.49	2.34
Com/Ind Hi Exist	125,831	126,286	455	0.4	4,042	3,779	-263	-6.5	3.21	2.99
Publ U: Elec Gen	489	500	11	2.2	8	8	0	2.4	1.67	1.68
Publ U: Other	321,104	331,784	10,679	3.3	9,860	9,562	-299	-3.0	3.07	2.88
AgHm House Exist	1,111,748	1,204,131	92,383	8.3	9,162	9,270	109	1.2	0.82	0.77
AgHm Land: Exist	6,752,733	7,449,291	696,558	10.3	36,206	38,630	2,424	6.7	0.54	0.52
Ag NonHm: Exist	3,247,353	3,623,996	376,643	11.6	31,747	32,908	1,161	3.7	0.98	0.91
Res Hmstd	0	64,968	64,968	0.0	0	606	606	0.0	0.00	0.93
All Other NewCon	0	79,047	79,047	0.0	0	740	740	0.0	0.00	0.94
<b>Total</b>	<b>14,130,338</b>	<b>15,754,218</b>	<b>1,623,880</b>	<b>11.5</b>	<b>119,869</b>	<b>125,820</b>	<b>5,951</b>	<b>5.0</b>	<b>0.85</b>	<b>0.80</b>

**Tax Base**

**Tax Rates**

	Taxable Market				County	Net Tax Cap		Ref Mkt Val (mills)	
	Baseline	Alternativ	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	120,706	135,503	14,797	12.3	62.72	59.59	0.023	0.020	
(-) TIF Tax Capacity	363	385	21	5.9	15.45	14.30	0.000	0.000	
(-) FD Contrib Tax Cap	0	0	0	0.0	20.07	17.71	1.264	1.186	
(=) Taxable Tax Capacity	120,343	135,118	14,775	12.3	1.60	1.48	0.000	0.000	
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	99.83	93.07	1.287	1.206

**Tax Burdens on  
Hypothetical**

	Taxable Market			Pctg Chng	Net Tax				Effectiv Tax Rates	
	Baseline	Alternativ	Value		Baseline	Alternativ	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	71,800	80,200		11.7	522	543	21	4.0	0.726	0.676
Res Hmstd: Avg Val	107,700	120,300		11.7	938	1,001	62	6.6	0.871	0.831
Res Hmstd: Hi Val	143,600	160,300		11.6	1,375	1,457	82	6.0	0.957	0.908
Res Hmstd: Ex-Hi Val	215,400	240,500		11.7	2,249	2,372	123	5.5	1.044	0.986
Comm/Ind: Lo Val	150,000	150,500		0.3	3,650	3,440	-210	-5.8	2.433	2.285
Comm/Ind: Med Val	300,000	301,100		0.4	8,453	7,965	-488	-5.8	2.817	2.645
Comm/Ind: Hi Val	1,000,000	1,003,600		0.4	30,864	29,071	-1,793	-5.8	3.086	2.896

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**SOUTH CENTRAL CITIES**

Tax Burdens by Property Class	Taxable Market				Net Tax				Effective Tax Rates	
	Baseline	Alternativ	Chang	Pctg Chn	Baseline	Alternativ	Chang	Pctg Chn	Bas	Alte
Res Hmstd: Exist	4,216,169	4,620,862	404,693	9.6	44,075	48,517	4,442	10.1	1.05	1.05
ResNonHm 1 Exist	219,124	272,957	53,833	24.6	2,849	3,425	575	20.2	1.30	1.25
ResNonHm23 Exist	111,002	106,469	-4,533	-4.1	1,683	1,589	-94	-5.6	1.52	1.49
Apartments Exist	300,045	340,326	40,281	13.4	4,420	4,824	403	9.1	1.47	1.42
Seas Rec: Exist	14,143	15,903	1,760	12.4	241	259	18	7.3	1.70	1.63
Com/Ind Lo Exist	399,061	410,173	11,112	2.8	10,814	10,841	27	0.3	2.71	2.64
Com/Ind Hi Exist	816,543	895,015	78,472	9.6	27,511	28,918	1,407	5.1	3.37	3.23
Publ U: Elec Gen	16,255	15,696	-559	-3.4	350	313	-36	-10.	2.15	2.00
Publ U: Other	72,772	78,861	6,089	8.4	2,536	2,645	109	4.3	3.48	3.35
AgHm House Exist	11,466	12,220	754	6.6	137	147	11	7.8	1.19	1.20
AgHm Land: Exist	21,322	22,992	1,670	7.8	151	165	14	9.5	0.71	0.72
Ag NonHm: Exist	27,927	31,920	3,994	14.3	337	386	49	14.5	1.21	1.21
Res Hmstd	0	125,008	125,008	0.0	0	1,295	1,295	0.0	0.00	1.04
All Other NewCon	0	74,661	74,661	0.0	0	1,470	1,470	0.0	0.00	1.97
<b>Total</b>	<b>6,225,829</b>	<b>7,023,064</b>	<b>797,234</b>	<b>12.8</b>	<b>95,103</b>	<b>104,793</b>	<b>9,690</b>	<b>10.2</b>	<b>1.53</b>	<b>1.49</b>

**Tax Base**

**Tax Rates**

	Taxable Market				Net Tax Cap			Ref Mkt Val (mills)	
	Baseline	Alternativ	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	74,226	83,469	9,242	12.5	County	50.25	48.44	0.000	0.000
(-) TIF Tax Capacity	3,930	4,533	603	15.3	City/Town	50.83	50.25	0.033	0.029
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	14.52	14.54	1.009	0.957
(=) Taxable Tax Capacity	70,296	78,936	8,639	12.3	Special District	0.68	0.65	0.000	0.000
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>116.28</b>	<b>113.88</b>	<b>1.042</b>	<b>0.986</b>

**Tax Burdens on  
Hypothetical**

	Taxable Market			Net Tax				Effectiv Tax Rates	
	Baseline	Alternativ	Pctg Chng	Baseline	Alternativ	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	63,900	70,000	9.5	554	586	32	5.8	0.866	0.837
Res Hmstd: Avg Val	95,800	105,000	9.6	928	1,021	94	10.1	0.968	0.972
Res Hmstd: Hi Val	127,700	140,000	9.6	1,360	1,486	125	9.2	1.065	1.061
Res Hmstd: Ex-Hi Val	191,600	210,000	9.6	2,228	2,415	188	8.4	1.162	1.150
Apartment (Mkt rate)	300,000	340,300	13.4	4,673	5,180	507	10.8	1.557	1.522
Comm/Ind: Lo Val	150,000	164,400	9.6	3,984	4,350	366	9.2	2.655	2.645
Comm/Ind: Med Val	300,000	328,800	9.6	9,243	9,937	694	7.5	3.080	3.022
Comm/Ind: Hi Val	1,000,000	1,096,100	9.6	33,786	36,015	2,228	6.6	3.378	3.285

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**SOUTH CENTRAL TOWNS**

Tax Burdens by Property Class	Taxable Market				Net Tax				Effective Tax Rates	
	Baseline	Alternativ	Chang	Pctg Chn	Baseline	Alternativ	Chang	Pctg Chn	Bas	Alte
Res Hmstd: Exist	1,635,776	1,861,794	226,018	13.8	12,291	14,013	1,723	14.0	0.75	0.75
ResNonHm 1 Exist	140,436	166,915	26,478	18.9	1,296	1,503	207	16.0	0.92	0.90
ResNonHm23 Exist	24,410	21,122	-3,288	-13.5	276	234	-42	-15.	1.13	1.11
Apartments Exist	2,183	3,146	963	44.1	25	37	11	43.8	1.16	1.16
Seas Rec: Exist	94,690	106,991	12,301	13.0	999	1,105	106	10.6	1.05	1.03
Com/Ind Lo Exist	57,575	58,185	610	1.1	1,222	1,189	-34	-2.8	2.12	2.04
Com/Ind Hi Exist	65,455	71,042	5,587	8.5	1,818	1,898	80	4.4	2.78	2.67
Publ U: Elec Gen	10,841	11,212	372	3.4	141	150	9	6.6	1.30	1.34
Publ U: Other	228,464	237,569	9,105	4.0	6,285	6,356	71	1.1	2.75	2.68
AgHm House Exist	851,958	938,732	86,774	10.2	5,700	6,429	729	12.8	0.67	0.68
AgHm Land: Exist	4,299,346	4,582,041	282,695	6.6	20,579	22,168	1,590	7.7	0.48	0.48
Ag NonHm: Exist	1,750,990	1,915,241	164,251	9.4	14,439	15,482	1,043	7.2	0.82	0.81
Res Hmstd	0	46,714	46,714	0.0	0	349	349	0.0	0.00	0.75
All Other NewCon	0	39,821	39,821	0.0	0	288	288	0.0	0.00	0.72
<b>Total</b>	<b>9,162,125</b>	<b>10,060,526</b>	<b>898,401</b>	<b>9.8</b>	<b>65,069</b>	<b>71,200</b>	<b>6,131</b>	<b>9.4</b>	<b>0.71</b>	<b>0.71</b>

**Tax Base**

**Tax Rates**

	Taxable Market				Pctg Chng	Net Tax Cap		Ref Mkt Val (mills)	
	Baseline	Alternativ	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	79,426	88,063	8,637	10.9	County	53.31	51.87	0.000	0.000
(-) TIF Tax Capacity	26	35	9	34.6	City/Town	13.99	12.97	0.000	0.000
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	15.03	15.71	0.985	0.954
(=) Taxable Tax Capacity	79,400	88,027	8,628	10.9	Special District	0.68	0.75	0.000	0.000
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>83.01</b>	<b>81.30</b>	<b>0.985</b>	<b>0.954</b>

**Tax Burdens on  
Hypothetical**

	Taxable Market			Pctg Chng	Net Tax				Effectiv Tax Rates	
	Baseline	Alternativ	Value		Baseline	Alternativ	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	86,400	98,300		13.8	508	609	101	20.0	0.587	0.619
Res Hmstd: Avg Val	129,500	147,400		13.8	947	1,099	153	16.1	0.730	0.745
Res Hmstd: Hi Val	172,700	196,600		13.8	1,387	1,590	204	14.7	0.802	0.808
Res Hmstd: Ex-Hi Val	259,100	294,900		13.8	2,267	2,572	305	13.5	0.874	0.872
Comm/Ind: Lo Val	150,000	162,800		8.5	3,226	3,474	247	7.7	2.150	2.133
Comm/Ind: Med Val	300,000	325,600		8.5	7,479	7,941	462	6.2	2.492	2.438
Comm/Ind: Hi Val	1,000,000	1,085,400		8.5	27,324	28,788	1,464	5.4	2.732	2.652

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**OLMSTED COUNTY**

<i>Tax Burdens by Property Class</i>	<b>Taxable Market</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternativ</b>	<b>Chang</b>	<b>Pctg Chn</b>	<b>Baseline</b>	<b>Alternativ</b>	<b>Chang</b>	<b>Pctg Chn</b>	<b>Bas</b>	<b>Alte</b>
Res Hmstd: Exist	5,455,553	5,861,192	405,639	7.4	61,872	64,977	3,105	5.0	1.13	1.11
ResNonHm 1 Exist	379,026	343,085	-35,940	-9.5	4,922	4,293	-630	-12.	1.30	1.25
ResNonHm23 Exist	68,885	121,762	52,876	76.8	1,089	1,872	783	71.8	1.58	1.54
Apartments Exist	358,273	350,753	-7,519	-2.1	5,846	5,551	-295	-5.0	1.63	1.58
Seas Rec: Exist	3,823	8,270	4,447	116.3	59	133	74	124.	1.55	1.61
Com/Ind Lo Exist	214,258	226,722	12,463	5.8	5,830	5,958	128	2.2	2.72	2.63
Com/Ind Hi Exist	1,099,268	1,274,131	174,863	15.9	39,695	44,250	4,555	11.5	3.61	3.47
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	49,130	56,268	7,138	14.5	1,676	1,883	207	12.4	3.41	3.35
AgHm House Exist	296,436	309,129	12,692	4.3	2,843	2,856	13	0.4	0.96	0.92
AgHm Land: Exist	441,210	512,179	70,969	16.1	2,376	2,650	274	11.5	0.54	0.52
Ag NonHm: Exist	134,418	162,069	27,651	20.6	1,437	1,602	165	11.5	1.07	0.99
Res Hmstd	0	217,317	217,317	0.0	0	2,436	2,436	0.0	0.00	1.12
All Other NewCon	0	173,331	173,331	0.0	0	3,270	3,270	0.0	0.00	1.89
<b>Total</b>	<b>8,500,280</b>	<b>9,616,207</b>	<b>1,115,927</b>	<b>13.1</b>	<b>127,647</b>	<b>141,731</b>	<b>14,084</b>	<b>11.0</b>	<b>1.50</b>	<b>1.47</b>

**Tax Base**

**Tax Rates**

	<b>Taxable Market</b>				<b>Net Tax Cap</b>		<b>Ref Mkt Val (mills)</b>		
	<b>Baseline</b>	<b>Alternativ</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	96,942	110,488	13,546	14.0	County	56.37	52.31	0.000	0.000
(-) TIF Tax Capacity	3,441	1,395	-2,046	-59.	City/Town	36.05	36.41	0.000	0.000
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	26.30	25.70	0.975	0.975
(=) Taxable Tax Capacity	93,501	109,093	15,592	16.7	Special District	0.00	0.00	0.000	0.000
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>118.71</b>	<b>114.42</b>	<b>0.975</b>	<b>0.975</b>

**Tax Burdens on Hypothetical**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effectiv Tax Rates</b>	
	<b>Baseline</b>	<b>Alternativ</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternativ</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	99,000	106,400	7.5	989	1,045	56	5.7	0.998	0.981
Res Hmstd: Avg Val	148,500	159,500	7.4	1,669	1,752	83	5.0	1.123	1.098
Res Hmstd: Hi Val	197,900	212,600	7.4	2,348	2,459	111	4.7	1.186	1.156
Res Hmstd: Ex-Hi Val	296,900	319,000	7.4	3,709	3,876	167	4.5	1.249	1.214
Apartment (Mkt rate)	300,000	293,700	-2.1	4,744	4,487	-257	-5.4	1.581	1.527
Comm/Ind: Lo Val	150,000	173,900	15.9	4,028	4,686	657	16.3	2.685	2.694
Comm/Ind: Med Val	300,000	347,700	15.9	9,351	10,609	1,259	13.5	3.116	3.051
Comm/Ind: Hi Val	1,000,000	1,159,100	15.9	34,188	38,265	4,077	11.9	3.418	3.301

**House Research**

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**SOUTHEAST CITIES**

<i>Tax Burdens by Property Class</i>	<b>Taxable Market</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternativ</b>	<b>Chang</b>	<b>Pctg Chn</b>	<b>Baseline</b>	<b>Alternativ</b>	<b>Chang</b>	<b>Pctg Chn</b>	<b>Bas</b>	<b>Alte</b>
Res Hmstd: Exist	7,527,361	8,127,041	599,680	8.0	80,650	85,574	4,923	6.1	1.07	1.05
ResNonHm 1 Exist	396,333	436,888	40,555	10.2	5,056	5,393	337	6.7	1.28	1.23
ResNonHm23 Exist	177,231	185,310	8,079	4.6	2,872	2,907	36	1.2	1.62	1.57
Apartments Exist	421,136	437,433	16,296	3.9	6,447	6,539	92	1.4	1.53	1.49
Seas Rec: Exist	33,917	38,222	4,305	12.7	541	592	51	9.4	1.60	1.55
Com/Ind Lo Exist	632,270	639,489	7,219	1.1	17,164	16,723	-441	-2.6	2.71	2.62
Com/Ind Hi Exist	1,065,820	1,110,884	45,064	4.2	37,696	37,859	163	0.4	3.54	3.41
Publ U: Elec Gen	279,079	272,707	-6,372	-2.3	8,498	7,678	-820	-9.7	3.05	2.82
Publ U: Other	217,806	217,182	-624	-0.3	8,304	7,818	-486	-5.9	3.81	3.60
AgHm House Exist	31,145	33,887	2,742	8.8	340	365	25	7.4	1.09	1.08
AgHm Land: Exist	54,624	61,410	6,786	12.4	335	379	44	13.1	0.61	0.62
Ag NonHm: Exist	44,098	50,022	5,924	13.4	527	583	56	10.6	1.20	1.17
Res Hmstd	0	242,314	242,314	0.0	0	2,609	2,609	0.0	0.00	1.08
All Other NewCon	0	123,655	123,655	0.0	0	2,613	2,613	0.0	0.00	2.11
<b>Total</b>	<b>10,880,821</b>	<b>11,976,443</b>	<b>1,095,622</b>	<b>10.1</b>	<b>168,430</b>	<b>177,632</b>	<b>9,202</b>	<b>5.5</b>	<b>1.55</b>	<b>1.48</b>

**Tax Base**

**Tax Rates**

	<b>Taxable Market</b>				<b>Net Tax Cap</b>		<b>Ref Mkt Val (mills)</b>		
	<b>Baseline</b>	<b>Alternativ</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	128,833	140,743	11,909	9.2	County	48.96	46.70	0.000	0.000
(-) TIF Tax Capacity	6,547	6,612	65	1.0	City/Town	45.38	44.73	0.028	0.025
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	23.09	22.20	1.187	1.087
(=) Taxable Tax Capacity	122,286	134,130	11,844	9.7	Special District	1.41	1.55	0.000	0.000
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>118.84</b>	<b>115.18</b>	<b>1.215</b>	<b>1.112</b>

**Tax Burdens on Hypothetical**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effectiv Tax Rates</b>	
	<b>Baseline</b>	<b>Alternativ</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternativ</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	73,500	79,400	8.0	669	702	33	5.0	0.909	0.884
Res Hmstd: Avg Val	110,200	119,000	8.0	1,170	1,238	67	5.8	1.061	1.040
Res Hmstd: Hi Val	146,900	158,600	8.0	1,684	1,773	89	5.3	1.146	1.118
Res Hmstd: Ex-Hi Val	220,400	238,000	8.0	2,713	2,848	135	5.0	1.230	1.196
Apartment (Mkt rate)	300,000	311,600	3.9	4,821	4,833	12	0.2	1.606	1.550
Comm/Ind: Lo Val	150,000	156,300	4.2	4,067	4,125	58	1.4	2.711	2.639
Comm/Ind: Med Val	300,000	312,700	4.2	9,429	9,501	72	0.8	3.143	3.038
Comm/Ind: Hi Val	1,000,000	1,042,300	4.2	34,452	34,579	127	0.4	3.445	3.317

House Research

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SOUTHEAST TOWNS

Tax Burdens by Property Class	Taxable Market				Net Tax				Effective Tax Rates	
	Baseline	Alternativ	Chang	Pctg Chn	Baseline	Alternativ	Chang	Pctg Chn	Bas	Alte
Res Hmstd: Exist	2,921,501	3,235,273	313,772	10.7	25,156	26,767	1,611	6.4	0.86	0.83
ResNonHm 1 Exist	213,582	238,154	24,571	11.5	2,192	2,300	109	5.0	1.03	0.97
ResNonHm23 Exist	43,315	45,857	2,542	5.9	555	555	0	-0.1	1.28	1.21
Apartments Exist	1,913	2,126	213	11.1	26	27	1	5.4	1.34	1.27
Seas Rec: Exist	133,713	151,517	17,804	13.3	1,569	1,690	120	7.7	1.17	1.12
Com/Ind Lo Exist	74,146	75,960	1,814	2.4	1,747	1,694	-53	-3.0	2.36	2.23
Com/Ind Hi Exist	49,944	52,575	2,631	5.3	1,549	1,536	-13	-0.9	3.10	2.92
Publ U: Elec Gen	1,844	1,810	-34	-1.8	26	24	-2	-9.3	1.43	1.33
Publ U: Other	224,316	241,403	17,087	7.6	6,839	6,995	156	2.3	3.05	2.90
AgHm House Exist	1,299,619	1,436,108	136,489	10.5	10,640	11,299	659	6.2	0.82	0.79
AgHm Land: Exist	4,313,664	4,813,189	499,526	11.6	21,978	24,002	2,024	9.2	0.51	0.50
Ag NonHm: Exist	1,324,374	1,531,895	207,521	15.7	12,598	13,718	1,120	8.9	0.95	0.90
Res Hmstd	0	94,430	94,430	0.0	0	783	783	0.0	0.00	0.83
All Other NewCon	0	85,479	85,479	0.0	0	730	730	0.0	0.00	0.85
<b>Total</b>	<b>10,601,931</b>	<b>12,005,776</b>	<b>1,403,845</b>	<b>13.2</b>	<b>84,876</b>	<b>92,120</b>	<b>7,244</b>	<b>8.5</b>	<b>0.80</b>	<b>0.77</b>

Tax Base

Tax Rates

	Taxable Market				Net Tax Cap		Ref Mkt Val (mills)		
	Baseline	Alternativ	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	92,712	105,722	13,010	14.0	County	50.98	48.76	0.000	0.000
(-) TIF Tax Capacity	77	77	0	0.0	City/Town	19.67	17.69	0.000	0.000
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	22.81	21.60	0.995	0.956
(=) Taxable Tax Capacity	92,635	105,645	13,010	14.0	Special District	0.85	0.75	0.000	0.000
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>94.31</b>	<b>88.79</b>	<b>0.995</b>	<b>0.956</b>

Tax Burdens on  
Hypothetical

	Taxable Market			Net Tax				Effectiv Tax Rates	
	Baseline	Alternativ	Pctg Chng	Baseline	Alternativ	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	93,800	103,900	10.8	690	743	53	7.7	0.735	0.715
Res Hmstd: Avg Val	140,600	155,700	10.7	1,220	1,299	79	6.5	0.867	0.834
Res Hmstd: Hi Val	187,400	207,500	10.7	1,750	1,855	105	6.0	0.933	0.894
Res Hmstd: Ex-Hi Val	281,100	311,300	10.7	2,811	2,969	158	5.6	1.000	0.953
Comm/Ind: Lo Val	150,000	157,900	5.3	3,482	3,520	38	1.1	2.321	2.229
Comm/Ind: Med Val	300,000	315,800	5.3	8,075	8,089	14	0.2	2.691	2.561
Comm/Ind: Hi Val	1,000,000	1,052,700	5.3	29,510	29,414	-96	-0.3	2.950	2.794



**House Research**

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**ANOKA COUNTY**

<i>Tax Burdens by Property Class</i>	<b>Taxable Market</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternativ</b>	<b>Chang</b>	<b>Pctg Chn</b>	<b>Baseline</b>	<b>Alternativ</b>	<b>Chang</b>	<b>Pctg Chn</b>	<b>Bas</b>	<b>Alte</b>
Res Hmstd: Exist	15,428,533	17,438,415	2,009,882	13.0	152,194	171,903	19,709	13.0	0.99	0.99
ResNonHm 1 Exist	565,572	664,566	98,994	17.5	6,300	7,229	928	14.7	1.11	1.09
ResNonHm23 Exist	339,674	373,736	34,062	10.0	4,656	5,004	348	7.5	1.37	1.34
Apartments Exist	832,844	894,543	61,699	7.4	11,570	12,095	525	4.5	1.39	1.35
Seas Rec: Exist	56,372	62,820	6,448	11.4	753	822	68	9.0	1.34	1.31
Com/Ind Lo Exist	418,374	413,750	-4,624	-1.1	10,998	10,423	-575	-5.2	2.63	2.52
Com/Ind Hi Exist	2,455,700	2,600,303	144,603	5.9	84,660	85,877	1,218	1.4	3.45	3.30
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	200,457	213,072	12,615	6.3	6,837	7,001	165	2.4	3.41	3.29
AgHm House Exist	103,837	112,790	8,954	8.6	936	1,019	83	8.9	0.90	0.90
AgHm Land: Exist	76,673	78,653	1,980	2.6	289	291	2	0.8	0.38	0.37
Ag NonHm: Exist	53,345	63,585	10,240	19.2	512	593	81	15.8	0.96	0.93
Res Hmstd	0	482,834	482,834	0.0	0	4,732	4,732	0.0	0.00	0.98
All Other NewCon	0	201,019	201,019	0.0	0	4,281	4,281	0.0	0.00	2.13
<b>Total</b>	<b>20,531,382</b>	<b>23,600,087</b>	<b>3,068,706</b>	<b>14.9</b>	<b>279,705</b>	<b>311,271</b>	<b>31,566</b>	<b>11.3</b>	<b>1.36</b>	<b>1.32</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap</b>		<b>Ref Mkt Val (mills)</b>		
	<b>Baseline</b>	<b>Alternativ</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	236,727	270,259	33,532	14.2	County	35.63	33.47	0.000	0.000
(-) TIF Tax Capacity	16,629	17,898	1,269	7.6	City/Town	34.51	34.35	0.022	0.031
(-) FD Contrib Tax Cap	19,854	21,995	2,142	10.8	School District	22.68	21.86	1.265	1.260
(=) Taxable Tax Capacity	200,244	230,366	30,121	15.0	Special District	5.78	5.97	0.000	0.000
FD Distrib Tax Cap	32,620	33,871	1,251	3.8	<b>Total</b>	<b>98.60</b>	<b>95.64</b>	<b>1.287</b>	<b>1.291</b>

**Tax Burdens on Hypothetical**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effectiv Tax Rates</b>	
	<b>Baseline</b>	<b>Alternativ</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternativ</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	114,900	129,900	13.1	1,012	1,155	143	14.1	0.880	0.888
Res Hmstd: Avg Val	172,300	194,700	13.0	1,703	1,916	213	12.5	0.988	0.984
Res Hmstd: Hi Val	229,700	259,600	13.0	2,395	2,679	285	11.9	1.042	1.032
Res Hmstd: Ex-Hi Val	344,600	389,500	13.0	3,779	4,206	427	11.3	1.096	1.079
Apartment (Mkt rate)	300,000	322,200	7.4	4,084	4,268	184	4.5	1.361	1.324
Comm/Ind: Lo Val	150,000	158,800	5.9	3,912	4,049	137	3.5	2.608	2.549
Comm/Ind: Med Val	300,000	317,700	5.9	9,064	9,290	226	2.5	3.021	2.924
Comm/Ind: Hi Val	1,000,000	1,058,900	5.9	33,106	33,737	631	1.9	3.310	3.186

House Research

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WASHINGTON COUNTY

Tax Burdens by Property Class	Taxable Market				Net Tax				Effective Tax Rates	
	Baseline	Alternativ	Chang	Pctg Chn	Baseline	Alternativ	Chang	Pctg Chn	Bas	Alte
Res Hmstd: Exist	14,038,530	15,811,850	1,773,320	12.6	144,373	155,665	11,292	7.8	1.03	0.98
ResNonHm 1 Exist	639,559	819,178	179,618	28.1	7,023	8,519	1,496	21.3	1.10	1.04
ResNonHm23 Exist	257,276	367,553	110,277	42.9	3,340	4,593	1,253	37.5	1.30	1.25
Apartments Exist	541,785	561,429	19,644	3.6	7,642	7,475	-167	-2.2	1.41	1.33
Seas Rec: Exist	97,579	119,226	21,647	22.2	1,231	1,411	180	14.6	1.26	1.18
Com/Ind Lo Exist	239,100	244,440	5,340	2.2	6,212	6,038	-173	-2.8	2.60	2.47
Com/Ind Hi Exist	1,656,989	1,754,571	97,582	5.9	57,060	57,376	316	0.6	3.44	3.27
Publ U: Elec Gen	53,338	51,553	-1,786	-3.3	1,147	1,098	-49	-4.3	2.15	2.13
Publ U: Other	200,689	208,156	7,467	3.7	6,867	6,764	-104	-1.5	3.42	3.25
AgHm House Exist	244,912	270,643	25,731	10.5	2,206	2,305	99	4.5	0.90	0.85
AgHm Land: Exist	132,645	143,843	11,198	8.4	368	375	7	1.9	0.28	0.26
Ag NonHm: Exist	165,288	172,715	7,426	4.5	1,485	1,438	-47	-3.2	0.90	0.83
Res Hmstd	0	350,008	350,008	0.0	0	3,429	3,429	0.0	0.00	0.98
All Other NewCon	0	204,182	204,182	0.0	0	3,404	3,404	0.0	0.00	1.67
<b>Total</b>	<b>18,267,693</b>	<b>21,079,347</b>	<b>2,811,654</b>	<b>15.4</b>	<b>238,955</b>	<b>259,892</b>	<b>20,936</b>	<b>8.8</b>	<b>1.31</b>	<b>1.23</b>

Tax Base

Tax Rates

	Taxable Market				Net Tax Cap		Ref Mkt Val (mills)		
	Baseline	Alternativ	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	205,128	235,690	30,562	14.9	County	30.97	28.42	0.000	0.000
(-) TIF Tax Capacity	6,669	6,723	54	0.8	City/Town	31.79	30.65	0.059	0.051
(-) FD Contrib Tax Cap	13,680	15,184	1,503	11.0	School District	24.48	23.09	1.689	1.599
(=) Taxable Tax Capacity	184,778	213,783	29,005	15.7	Special District	5.92	5.52	0.000	0.000
FD Distrib Tax Cap	17,622	18,517	895	5.1	<b>Total</b>	<b>93.16</b>	<b>87.69</b>	<b>1.748</b>	<b>1.650</b>

Tax Burdens on  
Hypothetical

	Taxable Market			Net Tax				Effectiv Tax Rates	
	Baseline	Alternativ	Pctg Chng	Baseline	Alternativ	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	146,500	165,000	12.6	1,380	1,495	115	8.3	0.942	0.906
Res Hmstd: Avg Val	219,600	247,300	12.6	2,255	2,427	172	7.6	1.026	0.981
Res Hmstd: Hi Val	292,700	329,700	12.6	3,130	3,359	230	7.3	1.069	1.018
Res Hmstd: Ex-Hi Val	439,200	494,700	12.6	4,859	5,154	295	6.1	1.106	1.041
Apartment (Mkt rate)	300,000	310,900	3.6	4,018	3,921	-97	-2.4	1.339	1.261
Comm/Ind: Lo Val	150,000	158,800	5.9	3,893	3,975	82	2.1	2.595	2.502
Comm/Ind: Med Val	300,000	317,700	5.9	8,996	9,100	104	1.2	2.998	2.864
Comm/Ind: Hi Val	1,000,000	1,058,900	5.9	32,811	33,010	198	0.6	3.281	3.117

**House Research**

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**DAKOTA COUNTY**

<i>Tax Burdens by Property Class</i>	<b>Taxable Market</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternativ</b>	<b>Chang</b>	<b>Pctg Chn</b>	<b>Baseline</b>	<b>Alternativ</b>	<b>Chang</b>	<b>Pctg Chn</b>	<b>Bas</b>	<b>Alte</b>
Res Hmstd: Exist	21,708,846	24,152,648	2,443,803	11.3	219,949	237,012	17,063	7.8	1.01	0.98
ResNonHm 1 Exist	864,458	1,041,803	177,345	20.5	9,563	11,026	1,463	15.3	1.11	1.06
ResNonHm23 Exist	346,457	348,594	2,137	0.6	4,782	4,561	-221	-4.6	1.38	1.31
Apartments Exist	1,509,935	1,534,023	24,089	1.6	20,025	19,646	-379	-1.9	1.33	1.28
Seas Rec: Exist	32,805	34,892	2,087	6.4	427	422	-5	-1.1	1.30	1.21
Com/Ind Lo Exist	453,636	450,259	-3,377	-0.7	11,775	11,132	-643	-5.5	2.60	2.47
Com/Ind Hi Exist	3,641,999	3,777,873	135,874	3.7	123,226	122,649	-577	-0.5	3.38	3.25
Publ U: Elec Gen	75,292	74,225	-1,067	-1.4	1,756	1,636	-119	-6.8	2.33	2.20
Publ U: Other	387,424	406,099	18,675	4.8	13,198	13,175	-23	-0.2	3.41	3.24
AgHm House Exist	196,340	211,101	14,761	7.5	1,721	1,709	-12	-0.7	0.88	0.81
AgHm Land: Exist	273,077	315,478	42,401	15.5	1,103	1,267	164	14.9	0.40	0.40
Ag NonHm: Exist	170,235	195,135	24,900	14.6	1,529	1,677	149	9.7	0.90	0.86
Res Hmstd	0	683,557	683,557	0.0	0	6,928	6,928	0.0	0.00	1.01
All Other NewCon	0	347,918	347,918	0.0	0	6,268	6,268	0.0	0.00	1.80
<b>Total</b>	<b>29,660,502</b>	<b>33,573,607</b>	<b>3,913,105</b>	<b>13.2</b>	<b>409,053</b>	<b>439,108</b>	<b>30,055</b>	<b>7.3</b>	<b>1.38</b>	<b>1.31</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap</b>		<b>Ref Mkt Val (mills)</b>		
	<b>Baseline</b>	<b>Alternativ</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	343,882	385,991	42,109	12.2	County	30.18	28.28	0.075	0.067
(-) TIF Tax Capacity	14,268	17,358	3,089	21.7	City/Town	35.54	34.78	0.070	0.074
(-) FD Contrib Tax Cap	30,770	32,965	2,195	7.1	School District	22.69	23.47	1.520	1.243
(=) Taxable Tax Capacity	298,844	335,669	36,825	12.3	Special District	4.87	4.73	0.000	0.000
FD Distrib Tax Cap	34,121	35,423	1,302	3.8	<b>Total</b>	<b>93.28</b>	<b>91.26</b>	<b>1.666</b>	<b>1.384</b>

**Tax Burdens on Hypothetical**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effectiv Tax Rates</b>	
	<b>Baseline</b>	<b>Alternativ</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternativ</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	135,100	150,300	11.3	1,234	1,342	108	8.7	0.913	0.893
Res Hmstd: Avg Val	202,600	225,400	11.3	2,037	2,199	162	8.0	1.005	0.975
Res Hmstd: Hi Val	270,100	300,500	11.3	2,840	3,056	216	7.6	1.051	1.017
Res Hmstd: Ex-Hi Val	405,200	450,800	11.3	4,447	4,738	291	6.5	1.097	1.050
Apartment (Mkt rate)	300,000	304,800	1.6	3,998	3,899	-99	-2.5	1.332	1.279
Comm/Ind: Lo Val	150,000	155,600	3.7	3,901	3,898	-3	-0.1	2.600	2.504
Comm/Ind: Med Val	300,000	311,200	3.7	9,018	8,964	-54	-0.6	3.006	2.880
Comm/Ind: Hi Val	1,000,000	1,037,300	3.7	32,900	32,608	-292	-0.9	3.290	3.143

**House Research**

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**CARVER & SCOTT**

<i>Tax Burdens by Property Class</i>	<b>Taxable Market</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternativ</b>	<b>Chang</b>	<b>Pctg Chn</b>	<b>Baseline</b>	<b>Alternativ</b>	<b>Chang</b>	<b>Pctg Chn</b>	<b>Bas</b>	<b>Alte</b>
Res Hmstd: Exist	11,390,404	12,663,788	1,273,384	11.2	133,720	140,597	6,877	5.1	1.17	1.11
ResNonHm 1 Exist	535,707	617,099	81,393	15.2	6,569	7,133	564	8.6	1.23	1.16
ResNonHm23 Exist	230,764	231,294	530	0.2	3,426	3,238	-187	-5.5	1.48	1.40
Apartments Exist	260,049	302,752	42,703	16.4	4,018	4,406	388	9.6	1.55	1.46
Seas Rec: Exist	45,476	48,218	2,742	6.0	644	646	2	0.3	1.42	1.34
Com/Ind Lo Exist	271,028	287,242	16,214	6.0	7,381	7,402	21	0.3	2.72	2.58
Com/Ind Hi Exist	1,342,055	1,436,453	94,398	7.0	48,041	48,685	643	1.3	3.58	3.39
Publ U: Elec Gen	19,448	19,208	-240	-1.2	441	421	-20	-4.6	2.27	2.19
Publ U: Other	118,834	125,386	6,552	5.5	4,219	4,198	-21	-0.5	3.55	3.35
AgHm House Exist	393,652	424,278	30,626	7.8	3,299	3,334	35	1.1	0.84	0.79
AgHm Land: Exist	512,496	580,338	67,843	13.2	1,989	2,141	152	7.7	0.39	0.37
Ag NonHm: Exist	190,563	221,477	30,914	16.2	1,797	1,966	169	9.4	0.94	0.89
Res Hmstd	0	722,584	722,584	0.0	0	8,001	8,001	0.0	0.00	1.11
All Other NewCon	0	247,353	247,353	0.0	0	4,233	4,233	0.0	0.00	1.71
<b>Total</b>	<b>15,310,477</b>	<b>17,927,470</b>	<b>2,616,994</b>	<b>17.1</b>	<b>215,545</b>	<b>236,402</b>	<b>20,857</b>	<b>9.7</b>	<b>1.41</b>	<b>1.32</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap</b>		<b>Ref Mkt Val (mills)</b>	
	<b>Baseline</b>	<b>Alternativ</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>
Total Tax Capacity	168,831	196,994	28,163	16.7	County	41.37 38.85	0.000	0.000
(-) TIF Tax Capacity	9,870	7,420	-2,450	-24.0	City/Town	32.52 30.44	0.206	0.179
(-) FD Contrib Tax Cap	10,523	11,506	983	9.3	School District	28.00 26.07	1.384	1.324
(=) Taxable Tax Capacity	148,438	178,067	29,630	20.0	Special District	5.28 5.22	0.000	0.000
FD Distrib Tax Cap	13,963	15,247	1,284	9.2	<b>Total</b>	107.17 100.58	1.590	1.503

**Tax Burdens on Hypothetical**

	<b>Taxable Market Value</b>			<b>Pctg Chng</b>	<b>Net Tax</b>				<b>Effectiv Tax Rates</b>	
	<b>Baseline</b>	<b>Alternativ</b>	<b>Chng</b>		<b>Baseline</b>	<b>Alternativ</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	145,100	161,300	16,200	11.2	1,544	1,638	94	6.1	1.064	1.015
Res Hmstd: Avg Val	217,600	241,900	24,300	11.2	2,502	2,642	140	5.6	1.149	1.092
Res Hmstd: Hi Val	290,000	322,400	32,400	11.2	3,458	3,645	187	5.4	1.192	1.130
Res Hmstd: Ex-Hi Val	435,100	483,700	48,600	11.2	5,355	5,592	237	4.4	1.230	1.156
Apartment (Mkt rate)	300,000	349,300	49,300	16.4	4,496	4,916	420	9.4	1.498	1.407
Comm/Ind: Lo Val	150,000	160,600	10,600	7.1	4,070	4,198	128	3.1	2.713	2.613
Comm/Ind: Med Val	300,000	321,100	21,100	7.0	9,417	9,598	181	1.9	3.138	2.989
Comm/Ind: Hi Val	1,000,000	1,070,300	70,300	7.0	34,370	34,805	435	1.3	3.436	3.251

House Research

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NORTHERN HENNEPIN CO.

Tax Burdens by Property Class	Taxable Market				Net Tax				Effective Tax Rates	
	Baseline	Alternativ	Chang	Pctg Chn	Baseline	Alternativ	Chang	Pctg Chn	Bas	Alte
Res Hmstd: Exist	13,711,595	15,425,068	1,713,472	12.5	173,127	186,567	13,440	7.8	1.26	1.21
ResNonHm 1 Exist	412,836	547,810	134,973	32.7	5,748	7,215	1,467	25.5	1.39	1.32
ResNonHm23 Exist	200,170	236,348	36,178	18.1	3,336	3,708	372	11.2	1.67	1.57
Apartments Exist	1,007,521	1,050,025	42,504	4.2	18,092	17,609	-483	-2.7	1.80	1.68
Seas Rec: Exist	11,550	12,224	674	5.8	209	207	-2	-1.1	1.81	1.69
Com/Ind Lo Exist	293,347	291,066	-2,281	-0.8	8,530	7,993	-537	-6.3	2.91	2.75
Com/Ind Hi Exist	2,720,510	2,845,290	124,779	4.6	103,952	102,584	-1,367	-1.3	3.82	3.61
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	184,256	192,742	8,487	4.6	6,923	6,839	-84	-1.2	3.76	3.55
AgHm House Exist	71,250	77,133	5,883	8.3	857	881	24	2.8	1.20	1.14
AgHm Land: Exist	60,890	70,627	9,737	16.0	294	335	41	13.8	0.48	0.47
Ag NonHm: Exist	64,781	79,457	14,677	22.7	779	892	113	14.5	1.20	1.12
Res Hmstd	0	302,558	302,558	0.0	0	3,576	3,576	0.0	0.00	1.18
All Other NewCon	0	230,704	230,704	0.0	0	6,236	6,236	0.0	0.00	2.70
<b>Total</b>	<b>18,738,707</b>	<b>21,361,051</b>	<b>2,622,344</b>	<b>14.0</b>	<b>321,847</b>	<b>344,642</b>	<b>22,795</b>	<b>7.1</b>	<b>1.72</b>	<b>1.61</b>

Tax Base

Tax Rates

	Taxable Market				Pctg Chng	Net Tax Cap		Ref Mkt Val (mills)	
	Baseline	Alternativ	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	220,728	250,019	29,291	13.3	County	47.20	44.11	0.000	0.000
(-) TIF Tax Capacity	20,294	20,937	643	3.2	City/Town	39.44	36.41	0.126	0.152
(-) FD Contrib Tax Cap	21,655	22,756	1,101	5.1	School District	27.09	26.02	1.594	1.488
(=) Taxable Tax Capacity	178,779	206,326	27,547	15.4	Special District	8.13	7.90	0.000	0.000
FD Distrib Tax Cap	26,944	27,916	972	3.6	<b>Total</b>	121.86	114.44	1.720	1.639

Tax Burdens on  
Hypothetical

	Taxable Market			Pctg Chng	Net Tax				Effectiv Tax Rates	
	Baseline	Alternativ	Value		Baseline	Alternativ	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	118,100	132,900		12.5	1,376	1,486	110	8.0	1.165	1.118
Res Hmstd: Avg Val	177,100	199,200		12.5	2,250	2,413	163	7.3	1.270	1.211
Res Hmstd: Hi Val	236,000	265,500		12.5	3,122	3,340	218	7.0	1.322	1.258
Res Hmstd: Ex-Hi Val	354,200	398,500		12.5	4,872	5,200	328	6.7	1.375	1.304
Apartment (Mkt rate)	300,000	312,700		4.2	5,086	4,986	-100	-2.0	1.695	1.594
Comm/Ind: Lo Val	150,000	156,900		4.6	4,330	4,334	4	0.1	2.886	2.762
Comm/Ind: Med Val	300,000	313,800		4.6	10,017	9,949	-68	-0.7	3.338	3.170
Comm/Ind: Hi Val	1,000,000	1,045,900		4.6	36,555	36,146	-409	-1.1	3.655	3.455

House Research

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SOUTHEAST HENNEPIN CO.

Tax Burdens by Property Class	Taxable Market				Net Tax				Effective Tax Rates	
	Baseline	Alternativ	Chang	Pctg Chn	Baseline	Alternativ	Chang	Pctg Chn	Bas	Alte
Res Hmstd: Exist	16,299,556	18,339,896	2,040,340	12.5	196,259	210,863	14,604	7.4	1.20	1.15
ResNonHm 1 Exist	676,632	870,424	193,792	28.6	8,788	10,668	1,880	21.4	1.30	1.23
ResNonHm23 Exist	162,668	186,241	23,573	14.5	2,616	2,788	172	6.6	1.61	1.50
Apartments Exist	1,927,664	2,001,912	74,248	3.9	30,801	30,092	-709	-2.3	1.60	1.50
Seas Rec: Exist	6,029	5,963	-66	-1.1	92	86	-6	-6.5	1.52	1.43
Com/Ind Lo Exist	333,256	331,995	-1,261	-0.4	9,356	8,801	-555	-5.9	2.81	2.65
Com/Ind Hi Exist	5,918,720	5,901,353	-17,367	-0.3	215,600	203,598	-12,002	-5.6	3.64	3.45
Publ U: Elec Gen	666	653	-12	-1.9	18	17	-2	-8.6	2.76	2.57
Publ U: Other	153,080	161,787	8,707	5.7	5,608	5,606	-1	0.0	3.66	3.47
AgHm House Exist	595	657	62	10.4	7	7	0	6.1	1.18	1.13
AgHm Land: Exist	162	173	11	6.9	0	0	0	-2.4	0.30	0.28
Ag NonHm: Exist	42	48	6	14.6	0	1	0	9.5	1.10	1.05
Res Hmstd	0	95,656	95,656	0.0	0	1,138	1,138	0.0	0.00	1.19
All Other NewCon	0	128,639	128,639	0.0	0	2,799	2,799	0.0	0.00	2.18
<b>Total</b>	<b>25,479,070</b>	<b>28,025,396</b>	<b>2,546,327</b>	<b>10.0</b>	<b>469,145</b>	<b>476,463</b>	<b>7,318</b>	<b>1.6</b>	<b>1.84</b>	<b>1.70</b>

Tax Base

Tax Rates

	Taxable Market				Pctg Chng	Net Tax Cap		Ref Mkt Val (mills)	
	Baseline	Alternativ	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	323,958	350,979	27,021	8.3	County	47.20	44.11	0.000	0.000
(-) TIF Tax Capacity	27,134	27,792	658	2.4	City/Town	35.63	34.27	0.027	0.024
(-) FD Contrib Tax Cap	41,678	41,178	-501	-1.2	School District	21.39	19.64	1.482	1.374
(=) Taxable Tax Capacity	255,146	282,009	26,863	10.5	Special District	9.13	8.98	0.000	0.000
FD Distrib Tax Cap	18,485	19,227	742	4.0	<b>Total</b>	<b>113.35</b>	<b>107.00</b>	<b>1.509</b>	<b>1.398</b>

Tax Burdens on  
Hypothetical

	Taxable Market Value			Pctg Chng	Net Tax				Effectiv Tax Rates	
	Baseline	Alternativ	Chng		Baseline	Alternativ	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	142,300	160,100	17,800	12.5	1,583	1,708	125	7.9	1.112	1.067
Res Hmstd: Avg Val	213,300	240,000	26,700	12.5	2,559	2,747	188	7.3	1.199	1.144
Res Hmstd: Hi Val	284,300	319,900	35,600	12.5	3,535	3,785	250	7.1	1.243	1.183
Res Hmstd: Ex-Hi Val	426,500	479,900	53,400	12.5	5,478	5,805	327	6.0	1.284	1.209
Apartment (Mkt rate)	300,000	311,600	11,600	3.9	4,703	4,603	-100	-2.1	1.567	1.477
Comm/Ind: Lo Val	150,000	149,600	-400	-0.3	4,164	3,923	-241	-5.8	2.775	2.622
Comm/Ind: Med Val	300,000	299,100	-900	-0.3	9,640	9,078	-562	-5.8	3.213	3.035
Comm/Ind: Hi Val	1,000,000	997,100	-2,900	-0.3	35,197	33,159	-2,037	-5.8	3.519	3.325

House Research

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**SOUTHWEST HENNEPIN CO.**

Tax Burdens by Property Class	Taxable Market				Net Tax				Effective Tax Rates	
	Baseline	Alternativ	Chang	Pctg Chn	Baseline	Alternativ	Chang	Pctg Chn	Bas	Alte
Res Hmstd: Exist	21,076,317	23,467,666	2,391,349	11.3	247,855	266,662	18,807	7.6	1.18	1.14
ResNonHm 1 Exist	1,254,124	1,544,014	289,890	23.1	15,418	18,176	2,759	17.9	1.23	1.18
ResNonHm23 Exist	333,067	350,629	17,562	5.3	4,758	4,800	43	0.9	1.43	1.37
Apartments Exist	1,391,125	1,417,946	26,821	1.9	20,719	20,157	-562	-2.7	1.49	1.42
Seas Rec: Exist	83,957	85,962	2,005	2.4	1,293	1,271	-22	-1.7	1.54	1.48
Com/Ind Lo Exist	316,015	317,390	1,375	0.4	8,610	8,201	-409	-4.7	2.72	2.58
Com/Ind Hi Exist	4,614,704	4,576,718	-37,986	-0.8	165,428	155,898	-9,531	-5.8	3.58	3.41
Publ U: Elec Gen	186	43	-143	-77.1	5	1	-4	-77.	2.50	2.43
Publ U: Other	187,089	195,579	8,490	4.5	6,645	6,614	-31	-0.5	3.55	3.38
AgHm House Exist	64,717	70,051	5,334	8.2	723	756	33	4.6	1.12	1.08
AgHm Land: Exist	44,078	52,264	8,186	18.6	198	244	46	23.1	0.45	0.47
Ag NonHm: Exist	72,311	85,701	13,390	18.5	739	834	95	12.9	1.02	0.97
Res Hmstd	0	432,787	432,787	0.0	0	4,868	4,868	0.0	0.00	1.12
All Other NewCon	0	313,382	313,382	0.0	0	5,217	5,217	0.0	0.00	1.66
<b>Total</b>	<b>29,437,690</b>	<b>32,910,131</b>	<b>3,472,442</b>	<b>11.8</b>	<b>472,389</b>	<b>493,699</b>	<b>21,310</b>	<b>4.5</b>	<b>1.60</b>	<b>1.50</b>

**Tax Base**

**Tax Rates**

	Taxable Market				Net Tax Cap		Ref Mkt Val (mills)		
	Baseline	Alternativ	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	353,972	391,490	37,518	10.6	County	47.20	44.11	0.000	0.000
(-) TIF Tax Capacity	8,097	9,082	985	12.2	City/Town	27.98	26.84	0.068	0.077
(-) FD Contrib Tax Cap	38,710	38,416	-294	-0.8	School District	20.83	20.64	1.512	1.384
(=) Taxable Tax Capacity	307,165	343,992	36,827	12.0	Special District	8.33	8.36	0.000	0.000
FD Distrib Tax Cap	14,448	15,581	1,133	7.8	<b>Total</b>	<b>104.34</b>	<b>99.95</b>	<b>1.581</b>	<b>1.461</b>

**Tax Burdens on  
Hypothetical**

	Taxable Market			Net Tax				Effectiv Tax Rates	
	Baseline	Alternativ	Pctg Chng	Baseline	Alternativ	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	194,400	216,500	11.4	2,138	2,303	164	7.7	1.099	1.063
Res Hmstd: Avg Val	291,500	324,600	11.4	3,392	3,638	246	7.3	1.163	1.120
Res Hmstd: Hi Val	388,500	432,600	11.4	4,645	4,956	311	6.7	1.195	1.145
Res Hmstd: Ex-Hi Val	583,000	649,100	11.3	7,221	7,809	588	8.1	1.238	1.203
Apartment (Mkt rate)	300,000	305,800	1.9	4,387	4,267	-120	-2.7	1.462	1.395
Comm/Ind: Lo Val	150,000	148,800	-0.8	4,079	3,843	-236	-5.8	2.719	2.582
Comm/Ind: Med Val	300,000	297,500	-0.8	9,439	8,880	-558	-5.9	3.146	2.985
Comm/Ind: Hi Val	1,000,000	991,800	-0.8	34,450	32,448	-2,002	-5.8	3.445	3.271

**House Research**

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**SUBURBAN RAMSEY CO.**

<i>Tax Burdens by Property Class</i>	<b>Taxable Market</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternativ</b>	<b>Chang</b>	<b>Pctg Chn</b>	<b>Baseline</b>	<b>Alternativ</b>	<b>Chang</b>	<b>Pctg Chn</b>	<b>Bas</b>	<b>Alte</b>
Res Hmstd: Exist	12,363,658	13,975,171	1,611,513	13.0	140,421	150,994	10,573	7.5	1.14	1.08
ResNonHm 1 Exist	484,724	604,065	119,341	24.6	6,049	7,073	1,024	16.9	1.25	1.17
ResNonHm23 Exist	154,542	191,544	37,002	23.9	2,340	2,733	393	16.8	1.51	1.43
Apartments Exist	1,143,154	1,289,309	146,155	12.8	17,644	18,763	1,119	6.3	1.54	1.46
Seas Rec: Exist	9,840	11,443	1,603	16.3	150	168	18	12.2	1.52	1.47
Com/Ind Lo Exist	311,292	306,753	-4,539	-1.5	8,564	7,970	-594	-6.9	2.75	2.60
Com/Ind Hi Exist	3,426,330	3,510,979	84,649	2.5	123,485	119,850	-3,635	-2.9	3.60	3.41
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	174,583	185,263	10,681	6.1	6,276	6,305	28	0.4	3.60	3.40
AgHm House Exist	1,832	1,728	-104	-5.7	20	17	-3	-15.0	1.08	0.97
AgHm Land: Exist	10,463	1,518	-8,944	-85.5	106	6	-100	-94.0	1.02	0.41
Ag NonHm: Exist	13,651	15,422	1,771	13.0	135	139	4	3.0	0.99	0.90
Res Hmstd	0	103,639	103,639	0.0	0	1,118	1,118	0.0	0.00	1.08
All Other NewCon	0	153,507	153,507	0.0	0	3,443	3,443	0.0	0.00	2.24
<b>Total</b>	<b>18,094,068</b>	<b>20,350,341</b>	<b>2,256,273</b>	<b>12.5</b>	<b>305,189</b>	<b>318,579</b>	<b>13,389</b>	<b>4.4</b>	<b>1.69</b>	<b>1.57</b>

**Tax Base**

**Tax Rates**

	<b>Taxable Market</b>				<b>Net Tax Cap</b>		<b>Ref Mkt Val (mills)</b>	
	<b>Baseline</b>	<b>Alternativ</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>
Total Tax Capacity	222,232	247,306	25,074	11.3	County	53.03 49.21	0.000	0.000
(-) TIF Tax Capacity	13,985	14,855	871	6.2	City/Town	26.92 25.91	0.110	0.103
(-) FD Contrib Tax Cap	25,426	27,337	1,911	7.5	School District	20.74 20.14	1.700	1.432
(=) Taxable Tax Capacity	182,821	205,114	22,293	12.2	Special District	5.57 5.79	0.000	0.000
FD Distrib Tax Cap	20,666	21,457	791	3.8	<b>Total</b>	106.26 101.05	1.810	1.536

**Tax Burdens on Hypothetical**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effectiv Tax Rates</b>	
	<b>Baseline</b>	<b>Alternativ</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternativ</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	127,200	143,800	13.1	1,324	1,431	107	8.1	1.040	0.995
Res Hmstd: Avg Val	190,600	215,400	13.0	2,169	2,329	159	7.3	1.138	1.081
Res Hmstd: Hi Val	254,100	287,200	13.0	3,016	3,229	213	7.1	1.187	1.124
Res Hmstd: Ex-Hi Val	381,300	431,000	13.0	4,713	5,017	305	6.5	1.235	1.164
Apartment (Mkt rate)	300,000	338,400	12.8	4,528	4,794	266	5.9	1.509	1.416
Comm/Ind: Lo Val	150,000	153,700	2.5	4,103	4,001	-102	-2.5	2.735	2.603
Comm/Ind: Med Val	300,000	307,400	2.5	9,484	9,218	-266	-2.8	3.161	2.998
Comm/Ind: Hi Val	1,000,000	1,024,700	2.5	34,594	33,564	-1,031	-3.0	3.459	3.275



**House Research**

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 (all figures in \$000s)

**CITY OF MINNEAPOLIS**

<i>Tax Burdens by Property Class</i>	<b>Taxable Market</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternativ</b>	<b>Chang</b>	<b>Pctg Chn</b>	<b>Baseline</b>	<b>Alternativ</b>	<b>Chang</b>	<b>Pctg Chn</b>	<b>Bas</b>	<b>Alte</b>
Res Hmstd: Exist	12,906,977	14,713,387	1,806,410	14.0	185,507	201,028	15,521	8.4	1.44	1.37
ResNonHm 1 Exist	1,008,386	1,397,996	389,610	38.6	16,018	20,961	4,942	30.9	1.59	1.50
ResNonHm23 Exist	775,361	979,005	203,644	26.3	15,063	17,771	2,708	18.0	1.94	1.82
Apartments Exist	2,966,789	3,116,162	149,374	5.0	57,664	56,451	-1,213	-2.1	1.94	1.81
Seas Rec: Exist	175	207	31	17.7	3	3	0	12.0	1.72	1.64
Com/Ind Lo Exist	584,360	597,187	12,828	2.2	17,989	17,285	-704	-3.9	3.08	2.89
Com/Ind Hi Exist	5,417,579	5,364,137	-53,442	-1.0	220,337	204,892	-15,446	-7.0	4.07	3.82
Publ U: Elec Gen	67,002	0	-67,002	-100.0	2,004	0	-2,004	-100	2.99	0.00
Publ U: Other	271,355	343,685	72,330	26.7	11,011	13,108	2,097	19.0	4.06	3.81
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	795	137	20.8	10	11	1	11.7	1.46	1.35
Res Hmstd	0	95,782	95,782	0.0	0	1,309	1,309	0.0	0.00	1.37
All Other NewCon	0	181,657	181,657	0.0	0	3,952	3,952	0.0	0.00	2.18
<b>Total</b>	<b>23,998,641</b>	<b>26,790,000</b>	<b>2,791,359</b>	<b>11.6</b>	<b>525,605</b>	<b>536,769</b>	<b>11,164</b>	<b>2.1</b>	<b>2.19</b>	<b>2.00</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap</b>		<b>Ref Mkt Val (mills)</b>		
	<b>Baseline</b>	<b>Alternativ</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	310,728	340,417	29,689	9.6	County	41.84	39.11	0.000	0.000
(-) TIF Tax Capacity	47,011	49,707	2,695	5.7	City/Town	64.41	61.87	0.142	0.239
(-) FD Contrib Tax Cap	34,108	33,530	-578	-1.7	School District	32.34	26.81	0.983	0.944
(=) Taxable Tax Capacity	229,609	257,181	27,571	12.0	Special District	7.91	7.66	0.000	0.000
FD Distrib Tax Cap	37,894	38,505	611	1.6	<b>Total</b>	<b>146.49</b>	<b>135.46</b>	<b>1.125</b>	<b>1.184</b>

**Tax Burdens on Hypothetical**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effectiv Tax Rates</b>	
	<b>Baseline</b>	<b>Alternativ</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternativ</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	103,000	117,400	14.0	1,345	1,462	117	8.7	1.305	1.245
Res Hmstd: Avg Val	154,400	176,000	14.0	2,202	2,378	176	8.0	1.426	1.351
Res Hmstd: Hi Val	205,900	234,700	14.0	3,061	3,296	235	7.7	1.486	1.404
Res Hmstd: Ex-Hi Val	308,900	352,100	14.0	4,778	5,131	352	7.4	1.546	1.457
Apartment (Mkt rate)	300,000	315,100	5.0	5,831	5,708	-123	-2.1	1.943	1.811
Comm/Ind: Lo Val	150,000	148,500	-1.0	4,618	4,298	-320	-6.9	3.078	2.894
Comm/Ind: Med Val	300,000	297,000	-1.0	10,718	9,956	-762	-7.1	3.572	3.352
Comm/Ind: Hi Val	1,000,000	990,100	-1.0	39,188	36,430	-2,757	-7.0	3.918	3.679

House Research

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 (all figures in \$000s)

CITY OF ST. PAUL

Tax Burdens by Property Class	Taxable Market				Net Tax				Effective Tax Rates	
	Baseline	Alternativ	Chang	Pctg Chn	Baseline	Alternativ	Chang	Pctg Chn	Bas	Alte
Res Hmstd: Exist	8,553,161	9,828,204	1,275,043	14.9	96,905	101,988	5,082	5.2	1.13	1.04
ResNonHm 1 Exist	534,932	727,118	192,185	35.9	7,006	8,619	1,613	23.0	1.31	1.19
ResNonHm23 Exist	356,750	442,101	85,351	23.9	5,748	6,411	663	11.5	1.61	1.45
Apartments Exist	1,609,357	1,955,497	346,140	21.5	25,935	28,370	2,434	9.4	1.61	1.45
Seas Rec: Exist	1,468	1,585	117	8.0	24	24	0	0.4	1.63	1.52
Com/Ind Lo Exist	404,406	416,112	11,706	2.9	11,249	10,689	-560	-5.0	2.78	2.57
Com/Ind Hi Exist	2,574,308	2,617,455	43,147	1.7	94,718	89,048	-5,669	-6.0	3.68	3.40
Publ U: Elec Gen	32,258	34,296	2,038	6.3	840	816	-24	-2.8	2.60	2.38
Publ U: Other	180,262	185,920	5,658	3.1	6,631	6,325	-306	-4.6	3.68	3.40
AgHm House Exist	60	75	15	24.9	1	1	0	6.7	0.91	0.77
AgHm Land: Exist	90	110	19	21.5	0	0	0	1.1	0.37	0.31
Ag NonHm: Exist	676	780	104	15.3	8	9	0	4.6	1.22	1.11
Res Hmstd	0	63,274	63,274	0.0	0	657	657	0.0	0.00	1.04
All Other NewCon	0	126,567	126,567	0.0	0	2,114	2,114	0.0	0.00	1.67
<b>Total</b>	<b>14,247,729</b>	<b>16,399,093</b>	<b>2,151,364</b>	<b>15.1</b>	<b>249,065</b>	<b>255,071</b>	<b>6,006</b>	<b>2.4</b>	<b>1.75</b>	<b>1.56</b>

Tax Base

Tax Rates

	Taxable Market				Pctg Chng	Net Tax Cap		Ref Mkt Val (mills)	
	Baseline	Alternativ	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	177,391	201,131	23,739	13.4	County	49.16	45.63	0.000	0.000
(-) TIF Tax Capacity	16,458	17,650	1,191	7.2	City/Town	34.76	30.80	0.000	0.000
(-) FD Contrib Tax Cap	15,712	16,383	671	4.3	School District	31.73	27.98	0.887	0.693
(=) Taxable Tax Capacity	145,221	167,098	21,876	15.1	Special District	6.17	6.10	0.000	0.000
FD Distrib Tax Cap	35,523	35,670	147	0.4	<b>Total</b>	<b>121.82</b>	<b>110.52</b>	<b>0.887</b>	<b>0.693</b>

Tax Burdens on  
Hypothetical

	Taxable Market			Pctg Chng	Net Tax				Effectiv Tax Rates	
	Baseline	Alternativ	Value		Baseline	Alternativ	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	92,600	106,400	14.9	921	973	52	5.6	0.994	0.914	
Res Hmstd: Avg Val	138,800	159,500	14.9	1,567	1,644	78	5.0	1.128	1.030	
Res Hmstd: Hi Val	185,100	212,700	14.9	2,213	2,317	104	4.7	1.195	1.089	
Res Hmstd: Ex-Hi Val	277,700	319,100	14.9	3,507	3,663	156	4.4	1.262	1.147	
Apartment (Mkt rate)	300,000	364,500	21.5	4,835	5,288	453	9.4	1.611	1.450	
Comm/Ind: Lo Val	150,000	152,500	1.7	4,173	3,938	-234	-5.6	2.781	2.582	
Comm/Ind: Med Val	300,000	305,000	1.7	9,692	9,127	-565	-5.8	3.230	2.992	
Comm/Ind: Hi Val	1,000,000	1,016,800	1.7	35,447	33,343	-2,104	-5.9	3.544	3.279	

## 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	18
126 Ag Hmstd HGA: <76K	1.000	6,050,477	60,505	45,404
127 Ag Hmstd HGA: 76K-500K	1.000	2,803,932	28,039	30,079
128 Ag Hmstd HGA: >500K	1.250	37,262	466	488
129 Farm 1b Hmstd land <32K	0.450	672	3	2
130 Ag Hmstd 1 & b: <115K	0.550	9,360,145	51,481	28,091
131 Ag Hmstd 1 & b: 115K-345K	0.550	8,356,906	45,963	44,751
132 Ag Hmstd 1 & b: 345K-600K	0.550	3,581,219	19,697	18,696
133 Ag Hmstd 1 & b: >600K	1.000	3,154,350	31,543	29,539
135 Ag Non-homestead	1.000	10,175,648	101,756	99,121
136 Migrant Housing: <500K	1.000	1,253	13	14
141 Timberlands	1.000	870,102	8,701	9,164
142 Non-comm SRR: <76K	1.000	7,095,221	70,952	81,679
143 Non-comm SRR: 76K-500K	1.000	3,905,049	39,050	54,331
144 Non-comm SRR: >500K	1.250	191,548	2,394	3,180
147 Res 1b Hmstd <32K	0.450	183,269	825	797
148 Res Hmstd: <76K	1.000	97,340,603	973,406	932,578
149 Res Hmstd: 76K-500K	1.000	115,331,605	1,153,316	1,407,530
150 Res Hmstd: > 500K	1.250	4,063,500	50,794	58,544
152 Res NonH 1 unit: <76K	1.000	6,434,972	64,350	82,365
153 Res NonH 1 unit: 76K - 500K	1.000	4,533,102	45,331	55,402
154 Res NonH 1 unit: >500K	1.250	425,317	5,316	6,057
156 Res NonH 2-3 units	1.250	4,112,641	51,408	65,176
159 Regular apartments (4a)	1.250	16,231,867	202,898	264,668
160 Non-profit/Comm Serv	1.500	35,955	539	761
161 Student housing	1.000	24,144	241	346
162 Manuf home park land	1.250	447,599	5,595	6,656
164 Comm SRR: 1c	1.000	376,374	3,764	3,500
165 Comm SRR: 4c <500K	1.000	232,316	2,323	3,556
166 Comm SRR: 4c >500K	1.250	67,610	845	1,213
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	194,143
172 Commercial: >150K	2.000	30,374,686	607,494	1,103,146
173 Comm comp zone: <150K	1.500	300	4	9
174 Comm comp zone: >150K	2.000	301	6	8
175 Comm border city: <150K	1.500	38,228	573	1,309
176 Comm border city: >150K	2.000	70,404	1,408	3,284
178 Industrial pref: <150K	1.500	1,203,123	18,047	33,650
179 Industrial pref: >150K	2.000	11,041,756	220,835	404,598
182 Ind border city: <150K	1.500	1,286	19	45

**House Research**

<b>Simulation</b>	<b>5A3</b>	<b>Baseline</b>	<b>Final Pay 2004</b>				<b>Page 33</b>
<b>3/14/2005</b>	<b>11:44</b>	<b>Alternative</b>	<b>Actual Pay 2005</b>				(all figures in \$000s)
183	Ind border city: >150K	2.000	33,177	664		1,327	
185	Publ Util: land & bldgs <150K	1.500	80,188	1,203		2,130	
186	Publ Util: land & bldgs >150K	2.000	740,933	14,819		26,149	
187	Publ Util: Electric Generat Mach	2.000	1,431,412	28,628		35,539	
188	Publ Util: machinery (non-generat)	2.000	979,117	19,582		33,259	
190	Railroad <150K	1.500	26,142	392		714	
191	Railroad >150K	2.000	469,963	9,399		16,772	
193	Mineral	2.000	2,360	47		106	
194	Misc class 5	2.000	2,094	42		61	
197	Personal: 3f	1.000	8,057	81		92	
198	Non-comm aircraft hangars	1.500	46,478	697		795	
199	Pers: It31 tools&mach excl elec gen	2.000	121,410	2,428		4,054	
200	Pers: It32 struct/lease land-non	1.000	13,822	138		143	
201	Pers: It32 struct/leased	1.000	40,179	402		480	
202	Pers: It32 str/lease	1.000	2,215	22		31	
204	Pers: It32 struct/leased land-C/I	2.000	38,179	764		1,360	
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		11,398	
208	Pers: It41 struct/leased	1.000	345	3		6	
211	Pers: It41 str/leased land-non C/I,SRR	1.000	35	0		1	
212	Pers: Item 41 Border EZ	2.000	1,177	24		56	
213	Pers: Item 42 non-EZ struct/RR land	2.000	33,116	662		1,349	
215	Pers: It43 leased real estate - non C/I	1.500	6,551	98		150	
216	Pers: Item 43 leased real estate - C/I	2.000	302,839	6,057		9,179	
217	Pers: Item 44 electric util trans lines	2.000	1,423,915	28,478		50,946	
218	Pers: Item 44 electric util distri lines	2.000	185,182	3,704		6,838	
219	Pers: Item 45 syst/gas utils	2.000	1,797,834	35,957		60,778	
220	Pers: Item 46 syst/water utils	2.000	1,373	27		50	
221	Pers: Item 48 misc	2.000	21,527	431		526	
<b>State Total</b>				363,632,420	4,140,987	5,341,239	

## Alternative Legal Class Report

	Legal Class	Class Rate	Mkt Val	Net Tax Cap	Net Tax
161.1	Farm 1b Hmstd HGA: <32K: Exist	0.450	12,389	56	17
161.2	Farm 1b Hmstd HGA: <32K: NewCon	0.450	145	1	0
162.1	Ag Hmstd HGA: <76K: Exist	1.000	6,176,135	61,761	44,247
162.2	Ag Hmstd HGA: <76K: NewCon	1.000	64,366	644	468
163.1	Ag Hmstd HGA: 76K-414K: Exist	1.000	3,491,368	34,914	35,562
163.2	Ag Hmstd HGA: 76K-414K: NewCon	1.000	41,424	414	425
164.1	Ag Hmstd HGA: 414K-500K: Exist	1.000	31,977	320	319
164.2	Ag Hmstd HGA: 414K-500K: NewCon	1.000	358	4	4
165.1	Ag Hmstd HGA: >500K: Exist	1.250	51,859	648	647
165.2	Ag Hmstd HGA: >500K: NewCon	1.250	553	7	7
166.1	Farm 1b Hmstd land <32K: Exist	0.450	479	2	1
166.2	Farm 1b Hmstd land <32K: NewCon	0.450	5	0	0
167.1	Ag Hmstd 1 & b: <115K: Exist	0.550	9,533,614	52,435	21,720
167.2	Ag Hmstd 1 & b: <115K: NewCon	0.550	88,301	486	211
168.1	Ag Hmstd 1 & b: 115K-345K: Exist	0.550	9,033,649	49,685	50,396
168.2	Ag Hmstd 1 & b: 115K-345K: NewCon	0.550	62,809	345	357
169.1	Ag Hmstd 1 & b: 345K-600K: Exist	0.550	4,173,140	22,952	20,732
169.2	Ag Hmstd 1 & b: 345K-600K: NewCon	0.550	23,279	128	118
170.1	Ag Hmstd 1 & b: >600K: Exist	1.000	4,144,539	41,445	36,969
170.2	Ag Hmstd 1 & b: >600K: NewCon	1.000	20,543	205	187
172.1	Ag Non-homestead: Exist	1.000	11,435,093	114,351	105,708
172.2	Ag Non-homestead: NewCon	1.000	28,912	289	260
173.1	Migrant Housing <500K: Exist	1.000	1,305	13	14
173.2	Migrant Housing <500K: NewCon	1.000	3	0	0
174.1	Migrant Housing >500K: Exist	1.250	41	1	1
174.2	Migrant Housing >500K: NewCon	1.250	0	0	0
178	Timberlands	1.000	1,019,445	10,194	9,971
179.1	Non-comm SRR: <76K: Exist	1.000	7,619,921	76,199	82,493
179.2	Non-comm SRR: <76K: NewCon	1.000	194,380	1,944	2,133
180.1	Non-comm SRR: 76K-500K: Exist	1.000	5,240,617	52,406	69,190
180.2	Non-comm SRR: 76K-500K: NewCon	1.000	123,537	1,235	1,644
181.1	Non-comm SRR: >500K: Exist	1.250	290,187	3,627	4,564
181.2	Non-comm SRR: >500K: NewCon	1.250	6,103	76	94
184.1	Res 1b Hmstd <32K: Exist	0.450	189,573	853	790
184.2	Res 1b Hmstd <32K: NewCon	0.450	4,079	18	16
185.1	Res Hmstd: <76K: Exist	1.000	97,459,246	974,592	899,836
185.2	Res Hmstd: <76K: NewCon	1.000	2,355,910	23,559	21,289
186.1	Res Hmstd: 76K-414K: Exist	1.000	135,878,509	1,358,785	1,568,652
186.2	Res Hmstd: 76K-414K: NewCon	1.000	3,295,637	32,956	37,580
187.1	Res Hmstd: 414K-500K: Exist	1.000	3,167,249	31,672	35,602

**House Research**

<b>Simulation</b>	<b>5A3</b>	<b>Baseline</b>	<b>Final Pay 2004</b>				<b>Page 35</b>
<b>3/14/2005</b>	<b>11:44</b>	<b>Alternative</b>	<b>Actual Pay 2005</b>				(all figures in \$000s)
187.2	Res Hmstd: 414K-500K:	NewCon	1.000	62,587	626	689	
188.1	Res Hmstd: > 500K:	Exist	1.250	5,859,639	73,245	79,661	
188.2	Res Hmstd: > 500K:	NewCon	1.250	101,001	1,263	1,329	
190.1	Res NonH 1 unit: <76K:	Exist	1.000	6,977,369	69,774	84,990	
190.2	Res NonH 1 unit: <76K:	NewCon	1.000	605,528	6,055	7,229	
191.1	Res NonH 1 unit: 76K - 500K:	Exist	1.000	6,064,206	60,642	70,653	
191.2	Res NonH 1 unit: 76K - 500K:		1.000	606,316	6,063	7,014	
192.1	Res NonH 1 unit: >500K:	Exist	1.250	732,607	9,158	10,137	
192.2	Res NonH 1 unit: >500K:	NewCon	1.250	54,789	685	741	
194.1	Res NonH 2-3 units:	Exist	1.250	4,769,747	59,622	71,636	
194.2	Res NonH 2-3 units:	NewCon	1.250	440,901	5,511	6,459	
197.1	Regular apartments (4a):	Exist	1.250	17,412,937	217,662	267,236	
197.2	Regular apartments (4a):	NewCon	1.250	481,336	6,017	7,003	
198.1	Non-profit/Comm Serv:	Exist	1.500	38,223	573	755	
198.2	Non-profit/Comm Serv:	NewCon	1.500	633	10	12	
199.1	Student housing:	Exist	1.000	25,183	252	330	
199.2	Student housing:	NewCon	1.000	363	4	5	
200.1	Manuf home park land:	Exist	1.250	469,056	5,863	6,689	
200.2	Manuf home park land:	NewCon	1.250	10,166	127	143	
202.1	Comm SRR: 1c:	Exist	1.000	413,727	4,137	3,618	
202.2	Comm SRR: 1c:	NewCon	1.000	4,772	48	44	
203.1	Comm SRR: 4c <500K:	Exist	1.000	248,596	2,486	3,603	
203.2	Comm SRR: 4c <500K:	NewCon	1.000	3,224	32	48	
204.1	Comm SRR: 4c >500K:	Exist	1.250	81,318	1,016	1,397	
204.2	Comm SRR: 4c >500K:	NewCon	1.250	1,099	14	20	
205.1	Bed & Breakfast:	Exist	1.250	20,871	261	286	
205.2	Bed & Breakfast:	NewCon	1.250	170	2	2	
206.1	Qualifying golf courses:	Exist	1.250	209,526	2,619	2,708	
206.2	Qualifying golf courses:	NewCon	1.250	1,020	13	12	
209.1	Commercial: <150K:	Exist	1.500	7,145,631	107,184	189,014	
209.2	Commercial: <150K:	NewCon	1.500	214,474	3,217	5,595	
210.1	Commercial: >150K:	Exist	2.000	31,625,020	632,500	1,090,214	
210.2	Commercial: >150K:	NewCon	2.000	779,582	15,592	26,458	
211.1	Comm comp zone: <150K:	Exist	1.500	293	4	7	
211.2	Comm comp zone: <150K:	NewCon	1.500	7	0	0	
212.1	Comm comp zone: >150K:	Exist	2.000	300	6	7	
212.2	Comm comp zone: >150K:	NewCon	2.000	4	0	0	
213.1	Comm border city: <150K:	Exist	1.500	37,875	568	873	
213.2	Comm border city: <150K:	NewCon	1.500	1,188	18	27	
214.1	Comm border city: >150K:	Exist	2.000	69,800	1,396	1,606	
214.2	Comm border city: >150K:	NewCon	2.000	2,362	47	54	
224.1	Industrial: <150K:	Exist	1.500	1,210,298	18,154	32,253	
224.2	Industrial: <150K:	NewCon	1.500	20,310	305	529	
225.1	Industrial: >150K:	Exist	2.000	11,141,327	222,827	387,223	

**House Research**

<b>Simulation</b>	<b>5A3</b>	<b>Baseline</b>	<b>Final Pay 2004</b>	<b>Page 36</b>		
<b>3/14/2005</b>	<b>11:44</b>	<b>Alternative</b>	<b>Actual Pay 2005</b>	<b>(all figures in \$000s)</b>		
225.2	Industrial: >150K: NewCon	2.000	144,026	2,881	4,999	
228.1	Ind'l border city: <150K: Exist	1.500	1,430	21	33	
228.2	Ind'l border city: <150K: NewCon	1.500	11	0	0	
229.1	Ind'l border city: >150K: Exist	2.000	33,413	668	769	
229.2	Ind'l border city: >150K: NewCon	2.000	192	4	4	
239	Publ Util: land & bldgs <150K	1.500	78,139	1,172	1,969	
240	Publ Util: land & bldgs >150K	2.000	745,188	14,904	24,946	
241	Publ Util: Electric Generat Mach	2.000	1,332,678	26,654	31,184	
242	Publ Util: machinery (non-generat)	2.000	1,107,941	22,159	36,011	
244	Railroad <150K	1.500	24,469	367	636	
245	Railroad >150K	2.000	468,544	9,371	15,753	
247	Mineral	2.000	2,324	46	97	
248	Misc class 5	2.000	2,121	42	60	
254	Personal: 3f	1.000	8,369	84	89	
255	Non-comm aircraft hangars	1.500	55,326	830	861	
256	Pers: It31 tools&mach excl elec gen	2.000	126,443	2,529	4,008	
257	Pers: It32 struct/lease land-non	1.000	14,911	149	141	
258	Pers: It32 struct/leased	1.000	44,189	442	487	
259	Pers: It32 str/lease	1.000	3,821	38	48	
261	Pers: It32 struct/leased land-C/I	2.000	42,662	853	1,401	
262	Pers: Item 33 ag real estate	1.000	15,730	157	166	
264	Pers: It41 struct/leased land - C/I	2.000	399,550	7,991	10,255	
265	Pers: It41 struct/leased	1.000	364	4	6	
268	Pers: It41 str/leased land-non C/I,SRR	1.000	35	0	1	
269	Pers: Item 41 Border EZ	2.000	1,164	23	27	
270	Pers: Item 42 non-EZ struct/RR land	2.000	33,378	668	1,333	
272	Pers: It43 leased real estate - non C/I	1.500	19,797	297	425	
273	Pers: Item 43 leased real estate - C/I	2.000	294,904	5,898	8,606	
274	Pers: Item 44 electric util trans lines	2.000	1,477,246	29,545	50,035	
275	Pers: Item 44 electric util distri lines	2.000	196,547	3,931	7,027	
276	Pers: Item 45 syst/gas utils	2.000	1,942,830	38,857	62,550	
277	Pers: Item 46 syst/water utils	2.000	1,388	28	48	
278	Pers: Item 48 misc	2.000	35,127	703	811	
<b>State Total</b>			<b>411,860,319</b>	<b>4,656,138</b>	<b>5,685,320</b>	

**Baseline Levy Summary**

*Levy Summary Report*

	County	City	Town	School District	Special District	State	Total
Certified NTC	1,875,666	1,215,773	157,285	935,328	190,460	621,124	4,995,636
Certified MKV	2,697	18,675	43	422,936	0	0	444,352
Fiscal Disparities Levy	113,267	104,790	1,307	105,765	23,722	0	348,851
Disparity Reduction Aid	10,051	0	654	8,216	0	0	18,922
Spread NTC Levy	1,752,348	1,110,984	155,323	857,484	171,738	621,124	4,669,001
Spread MKV Levy	2,697	18,675	43	386,799	0	0	408,214
Tax Incr Financing Levy							274,136
	<b>Homestead Credit</b>	313,385		<b>Taconite credit</b>		16,155	
	<b>Agricultural</b>	24,096		<b>Disparity Reduction</b>		5,389	

**Alternative Levy Summary**

*Levy Summary Report*

	County	City	Town	School District	Special District	State	Total
Certified NTC	1,989,787	1,309,609	166,161	996,794	209,996	629,344	5,301,690
Certified MKV	2,684	23,846	81	443,664	0	0	470,276
Fiscal Disparities Levy	110,597	104,849	1,174	103,824	22,425	0	342,869
Disparity Reduction Aid	9,966	0	539	8,085	0	0	18,591
Spread NTC Levy	1,869,224	1,204,760	164,448	919,176	192,571	629,344	4,979,522
Spread MKV Levy	2,684	23,846	81	409,286	0	0	435,898
Tax Incr Financing Levy							269,635
	<b>Homestead Credit</b>	296,612		<b>Taconite credit</b>		16,486	
	<b>Agricultural</b>	24,319		<b>Disparity Reduction</b>		5,095	