

# House Research Simulation Report: Property Tax

**Simulation #5C1**

**Date 4/15/2005**

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## DESCRIPTION

**BASELINE: Preliminary Pay 2005**

**ALTERNATIVE: Projected Pay 2006: Current Law**

This report is a projection of property taxes payable in 2006 under current law. The payable 2005 portion of the simulation is based on actual data reported by the counties. The payable 2006 projections result from a joint House-Senate-Revenue Dept. working group. Market value projections are based on growth patterns for the previous year, adjusted for the change in limited market value limits for pay 2005, and partially refined based on feedback from county assessors. For the most part, non-school levy projections are based on historical growth rates, adjusted for changes in state aids. It should be noted that for a number of reasons levy projections this year are more speculative than in most years, so particular caution should be used in relying on these estimates. School levies are based on Dept. of Education statewide estimates, apportioned to individual school districts by the House Research Dept.

## KEY POINTS

- **Statewide, property taxes are projected to increase by \$462 million, or 8.1%**, according to the simulation. Approximately \$145 million of the \$462 million increase is borne by new construction - property appearing on the tax rolls for the first time in 2006. The overall tax increases are projected to be 9.1% in Greater Minnesota and 7.6% in the Metro area.
- **On a statewide average basis, property tax impacts by property type vary from -3% (on certain public utility property) to +11% (on residential non-homestead property).** Impacts on the largest property types (existing properties only) are 8.2% on residential homesteads, 0.5% on apartments, 1.5% on commercial-industrial property, and 7.7% 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.

## **ASSUMPTIONS:**

### **BASELINE: Preliminary Pay 2005**

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

### **ALTERNATIVE: Projected Pay 2006: Current Law**

- **Market values** are based on growth rates derived from actual growth rates in taxable property values between payable year 2004 and payable year 2005 for each type of property within each municipality, with separate rates determined for existing property and new construction. In roughly half the counties, the county assessor either provided alternative growth rates (which were used instead), or gave general approval to the projected rates. City-by-city growth estimates were used for Hennepin County. Growth rates for property types subject to limited market value were adjusted to reflect the permitted limited market value growth rates for pay 2006. Market value growth for property types with a tiered class rate structure were assumed to be split between tiers in the same percentages as the growth from pay 2004 to pay 2005, on a city-by-city and a class-by-class basis.
- **School district levies** were modeled under the direction of a joint House/Senate/Revenue Dept. working group. The baseline pay 2006 levies were developed to match statewide levy estimates by category developed by the Dept. of Education. Approximately \$59 million of new operating referendum levies that would need to be approved by the voters are assumed; they are distributed using a uniform rate across all districts statewide except Minneapolis and St. Paul. Approximately \$25 million of new school debt levies are included in the projection, approximately \$17 million of that amount would require voter approval.
- **County levies** were modeled under the direction of a joint House/Senate/Revenue Dept. working group. Each county's 2005 general levy plus aid was increased by its three-year average levy plus aid growth rate. A general levy amount was derived by subtracting each county's projected 2006 general purpose aid amounts from its levy plus aid projection. The general levy was not allowed to be less than it was in 2005, nor to exceed the 2005 levy by more than 12%. Each county's jail and debt service special levies were projected separately from the general levy.

- **City and town levies** were modeled under the direction of a joint House/Senate/Revenue Dept. working group. The basic methodology applied each jurisdiction's average growth rate in levy plus aid for the previous three years to its 2005 levy plus aid amount. (For the growth rate between 2002 and 2003, actual levies and certified aid amounts were used; for the growth rates between 2003 and 2004, and 2004 and 2005, actual levies and paid aid amounts were used, with market value credit reductions treated as subtractions from certified levy amounts.) Levy amounts were derived by subtracting projected 2005 aid amounts from the levy plus aid projections. Levy amounts were not allowed to be less than in payable 2004, nor were they allowed to grow by more than 15%.
- **Special taxing district levies** were modeled under the direction of a joint House/Senate/Revenue Dept. working group. Generally, special district levies were assumed to grow by the same percentage as the average growth rate for the last two years. Some adjustments were made based on input from public officials in some of the larger jurisdictions. Metro-wide special taxing districts were modeled based upon the levy limits governing each agency, along with some input from agency officials.
- **The state property tax levy** is assumed to be \$657.2 million, resulting in a tax rate of 48.63%.
- **Fiscal disparities** net tax capacities and distribution levies were modeled by the House Research Dept.
- **Tax increment financing (TIF) net tax capacities** were assumed to increase at the same rate in each jurisdiction as the growth in commercial-industrial market values (existing plus new construction).

**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%

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STATEWIDE

Tax Burdens by Property Class	Taxable Market				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Exist	248,373,430	276,106,790	27,733,360	11.2	2,645,613	2,863,424	217,811	8.2	1.07	1.04
ResNonHm 1 Exist	15,040,815	17,357,612	2,316,797	15.4	180,762	200,493	19,731	10.9	1.20	1.16
ResNonHm23 Exist	5,797,384	6,690,997	893,613	15.4	86,685	95,839	9,154	10.6	1.50	1.43
Apartments Exist	17,894,273	18,757,973	863,700	4.8	274,239	275,604	1,365	0.5	1.53	1.47
Seas Rec: Exist	14,562,769	16,927,842	2,365,073	16.2	173,260	190,458	17,198	9.9	1.19	1.13
Com/Ind Lo Exist	8,655,985	9,012,097	356,112	4.1	228,968	228,332	-636	-0.3	2.65	2.53
Com/Ind Hi Exist	45,075,803	48,307,410	3,231,608	7.2	1,549,677	1,580,917	31,240	2.0	3.44	3.27
Publ U: Elec Gen	1,332,678	1,372,658	39,980	3.0	31,184	30,349	-834	-2.7	2.34	2.21
Publ U: Other	5,675,723	5,846,161	170,438	3.0	186,595	183,914	-2,681	-1.4	3.29	3.15
AgHm House Exist	9,870,573	11,006,165	1,135,592	11.5	81,696	88,865	7,169	8.8	0.83	0.81
AgHm Land: Exist	27,080,358	29,964,763	2,884,405	10.7	130,691	140,229	9,538	7.3	0.48	0.47
Ag NonHm: Exist	12,500,529	14,170,591	1,670,062	13.4	116,120	124,661	8,541	7.4	0.93	0.88
Res Hmstd	0	6,420,927	6,420,927	0.0	0	69,186	69,186	0.0	0.00	1.08
All Other NewCon	0	4,223,673	4,223,673	0.0	0	75,388	75,388	0.0	0.00	1.78
<b>Total</b>	<b>411,860,319</b>	<b>466,165,659</b>	<b>54,305,340</b>	<b>13.2</b>	<b>5,685,489</b>	<b>6,147,659</b>	<b>462,170</b>	<b>8.1</b>	<b>1.38</b>	<b>1.32</b>

Tax Base

Tax Rates

	Taxable Market				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val (mills)	
	Baseline	Alternativ	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	4,656,138	5,252,430	596,292	12.8	County	44.97	42.00	0.007	0.007
(-) TIF Tax Capacity	235,631	257,266	21,635	9.2	City/Town	32.93	31.32	0.067	0.069
(-) FD Contrib Tax Cap	263,660	279,292	15,633	5.9	School District	22.11	21.11	1.141	1.250
(=) Taxable Tax Capacity	4,156,847	4,715,872	559,024	13.4	Special District	4.63	4.43	0.000	0.000
FD Distrib Tax Cap	263,664	279,295	15,631	5.9	<b>Total</b>	<b>104.65</b>	<b>98.86</b>	<b>1.215</b>	<b>1.326</b>

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GREATER MINNESOTA

Tax Burdens by Property Class	Taxable Market				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Exist	79,224,658	87,235,652	8,010,995	10.1	786,581	847,109	60,528	7.7	0.99	0.97
ResNonHm 1 Exist	5,459,009	6,052,095	593,086	10.9	65,415	69,953	4,538	6.9	1.20	1.16
ResNonHm23 Exist	1,810,835	1,992,820	181,985	10.0	27,063	28,693	1,630	6.0	1.49	1.44
Apartments Exist	3,402,362	3,624,105	221,743	6.5	53,844	55,623	1,779	3.3	1.58	1.53
Seas Rec: Exist	14,178,367	16,499,761	2,321,395	16.4	168,179	185,074	16,896	10.0	1.19	1.12
Com/Ind Lo Exist	4,917,678	5,109,227	191,549	3.9	130,928	130,869	-60	0.0	2.66	2.56
Com/Ind Hi Exist	9,810,984	10,633,230	822,246	8.4	334,934	348,585	13,651	4.1	3.41	3.28
Publ U: Elec Gen	1,152,701	1,187,282	34,581	3.0	27,194	26,456	-738	-2.7	2.36	2.23
Publ U: Other	3,451,762	3,555,482	103,719	3.0	110,595	109,541	-1,054	-1.0	3.20	3.08
AgHm House Exist	8,692,752	9,696,042	1,003,290	11.5	71,589	77,873	6,284	8.8	0.82	0.80
AgHm Land: Exist	25,827,333	28,564,455	2,737,122	10.6	125,996	135,173	9,177	7.3	0.49	0.47
Ag NonHm: Exist	11,664,002	13,222,130	1,558,128	13.4	108,547	116,570	8,023	7.4	0.93	0.88
Res Hmstd	0	2,822,879	2,822,879	0.0	0	30,209	30,209	0.0	0.00	1.07
All Other NewCon	0	1,999,952	1,999,952	0.0	0	32,604	32,604	0.0	0.00	1.63
<b>Total</b>	<b>169,592,442</b>	<b>192,195,111</b>	<b>22,602,669</b>	<b>13.3</b>	<b>2,010,865</b>	<b>2,194,333</b>	<b>183,468</b>	<b>9.1</b>	<b>1.19</b>	<b>1.14</b>

Tax Base

Tax Rates

	Taxable Market				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val (mills)	
	Baseline	Alternativ	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	1,780,834	2,016,760	235,925	13.2	County	53.12	49.92	0.004	0.004
(-) TIF Tax Capacity	46,209	50,840	4,631	10.0	City/Town	30.34	28.83	0.015	0.015
(-) FD Contrib Tax Cap	2,248	2,718	470	20.9	School District	20.62	19.61	0.859	1.031
(=) Taxable Tax Capacity	1,732,378	1,963,202	230,825	13.3	Special District	1.69	1.62	0.000	0.000
FD Distrib Tax Cap	2,249	2,718	469	20.8	<b>Total</b>	<b>105.77</b>	<b>99.97</b>	<b>0.878</b>	<b>1.049</b>

Tax Burdens on  
Hypothetical Properties

	Taxable Market			Pctg Chng	Net Tax				Effectiv Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	84,500	93,000		10.1	672	739	67	10.0	0.79	0.79
Res Hmstd: Avg Val	126,600	139,400		10.1	1,192	1,293	101	8.5	0.94	0.93
Res Hmstd: Hi Val	168,800	185,900		10.1	1,713	1,848	135	7.9	1.01	0.99
Res Hmstd: Ex-Hi Val	253,300	278,900		10.1	2,757	2,959	202	7.3	1.09	1.06
Apartment (Mkt rate)	300,000	319,600		6.5	4,230	4,329	100	2.4	1.41	1.35
Seas Rec: Lo Val	50,000	58,200		16.4	631	695	64	10.1	1.26	1.19
Seas Rec: Hi Val	150,000	174,600		16.4	2,120	2,373	253	11.9	1.41	1.36
Comm/Ind: Lo Val	150,000	162,600		8.4	3,662	3,889	227	6.2	2.44	2.39
Comm/Ind: Med Val	300,000	325,100		8.4	8,500	8,889	389	4.6	2.83	2.73
Comm/Ind: Hi Val	1,000,000	1,083,800		8.4	31,079	32,233	1,155	3.7	3.11	2.97

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METRO AREA

Tax Burdens by Property Class	Taxable Market				Net Tax			Effective Tax Rates		
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Exist	169,148,772	188,871,138	19,722,366	11.7	1,859,032	2,016,315	157,283	8.5	1.10	1.07
ResNonHm 1 Exist	9,581,806	11,305,517	1,723,711	18.0	115,348	130,540	15,193	13.2	1.20	1.15
ResNonHm23 Exist	3,986,549	4,698,177	711,628	17.9	59,622	67,145	7,523	12.6	1.50	1.43
Apartments Exist	14,491,911	15,133,869	641,957	4.4	220,395	219,981	-414	-0.2	1.52	1.45
Seas Rec: Exist	384,402	428,081	43,678	11.4	5,081	5,383	302	5.9	1.32	1.26
Com/Ind Lo Exist	3,738,307	3,902,870	164,563	4.4	98,039	97,463	-576	-0.6	2.62	2.50
Com/Ind Hi Exist	35,264,819	37,674,181	2,409,361	6.8	1,214,743	1,232,332	17,589	1.4	3.44	3.27
Publ U: Elec Gen	179,977	185,376	5,399	3.0	3,990	3,894	-96	-2.4	2.22	2.10
Publ U: Other	2,223,960	2,290,679	66,719	3.0	76,000	74,373	-1,627	-2.1	3.42	3.25
AgHm House Exist	1,177,821	1,310,122	132,301	11.2	10,106	10,992	885	8.8	0.86	0.84
AgHm Land: Exist	1,253,025	1,400,308	147,282	11.8	4,695	5,056	361	7.7	0.37	0.36
Ag NonHm: Exist	836,527	948,461	111,934	13.4	7,573	8,091	518	6.8	0.91	0.85
Res Hmstd	0	3,598,048	3,598,048	0.0	0	38,977	38,977	0.0	0.00	1.08
All Other NewCon	0	2,223,721	2,223,721	0.0	0	42,784	42,784	0.0	0.00	1.92
<b>Total</b>	<b>242,267,877</b>	<b>273,970,548</b>	<b>31,702,670</b>	<b>13.1</b>	<b>3,674,623</b>	<b>3,953,325</b>	<b>278,702</b>	<b>7.6</b>	<b>1.52</b>	<b>1.44</b>

Tax Base

Tax Rates

	Taxable Market				Net Tax Cap (Pctg)		Ref Mkt Val (mills)		
	Baseline	Alternativ	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	2,875,304	3,235,670	360,366	12.5	County	39.14	36.35	0.009	0.008
(-) TIF Tax Capacity	189,422	206,426	17,004	9.0	City/Town	34.79	33.10	0.093	0.096
(-) FD Contrib Tax Cap	261,412	276,575	15,163	5.8	School District	23.18	22.18	1.281	1.359
(=) Taxable Tax Capacity	2,424,470	2,752,670	328,200	13.5	Special District	6.73	6.43	0.000	0.000
FD Distrib Tax Cap	261,414	276,577	15,163	5.8	<b>Total</b>	<b>103.85</b>	<b>98.06</b>	<b>1.383</b>	<b>1.463</b>

Tax Burdens on  
Hypothetical Properties

	Taxable Market Value			Pctg Chng	Net Tax			Pctg Chng	Effectiv Tax Rates	
	Baseline	Alternative	Change		Baseline	Alternative	Change		Base	Alter
Res Hmstd: Lo Val	149,200	166,600	17,400	11.7	1,518	1,655	137	9.1	1.02	0.99
Res Hmstd: Avg Val	223,600	249,700	26,100	11.7	2,460	2,666	206	8.4	1.10	1.07
Res Hmstd: Hi Val	298,100	332,900	34,800	11.7	3,404	3,679	275	8.1	1.14	1.11
Res Hmstd: Ex-Hi Val	447,300	499,500	52,200	11.7	5,264	5,629	365	6.9	1.18	1.13
Apartment (Mkt rate)	300,000	313,300	13,300	4.4	4,309	4,299	-10	-0.2	1.44	1.37
Comm/Ind: Lo Val	150,000	160,200	10,200	6.8	3,883	4,018	135	3.5	2.59	2.51
Comm/Ind: Med Val	300,000	320,500	20,500	6.8	8,992	9,195	203	2.3	3.00	2.87
Comm/Ind: Hi Val	1,000,000	1,068,300	68,300	6.8	32,831	33,347	516	1.6	3.28	3.12

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**NORTHWEST 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>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Exist	3,774,880	4,079,332	304,452	8.1	44,217	47,300	3,083	7.0	1.17	1.16
ResNonHm 1 Exist	285,632	315,909	30,277	10.6	4,057	4,375	318	7.8	1.42	1.38
ResNonHm23 Exist	101,936	112,353	10,416	10.2	1,680	1,793	113	6.7	1.65	1.60
Apartments Exist	341,158	360,461	19,304	5.7	5,747	5,965	218	3.8	1.68	1.65
Seas Rec: Exist	108,387	124,940	16,552	15.3	1,607	1,760	154	9.6	1.48	1.41
Com/Ind Lo Exist	505,294	519,098	13,804	2.7	14,126	14,094	-32	-0.2	2.80	2.72
Com/Ind Hi Exist	747,330	784,078	36,748	4.9	24,040	24,387	347	1.4	3.22	3.11
Publ U: Elec Gen	21,722	22,373	652	3.0	433	441	8	1.9	1.99	1.97
Publ U: Other	96,039	98,920	2,881	3.0	3,556	3,561	5	0.1	3.70	3.60
AgHm House Exist	17,228	18,708	1,481	8.6	201	215	14	7.0	1.17	1.15
AgHm Land: Exist	27,625	30,318	2,693	9.8	194	208	15	7.5	0.70	0.69
Ag NonHm: Exist	26,531	29,379	2,848	10.7	359	383	25	6.8	1.35	1.30
Res Hmstd	0	86,276	86,276	0.0	0	1,075	1,075	0.0	0.00	1.25
All Other NewCon	0	71,990	71,990	0.0	0	1,686	1,686	0.0	0.00	2.34
<b>Total</b>	<b>6,053,762</b>	<b>6,654,136</b>	<b>600,374</b>	<b>9.9</b>	<b>100,216</b>	<b>107,242</b>	<b>7,026</b>	<b>7.0</b>	<b>1.66</b>	<b>1.61</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val (mills)</b>		
	<b>Baseline</b>	<b>Alternativ</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	72,661	79,567	6,906	9.5	County	58.82	55.37	0.000	0.000
(-) TIF Tax Capacity	4,047	4,308	260	6.4	City/Town	51.33	49.43	0.043	0.045
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	20.93	21.38	0.822	1.026
(=) Taxable Tax Capacity	68,614	75,259	6,645	9.7	Special District	2.91	2.78	0.000	0.000
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>133.99</b>	<b>128.96</b>	<b>0.865</b>	<b>1.071</b>

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effectiv Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	56,200	60,700	8.0	577	605	28	4.9	1.03	1.00
Res Hmstd: Avg Val	84,200	91,000	8.1	904	980	76	8.4	1.07	1.08
Res Hmstd: Hi Val	112,300	121,400	8.1	1,331	1,432	102	7.7	1.18	1.18
Res Hmstd: Ex-Hi Val	168,500	182,100	8.1	2,183	2,335	152	7.0	1.30	1.28
Apartment (Mkt rate)	300,000	317,000	5.7	5,284	5,449	165	3.1	1.76	1.72
Comm/Ind: Lo Val	150,000	157,400	4.9	4,295	4,427	132	3.1	2.86	2.81
Comm/Ind: Med Val	300,000	314,800	4.9	9,978	10,186	208	2.1	3.33	3.24
Comm/Ind: Hi Val	1,000,000	1,049,200	4.9	36,499	37,056	557	1.5	3.65	3.53



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**NORTHWEST TOWNS**

Tax Burdens by Property Class	Taxable Market				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Exist	4,076,138	4,562,590	486,452	11.9	33,125	36,311	3,187	9.6	0.81	0.80
ResNonHm 1 Exist	259,900	289,240	29,340	11.3	2,655	2,853	198	7.4	1.02	0.99
ResNonHm23 Exist	75,855	84,557	8,702	11.5	881	938	57	6.5	1.16	1.11
Apartments Exist	9,119	10,006	886	9.7	99	102	3	3.5	1.08	1.02
Seas Rec: Exist	2,528,909	2,939,299	410,390	16.2	29,113	32,152	3,039	10.4	1.15	1.09
Com/Ind Lo Exist	121,431	124,606	3,175	2.6	2,731	2,688	-42	-1.5	2.25	2.16
Com/Ind Hi Exist	125,832	130,443	4,611	3.7	3,825	3,802	-23	-0.6	3.04	2.91
Publ U: Elec Gen	393	404	12	3.0	5	5	0	0.9	1.38	1.36
Publ U: Other	451,680	465,230	13,550	3.0	13,869	13,903	34	0.2	3.07	2.99
AgHm House Exist	1,175,714	1,305,875	130,161	11.1	9,587	10,567	980	10.2	0.82	0.81
AgHm Land: Exist	4,018,250	4,415,807	397,557	9.9	19,893	21,561	1,668	8.4	0.50	0.49
Ag NonHm: Exist	2,253,837	2,535,664	281,827	12.5	22,185	23,929	1,744	7.9	0.98	0.94
Res Hmstd	0	158,131	158,131	0.0	0	1,390	1,390	0.0	0.00	0.88
All Other NewCon	0	160,712	160,712	0.0	0	1,685	1,685	0.0	0.00	1.05
<b>Total</b>	<b>15,097,058</b>	<b>17,182,566</b>	<b>2,085,508</b>	<b>13.8</b>	<b>137,967</b>	<b>151,888</b>	<b>13,921</b>	<b>10.1</b>	<b>0.91</b>	<b>0.88</b>

**Tax Base**

**Tax Rates**

	Taxable Market				Net Tax Cap (Pctg)				Ref Mkt Val (mills)	
	Baseline	Alternativ	Change	Pctg Chng	Base	Alter	Base	Alter	Base	Alter
Total Tax Capacity	141,900	161,868	19,967	14.1	County	55.63	52.71	0.000	0.000	
(-) TIF Tax Capacity	47	51	5	10.1	City/Town	16.22	15.15	0.000	0.000	
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	17.25	16.54	0.949	1.120	
(=) Taxable Tax Capacity	141,854	161,816	19,963	14.1	Special District	3.25	3.05	0.000	0.000	
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>92.35</b>	<b>87.45</b>	<b>0.949</b>	<b>1.120</b>	

**Tax Burdens on  
Hypothetical Properties**

	Taxable Market			Net Tax				Effectiv Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	88,600	99,200	12.0	610	695	86	14.1	0.69	0.70
Res Hmstd: Avg Val	132,800	148,600	11.9	1,099	1,227	128	11.6	0.83	0.83
Res Hmstd: Hi Val	177,000	198,100	11.9	1,589	1,760	171	10.7	0.90	0.89
Res Hmstd: Ex-Hi Val	265,500	297,200	11.9	2,570	2,827	257	10.0	0.97	0.95
Seas Rec: Lo Val	50,000	58,100	16.2	564	621	57	10.1	1.13	1.07
Seas Rec: Hi Val	150,000	174,300	16.2	1,919	2,150	231	12.1	1.28	1.23
Comm/Ind: Lo Val	150,000	155,500	3.7	3,370	3,386	15	0.5	2.25	2.18
Comm/Ind: Med Val	300,000	311,000	3.7	7,817	7,792	-25	-0.3	2.61	2.51
Comm/Ind: Hi Val	1,000,000	1,036,600	3.7	28,566	28,353	-214	-0.7	2.86	2.74

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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>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Exist	2,885,121	3,202,690	317,569	11.0	29,177	31,624	2,447	8.4	1.01	0.99
ResNonHm 1 Exist	287,919	329,796	41,877	14.5	3,586	3,987	401	11.2	1.25	1.21
ResNonHm23 Exist	108,770	123,593	14,823	13.6	1,656	1,830	174	10.5	1.52	1.48
Apartments Exist	195,993	212,374	16,381	8.4	3,250	3,411	160	4.9	1.66	1.61
Seas Rec: Exist	1,307,052	1,521,227	214,174	16.4	16,600	18,417	1,818	11.0	1.27	1.21
Com/Ind Lo Exist	426,449	438,231	11,783	2.8	11,514	11,418	-96	-0.8	2.70	2.61
Com/Ind Hi Exist	763,316	795,021	31,706	4.2	26,279	26,482	203	0.8	3.44	3.33
Publ U: Elec Gen	817	841	25	3.0	23	22	-1	-4.7	2.85	2.64
Publ U: Other	77,141	79,456	2,314	3.0	2,817	2,785	-32	-1.1	3.65	3.51
AgHm House Exist	23,475	26,188	2,713	11.6	241	259	18	7.4	1.03	0.99
AgHm Land: Exist	25,411	28,564	3,153	12.4	108	115	7	6.1	0.43	0.40
Ag NonHm: Exist	31,458	37,313	5,855	18.6	315	357	42	13.4	1.00	0.96
Res Hmstd	0	80,788	80,788	0.0	0	835	835	0.0	0.00	1.03
All Other NewCon	0	98,981	98,981	0.0	0	1,783	1,783	0.0	0.00	1.80
<b>Total</b>	<b>6,132,922</b>	<b>6,975,064</b>	<b>842,142</b>	<b>13.7</b>	<b>95,567</b>	<b>103,325</b>	<b>7,758</b>	<b>8.1</b>	<b>1.56</b>	<b>1.48</b>

**Tax Base**

**Tax Rates**

	<b>Taxable Market</b>				<b>County</b>	<b>Net Tax Cap (Pctg)</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	72,878	82,205	9,327	12.8	47.56	44.75	0.000	0.000	
(-) TIF Tax Capacity	3,070	3,275	205	6.7	41.73	40.56	0.012	0.012	
(-) FD Contrib Tax Cap	0	0	0	0.0	21.08	19.33	0.658	0.823	
(=) Taxable Tax Capacity	69,809	78,931	9,122	13.1	0.88	0.82	0.000	0.000	
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	111.25	105.47	0.670	0.835

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Pctg Chng</b>	<b>Net Tax</b>				<b>Effectiv Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>		<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	71,700	79,600	7,900	11.0	559	605	46	8.3	0.78	0.76
Res Hmstd: Avg Val	107,500	119,300	11,800	11.0	992	1,093	101	10.1	0.92	0.92
Res Hmstd: Hi Val	143,300	159,100	15,800	11.0	1,447	1,582	135	9.3	1.01	0.99
Res Hmstd: Ex-Hi Val	215,100	238,800	23,700	11.0	2,358	2,561	202	8.6	1.10	1.07
Apartment (Mkt rate)	300,000	325,100	25,100	8.4	4,373	4,558	185	4.2	1.46	1.40
Comm/Ind: Lo Val	150,000	156,200	6,200	4.1	3,754	3,789	35	0.9	2.50	2.43
Comm/Ind: Med Val	300,000	312,500	12,500	4.2	8,726	8,736	11	0.1	2.91	2.80
Comm/Ind: Hi Val	1,000,000	1,041,500	41,500	4.2	31,927	31,813	-114	-0.4	3.19	3.05

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**NORTH CENTRAL TOWNS**

Tax Burdens by Property Class	Taxable Market				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Exist	4,787,342	5,392,694	605,351	12.6	38,457	41,852	3,395	8.8	0.80	0.78
ResNonHm 1 Exist	328,917	371,153	42,236	12.8	3,320	3,579	259	7.8	1.01	0.96
ResNonHm23 Exist	77,033	85,883	8,849	11.5	956	1,027	71	7.4	1.24	1.20
Apartments Exist	10,732	11,373	641	6.0	132	135	3	1.9	1.23	1.18
Seas Rec: Exist	3,916,168	4,561,541	645,373	16.5	43,365	47,805	4,440	10.2	1.11	1.05
Com/Ind Lo Exist	163,416	173,377	9,961	6.1	3,539	3,572	33	0.9	2.17	2.06
Com/Ind Hi Exist	123,506	132,115	8,609	7.0	3,476	3,562	86	2.5	2.81	2.70
Publ U: Elec Gen	3,501	3,606	105	3.0	77	69	-8	-10.0	2.21	1.92
Publ U: Other	350,144	360,648	10,504	3.0	11,257	11,148	-109	-1.0	3.21	3.09
AgHm House Exist	865,474	970,532	105,058	12.1	7,793	8,214	421	5.4	0.90	0.85
AgHm Land: Exist	1,395,496	1,518,291	122,795	8.8	6,149	6,284	136	2.2	0.44	0.41
Ag NonHm: Exist	639,589	745,806	106,217	16.6	6,535	7,126	591	9.0	1.02	0.96
Res Hmstd	0	185,922	185,922	0.0	0	1,654	1,654	0.0	0.00	0.89
All Other NewCon	0	190,827	190,827	0.0	0	2,159	2,159	0.0	0.00	1.13
<b>Total</b>	<b>12,661,319</b>	<b>14,703,767</b>	<b>2,042,448</b>	<b>16.1</b>	<b>125,056</b>	<b>138,186</b>	<b>13,130</b>	<b>10.5</b>	<b>0.99</b>	<b>0.94</b>

**Tax Base**

**Tax Rates**

	Taxable Market				Net Tax Cap (Pctg)				Ref Mkt Val (mills)	
	Baseline	Alternativ	Change	Pctg Chng	Base	Alter	Base	Alter	Base	Alter
Total Tax Capacity	126,686	147,141	20,455	16.1	County	51.45	47.92	0.000	0.000	
(-) TIF Tax Capacity	31	36	5	14.4	City/Town	15.55	14.34	0.000	0.000	
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	22.55	20.98	0.627	0.769	
(=) Taxable Tax Capacity	126,655	147,105	20,450	16.1	Special District	0.91	0.82	0.000	0.000	
FD Distrib Tax Cap	0	0	0	20.8	<b>Total</b>	<b>90.45</b>	<b>84.06</b>	<b>0.627</b>	<b>0.769</b>	

**Tax Burdens on  
Hypothetical Properties**

	Taxable Market Value			Pctg Chng	Net Tax				Effectiv Tax Rates	
	Baseline	Alternative	Chng		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	90,600	102,100	11,500	12.7	585	656	71	12.1	0.65	0.64
Res Hmstd: Avg Val	135,900	153,100	17,200	12.7	1,064	1,170	106	9.9	0.78	0.76
Res Hmstd: Hi Val	181,100	204,000	22,900	12.6	1,542	1,683	141	9.1	0.85	0.82
Res Hmstd: Ex-Hi Val	271,700	306,100	34,400	12.7	2,500	2,712	211	8.5	0.92	0.89
Seas Rec: Lo Val	50,000	58,200	8,200	16.4	555	602	48	8.6	1.11	1.04
Seas Rec: Hi Val	150,000	174,700	24,700	16.5	1,891	2,096	206	10.9	1.26	1.20
Comm/Ind: Lo Val	150,000	160,500	10,500	7.0	3,280	3,388	108	3.3	2.19	2.11
Comm/Ind: Med Val	300,000	320,900	20,900	7.0	7,621	7,768	147	1.9	2.54	2.42
Comm/Ind: Hi Val	1,000,000	1,069,700	69,700	7.0	27,881	28,215	335	1.2	2.79	2.64

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TACONITE CITIES

Tax Burdens by Property Class	Taxable Market				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Exist	2,088,481	2,249,870	161,389	7.7	16,833	18,546	1,713	10.2	0.81	0.82
ResNonHm 1 Exist	172,563	197,481	24,918	14.4	2,595	2,911	316	12.2	1.50	1.47
ResNonHm23 Exist	47,380	53,785	6,405	13.5	873	974	101	11.6	1.84	1.81
Apartments Exist	119,120	124,786	5,666	4.8	2,252	2,318	65	2.9	1.89	1.86
Seas Rec: Exist	161,037	182,714	21,677	13.5	2,337	2,538	200	8.6	1.45	1.39
Com/Ind Lo Exist	271,373	281,530	10,158	3.7	8,172	8,199	27	0.3	3.01	2.91
Com/Ind Hi Exist	339,063	367,335	28,271	8.3	13,549	14,055	506	3.7	4.00	3.83
Publ U: Elec Gen	184,740	190,282	5,542	3.0	4,248	4,215	-33	-0.8	2.30	2.21
Publ U: Other	106,389	109,581	3,192	3.0	3,826	3,796	-31	-0.8	3.60	3.46
AgHm House Exist	5,123	5,541	418	8.2	46	53	8	16.6	0.89	0.96
AgHm Land: Exist	3,395	3,767	371	10.9	11	13	2	16.0	0.33	0.35
Ag NonHm: Exist	40,125	46,359	6,233	15.5	551	630	79	14.4	1.37	1.36
Res Hmstd	0	25,444	25,444	0.0	0	232	232	0.0	0.00	0.91
All Other NewCon	0	29,925	29,925	0.0	0	673	673	0.0	0.00	2.25
<b>Total</b>	<b>3,538,789</b>	<b>3,868,400</b>	<b>329,611</b>	<b>9.3</b>	<b>55,294</b>	<b>59,152</b>	<b>3,858</b>	<b>7.0</b>	<b>1.56</b>	<b>1.53</b>

Tax Base

Tax Rates

	Taxable Market				Net Tax Cap (Pctg)				Ref Mkt Val (mills)	
	Baseline	Alternativ	Change	Pctg Chng	Base	Alter	Base	Alter	Base	Alter
Total Tax Capacity	43,426	47,277	3,851	8.9	County	57.40	52.57	0.000	0.000	
(-) TIF Tax Capacity	1,529	1,661	132	8.6	City/Town	67.45	68.32	0.030	0.032	
(-) FD Contrib Tax Cap	1,586	1,936	350	22.1	School District	10.47	10.44	0.676	0.818	
(=) Taxable Tax Capacity	40,312	43,680	3,368	8.4	Special District	2.35	2.05	0.000	0.000	
FD Distrib Tax Cap	1,712	2,069	357	20.8	<b>Total</b>	<b>137.66</b>	<b>133.38</b>	<b>0.706</b>	<b>0.849</b>	

Tax Burdens on  
Hypothetical Properties

	Taxable Market			Net Tax				Effectiv Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	50,300	54,200	7.8	212	237	25	12.0	0.42	0.44
Res Hmstd: Avg Val	75,400	81,200	7.7	475	538	63	13.3	0.63	0.66
Res Hmstd: Hi Val	100,500	108,300	7.8	857	946	89	10.4	0.85	0.87
Res Hmstd: Ex-Hi Val	150,800	162,500	7.8	1,631	1,764	134	8.2	1.08	1.09
Apartment (Mkt rate)	300,000	314,300	4.8	5,374	5,507	133	2.5	1.79	1.75
Comm/Ind: Lo Val	150,000	162,500	8.3	4,388	4,717	328	7.5	2.93	2.90
Comm/Ind: Med Val	300,000	325,000	8.3	10,204	10,807	602	5.9	3.40	3.33
Comm/Ind: Hi Val	1,000,000	1,083,400	8.3	37,345	39,230	1,884	5.0	3.73	3.62

House Research

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TACONITE TOWNS

Tax Burdens by Property Class	Taxable Market				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Exist	3,770,344	4,236,150	465,806	12.4	22,906	25,411	2,506	10.9	0.61	0.60
ResNonHm 1 Exist	226,475	261,488	35,013	15.5	2,218	2,430	212	9.6	0.98	0.93
ResNonHm23 Exist	32,074	36,791	4,716	14.7	382	418	36	9.4	1.19	1.14
Apartments Exist	3,957	4,115	158	4.0	48	46	-1	-2.9	1.21	1.13
Seas Rec: Exist	3,342,879	3,892,747	549,868	16.4	38,817	42,664	3,847	9.9	1.16	1.10
Com/Ind Lo Exist	73,856	77,712	3,857	5.2	1,718	1,724	6	0.3	2.33	2.22
Com/Ind Hi Exist	118,555	124,522	5,967	5.0	3,731	3,718	-13	-0.3	3.15	2.99
Publ U: Elec Gen	712	733	21	3.0	14	14	0	-1.4	2.00	1.92
Publ U: Other	249,293	256,771	7,479	3.0	7,652	7,574	-77	-1.0	3.07	2.95
AgHm House Exist	161,247	184,127	22,881	14.2	651	745	94	14.4	0.40	0.40
AgHm Land: Exist	185,332	211,981	26,650	14.4	325	359	34	10.4	0.18	0.17
Ag NonHm: Exist	439,383	524,355	84,972	19.3	4,161	4,606	446	10.7	0.95	0.88
Res Hmstd	0	88,130	88,130	0.0	0	580	580	0.0	0.00	0.66
All Other NewCon	0	100,142	100,142	0.0	0	1,163	1,163	0.0	0.00	1.16
<b>Total</b>	<b>8,604,105</b>	<b>9,999,765</b>	<b>1,395,660</b>	<b>16.2</b>	<b>82,623</b>	<b>91,455</b>	<b>8,832</b>	<b>10.7</b>	<b>0.96</b>	<b>0.91</b>

Tax Base

Tax Rates

	Taxable Market				Net Tax Cap (Pctg)				Ref Mkt Val (mills)	
	Baseline	Alternativ	Change	Pctg Chng	Base	Alter	Base	Alter	Base	Alter
Total Tax Capacity	89,543	103,678	14,135	15.8	County	59.61	54.64	0.000	0.000	
(-) TIF Tax Capacity	264	268	4	1.5	City/Town	16.27	15.18	0.000	0.000	
(-) FD Contrib Tax Cap	662	782	120	18.1	School District	10.88	10.53	0.419	0.601	
(=) Taxable Tax Capacity	88,616	102,628	14,012	15.8	Special District	2.61	2.41	0.000	0.000	
FD Distrib Tax Cap	537	648	112	20.8	<b>Total</b>	<b>89.36</b>	<b>82.76</b>	<b>0.419</b>	<b>0.601</b>	

Tax Burdens on  
Hypothetical Properties

	Taxable Market			Net Tax				Effectiv Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	91,900	103,300	12.4	280	348	67	24.1	0.30	0.34
Res Hmstd: Avg Val	137,800	154,800	12.3	751	851	100	13.3	0.54	0.55
Res Hmstd: Hi Val	183,700	206,400	12.4	1,222	1,356	134	11.0	0.66	0.66
Res Hmstd: Ex-Hi Val	275,600	309,600	12.3	2,164	2,365	200	9.3	0.79	0.76
Seas Rec: Lo Val	50,000	58,200	16.4	549	595	46	8.3	1.10	1.02
Seas Rec: Hi Val	150,000	174,700	16.5	1,874	2,074	199	10.6	1.25	1.19
Comm/Ind: Lo Val	150,000	157,500	5.0	3,306	3,338	32	1.0	2.20	2.12
Comm/Ind: Med Val	300,000	315,100	5.0	7,693	7,692	-1	0.0	2.56	2.44
Comm/Ind: Hi Val	1,000,000	1,050,300	5.0	28,165	28,004	-161	-0.6	2.82	2.67

House Research

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DULUTH AREA

Tax Burdens by Property Class	Taxable Market				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Exist	4,239,325	4,676,786	437,460	10.3	43,301	45,995	2,694	6.2	1.02	0.98
ResNonHm 1 Exist	342,238	378,564	36,326	10.6	4,088	4,308	220	5.4	1.19	1.14
ResNonHm23 Exist	157,070	173,151	16,081	10.2	2,314	2,428	114	4.9	1.47	1.40
Apartments Exist	269,411	291,891	22,480	8.3	3,963	4,092	130	3.3	1.47	1.40
Seas Rec: Exist	86,681	94,371	7,689	8.9	1,192	1,212	21	1.7	1.37	1.28
Com/Ind Lo Exist	202,988	208,644	5,657	2.8	5,130	5,007	-123	-2.4	2.53	2.40
Com/Ind Hi Exist	724,099	797,442	73,343	10.1	24,114	25,207	1,093	4.5	3.33	3.16
Publ U: Elec Gen	461	475	14	3.0	11	10	0	-2.2	2.29	2.17
Publ U: Other	110,770	114,103	3,334	3.0	3,680	3,599	-81	-2.2	3.32	3.15
AgHm House Exist	14,154	16,068	1,914	13.5	139	151	12	8.6	0.98	0.94
AgHm Land: Exist	12,668	14,418	1,749	13.8	51	53	2	3.6	0.40	0.37
Ag NonHm: Exist	19,737	22,930	3,192	16.2	219	234	15	6.9	1.11	1.02
Res Hmstd	0	81,678	81,678	0.0	0	900	900	0.0	0.00	1.10
All Other NewCon	0	67,397	67,397	0.0	0	1,278	1,278	0.0	0.00	1.90
<b>Total</b>	<b>6,179,602</b>	<b>6,937,917</b>	<b>758,315</b>	<b>12.3</b>	<b>88,201</b>	<b>94,475</b>	<b>6,274</b>	<b>7.1</b>	<b>1.43</b>	<b>1.36</b>

Tax Base

Tax Rates

	Taxable Market				Net Tax Cap (Pctg)				Ref Mkt Val (mills)	
	Baseline	Alternativ	Change	Pctg Chng	Base	Alter	Base	Alter	Base	Alter
Total Tax Capacity	72,189	80,944	8,755	12.1	County	69.21	64.03	0.000	0.000	
(-) TIF Tax Capacity	7,139	7,966	827	11.6	City/Town	24.12	23.18	0.000	0.000	
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	13.57	12.41	0.735	0.862	
(=) Taxable Tax Capacity	65,050	72,978	7,928	12.2	Special District	5.12	5.33	0.000	0.000	
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>112.02</b>	<b>104.95</b>	<b>0.735</b>	<b>0.862</b>	

Tax Burdens on  
Hypothetical Properties

	Taxable Market			Net Tax				Effectiv Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	91,900	101,400	10.3	807	870	63	7.8	0.88	0.86
Res Hmstd: Avg Val	137,800	152,000	10.3	1,396	1,491	94	6.7	1.01	0.98
Res Hmstd: Hi Val	183,600	202,500	10.3	1,984	2,110	125	6.3	1.08	1.04
Res Hmstd: Ex-Hi Val	275,500	303,900	10.3	3,164	3,352	188	6.0	1.15	1.10
Apartment (Mkt rate)	300,000	325,000	8.3	4,421	4,544	123	2.8	1.47	1.40
Comm/Ind: Lo Val	150,000	165,200	10.1	3,781	4,065	284	7.5	2.52	2.46
Comm/Ind: Med Val	300,000	330,400	10.1	8,785	9,281	496	5.6	2.93	2.81
Comm/Ind: Hi Val	1,000,000	1,101,300	10.1	32,139	33,624	1,486	4.6	3.21	3.05

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EAST CENTRAL CITIES

Tax Burdens by Property Class	Taxable Market				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Exist	2,849,294	3,211,720	362,426	12.7	35,616	38,027	2,411	6.8	1.25	1.18
ResNonHm 1 Exist	225,561	249,063	23,503	10.4	3,236	3,335	100	3.1	1.43	1.34
ResNonHm23 Exist	92,567	102,618	10,051	10.9	1,694	1,748	54	3.2	1.83	1.70
Apartments Exist	180,880	197,371	16,491	9.1	3,224	3,271	47	1.5	1.78	1.66
Seas Rec: Exist	55,892	64,795	8,904	15.9	979	1,049	70	7.2	1.75	1.62
Com/Ind Lo Exist	265,134	280,608	15,474	5.8	7,661	7,587	-74	-1.0	2.89	2.70
Com/Ind Hi Exist	448,421	512,653	64,232	14.3	17,026	18,200	1,174	6.9	3.80	3.55
Publ U: Elec Gen	1,072	1,104	32	3.0	31	31	-1	-2.4	2.92	2.77
Publ U: Other	79,477	81,861	2,384	3.0	3,031	2,925	-106	-3.5	3.81	3.57
AgHm House Exist	62,483	70,790	8,307	13.3	719	773	54	7.5	1.15	1.09
AgHm Land: Exist	50,973	57,686	6,713	13.2	249	257	8	3.4	0.49	0.45
Ag NonHm: Exist	30,942	37,721	6,779	21.9	412	462	50	12.2	1.33	1.22
Res Hmstd	0	145,936	145,936	0.0	0	1,855	1,855	0.0	0.00	1.27
All Other NewCon	0	77,082	77,082	0.0	0	1,650	1,650	0.0	0.00	2.14
<b>Total</b>	<b>4,342,693</b>	<b>5,091,006</b>	<b>748,313</b>	<b>17.2</b>	<b>73,878</b>	<b>81,171</b>	<b>7,293</b>	<b>9.9</b>	<b>1.70</b>	<b>1.59</b>

Tax Base

Tax Rates

	Taxable Market				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val (mills)	
	Baseline	Alternativ	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	50,493	59,045	8,552	16.9	County	61.64	56.64	0.010	0.009
(-) TIF Tax Capacity	2,285	2,609	324	14.2	City/Town	46.06	43.12	0.028	0.028
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	28.39	25.84	0.501	0.661
(=) Taxable Tax Capacity	48,207	56,435	8,228	17.1	Special District	1.12	1.07	0.000	0.000
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>137.21</b>	<b>126.67</b>	<b>0.540</b>	<b>0.697</b>

Tax Burdens on  
Hypothetical Properties

	Taxable Market			Pctg Chng	Net Tax				Effectiv Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	88,100	99,300		12.7	963	1,044	81	8.4	1.09	1.05
Res Hmstd: Avg Val	132,200	149,000		12.7	1,632	1,753	121	7.4	1.23	1.18
Res Hmstd: Hi Val	176,200	198,600		12.7	2,299	2,460	162	7.0	1.30	1.24
Res Hmstd: Ex-Hi Val	264,300	297,900		12.7	3,635	3,877	242	6.7	1.38	1.30
Apartment (Mkt rate)	300,000	327,400		9.1	5,307	5,412	105	2.0	1.77	1.65
Comm/Ind: Lo Val	150,000	171,500		14.3	4,318	4,818	499	11.6	2.88	2.81
Comm/Ind: Med Val	300,000	343,000		14.3	10,049	10,950	901	9.0	3.35	3.19
Comm/Ind: Hi Val	1,000,000	1,143,200		14.3	36,793	39,563	2,769	7.5	3.68	3.46

House Research

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EAST CENTRAL TOWNS

Tax Burdens by Property Class	Taxable Market				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Exist	4,528,498	5,155,429	626,931	13.8	45,748	49,444	3,696	8.1	1.01	0.96
ResNonHm 1 Exist	311,526	349,194	37,668	12.1	3,589	3,742	153	4.3	1.15	1.07
ResNonHm23 Exist	89,825	99,631	9,806	10.9	1,287	1,329	42	3.3	1.43	1.33
Apartments Exist	3,781	4,127	346	9.1	50	51	1	1.6	1.33	1.24
Seas Rec: Exist	1,164,322	1,375,906	211,584	18.2	15,289	16,680	1,391	9.1	1.31	1.21
Com/Ind Lo Exist	84,729	90,839	6,110	7.2	2,080	2,086	6	0.3	2.45	2.30
Com/Ind Hi Exist	59,569	67,689	8,120	13.6	1,939	2,064	125	6.4	3.26	3.05
Publ U: Elec Gen	4,946	5,095	148	3.0	104	97	-7	-6.3	2.10	1.91
Publ U: Other	160,534	165,350	4,816	3.0	5,471	5,305	-166	-3.0	3.41	3.21
AgHm House Exist	1,021,661	1,158,991	137,330	13.4	9,567	10,218	651	6.8	0.94	0.88
AgHm Land: Exist	948,887	1,049,169	100,282	10.6	3,747	3,724	-23	-0.6	0.39	0.35
Ag NonHm: Exist	364,596	436,059	71,463	19.6	3,970	4,307	336	8.5	1.09	0.99
Res Hmstd	0	167,696	167,696	0.0	0	1,744	1,744	0.0	0.00	1.04
All Other NewCon	0	135,282	135,282	0.0	0	1,510	1,510	0.0	0.00	1.12
<b>Total</b>	<b>8,742,874</b>	<b>10,260,456</b>	<b>1,517,582</b>	<b>17.4</b>	<b>92,840</b>	<b>102,301</b>	<b>9,461</b>	<b>10.2</b>	<b>1.06</b>	<b>1.00</b>

Tax Base

Tax Rates

	Taxable Market				Net Tax Cap (Pctg)				Ref Mkt Val (mills)	
	Baseline	Alternativ	Change	Pctg Chng	Base	Alter	Base	Alter	Base	Alter
Total Tax Capacity	86,102	101,038	14,936	17.3	County	62.44	57.15	0.021	0.018	
(-) TIF Tax Capacity	85	98	13	15.3	City/Town	19.08	17.71	0.000	0.000	
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	26.34	23.74	0.510	0.675	
(=) Taxable Tax Capacity	86,017	100,940	14,923	17.3	Special District	0.92	0.84	0.000	0.000	
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>108.78</b>	<b>99.43</b>	<b>0.531</b>	<b>0.693</b>	

Tax Burdens on  
Hypothetical Properties

	Taxable Market			Net Tax				Effectiv Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	103,600	117,900	13.8	903	988	85	9.4	0.87	0.84
Res Hmstd: Avg Val	155,400	176,900	13.8	1,540	1,668	128	8.3	0.99	0.94
Res Hmstd: Hi Val	207,100	235,800	13.9	2,177	2,348	171	7.9	1.05	1.00
Res Hmstd: Ex-Hi Val	310,800	353,800	13.8	3,453	3,709	256	7.4	1.11	1.05
Seas Rec: Lo Val	50,000	59,100	18.2	646	703	56	8.7	1.29	1.19
Seas Rec: Hi Val	150,000	177,300	18.2	2,165	2,403	238	11.0	1.44	1.36
Comm/Ind: Lo Val	150,000	170,400	13.6	3,677	4,054	376	10.2	2.45	2.38
Comm/Ind: Med Val	300,000	340,900	13.6	8,554	9,221	666	7.8	2.85	2.70
Comm/Ind: Hi Val	1,000,000	1,136,300	13.6	31,312	33,326	2,013	6.4	3.13	2.93



House Research

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CENTRAL MINN CITIES

Tax Burdens by Property Class	Taxable Market				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Exist	9,822,179	10,762,011	939,832	9.6	106,178	116,367	10,189	9.6	1.08	1.08
ResNonHm 1 Exist	592,929	632,889	39,960	6.7	7,259	7,663	404	5.6	1.22	1.21
ResNonHm23 Exist	278,956	299,357	20,401	7.3	4,188	4,428	240	5.7	1.50	1.48
Apartments Exist	813,491	876,003	62,512	7.7	12,325	13,038	712	5.8	1.52	1.49
Seas Rec: Exist	65,740	74,129	8,389	12.8	942	1,036	93	9.9	1.43	1.40
Com/Ind Lo Exist	605,569	627,892	22,323	3.7	15,763	15,863	100	0.6	2.60	2.53
Com/Ind Hi Exist	1,906,875	2,048,429	141,554	7.4	64,243	66,951	2,708	4.2	3.37	3.27
Publ U: Elec Gen	628,450	647,304	18,854	3.0	13,969	13,722	-246	-1.8	2.22	2.12
Publ U: Other	376,370	387,661	11,291	3.0	12,491	12,380	-110	-0.9	3.32	3.19
AgHm House Exist	128,968	141,271	12,303	9.5	1,373	1,524	150	10.9	1.06	1.08
AgHm Land: Exist	108,640	118,100	9,459	8.7	456	485	29	6.4	0.42	0.41
Ag NonHm: Exist	97,086	115,004	17,918	18.5	1,045	1,201	155	14.9	1.08	1.04
Res Hmstd	0	624,981	624,981	0.0	0	7,138	7,138	0.0	0.00	1.14
All Other NewCon	0	238,491	238,491	0.0	0	5,294	5,294	0.0	0.00	2.22
<b>Total</b>	<b>15,425,252</b>	<b>17,593,520</b>	<b>2,168,267</b>	<b>14.1</b>	<b>240,232</b>	<b>267,089</b>	<b>26,856</b>	<b>11.2</b>	<b>1.56</b>	<b>1.52</b>

Tax Base

Tax Rates

	Taxable Market				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val (mills)	
	Baseline	Alternativ	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	188,671	213,580	24,909	13.2	County	43.83	42.27	0.000	0.000
(-) TIF Tax Capacity	10,829	12,145	1,316	12.2	City/Town	39.66	38.26	0.028	0.028
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	25.66	25.34	0.994	1.152
(=) Taxable Tax Capacity	177,842	201,435	23,593	13.3	Special District	2.39	2.34	0.000	0.000
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>111.55</b>	<b>108.20</b>	<b>1.022</b>	<b>1.181</b>

Tax Burdens on  
Hypothetical Properties

	Taxable Market			Pctg Chng	Net Tax				Effectiv Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	104,600	114,600		9.6	995	1,106	111	11.1	0.95	0.97
Res Hmstd: Avg Val	156,800	171,800		9.6	1,678	1,844	166	9.9	1.07	1.07
Res Hmstd: Hi Val	209,000	229,000		9.6	2,361	2,582	221	9.4	1.13	1.13
Res Hmstd: Ex-Hi Val	313,600	343,600		9.6	3,728	4,060	332	8.9	1.19	1.18
Apartment (Mkt rate)	300,000	323,100		7.7	4,490	4,752	262	5.8	1.50	1.47
Comm/Ind: Lo Val	150,000	161,100		7.4	3,813	4,067	254	6.7	2.54	2.52
Comm/Ind: Med Val	300,000	322,300		7.4	8,847	9,314	467	5.3	2.95	2.89
Comm/Ind: Hi Val	1,000,000	1,074,200		7.4	32,336	33,786	1,450	4.5	3.23	3.15

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CENTRAL MINN TOWNS

Tax Burdens by Property Class	Taxable Market				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Exist	5,520,828	6,201,843	681,015	12.3	49,026	54,873	5,848	11.9	0.89	0.88
ResNonHm 1 Exist	282,391	325,418	43,027	15.2	2,836	3,202	366	12.9	1.00	0.98
ResNonHm23 Exist	105,298	120,392	15,094	14.3	1,303	1,456	153	11.7	1.24	1.21
Apartments Exist	3,651	3,997	346	9.5	44	47	3	6.8	1.21	1.18
Seas Rec: Exist	669,056	782,133	113,077	16.9	7,938	8,911	973	12.3	1.19	1.14
Com/Ind Lo Exist	127,304	134,591	7,287	5.7	2,827	2,880	53	1.9	2.22	2.14
Com/Ind Hi Exist	122,872	135,704	12,832	10.4	3,524	3,751	226	6.4	2.87	2.76
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	156,496	161,191	4,695	3.0	4,616	4,621	5	0.1	2.95	2.87
AgHm House Exist	1,234,835	1,345,872	111,037	9.0	10,412	11,244	833	8.0	0.84	0.84
AgHm Land: Exist	1,474,408	1,578,592	104,185	7.1	6,006	6,192	186	3.1	0.41	0.39
Ag NonHm: Exist	342,310	388,516	46,206	13.5	3,241	3,510	269	8.3	0.95	0.90
Res Hmstd	0	187,223	187,223	0.0	0	1,785	1,785	0.0	0.00	0.95
All Other NewCon	0	111,176	111,176	0.0	0	1,191	1,191	0.0	0.00	1.07
<b>Total</b>	<b>10,039,449</b>	<b>11,476,648</b>	<b>1,437,199</b>	<b>14.3</b>	<b>91,773</b>	<b>103,664</b>	<b>11,891</b>	<b>13.0</b>	<b>0.91</b>	<b>0.90</b>

Tax Base

Tax Rates

	Taxable Market				County	Net Tax Cap (Pctg)		Ref Mkt Val (mills)	
	Baseline	Alternativ	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	97,766	112,038	14,272	14.6	44.17	42.62	0.000	0.000	
(-) TIF Tax Capacity	230	252	22	9.7	19.23	18.03	0.005	0.005	
(-) FD Contrib Tax Cap	0	0	0	0.0	27.07	25.78	0.742	0.905	
(=) Taxable Tax Capacity	97,536	111,786	14,250	14.6	1.68	1.70	0.000	0.000	
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	92.14	88.14	0.748	0.910

Tax Burdens on  
Hypothetical Properties

	Taxable Market Value			Pctg Chng	Net Tax				Effectiv Tax Rates	
	Baseline	Alternative	Chng		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	128,700	144,600	12.4	1,026	1,164	138	13.5	0.80	0.80	
Res Hmstd: Avg Val	193,000	216,800	12.3	1,724	1,931	207	12.0	0.89	0.89	
Res Hmstd: Hi Val	257,200	288,900	12.3	2,421	2,697	276	11.4	0.94	0.93	
Res Hmstd: Ex-Hi Val	385,900	433,500	12.3	3,819	4,215	396	10.4	0.99	0.97	
Seas Rec: Lo Val	50,000	58,500	17.0	563	629	66	11.8	1.13	1.08	
Seas Rec: Hi Val	150,000	175,400	16.9	1,916	2,177	261	13.6	1.28	1.24	
Comm/Ind: Lo Val	150,000	165,700	10.5	3,336	3,658	322	9.7	2.22	2.21	
Comm/Ind: Med Val	300,000	331,300	10.4	7,746	8,338	592	7.6	2.58	2.52	
Comm/Ind: Hi Val	1,000,000	1,104,400	10.4	28,326	30,189	1,863	6.6	2.83	2.73	

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**SOUTHWEST 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>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Exist	4,264,399	4,518,141	253,741	6.0	54,338	56,714	2,376	4.4	1.27	1.26
ResNonHm 1 Exist	287,016	314,833	27,818	9.7	4,525	4,869	344	7.6	1.58	1.55
ResNonHm23 Exist	75,493	82,213	6,720	8.9	1,397	1,481	83	6.0	1.85	1.80
Apartments Exist	285,407	292,929	7,523	2.6	5,291	5,317	25	0.5	1.85	1.82
Seas Rec: Exist	16,496	18,494	1,998	12.1	325	349	23	7.2	1.97	1.89
Com/Ind Lo Exist	520,873	534,977	14,104	2.7	15,893	15,852	-42	-0.3	3.05	2.96
Com/Ind Hi Exist	704,636	742,421	37,785	5.4	27,647	28,147	500	1.8	3.92	3.79
Publ U: Elec Gen	3,964	4,083	119	3.0	105	106	1	1.4	2.64	2.60
Publ U: Other	74,364	76,595	2,231	3.0	3,072	3,087	15	0.5	4.13	4.03
AgHm House Exist	19,238	21,210	1,972	10.3	255	280	25	9.8	1.33	1.32
AgHm Land: Exist	39,863	43,852	3,989	10.0	338	364	25	7.5	0.85	0.83
Ag NonHm: Exist	46,635	51,581	4,947	10.6	735	791	56	7.6	1.58	1.53
Res Hmstd	0	90,087	90,087	0.0	0	1,225	1,225	0.0	0.00	1.36
All Other NewCon	0	56,649	56,649	0.0	0	1,485	1,485	0.0	0.00	2.62
<b>Total</b>	<b>6,338,382</b>	<b>6,848,066</b>	<b>509,684</b>	<b>8.0</b>	<b>113,922</b>	<b>120,065</b>	<b>6,142</b>	<b>5.4</b>	<b>1.80</b>	<b>1.75</b>

*Tax Base*

*Tax Rates*

	<b>Taxable Market</b>				<b>Pctg Chng</b>		<b>Net Tax Cap (Pctg)</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	74,532	80,410	5,878	7.9	County	58.50	55.39	0.036	0.032	
(-) TIF Tax Capacity	3,615	3,809	194	5.4	City/Town	62.83	61.28	0.036	0.037	
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	19.90	19.20	1.115	1.338	
(=) Taxable Tax Capacity	70,917	76,601	5,683	8.0	Special District	1.60	1.55	0.000	0.000	
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>142.84</b>	<b>137.42</b>	<b>1.186</b>	<b>1.408</b>	

*Tax Burdens on Hypothetical Properties*

	<b>Taxable Market Value</b>			<b>Pctg Chng</b>	<b>Net Tax</b>				<b>Effectiv Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>		<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	52,000	55,100	3,100	6.0	596	614	18	3.0	1.15	1.11
Res Hmstd: Avg Val	77,900	82,500	4,600	5.9	903	952	49	5.4	1.16	1.15
Res Hmstd: Hi Val	103,800	110,000	6,200	6.0	1,327	1,393	66	5.0	1.28	1.27
Res Hmstd: Ex-Hi Val	155,800	165,100	9,300	6.0	2,178	2,277	99	4.6	1.40	1.38
Apartment (Mkt rate)	300,000	307,900	7,900	2.6	5,712	5,722	10	0.2	1.90	1.86
Comm/Ind: Lo Val	150,000	158,000	8,000	5.3	4,542	4,706	164	3.6	3.03	2.98
Comm/Ind: Med Val	300,000	316,100	16,100	5.4	10,539	10,812	273	2.6	3.51	3.42
Comm/Ind: Hi Val	1,000,000	1,053,600	53,600	5.4	38,523	39,292	769	2.0	3.85	3.73

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**SOUTHWEST 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>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Exist	2,185,880	2,430,622	244,741	11.2	20,338	21,940	1,602	7.9	0.93	0.90
ResNonHm 1 Exist	225,233	248,518	23,285	10.3	2,449	2,601	151	6.2	1.09	1.05
ResNonHm23 Exist	34,456	37,920	3,464	10.1	472	497	24	5.1	1.37	1.31
Apartments Exist	3,424	3,642	218	6.4	41	42	1	3.0	1.20	1.16
Seas Rec: Exist	425,251	494,882	69,631	16.4	5,773	6,314	541	9.4	1.36	1.28
Com/Ind Lo Exist	96,314	100,260	3,946	4.1	2,255	2,246	-10	-0.4	2.34	2.24
Com/Ind Hi Exist	128,384	132,563	4,179	3.3	3,840	3,787	-52	-1.4	2.99	2.86
Publ U: Elec Gen	500	515	15	3.0	8	8	0	0.3	1.68	1.63
Publ U: Other	331,784	341,737	9,954	3.0	9,562	9,500	-61	-0.6	2.88	2.78
AgHm House Exist	1,210,535	1,354,496	143,961	11.9	9,321	10,284	963	10.3	0.77	0.76
AgHm Land: Exist	7,482,926	8,282,493	799,567	10.7	38,802	42,021	3,219	8.3	0.52	0.51
Ag NonHm: Exist	3,629,532	4,057,440	427,908	11.8	32,958	35,035	2,077	6.3	0.91	0.86
Res Hmstd	0	74,922	74,922	0.0	0	744	744	0.0	0.00	0.99
All Other NewCon	0	85,330	85,330	0.0	0	859	859	0.0	0.00	1.01
<b>Total</b>	<b>15,754,218</b>	<b>17,645,340</b>	<b>1,891,121</b>	<b>12.0</b>	<b>125,820</b>	<b>135,879</b>	<b>10,059</b>	<b>8.0</b>	<b>0.80</b>	<b>0.77</b>

**Tax Base**

**Tax Rates**

	<b>Taxable Market</b>				<b>Net Tax Cap (Pctg)</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>	<b>Base</b>	<b>Alter</b>
Total Tax Capacity	135,503	152,709	17,206	12.7	County	59.59	56.28	0.020	0.019	
(-) TIF Tax Capacity	385	406	22	5.6	City/Town	14.30	13.20	0.000	0.000	
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	17.71	17.17	1.186	1.392	
(=) Taxable Tax Capacity	135,118	152,302	17,184	12.7	Special District	1.48	1.42	0.000	0.000	
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>93.07</b>	<b>88.07</b>	<b>1.206</b>	<b>1.411</b>	

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effectiv Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	80,700	89,700	11.2	549	625	76	13.9	0.68	0.70
Res Hmstd: Avg Val	121,100	134,700	11.2	1,010	1,125	115	11.4	0.83	0.84
Res Hmstd: Hi Val	161,400	179,500	11.2	1,470	1,623	154	10.4	0.91	0.90
Res Hmstd: Ex-Hi Val	242,100	269,200	11.2	2,391	2,620	230	9.6	0.99	0.97
Comm/Ind: Lo Val	150,000	154,900	3.3	3,425	3,428	3	0.1	2.28	2.21
Comm/Ind: Med Val	300,000	309,800	3.3	7,932	7,882	-50	-0.6	2.64	2.54
Comm/Ind: Hi Val	1,000,000	1,032,500	3.3	28,963	28,659	-304	-1.0	2.90	2.78

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**SOUTH 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>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Exist	4,745,871	5,172,186	426,316	9.0	49,812	52,678	2,866	5.8	1.05	1.02
ResNonHm 1 Exist	294,019	335,713	41,694	14.2	3,685	4,022	337	9.1	1.25	1.20
ResNonHm23 Exist	114,811	129,355	14,544	12.7	1,716	1,840	124	7.2	1.49	1.42
Apartments Exist	357,176	392,569	35,393	9.9	5,053	5,290	237	4.7	1.41	1.35
Seas Rec: Exist	16,227	17,800	1,573	9.7	264	278	14	5.3	1.63	1.56
Com/Ind Lo Exist	420,383	437,612	17,229	4.1	11,114	11,042	-72	-0.6	2.64	2.52
Com/Ind Hi Exist	912,401	994,656	82,256	9.0	29,488	30,376	888	3.0	3.23	3.05
Publ U: Elec Gen	15,696	16,167	471	3.0	313	304	-9	-3.0	2.00	1.88
Publ U: Other	78,861	81,227	2,366	3.0	2,645	2,595	-50	-1.9	3.35	3.20
AgHm House Exist	12,297	13,502	1,206	9.8	148	157	9	6.1	1.20	1.16
AgHm Land: Exist	23,137	25,557	2,421	10.5	166	176	10	6.2	0.72	0.69
Ag NonHm: Exist	32,186	35,173	2,987	9.3	388	402	14	3.6	1.21	1.14
Res Hmstd	0	143,208	143,208	0.0	0	1,588	1,588	0.0	0.00	1.11
All Other NewCon	0	85,338	85,338	0.0	0	1,583	1,583	0.0	0.00	1.85
<b>Total</b>	<b>7,023,064</b>	<b>7,880,065</b>	<b>857,001</b>	<b>12.2</b>	<b>104,793</b>	<b>112,330</b>	<b>7,537</b>	<b>7.2</b>	<b>1.49</b>	<b>1.43</b>

*Tax Base*

*Tax Rates*

					<b>Net Tax Cap (Pctg)</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	83,469	93,429	9,960	11.9	County	48.44	45.11	0.000	0.000
(-) TIF Tax Capacity	4,533	4,945	413	9.1	City/Town	50.25	47.95	0.029	0.030
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	14.54	13.06	0.957	1.163
(=) Taxable Tax Capacity	78,936	88,484	9,548	12.1	Special District	0.65	0.60	0.000	0.000
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>113.88</b>	<b>106.72</b>	<b>0.986</b>	<b>1.193</b>

*Tax Burdens on Hypothetical Properties*

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effectiv Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	70,200	76,500	9.0	588	604	16	2.8	0.84	0.79
Res Hmstd: Avg Val	105,300	114,800	9.0	1,025	1,093	68	6.6	0.97	0.95
Res Hmstd: Hi Val	140,400	153,000	9.0	1,491	1,581	89	6.0	1.06	1.03
Res Hmstd: Ex-Hi Val	210,600	229,500	9.0	2,423	2,557	134	5.5	1.15	1.11
Apartment (Mkt rate)	300,000	329,700	9.9	4,566	4,791	225	4.9	1.52	1.45
Comm/Ind: Lo Val	150,000	163,500	9.0	3,860	4,110	249	6.5	2.57	2.51
Comm/Ind: Med Val	300,000	327,000	9.0	8,958	9,385	426	4.8	2.99	2.87
Comm/Ind: Hi Val	1,000,000	1,090,200	9.0	32,748	34,007	1,259	3.8	3.27	3.12

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**SOUTH 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>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Exist	1,908,509	2,167,238	258,729	13.6	14,363	15,839	1,476	10.3	0.75	0.73
ResNonHm 1 Exist	173,306	198,724	25,418	14.7	1,558	1,708	150	9.6	0.90	0.86
ResNonHm23 Exist	21,838	24,325	2,487	11.4	242	256	14	6.0	1.11	1.05
Apartments Exist	3,157	3,441	284	9.0	37	38	1	3.5	1.16	1.10
Seas Rec: Exist	107,692	121,510	13,819	12.8	1,112	1,187	75	6.7	1.03	0.98
Com/Ind Lo Exist	59,008	60,847	1,839	3.1	1,206	1,179	-27	-2.3	2.04	1.94
Com/Ind Hi Exist	71,776	77,477	5,702	7.9	1,919	1,950	32	1.6	2.67	2.52
Publ U: Elec Gen	11,212	11,549	336	3.0	150	148	-3	-1.8	1.34	1.28
Publ U: Other	237,569	244,696	7,127	3.0	6,356	6,245	-111	-1.7	2.68	2.55
AgHm House Exist	943,135	1,042,670	99,534	10.6	6,460	6,972	512	7.9	0.68	0.67
AgHm Land: Exist	4,601,227	5,094,760	493,533	10.7	22,262	23,687	1,425	6.4	0.48	0.46
Ag NonHm: Exist	1,922,098	2,149,496	227,398	11.8	15,536	16,295	760	4.9	0.81	0.76
Res Hmstd	0	54,481	54,481	0.0	0	437	437	0.0	0.00	0.80
All Other NewCon	0	40,694	40,694	0.0	0	316	316	0.0	0.00	0.78
<b>Total</b>	<b>10,060,526</b>	<b>11,291,907</b>	<b>1,231,381</b>	<b>12.2</b>	<b>71,200</b>	<b>76,258</b>	<b>5,058</b>	<b>7.1</b>	<b>0.71</b>	<b>0.68</b>

**Tax Base**

**Tax Rates**

	<b>Taxable Market</b>				<b>Net Tax Cap (Pctg)</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>	<b>Base</b>	<b>Alter</b>
Total Tax Capacity	88,063	99,493	11,430	13.0	County	51.87	48.55	0.000	0.000	
(-) TIF Tax Capacity	35	39	4	11.3	City/Town	12.97	12.01	0.000	0.000	
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	15.71	14.61	0.954	1.142	
(=) Taxable Tax Capacity	88,027	99,453	11,426	13.0	Special District	0.75	0.72	0.000	0.000	
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>81.30</b>	<b>75.89</b>	<b>0.954</b>	<b>1.142</b>	

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effectiv Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	91,700	104,100	13.5	543	630	87	16.0	0.59	0.61
Res Hmstd: Avg Val	137,500	156,100	13.5	1,000	1,131	131	13.1	0.73	0.72
Res Hmstd: Hi Val	183,200	208,000	13.5	1,457	1,631	174	12.0	0.80	0.78
Res Hmstd: Ex-Hi Val	274,900	312,200	13.6	2,372	2,634	262	11.1	0.86	0.84
Comm/Ind: Lo Val	150,000	161,900	7.9	3,123	3,283	160	5.1	2.08	2.03
Comm/Ind: Med Val	300,000	323,800	7.9	7,238	7,500	262	3.6	2.41	2.32
Comm/Ind: Hi Val	1,000,000	1,079,400	7.9	26,445	27,180	736	2.8	2.64	2.52

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Tax Burdens by Property Class	Taxable Market				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Exist	6,078,508	6,528,273	449,765	7.4	67,413	70,983	3,570	5.3	1.11	1.09
ResNonHm 1 Exist	428,449	444,180	15,731	3.7	5,388	5,432	44	0.8	1.26	1.22
ResNonHm23 Exist	149,759	155,273	5,515	3.7	2,313	2,321	8	0.3	1.54	1.49
Apartments Exist	352,534	353,232	699	0.2	5,580	5,428	-151	-2.7	1.58	1.54
Seas Rec: Exist	8,280	9,713	1,433	17.3	133	153	20	15.2	1.61	1.58
Com/Ind Lo Exist	234,845	252,520	17,674	7.5	6,173	6,403	230	3.7	2.63	2.54
Com/Ind Hi Exist	1,315,105	1,513,539	198,434	15.1	45,676	50,521	4,845	10.6	3.47	3.34
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	56,268	58,112	1,844	3.3	1,883	1,874	-9	-0.5	3.35	3.23
AgHm House Exist	312,577	346,401	33,824	10.8	2,888	3,187	299	10.3	0.92	0.92
AgHm Land: Exist	517,299	563,261	45,962	8.9	2,676	2,896	220	8.2	0.52	0.51
Ag NonHm: Exist	162,584	187,949	25,366	15.6	1,607	1,765	157	9.8	0.99	0.94
Res Hmstd	0	244,113	244,113	0.0	0	2,899	2,899	0.0	0.00	1.19
All Other NewCon	0	177,193	177,193	0.0	0	3,427	3,427	0.0	0.00	1.93
<b>Total</b>	<b>9,616,207</b>	<b>10,833,760</b>	<b>1,217,553</b>	<b>12.7</b>	<b>141,731</b>	<b>157,290</b>	<b>15,559</b>	<b>11.0</b>	<b>1.47</b>	<b>1.45</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val (mills)		
	Baseline	Alternativ	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	110,488	125,371	14,883	13.5	County	52.31	49.22	0.000	0.000
(-) TIF Tax Capacity	1,395	1,626	231	16.5	City/Town	36.41	35.24	0.000	0.000
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	25.70	24.90	0.975	1.149
(=) Taxable Tax Capacity	109,093	123,745	14,652	13.4	Special District	0.00	0.00	0.000	0.000
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>114.42</b>	<b>109.36</b>	<b>0.975</b>	<b>1.149</b>

Tax Burdens on  
Hypothetical Properties

	Taxable Market			Net Tax				Effectiv Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	107,300	115,200	7.4	1,057	1,123	67	6.3	0.98	0.98
Res Hmstd: Avg Val	160,800	172,700	7.4	1,769	1,870	101	5.7	1.10	1.08
Res Hmstd: Hi Val	214,400	230,300	7.4	2,483	2,618	135	5.4	1.16	1.14
Res Hmstd: Ex-Hi Val	321,600	345,400	7.4	3,910	4,112	202	5.2	1.22	1.19
Apartment (Mkt rate)	300,000	300,600	0.2	4,583	4,454	-129	-2.8	1.53	1.48
Comm/Ind: Lo Val	150,000	172,600	15.1	3,871	4,467	596	15.4	2.58	2.59
Comm/Ind: Med Val	300,000	345,300	15.1	8,984	10,122	1,139	12.7	2.99	2.93
Comm/Ind: Hi Val	1,000,000	1,150,900	15.1	32,842	36,503	3,661	11.1	3.28	3.17

House Research

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SOUTHEAST CITIES

Tax Burdens by Property Class	Taxable Market				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Exist	8,369,355	9,021,420	652,065	7.8	88,183	93,657	5,474	6.2	1.05	1.04
ResNonHm 1 Exist	477,995	523,926	45,931	9.6	5,892	6,296	405	6.9	1.23	1.20
ResNonHm23 Exist	199,098	218,521	19,423	9.8	3,121	3,316	195	6.3	1.57	1.52
Apartments Exist	447,248	479,531	32,283	7.2	6,680	7,005	325	4.9	1.49	1.46
Seas Rec: Exist	43,071	48,400	5,329	12.4	661	711	50	7.6	1.53	1.47
Com/Ind Lo Exist	659,906	683,121	23,214	3.5	17,268	17,266	-2	0.0	2.62	2.53
Com/Ind Hi Exist	1,143,619	1,217,020	73,401	6.4	38,995	39,948	953	2.4	3.41	3.28
Publ U: Elec Gen	272,707	280,888	8,181	3.0	7,678	7,239	-440	-5.7	2.82	2.58
Publ U: Other	217,182	223,697	6,515	3.0	7,818	7,625	-193	-2.5	3.60	3.41
AgHm House Exist	34,306	38,904	4,598	13.4	370	413	43	11.6	1.08	1.06
AgHm Land: Exist	61,836	68,296	6,460	10.4	383	410	28	7.2	0.62	0.60
Ag NonHm: Exist	50,120	56,452	6,332	12.6	584	626	42	7.1	1.17	1.11
Res Hmstd	0	276,291	276,291	0.0	0	3,179	3,179	0.0	0.00	1.15
All Other NewCon	0	180,095	180,095	0.0	0	4,076	4,076	0.0	0.00	2.26
<b>Total</b>	<b>11,976,443</b>	<b>13,316,562</b>	<b>1,340,119</b>	<b>11.2</b>	<b>177,632</b>	<b>191,767</b>	<b>14,135</b>	<b>8.0</b>	<b>1.48</b>	<b>1.44</b>

Tax Base

Tax Rates

	Taxable Market				Net Tax Cap (Pctg)				Ref Mkt Val (mills)	
	Baseline	Alternativ	Change	Pctg Chng	Base	Alter	Base	Alter	Base	Alter
Total Tax Capacity	140,743	156,387	15,644	11.1	County	46.70	44.26	0.000	0.000	
(-) TIF Tax Capacity	6,612	7,263	651	9.8	City/Town	44.73	43.51	0.025	0.026	
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	22.20	20.81	1.087	1.267	
(=) Taxable Tax Capacity	134,130	149,124	14,993	11.2	Special District	1.55	1.46	0.000	0.000	
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>115.18</b>	<b>110.03</b>	<b>1.112</b>	<b>1.293</b>	

Tax Burdens on  
Hypothetical Properties

	Taxable Market Value			Pctg Chng	Net Tax				Effectiv Tax Rates	
	Baseline	Alternative	Chng		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	80,300	86,600	6,300	7.8	714	770	56	7.9	0.89	0.89
Res Hmstd: Avg Val	120,500	129,900	9,400	7.8	1,258	1,342	84	6.6	1.04	1.03
Res Hmstd: Hi Val	160,600	173,100	12,500	7.8	1,801	1,912	111	6.2	1.12	1.10
Res Hmstd: Ex-Hi Val	240,900	259,700	18,800	7.8	2,887	3,054	167	5.8	1.20	1.18
Apartment (Mkt rate)	300,000	321,700	21,700	7.2	4,653	4,840	187	4.0	1.55	1.50
Comm/Ind: Lo Val	150,000	159,600	9,600	6.4	3,909	4,081	172	4.4	2.61	2.56
Comm/Ind: Med Val	300,000	319,300	19,300	6.4	9,064	9,355	290	3.2	3.02	2.93
Comm/Ind: Hi Val	1,000,000	1,064,200	64,200	6.4	33,125	33,954	829	2.5	3.31	3.19



House Research

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**SOUTHEAST 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>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Exist	3,329,703	3,666,657	336,954	10.1	27,550	29,545	1,995	7.2	0.83	0.81
ResNonHm 1 Exist	256,942	286,005	29,063	11.3	2,479	2,640	160	6.5	0.97	0.92
ResNonHm23 Exist	48,615	53,103	4,487	9.2	587	614	27	4.5	1.21	1.16
Apartments Exist	2,126	2,257	131	6.2	27	28	1	2.0	1.27	1.22
Seas Rec: Exist	155,227	175,161	19,934	12.8	1,731	1,856	124	7.2	1.12	1.06
Com/Ind Lo Exist	78,807	82,762	3,954	5.0	1,758	1,762	4	0.3	2.23	2.13
Com/Ind Hi Exist	55,626	60,123	4,497	8.1	1,623	1,678	55	3.4	2.92	2.79
Publ U: Elec Gen	1,810	1,864	54	3.0	24	24	0	-0.2	1.33	1.29
Publ U: Other	241,403	248,645	7,242	3.0	6,995	7,019	24	0.3	2.90	2.82
AgHm House Exist	1,450,303	1,634,895	184,593	12.7	11,417	12,616	1,198	10.5	0.79	0.77
AgHm Land: Exist	4,849,960	5,459,542	609,582	12.6	24,181	26,368	2,187	9.0	0.50	0.48
Ag NonHm: Exist	1,535,254	1,764,934	229,680	15.0	13,747	14,912	1,166	8.5	0.90	0.84
Res Hmstd	0	107,573	107,573	0.0	0	949	949	0.0	0.00	0.88
All Other NewCon	0	92,646	92,646	0.0	0	786	786	0.0	0.00	0.85
<b>Total</b>	<b>12,005,776</b>	<b>13,636,166</b>	<b>1,630,391</b>	<b>13.6</b>	<b>92,120</b>	<b>100,795</b>	<b>8,676</b>	<b>9.4</b>	<b>0.77</b>	<b>0.74</b>

**Tax Base**

**Tax Rates**

	<b>Taxable Market</b>				<b>Net Tax Cap (Pctg)</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>	<b>Base</b>	<b>Alter</b>
Total Tax Capacity	105,722	120,583	14,860	14.1	County	48.76	46.25	0.000	0.000	
(-) TIF Tax Capacity	77	81	4	5.7	City/Town	17.69	16.18	0.000	0.000	
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	21.60	20.20	0.956	1.156	
(=) Taxable Tax Capacity	105,645	120,501	14,856	14.1	Special District	0.75	0.67	0.000	0.000	
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>88.79</b>	<b>83.30</b>	<b>0.956</b>	<b>1.156</b>	

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effectiv Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	105,000	115,600	10.1	755	828	73	9.7	0.72	0.72
Res Hmstd: Avg Val	157,400	173,300	10.1	1,317	1,427	110	8.4	0.84	0.82
Res Hmstd: Hi Val	209,800	231,000	10.1	1,880	2,027	147	7.8	0.90	0.88
Res Hmstd: Ex-Hi Val	314,800	346,700	10.1	3,007	3,228	221	7.4	0.96	0.93
Comm/Ind: Lo Val	150,000	162,100	8.1	3,291	3,475	184	5.6	2.19	2.14
Comm/Ind: Med Val	300,000	324,300	8.1	7,632	7,942	310	4.1	2.54	2.45
Comm/Ind: Hi Val	1,000,000	1,080,800	8.1	27,889	28,777	888	3.2	2.79	2.66

House Research

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ANOKA COUNTY

Tax Burdens by Property Class	Taxable Market				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Exist	17,921,249	20,083,733	2,162,483	12.1	176,635	191,807	15,172	8.6	0.99	0.96
ResNonHm 1 Exist	734,307	848,970	114,663	15.6	7,989	8,831	841	10.5	1.09	1.04
ResNonHm23 Exist	399,466	452,470	53,004	13.3	5,339	5,760	421	7.9	1.34	1.27
Apartments Exist	898,788	964,773	65,985	7.3	12,150	12,426	276	2.3	1.35	1.29
Seas Rec: Exist	63,181	70,912	7,731	12.2	826	885	59	7.2	1.31	1.25
Com/Ind Lo Exist	430,456	438,895	8,439	2.0	10,836	10,498	-338	-3.1	2.52	2.39
Com/Ind Hi Exist	2,682,514	2,822,590	140,076	5.2	88,578	88,401	-177	-0.2	3.30	3.13
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	213,072	219,464	6,392	3.0	7,001	6,846	-155	-2.2	3.29	3.12
AgHm House Exist	113,966	121,403	7,437	6.5	1,029	1,064	35	3.4	0.90	0.88
AgHm Land: Exist	79,352	84,428	5,076	6.4	293	294	1	0.2	0.37	0.35
Ag NonHm: Exist	63,737	73,151	9,414	14.8	594	641	47	7.9	0.93	0.88
Res Hmstd	0	571,443	571,443	0.0	0	5,714	5,714	0.0	0.00	1.00
All Other NewCon	0	214,760	214,760	0.0	0	4,401	4,401	0.0	0.00	2.05
<b>Total</b>	<b>23,600,087</b>	<b>26,966,991</b>	<b>3,366,903</b>	<b>14.3</b>	<b>311,271</b>	<b>337,568</b>	<b>26,297</b>	<b>8.4</b>	<b>1.32</b>	<b>1.25</b>

Tax Base

Tax Rates

	Taxable Market				Net Tax Cap (Pctg)				Ref Mkt Val (mills)	
	Baseline	Alternativ	Change	Pctg Chng	Base	Alter	Base	Alter	Base	Alter
Total Tax Capacity	270,259	306,903	36,644	13.6	County	33.47	31.06	0.000	0.000	
(-) TIF Tax Capacity	17,898	19,246	1,348	7.5	City/Town	34.35	32.80	0.031	0.031	
(-) FD Contrib Tax Cap	21,995	23,989	1,994	9.1	School District	21.86	20.11	1.260	1.337	
(=) Taxable Tax Capacity	230,366	263,667	33,302	14.5	Special District	5.97	5.92	0.000	0.000	
FD Distrib Tax Cap	33,871	35,836	1,965	5.8	<b>Total</b>	<b>95.64</b>	<b>89.89</b>	<b>1.291</b>	<b>1.368</b>	

Tax Burdens on  
Hypothetical Properties

	Taxable Market Value			Pctg Chng	Net Tax				Effectiv Tax Rates	
	Baseline	Alternative	Chng		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	129,900	145,600	12.1	1,155	1,267	112	9.7	0.89	0.87	
Res Hmstd: Avg Val	194,800	218,300	12.1	1,918	2,085	167	8.7	0.98	0.96	
Res Hmstd: Hi Val	259,600	290,900	12.1	2,679	2,902	223	8.3	1.03	1.00	
Res Hmstd: Ex-Hi Val	389,600	436,600	12.1	4,207	4,522	314	7.5	1.08	1.04	
Apartment (Mkt rate)	300,000	322,000	7.3	3,974	4,058	85	2.1	1.32	1.26	
Comm/Ind: Lo Val	150,000	157,800	5.2	3,759	3,814	55	1.5	2.51	2.42	
Comm/Ind: Med Val	300,000	315,700	5.2	8,706	8,753	46	0.5	2.90	2.77	
Comm/Ind: Hi Val	1,000,000	1,052,200	5.2	31,794	31,788	-6	0.0	3.18	3.02	

House Research

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WASHINGTON COUNTY

Tax Burdens by Property Class	Taxable Market				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Exist	16,161,858	18,069,333	1,907,475	11.8	159,094	171,373	12,279	7.7	0.98	0.95
ResNonHm 1 Exist	904,384	1,073,523	169,138	18.7	9,398	10,657	1,259	13.4	1.04	0.99
ResNonHm23 Exist	404,472	484,530	80,058	19.8	5,056	5,774	718	14.2	1.25	1.19
Apartments Exist	585,127	585,127	0	0.0	7,781	7,398	-383	-4.9	1.33	1.26
Seas Rec: Exist	119,553	137,828	18,276	15.3	1,414	1,550	136	9.6	1.18	1.12
Com/Ind Lo Exist	251,475	253,828	2,353	0.9	6,211	5,963	-248	-4.0	2.47	2.35
Com/Ind Hi Exist	1,802,577	1,838,023	35,446	2.0	58,937	56,932	-2,004	-3.4	3.27	3.10
Publ U: Elec Gen	51,553	53,099	1,547	3.0	1,098	1,077	-21	-1.9	2.13	2.03
Publ U: Other	208,156	214,401	6,245	3.0	6,764	6,602	-162	-2.4	3.25	3.08
AgHm House Exist	272,582	302,836	30,253	11.1	2,322	2,497	175	7.5	0.85	0.82
AgHm Land: Exist	144,827	160,883	16,056	11.1	378	400	22	5.9	0.26	0.25
Ag NonHm: Exist	172,782	196,891	24,109	14.0	1,439	1,527	88	6.1	0.83	0.78
Res Hmstd	0	423,000	423,000	0.0	0	4,199	4,199	0.0	0.00	0.99
All Other NewCon	0	299,759	299,759	0.0	0	4,832	4,832	0.0	0.00	1.61
<b>Total</b>	<b>21,079,347</b>	<b>24,093,061</b>	<b>3,013,715</b>	<b>14.3</b>	<b>259,892</b>	<b>280,782</b>	<b>20,890</b>	<b>8.0</b>	<b>1.23</b>	<b>1.17</b>

Tax Base

Tax Rates

	Taxable Market				Net Tax Cap (Pctg)				Ref Mkt Val (mills)	
	Baseline	Alternativ	Change	Pctg Chng	Base	Alter	Base	Alter	Base	Alter
Total Tax Capacity	235,690	267,888	32,198	13.7	County	28.42	26.15	0.000	0.000	
(-) TIF Tax Capacity	6,723	7,107	384	5.7	City/Town	30.65	29.40	0.051	0.050	
(-) FD Contrib Tax Cap	15,184	16,467	1,284	8.5	School District	23.09	21.45	1.599	1.636	
(=) Taxable Tax Capacity	213,783	244,314	30,531	14.3	Special District	5.52	5.14	0.000	0.000	
FD Distrib Tax Cap	18,517	19,591	1,074	5.8	<b>Total</b>	<b>87.69</b>	<b>82.14</b>	<b>1.650</b>	<b>1.686</b>	

Tax Burdens on  
Hypothetical Properties

	Taxable Market			Net Tax				Effectiv Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	166,300	185,900	11.8	1,510	1,635	126	8.3	0.91	0.88
Res Hmstd: Avg Val	249,300	278,700	11.8	2,449	2,638	188	7.7	0.98	0.95
Res Hmstd: Hi Val	332,400	371,600	11.8	3,390	3,641	251	7.4	1.02	0.98
Res Hmstd: Ex-Hi Val	498,700	557,600	11.8	5,196	5,639	443	8.5	1.04	1.01
Apartment (Mkt rate)	300,000	300,000	0.0	3,783	3,586	-197	-5.2	1.26	1.20
Comm/Ind: Lo Val	150,000	152,900	1.9	3,691	3,594	-97	-2.6	2.46	2.35
Comm/Ind: Med Val	300,000	305,900	2.0	8,529	8,274	-255	-3.0	2.84	2.70
Comm/Ind: Hi Val	1,000,000	1,019,700	2.0	31,110	30,110	-999	-3.2	3.11	2.95

House Research

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DAKOTA COUNTY

Tax Burdens by Property Class	Taxable Market				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Exist	24,836,206	27,344,662	2,508,457	10.1	243,940	265,148	21,208	8.7	0.98	0.97
ResNonHm 1 Exist	1,172,433	1,290,848	118,416	10.1	12,437	13,345	908	7.3	1.06	1.03
ResNonHm23 Exist	390,338	424,645	34,307	8.8	5,119	5,411	292	5.7	1.31	1.27
Apartments Exist	1,593,414	1,689,019	95,605	6.0	20,418	20,990	572	2.8	1.28	1.24
Seas Rec: Exist	35,149	37,984	2,835	8.1	424	446	22	5.2	1.21	1.17
Com/Ind Lo Exist	464,534	477,501	12,967	2.8	11,486	11,298	-188	-1.6	2.47	2.37
Com/Ind Hi Exist	3,874,453	4,143,662	269,209	6.9	125,792	128,083	2,291	1.8	3.25	3.09
Publ U: Elec Gen	74,225	76,452	2,227	3.0	1,636	1,605	-31	-1.9	2.20	2.10
Publ U: Other	406,099	418,282	12,183	3.0	13,175	12,947	-229	-1.7	3.24	3.10
AgHm House Exist	213,003	240,480	27,477	12.9	1,723	1,928	205	11.9	0.81	0.80
AgHm Land: Exist	318,355	359,423	41,068	12.9	1,278	1,399	121	9.5	0.40	0.39
Ag NonHm: Exist	195,399	220,597	25,198	12.9	1,680	1,786	107	6.4	0.86	0.81
Res Hmstd	0	730,000	730,000	0.0	0	7,603	7,603	0.0	0.00	1.04
All Other NewCon	0	403,919	403,919	0.0	0	7,188	7,188	0.0	0.00	1.78
<b>Total</b>	<b>33,573,607</b>	<b>37,857,474</b>	<b>4,283,867</b>	<b>12.8</b>	<b>439,108</b>	<b>479,177</b>	<b>40,069</b>	<b>9.1</b>	<b>1.31</b>	<b>1.27</b>

Tax Base

Tax Rates

	Taxable Market				Net Tax Cap (Pctg)		Ref Mkt Val (mills)		
	Baseline	Alternativ	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	385,991	433,785	47,794	12.4	County	28.28	26.25	0.067	0.059
(-) TIF Tax Capacity	17,358	19,025	1,667	9.6	City/Town	34.78	33.40	0.074	0.075
(-) FD Contrib Tax Cap	32,965	35,027	2,062	6.3	School District	23.47	22.76	1.243	1.415
(=) Taxable Tax Capacity	335,669	379,734	44,064	13.1	Special District	4.73	4.57	0.000	0.000
FD Distrib Tax Cap	35,423	37,478	2,055	5.8	<b>Total</b>	<b>91.26</b>	<b>86.97</b>	<b>1.384</b>	<b>1.549</b>

Tax Burdens on  
Hypothetical Properties

	Taxable Market			Net Tax				Effectiv Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	151,300	166,600	10.1	1,354	1,484	131	9.6	0.89	0.89
Res Hmstd: Avg Val	226,900	249,800	10.1	2,216	2,412	195	8.8	0.98	0.97
Res Hmstd: Hi Val	302,500	333,100	10.1	3,079	3,340	261	8.5	1.02	1.00
Res Hmstd: Ex-Hi Val	453,800	499,600	10.1	4,769	5,119	349	7.3	1.05	1.02
Apartment (Mkt rate)	300,000	318,000	6.0	3,837	3,950	112	2.9	1.28	1.24
Comm/Ind: Lo Val	150,000	160,400	6.9	3,715	3,874	158	4.3	2.48	2.42
Comm/Ind: Med Val	300,000	320,800	6.9	8,600	8,854	254	3.0	2.87	2.76
Comm/Ind: Hi Val	1,000,000	1,069,500	7.0	31,394	32,098	704	2.2	3.14	3.00

House Research

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CARVER & SCOTT

Tax Burdens by Property Class	Taxable Market				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Exist	13,386,372	14,779,801	1,393,429	10.4	148,598	159,098	10,500	7.1	1.11	1.08
ResNonHm 1 Exist	738,288	813,558	75,270	10.2	8,535	9,058	523	6.1	1.16	1.11
ResNonHm23 Exist	272,208	300,051	27,843	10.2	3,808	4,022	214	5.6	1.40	1.34
Apartments Exist	317,131	357,068	39,938	12.6	4,609	4,987	378	8.2	1.45	1.40
Seas Rec: Exist	48,326	52,010	3,683	7.6	647	658	11	1.7	1.34	1.27
Com/Ind Lo Exist	299,974	316,895	16,921	5.6	7,731	7,795	64	0.8	2.58	2.46
Com/Ind Hi Exist	1,485,834	1,594,113	108,280	7.3	50,367	51,453	1,086	2.2	3.39	3.23
Publ U: Elec Gen	19,208	19,784	576	3.0	421	405	-16	-3.8	2.19	2.05
Publ U: Other	125,386	129,147	3,762	3.0	4,198	4,120	-78	-1.9	3.35	3.19
AgHm House Exist	427,845	477,807	49,963	11.7	3,361	3,659	297	8.8	0.79	0.77
AgHm Land: Exist	585,081	655,222	70,141	12.0	2,158	2,308	150	7.0	0.37	0.35
Ag NonHm: Exist	221,819	253,629	31,810	14.3	1,970	2,122	152	7.7	0.89	0.84
Res Hmstd	0	762,960	762,960	0.0	0	8,364	8,364	0.0	0.00	1.10
All Other NewCon	0	235,485	235,485	0.0	0	4,382	4,382	0.0	0.00	1.86
<b>Total</b>	<b>17,927,470</b>	<b>20,747,531</b>	<b>2,820,060</b>	<b>15.7</b>	<b>236,402</b>	<b>262,430</b>	<b>26,028</b>	<b>11.0</b>	<b>1.32</b>	<b>1.26</b>

Tax Base

Tax Rates

	Taxable Market				Net Tax Cap (Pctg)				Ref Mkt Val (mills)	
	Baseline	Alternativ	Change	Pctg Chng	Base	Alter	Base	Alter	Base	Alter
Total Tax Capacity	196,994	227,597	30,603	15.5	County	38.85	36.43	0.000	0.000	
(-) TIF Tax Capacity	7,420	8,130	710	9.6	City/Town	30.44	29.83	0.179	0.175	
(-) FD Contrib Tax Cap	11,506	12,863	1,357	11.8	School District	26.07	23.78	1.324	1.415	
(=) Taxable Tax Capacity	178,067	206,604	28,536	16.0	Special District	5.22	5.07	0.000	0.000	
FD Distrib Tax Cap	15,247	16,132	884	5.8	<b>Total</b>	<b>100.58</b>	<b>95.10</b>	<b>1.503</b>	<b>1.590</b>	

Tax Burdens on  
Hypothetical Properties

	Taxable Market			Net Tax				Effectiv Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	162,100	179,000	10.4	1,647	1,776	128	7.8	1.02	0.99
Res Hmstd: Avg Val	243,100	268,400	10.4	2,657	2,848	192	7.2	1.09	1.06
Res Hmstd: Hi Val	324,000	357,700	10.4	3,665	3,920	255	7.0	1.13	1.10
Res Hmstd: Ex-Hi Val	486,200	536,800	10.4	5,621	6,046	425	7.6	1.16	1.13
Apartment (Mkt rate)	300,000	337,800	12.6	4,223	4,553	330	7.8	1.41	1.35
Comm/Ind: Lo Val	150,000	160,900	7.3	3,841	4,007	166	4.3	2.56	2.49
Comm/Ind: Med Val	300,000	321,900	7.3	8,888	9,157	269	3.0	2.96	2.84
Comm/Ind: Hi Val	1,000,000	1,072,900	7.3	32,440	33,181	742	2.3	3.24	3.09

House Research

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NORTHERN HENNEPIN CO.

Tax Burdens by Property Class	Taxable Market				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Exist	15,727,625	17,542,826	1,815,201	11.5	190,142	207,968	17,825	9.4	1.21	1.19
ResNonHm 1 Exist	596,544	701,434	104,890	17.6	7,845	8,940	1,095	14.0	1.32	1.27
ResNonHm23 Exist	257,717	302,585	44,867	17.4	4,041	4,573	532	13.2	1.57	1.51
Apartments Exist	1,063,414	1,079,241	15,827	1.5	17,819	17,511	-309	-1.7	1.68	1.62
Seas Rec: Exist	12,224	12,834	610	5.0	207	212	5	2.5	1.69	1.65
Com/Ind Lo Exist	301,602	309,029	7,428	2.5	8,276	8,142	-134	-1.6	2.74	2.63
Com/Ind Hi Exist	2,980,782	3,142,408	161,626	5.4	107,356	108,142	787	0.7	3.60	3.44
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	192,742	198,525	5,782	3.0	6,839	6,733	-106	-1.5	3.55	3.39
AgHm House Exist	77,728	86,943	9,215	11.9	887	995	108	12.2	1.14	1.14
AgHm Land: Exist	71,216	80,139	8,923	12.5	338	384	46	13.7	0.47	0.48
Ag NonHm: Exist	79,457	91,519	12,062	15.2	892	987	95	10.6	1.12	1.08
Res Hmstd	0	367,816	367,816	0.0	0	4,495	4,495	0.0	0.00	1.22
All Other NewCon	0	238,979	238,979	0.0	0	5,901	5,901	0.0	0.00	2.47
<b>Total</b>	<b>21,361,051</b>	<b>24,154,277</b>	<b>2,793,226</b>	<b>13.1</b>	<b>344,642</b>	<b>374,985</b>	<b>30,343</b>	<b>8.8</b>	<b>1.61</b>	<b>1.55</b>

Tax Base

Tax Rates

	Taxable Market				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val (mills)	
	Baseline	Alternativ	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	250,019	281,252	31,233	12.5	County	44.11	41.07	0.000	0.000
(-) TIF Tax Capacity	20,937	23,056	2,120	10.1	City/Town	36.41	34.64	0.152	0.153
(-) FD Contrib Tax Cap	22,756	24,955	2,199	9.7	School District	26.02	25.66	1.488	1.616
(=) Taxable Tax Capacity	206,326	233,240	26,914	13.0	Special District	7.90	7.58	0.000	0.000
FD Distrib Tax Cap	27,916	29,535	1,619	5.8	<b>Total</b>	<b>114.44</b>	<b>108.95</b>	<b>1.639</b>	<b>1.768</b>

Tax Burdens on  
Hypothetical Properties

	Taxable Market			Pctg Chng	Net Tax				Effectiv Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	134,200	149,700		11.5	1,504	1,658	154	10.2	1.12	1.11
Res Hmstd: Avg Val	201,100	224,300		11.5	2,440	2,670	230	9.4	1.21	1.19
Res Hmstd: Hi Val	268,100	299,000		11.5	3,377	3,683	306	9.1	1.26	1.23
Res Hmstd: Ex-Hi Val	402,300	448,700		11.5	5,253	5,682	429	8.2	1.31	1.27
Apartment (Mkt rate)	300,000	304,500		1.5	4,783	4,685	-98	-2.1	1.59	1.54
Comm/Ind: Lo Val	150,000	158,100		5.4	4,087	4,185	98	2.4	2.72	2.65
Comm/Ind: Med Val	300,000	316,300		5.4	9,455	9,587	133	1.4	3.15	3.03
Comm/Ind: Hi Val	1,000,000	1,054,200		5.4	34,504	34,787	284	0.8	3.45	3.30

House Research

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SOUTHEAST HENNEPIN CO.

Tax Burdens by Property Class	Taxable Market				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Exist	18,435,552	20,559,916	2,124,365	11.5	212,000	229,399	17,399	8.2	1.15	1.12
ResNonHm 1 Exist	910,417	1,060,495	150,078	16.5	11,152	12,457	1,305	11.7	1.22	1.17
ResNonHm23 Exist	194,938	227,205	32,267	16.6	2,916	3,259	342	11.7	1.50	1.43
Apartments Exist	2,030,159	2,086,674	56,515	2.8	30,525	30,035	-490	-1.6	1.50	1.44
Seas Rec: Exist	5,963	6,150	187	3.1	86	83	-2	-2.6	1.43	1.35
Com/Ind Lo Exist	335,043	347,603	12,560	3.7	8,881	8,777	-104	-1.2	2.65	2.53
Com/Ind Hi Exist	5,950,002	6,297,521	347,519	5.8	205,271	206,813	1,542	0.8	3.45	3.28
Publ U: Elec Gen	653	673	20	3.0	17	16	0	-2.0	2.57	2.45
Publ U: Other	161,787	166,641	4,854	3.0	5,606	5,502	-104	-1.9	3.47	3.30
AgHm House Exist	660	724	64	9.6	7	8	1	7.1	1.13	1.11
AgHm Land: Exist	174	191	17	9.6	0	0	0	0.6	0.28	0.25
Ag NonHm: Exist	48	55	7	14.6	1	1	0	10.0	1.05	1.01
Res Hmstd	0	101,500	101,500	0.0	0	1,225	1,225	0.0	0.00	1.21
All Other NewCon	0	151,605	151,605	0.0	0	3,401	3,401	0.0	0.00	2.24
<b>Total</b>	<b>28,025,396</b>	<b>31,006,953</b>	<b>2,981,556</b>	<b>10.6</b>	<b>476,463</b>	<b>500,977</b>	<b>24,514</b>	<b>5.1</b>	<b>1.70</b>	<b>1.62</b>

Tax Base

Tax Rates

	Taxable Market				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val (mills)	
	Baseline	Alternativ	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	350,979	386,170	35,191	10.0	County	44.11	41.07	0.000	0.000
(-) TIF Tax Capacity	27,792	29,839	2,047	7.4	City/Town	34.27	33.03	0.024	0.025
(-) FD Contrib Tax Cap	41,178	45,254	4,077	9.9	School District	19.64	18.68	1.374	1.430
(=) Taxable Tax Capacity	282,009	311,077	29,068	10.3	Special District	8.98	8.62	0.000	0.000
FD Distrib Tax Cap	19,227	20,342	1,115	5.8	<b>Total</b>	<b>107.00</b>	<b>101.39</b>	<b>1.398</b>	<b>1.454</b>

Tax Burdens on  
Hypothetical Properties

	Taxable Market			Pctg Chng	Net Tax				Effectiv Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	161,600	180,200	180,200	11.5	1,728	1,879	151	8.7	1.07	1.04
Res Hmstd: Avg Val	242,300	270,200	270,200	11.5	2,777	3,003	227	8.2	1.15	1.11
Res Hmstd: Hi Val	323,000	360,200	360,200	11.5	3,826	4,128	302	7.9	1.18	1.15
Res Hmstd: Ex-Hi Val	484,700	540,600	540,600	11.5	5,863	6,370	507	8.6	1.21	1.18
Apartment (Mkt rate)	300,000	308,400	308,400	2.8	4,432	4,357	-74	-1.7	1.48	1.41
Comm/Ind: Lo Val	150,000	158,800	158,800	5.9	3,934	4,035	102	2.6	2.62	2.54
Comm/Ind: Med Val	300,000	317,500	317,500	5.8	9,109	9,244	135	1.5	3.04	2.91
Comm/Ind: Hi Val	1,000,000	1,058,400	1,058,400	5.8	33,259	33,559	300	0.9	3.33	3.17

House Research

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**SOUTHWEST HENNEPIN CO.**

Tax Burdens by Property Class	Taxable Market				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Exist	23,900,453	26,379,544	2,479,092	10.4	271,530	288,613	17,083	6.3	1.14	1.09
ResNonHm 1 Exist	1,665,071	1,890,503	225,432	13.5	19,599	21,227	1,628	8.3	1.18	1.12
ResNonHm23 Exist	380,257	427,668	47,411	12.5	5,208	5,567	358	6.9	1.37	1.30
Apartments Exist	1,523,479	1,584,368	60,889	4.0	21,654	21,492	-162	-0.7	1.42	1.36
Seas Rec: Exist	86,532	94,842	8,311	9.6	1,279	1,331	53	4.1	1.48	1.40
Com/Ind Lo Exist	321,497	336,277	14,780	4.6	8,308	8,224	-84	-1.0	2.58	2.45
Com/Ind Hi Exist	4,628,306	4,970,056	341,749	7.4	157,664	159,689	2,025	1.3	3.41	3.21
Publ U: Elec Gen	43	44	1	3.0	1	1	0	-3.3	2.43	2.28
Publ U: Other	195,579	201,447	5,867	3.0	6,614	6,437	-177	-2.7	3.38	3.20
AgHm House Exist	70,234	77,890	7,656	10.9	759	822	63	8.3	1.08	1.06
AgHm Land: Exist	52,391	58,180	5,788	11.0	244	264	20	8.0	0.47	0.45
Ag NonHm: Exist	86,289	96,880	10,592	12.3	840	890	51	6.0	0.97	0.92
Res Hmstd	0	421,800	421,800	0.0	0	4,754	4,754	0.0	0.00	1.13
All Other NewCon	0	264,971	264,971	0.0	0	4,731	4,731	0.0	0.00	1.79
<b>Total</b>	<b>32,910,131</b>	<b>36,804,471</b>	<b>3,894,339</b>	<b>11.8</b>	<b>493,699</b>	<b>524,043</b>	<b>30,344</b>	<b>6.1</b>	<b>1.50</b>	<b>1.42</b>

**Tax Base**

**Tax Rates**

	Taxable Market				Net Tax Cap (Pctg)				Ref Mkt Val (mills)	
	Baseline	Alternativ	Change	Pctg Chng	Base	Alter	Base	Alter	Base	Alter
Total Tax Capacity	391,490	437,348	45,858	11.7	County	44.11	41.07	0.000	0.000	
(-) TIF Tax Capacity	9,082	10,085	1,003	11.0	City/Town	26.84	25.50	0.077	0.078	
(-) FD Contrib Tax Cap	38,416	38,625	209	0.5	School District	20.64	19.52	1.384	1.432	
(=) Taxable Tax Capacity	343,992	388,638	44,646	13.0	Special District	8.36	8.07	0.000	0.000	
FD Distrib Tax Cap	15,581	16,485	904	5.8	<b>Total</b>	<b>99.95</b>	<b>94.16</b>	<b>1.461</b>	<b>1.510</b>	

**Tax Burdens on  
Hypothetical Properties**

	Taxable Market			Net Tax				Effectiv Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	218,300	240,900	10.4	2,325	2,477	152	6.5	1.07	1.03
Res Hmstd: Avg Val	327,300	361,200	10.4	3,672	3,899	227	6.2	1.12	1.08
Res Hmstd: Hi Val	436,300	481,600	10.4	4,998	5,262	264	5.3	1.15	1.09
Res Hmstd: Ex-Hi Val	654,600	722,500	10.4	7,886	8,418	532	6.8	1.20	1.17
Apartment (Mkt rate)	300,000	312,000	4.0	4,187	4,143	-43	-1.0	1.40	1.33
Comm/Ind: Lo Val	150,000	161,100	7.4	3,874	4,013	139	3.6	2.58	2.49
Comm/Ind: Med Val	300,000	322,200	7.4	8,965	9,170	205	2.3	2.99	2.85
Comm/Ind: Hi Val	1,000,000	1,073,800	7.4	32,727	33,228	502	1.5	3.27	3.09



House Research

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SUBURBAN RAMSEY CO.

Tax Burdens by Property Class	Taxable Market				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Exist	14,078,810	15,923,134	1,844,324	13.1	152,112	162,617	10,504	6.9	1.08	1.02
ResNonHm 1 Exist	641,448	886,481	245,033	38.2	7,509	9,669	2,160	28.8	1.17	1.09
ResNonHm23 Exist	205,601	268,722	63,120	30.7	2,929	3,555	626	21.4	1.42	1.32
Apartments Exist	1,319,282	1,377,330	58,048	4.4	19,193	18,633	-560	-2.9	1.45	1.35
Seas Rec: Exist	11,683	13,582	1,899	16.3	171	189	17	10.1	1.47	1.39
Com/Ind Lo Exist	312,877	322,365	9,488	3.0	8,127	7,844	-283	-3.5	2.60	2.43
Com/Ind Hi Exist	3,576,708	3,894,119	317,411	8.9	122,071	124,444	2,373	1.9	3.41	3.20
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	185,263	190,821	5,558	3.0	6,305	6,079	-225	-3.6	3.40	3.19
AgHm House Exist	1,728	1,954	226	13.1	17	18	1	7.4	0.97	0.92
AgHm Land: Exist	1,518	1,717	199	13.1	6	7	0	5.9	0.41	0.39
Ag NonHm: Exist	15,422	14,111	-1,311	-8.5	139	118	-21	-15.0	0.90	0.83
Res Hmstd	0	101,681	101,681	0.0	0	1,109	1,109	0.0	0.00	1.09
All Other NewCon	0	163,265	163,265	0.0	0	3,358	3,358	0.0	0.00	2.06
<b>Total</b>	<b>20,350,341</b>	<b>23,159,283</b>	<b>2,808,942</b>	<b>13.8</b>	<b>318,579</b>	<b>337,638</b>	<b>19,060</b>	<b>6.0</b>	<b>1.57</b>	<b>1.46</b>

Tax Base

Tax Rates

	Taxable Market				Net Tax Cap (Pctg)				Ref Mkt Val (mills)	
	Baseline	Alternativ	Change	Pctg Chng	Base	Alter	Base	Alter	Base	Alter
Total Tax Capacity	247,306	280,179	32,873	13.3	County	49.21	45.47	0.000	0.000	
(-) TIF Tax Capacity	14,855	16,329	1,473	9.9	City/Town	25.91	24.26	0.103	0.103	
(-) FD Contrib Tax Cap	27,337	28,636	1,299	4.8	School District	20.14	18.34	1.432	1.383	
(=) Taxable Tax Capacity	205,114	235,215	30,101	14.7	Special District	5.79	5.46	0.000	0.000	
FD Distrib Tax Cap	21,457	22,701	1,245	5.8	<b>Total</b>	<b>101.05</b>	<b>93.53</b>	<b>1.536</b>	<b>1.486</b>	

Tax Burdens on  
Hypothetical Properties

	Taxable Market Value			Pctg Chng	Net Tax				Effectiv Tax Rates	
	Baseline	Alternative	Chng		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	145,200	164,200	19,000	13.1	1,449	1,555	107	7.4	1.00	0.95
Res Hmstd: Avg Val	217,700	246,200	28,500	13.1	2,358	2,518	160	6.8	1.08	1.02
Res Hmstd: Hi Val	290,100	328,100	38,000	13.1	3,266	3,479	213	6.5	1.13	1.06
Res Hmstd: Ex-Hi Val	435,300	492,300	57,000	13.1	5,067	5,336	269	5.3	1.16	1.08
Apartment (Mkt rate)	300,000	313,200	13,200	4.4	4,250	4,127	-123	-2.9	1.42	1.32
Comm/Ind: Lo Val	150,000	163,300	13,300	8.9	3,876	4,051	175	4.5	2.58	2.48
Comm/Ind: Med Val	300,000	326,600	26,600	8.9	8,967	9,237	270	3.0	2.99	2.83
Comm/Ind: Hi Val	1,000,000	1,088,700	88,700	8.9	32,725	33,440	715	2.2	3.27	3.07

House Research

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CITY OF MINNEAPOLIS

Tax Burdens by Property Class	Taxable Market				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Exist	14,809,169	17,000,926	2,191,757	14.8	202,337	228,465	26,128	12.9	1.37	1.34
ResNonHm 1 Exist	1,459,079	1,689,613	230,534	15.8	21,877	24,546	2,670	12.2	1.50	1.45
ResNonHm23 Exist	1,019,672	1,173,492	153,820	15.1	18,507	20,527	2,019	10.9	1.82	1.75
Apartments Exist	3,151,540	3,312,268	160,729	5.1	57,092	57,843	751	1.3	1.81	1.75
Seas Rec: Exist	207	237	31	15.0	3	4	0	11.7	1.64	1.59
Com/Ind Lo Exist	601,731	647,970	46,239	7.7	17,416	17,955	539	3.1	2.89	2.77
Com/Ind Hi Exist	5,404,124	5,876,402	472,278	8.7	206,419	214,587	8,168	4.0	3.82	3.65
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	343,685	353,995	10,311	3.0	13,108	12,908	-200	-1.5	3.81	3.65
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	795	914	119	15.0	11	12	1	9.9	1.35	1.29
Res Hmstd	0	58,500	58,500	0.0	0	850	850	0.0	0.00	1.45
All Other NewCon	0	108,512	108,512	0.0	0	2,352	2,352	0.0	0.00	2.17
<b>Total</b>	<b>26,790,000</b>	<b>30,222,829</b>	<b>3,432,829</b>	<b>12.8</b>	<b>536,769</b>	<b>580,048</b>	<b>43,279</b>	<b>8.1</b>	<b>2.00</b>	<b>1.92</b>

Tax Base

Tax Rates

	Taxable Market				Net Tax Cap (Pctg)				Ref Mkt Val (mills)	
	Baseline	Alternativ	Change	Pctg Chng	Base	Alter	Base	Alter	Base	Alter
Total Tax Capacity	340,417	381,630	41,212	12.1	County	39.11	36.42	0.000	0.000	
(-) TIF Tax Capacity	49,707	54,324	4,617	9.3	City/Town	61.87	58.31	0.239	0.268	
(-) FD Contrib Tax Cap	33,530	33,570	40	0.1	School District	26.81	27.46	0.944	1.020	
(=) Taxable Tax Capacity	257,181	293,736	36,555	14.2	Special District	7.66	7.21	0.000	0.000	
FD Distrib Tax Cap	38,505	40,738	2,233	5.8	<b>Total</b>	<b>135.46</b>	<b>129.40</b>	<b>1.184</b>	<b>1.289</b>	

Tax Burdens on  
Hypothetical Properties

	Taxable Market Value			Pctg Chng	Net Tax				Effectiv Tax Rates	
	Baseline	Alternative	Chng		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	120,500	138,300	17,800	14.8	1,511	1,720	209	13.8	1.25	1.24
Res Hmstd: Avg Val	180,600	207,300	26,700	14.8	2,450	2,764	313	12.8	1.36	1.33
Res Hmstd: Hi Val	240,700	276,300	35,600	14.8	3,390	3,808	418	12.3	1.41	1.38
Res Hmstd: Ex-Hi Val	361,200	414,700	53,500	14.8	5,273	5,901	628	11.9	1.46	1.42
Apartment (Mkt rate)	300,000	315,300	15,300	5.1	5,435	5,506	71	1.3	1.81	1.75
Comm/Ind: Lo Val	150,000	163,100	13,100	8.7	4,341	4,635	293	6.8	2.89	2.84
Comm/Ind: Med Val	300,000	326,200	26,200	8.7	10,071	10,591	520	5.2	3.36	3.25
Comm/Ind: Hi Val	1,000,000	1,087,400	87,400	8.7	36,809	38,387	1,579	4.3	3.68	3.53

House Research

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CITY OF ST. PAUL

Tax Burdens by Property Class	Taxable Market				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Exist	9,891,478	11,187,262	1,295,784	13.1	102,644	111,828	9,184	8.9	1.04	1.00
ResNonHm 1 Exist	759,835	1,050,092	290,257	38.2	9,007	11,810	2,803	31.1	1.19	1.12
ResNonHm23 Exist	461,880	636,810	174,930	37.9	6,698	8,698	2,000	29.9	1.45	1.37
Apartments Exist	2,009,578	2,097,999	88,421	4.4	29,154	28,667	-487	-1.7	1.45	1.37
Seas Rec: Exist	1,585	1,702	117	7.4	24	24	0	1.5	1.52	1.43
Com/Ind Lo Exist	419,120	452,506	33,387	8.0	10,767	10,966	199	1.9	2.57	2.42
Com/Ind Hi Exist	2,634,437	2,848,758	214,321	8.1	89,626	91,278	1,652	1.8	3.40	3.20
Publ U: Elec Gen	34,296	35,325	1,029	3.0	816	788	-28	-3.4	2.38	2.23
Publ U: Other	185,920	191,497	5,578	3.0	6,325	6,136	-189	-3.0	3.40	3.20
AgHm House Exist	75	85	10	13.1	1	1	0	3.6	0.77	0.71
AgHm Land: Exist	110	124	14	13.1	0	0	0	-2.5	0.31	0.27
Ag NonHm: Exist	780	714	-66	-8.5	9	7	-1	-14.	1.11	1.03
Res Hmstd	0	59,349	59,349	0.0	0	665	665	0.0	0.00	1.12
All Other NewCon	0	142,467	142,467	0.0	0	2,237	2,237	0.0	0.00	1.57
<b>Total</b>	<b>16,399,093</b>	<b>18,704,690</b>	<b>2,305,597</b>	<b>14.1</b>	<b>255,071</b>	<b>273,106</b>	<b>18,035</b>	<b>7.1</b>	<b>1.56</b>	<b>1.46</b>

Tax Base

Tax Rates

	Taxable Market				County	Net Tax Cap (Pctg)		Ref Mkt Val (mills)	
	Baseline	Alternativ	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	201,131	227,858	26,727	13.3	45.63	42.17	0.000	0.000	
(-) TIF Tax Capacity	17,650	19,285	1,635	9.3	30.80	27.86	0.000	0.000	
(-) FD Contrib Tax Cap	16,383	17,015	631	3.9	27.98	27.15	0.693	0.813	
(=) Taxable Tax Capacity	167,098	191,559	24,461	14.6	6.10	5.63	0.000	0.000	
FD Distrib Tax Cap	35,670	37,739	2,069	5.8	<b>Total</b>	110.52	102.81	0.693	0.813

Tax Burdens on  
Hypothetical Properties

	Taxable Market Value			Pctg Chng	Net Tax				Effectiv Tax Rates	
	Baseline	Alternative	Chng		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	108,200	122,400	13.1	996	1,096	100	10.0	0.92	0.90	
Res Hmstd: Avg Val	162,200	183,400	13.1	1,679	1,827	149	8.9	1.03	1.00	
Res Hmstd: Hi Val	216,200	244,500	13.1	2,361	2,560	199	8.4	1.09	1.05	
Res Hmstd: Ex-Hi Val	324,400	366,900	13.1	3,730	4,028	299	8.0	1.15	1.10	
Apartment (Mkt rate)	300,000	313,200	4.4	4,352	4,280	-73	-1.7	1.45	1.37	
Comm/Ind: Lo Val	150,000	162,200	8.1	3,853	4,026	173	4.5	2.57	2.48	
Comm/Ind: Med Val	300,000	324,400	8.1	8,956	9,223	267	3.0	2.99	2.84	
Comm/Ind: Hi Val	1,000,000	1,081,400	8.1	32,771	33,478	707	2.2	3.28	3.10	

## Baseline Legal Class Report

	Legal Class	Class Rate	Mkt Val	Net Tax Cap	Net Tax
161	Farm 1b Hmstd HGA: <32K	0.450	12,534	56	18
162	Ag Hmstd HGA: <76K	1.000	6,240,501	62,405	44,714
163	Ag Hmstd HGA: 76K-414K	1.000	3,532,792	35,328	35,987
164	Ag Hmstd HGA: 414K-500K	1.000	32,335	323	323
165	Ag Hmstd HGA: >500K	1.250	52,412	655	654
166	Farm 1b Hmstd land <32K	0.450	485	2	1
167	Ag Hmstd land & bldgs: <115K	0.550	9,621,915	52,921	21,932
168	Ag Hmstd land & bldgs: 115K-345K	0.550	9,096,458	50,031	50,753
169	Ag Hmstd land & bldgs: 345K-600K	0.550	4,196,419	23,080	20,850
170	Ag Hmstd land & bldgs: >600K	1.000	4,165,082	41,651	37,156
172	Ag Non-homestead	1.000	11,464,005	114,640	105,968
173	Migrant Housing <500K	1.000	1,308	13	14
174	Migrant Housing >500K	1.250	41	1	1
178	Timberlands	1.000	1,019,445	10,194	9,971
179	Non-comm SeasRecRes: <76K	1.000	7,814,301	78,143	84,626
180	Non-comm SeasRecRes: 76K-500K	1.000	5,364,155	53,642	70,834
181	Non-comm SeasRecRes: >500K	1.250	296,290	3,704	4,657
184	Res 1b Hmstd <32K	0.450	193,653	871	806
185	Res Hmstd: <76K	1.000	99,815,156	998,152	921,226
186	Res Hmstd: 76K-414K	1.000	139,174,146	1,391,741	1,606,300
187	Res Hmstd: 414K-500K	1.000	3,229,836	32,298	36,291
188	Res Hmstd: > 500K	1.250	5,960,639	74,508	80,990
190	Res NonHm 1 unit: <76K	1.000	7,582,897	75,829	92,218
191	Res NonHm 1 unit: 76K - 500K	1.000	6,670,522	66,705	77,666
192	Res NonHm 1 unit: >500K	1.250	787,396	9,842	10,878
194	Res NonHm 2-3 units	1.250	5,210,648	65,133	78,094
197	Regular apartments (4a)	1.250	17,894,273	223,678	274,239
198	Non-profit/Comm Service	1.500	38,857	583	767
199	Student housing	1.000	25,546	255	335
200	Manuf home park land	1.250	479,222	5,990	6,833
202	Comm SeasRec: 1c	1.000	418,499	4,185	3,663
203	Comm SeasRes: 4c <500K	1.000	251,820	2,518	3,652
204	Comm SeasRes: 4c >500K	1.250	82,417	1,030	1,417
205	Bed & Breakfast	1.250	21,041	263	289
206	Qualifying golf courses	1.250	210,546	2,632	2,721
209	Commercial: <150K	1.500	7,360,105	110,402	194,609
210	Commercial: >150K	2.000	32,404,603	648,092	1,116,672
211	Comm comp zone: <150K	1.500	300	4	7
212	Comm comp zone: >150K	2.000	305	6	7
213	Comm border city: <150K	1.500	39,063	586	901
214	Comm border city: >150K	2.000	72,162	1,443	1,660

**House Research**

<b>Simulation</b>	<b>5C1</b>	<b>Baseline</b>	<b>Preliminary Pay 2005</b>			<b>Page 33</b>
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224	Industrial: <150K		1.500	1,230,608	18,459	32,782
225	Industrial: >150K		2.000	11,285,353	225,707	392,222
228	Ind'l border city: <150K		1.500	1,441	22	33
229	Ind'l border city: >150K		2.000	33,605	672	773
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>				411,860,319	4,656,138	5,685,489

## Alternative Legal Class Report

Legal Class	Class Rate	Mkt Val	Net Tax Cap	Net Tax
161 Farm 1b Hmstd HGA: <32K: Exist	0.450	13,251	60	17
162 Ag Hmstd HGA: <76K: Exist	1.000	6,528,243	65,282	44,965
163 Ag Hmstd HGA: 76K-414K: Exist	1.000	4,354,932	43,549	42,659
164 Ag Hmstd HGA: 414K-500K: Exist	1.000	37,864	379	363
165 Ag Hmstd HGA: >500K: Exist	1.250	71,875	898	860
166 Farm 1b Hmstd land <32K: Exist	0.450	524	2	1
167 Ag Hmstd l & b: <115K: Exist	0.550	9,790,628	53,848	19,276
168 Ag Hmstd l & b: 115K-345K: Exist	0.550	9,938,507	54,662	52,782
169 Ag Hmstd l & b: 345K-600K: Exist	0.550	4,912,763	27,020	23,139
170 Ag Hmstd l & b: >600K: Exist	1.000	5,322,341	53,223	45,031
172 Ag Non-homestead: Exist	1.000	12,947,216	129,472	113,488
173 Migrant Housing <500K: Exist	1.000	1,506	15	16
174 Migrant Housing >500K: Exist	1.250	46	1	1
178 Timberlands	1.000	1,204,642	12,046	10,984
179 Non-comm SRR: <76K: Exist	1.000	8,511,126	85,111	86,113
180 Non-comm SRR: 76K-500K: Exist	1.000	6,811,333	68,113	84,521
181 Non-comm SRR: >500K: Exist	1.250	404,203	5,053	5,943
184 Res 1b Hmstd <32K: Exist	0.450	198,377	893	803
185 Res Hmstd: <76K: Exist	1.000	101,874,867	1,018,749	918,328
186 Res Hmstd: 76K-414K: Exist	1.000	162,631,564	1,626,316	1,804,833
187 Res Hmstd: 414K-500K: Exist	1.000	3,676,384	36,764	39,553
188 Res Hmstd: > 500K: Exist	1.250	7,725,598	96,570	99,907
190 Res NonH 1 unit: <76K: Exist	1.000	8,329,153	83,292	97,546
191 Res NonH 1 unit: 76K - 500K: Exist	1.000	8,010,894	80,109	89,498
192 Res NonH 1 unit: >500K: Exist	1.250	1,017,564	12,720	13,449
194 Res NonH 2-3 units: Exist	1.250	6,066,803	75,835	87,073
197 Regular apartments (4a): Exist	1.250	18,757,973	234,475	275,604
198 Non-profit/Comm Serv: Exist	1.500	40,766	611	771
199 Student housing: Exist	1.000	26,645	266	331
200 Manuf home park land: Exist	1.250	509,836	6,373	6,979
202 Comm SRR: 1c: Exist	1.000	464,512	4,645	3,890
203 Comm SRR: 4c <500K: Exist	1.000	272,101	2,721	3,779
204 Comm SRR: 4c >500K: Exist	1.250	96,184	1,202	1,588
205 Bed & Breakfast: Exist	1.250	22,878	286	299
206 Qualifying golf courses: Exist	1.250	229,863	2,873	2,846
209 Commercial: <150K: Exist	1.500	7,687,783	115,317	194,683
210 Commercial: >150K: Exist	2.000	35,089,100	701,782	1,150,530
211 Comm comp zone: <150K: Exist	1.500	300	4	7
212 Comm comp zone: >150K: Exist	2.000	358	7	8
213 Comm border city: <150K: Exist	1.500	41,442	622	955

**House Research**

<b>Simulation</b>	<b>5C1</b>	<b>Baseline</b>	<b>Preliminary Pay 2005</b>			<b>Page 35</b>
<b>4/15/2005</b>	<b>4:01 PM</b>	<b>Alternative</b>	<b>Projected Pay 2006: Current Law</b>			(all figures in \$000s)
214	Comm border city: >150K: Exist		2.000	77,317	1,546	1,779
224	Industrial: <150K: Exist		1.500	1,256,233	18,843	32,032
225	Industrial: >150K: Exist		2.000	11,775,504	235,510	389,627
228	Ind'l border city: <150K: Exist		1.500	1,713	26	39
229	Ind'l border city: >150K: Exist		2.000	34,359	687	790
239	Publ Util: land & bldgs <150K		1.500	83,020	1,245	2,005
240	Publ Util: land & bldgs >150K		2.000	765,007	15,300	24,380
241	Publ Util: Electric Gen Mach: Exist		2.000	1,372,658	27,453	30,349
242	Publ Util: machinery (non-generat)		2.000	1,141,179	22,824	35,614
244	Railroad <150K		1.500	24,626	369	615
245	Railroad >150K		2.000	491,845	9,837	15,776
247	Mineral		2.000	2,373	47	97
248	Misc class 5		2.000	2,343	47	64
254	Personal: 3f		1.000	9,225	92	94
255	Non-comm aircraft hangars		1.500	61,703	926	907
256	Pers: It31 tools&mach excl elec gen		2.000	130,237	2,605	3,931
257	Pers: It32 struct/lease land-non		1.000	16,689	167	156
258	Pers: It32 struct/leased		1.000	49,247	492	515
259	Pers: It32 str/lease		1.000	4,326	43	51
261	Pers: It32 struct/leased land-C/I		2.000	44,693	894	1,395
262	Pers: Item 33 ag real estate		1.000	17,181	172	173
264	Pers: It41 struct/leased land - C/I		2.000	406,604	8,132	9,942
265	Pers: It41 struct/leased		1.000	366	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	1,166	23	27
270	Pers: Item 42 non-EZ struct/RR land		2.000	34,540	691	1,340
272	Pers: It43 leased real estate - non C/I		1.500	21,000	315	433
273	Pers: Item 43 leased real estate - C/I		2.000	308,851	6,177	8,698
274	Pers: Item 44 electric util trans lines		2.000	1,521,563	30,431	49,061
275	Pers: Item 44 electric util distri lines		2.000	202,443	4,049	6,974
276	Pers: Item 45 syst/gas utils		2.000	2,001,115	40,022	61,896
277	Pers: Item 46 syst/water utils		2.000	1,596	32	53
278	Pers: Item 48 misc		2.000	38,357	767	843
1161	Farm 1b Hmstd HGA: <32K: NewCon		0.450	61	0	0
1162	Ag Hmstd HGA: <76K: NewCon		1.000	23,793	238	167
1163	Ag Hmstd HGA: 76K-414K: NewCon		1.000	87,589	876	862
1164	Ag Hmstd HGA: 414K-500K: NewCon		1.000	616	6	6
1165	Ag Hmstd HGA: >500K: NewCon		1.250	2,207	28	27
1166	Farm 1b Hmstd land <32K: NewCon		0.450	3	0	0
1167	Ag Hmstd l & b: <115K: NewCon		0.550	37,952	209	83
1168	Ag Hmstd l & b: 115K-345K: NewCon		0.550	67,094	369	367
1169	Ag Hmstd l & b: 345K-600K: NewCon		0.550	43,136	237	208
1170	Ag Hmstd l & b: >600K: NewCon		1.000	56,679	567	488
1172	Ag Non-homestead: NewCon		1.000	34,634	346	297

House Research

Simulation	5C1	Baseline	Preliminary Pay 2005			Page 36
4/15/2005	4:01 PM	Alternative	Projected Pay 2006: Current Law			(all figures in \$000s)
1173	Migrant Housing <500K: NewCon	1.000	4	0	0	0
1174	Migrant Housing >500K: NewCon	1.250	0	0	0	0
1179	Non-comm SRR: <76K: NewCon	1.000	130,083	1,301	1,360	1,360
1180	Non-comm SRR: 76K-500K: NewCon	1.000	244,029	2,440	3,068	3,068
1181	Non-comm SRR: >500K: NewCon	1.250	16,882	211	243	243
1184	Res 1b Hmstd <32K: NewCon	0.450	1,563	7	6	6
1185	Res Hmstd: <76K: NewCon	1.000	835,319	8,353	7,390	7,390
1186	Res Hmstd: 76K-414K: NewCon	1.000	5,232,735	52,327	57,601	57,601
1187	Res Hmstd: 414K-500K: NewCon	1.000	77,223	772	811	811
1188	Res Hmstd: > 500K: NewCon	1.250	274,087	3,426	3,378	3,378
1190	Res NonH 1 unit: <76K: NewCon	1.000	404,036	4,040	4,618	4,618
1191	Res NonH 1 unit: 76K - 500K:	1.000	812,943	8,129	9,013	9,013
1192	Res NonH 1 unit: >500K: NewCon	1.250	98,284	1,229	1,258	1,258
1194	Res NonH 2-3 units: NewCon	1.250	462,694	5,784	6,388	6,388
1197	Regular apartments (4a): NewCon	1.250	353,822	4,423	4,844	4,844
1198	Non-profit/Comm Serv: NewCon	1.500	108	2	2	2
1199	Student housing: NewCon	1.000	106	1	1	1
1200	Manuf home park land: NewCon	1.250	349	4	5	5
1202	Comm SRR: 1c: NewCon	1.000	5,105	51	46	46
1203	Comm SRR: 4c <500K: NewCon	1.000	2,457	25	35	35
1204	Comm SRR: 4c >500K: NewCon	1.250	1,872	23	34	34
1205	Bed & Breakfast: NewCon	1.250	201	3	2	2
1206	Qualifying golf courses: NewCon	1.250	1,033	13	12	12
1209	Commercial: <150K: NewCon	1.500	120,757	1,811	3,029	3,029
1210	Commercial: >150K: NewCon	2.000	992,087	19,842	32,066	32,066
1212	Comm comp zone: >150K: NewCon	2.000	4	0	0	0
1213	Comm border city: <150K: NewCon	1.500	40	1	1	1
1214	Comm border city: >150K: NewCon	2.000	60	1	1	1
1224	Industrial: <150K: NewCon	1.500	12,279	184	304	304
1225	Industrial: >150K: NewCon	2.000	150,674	3,013	5,006	5,006
1241	Publ Util: Electric Gen Mach: NewCon	2.000	60,000	1,200	1,546	1,546
<b>State Total</b>			466,165,659	5,252,430	6,147,659	



**Baseline 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>		16,316	
	<b>Agricultural</b>	24,319		<b>Disparity Reduction</b>		5,095	

**Alternative Levy Summary**

*Levy Summary Report*

	County	City	Town	School District	Special District	State	Total
Certified NTC	2,100,032	1,410,288	177,081	1,068,052	227,168	657,198	5,639,820
Certified MKV	2,684	27,919	81	543,144	0	0	573,829
Fiscal Disparities Levy	109,834	108,267	1,326	100,914	23,381	0	343,722
Disparity Reduction Aid	9,704	0	474	7,810	0	0	17,988
Spread NTC Levy	1,980,494	1,302,021	175,281	995,540	208,787	657,198	5,319,321
Spread MKV Levy	2,684	27,919	81	506,893	0	0	537,577
Tax Incr Financing Levy							279,324
	<b>Homestead Credit</b>	282,840		<b>Taconite credit</b>		16,668	
	<b>Agricultural</b>	24,485		<b>Disparity Reduction</b>		5,185	