

House Research Simulation Report: Property Tax

Simulation #6A2

Date 12/20/2005

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DESCRIPTION

BASELINE: Final Pay 2005

ALTERNATIVE: Prop Pay 2006: T-N-T Levies + New Refs (corrected)

This report compares property taxes payable in 2006 to property taxes payable in 2005, if all jurisdictions adopt their 2006 proposed levies as final levies. It is identical to simulation 6A1 except that it corrects an error in that simulation affecting tax burdens on hypothetical properties only. The payable 2005 portion of the simulation is final data as reported by the counties to the Dept. of Revenue. The payable 2006 market value data is actual data supplied by the counties. The payable 2006 levies are the proposed levies filed by each local taxing jurisdiction for truth-in-taxation purposes, plus school district referendum levies that passed as of Nov. 18. The state general levy is based on the final rates rather than the preliminary rates.

KEY POINTS

- **Statewide, property taxes would increase by \$632 million, or 11.1%**, if all local taxing jurisdictions were to adopt their proposed levies. Approximately \$148 million of the \$632 million increase would be borne by new construction - property appearing on the tax rolls for the first time in 2006. The overall tax increases would be 11.4% in Greater Minnesota and 11% in the Metro area.
- **On a statewide average basis, property tax impacts on existing properties vary** from -1% (on certain public utility property) to +23% (on single-unit residential nonhomestead property). Impacts on the largest property types are 11.6% on residential homesteads, 4.9% on commercial-industrial property, and 12.9% on agricultural property. For apartments, it is difficult to state an average change because for 2006 the class has been split into two categories, "regular" apartments and "low-income" apartments.

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

BASELINE: Final Pay 2005

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

ALTERNATIVE: Proposed Pay 2006: T-N-T Levies + New Refs (corrected)

- **Market values** are actual values reported by county assessors on the abstracts of assessment.
- **Local government levies** are the levies that were submitted by local taxing jurisdictions to the Dept. of Revenue in compliance with the Truth-in-taxation law. School district truth-in-taxation levies were augmented by adding new referendum levies that passed as of 11/18/05. The state levy is based on the actual state levy amount rather than the preliminary rates.
- **Fiscal disparities** net tax capacities were taken from the abstracts of assessment. Distribution levies were provided by the Dept. of Revenue based on information provided by the administrative auditors of each program.
- **Tax increment financing (TIF) net tax capacities** were taken from the abstracts of assessment (note that sometimes the final TIF net tax capacities will differ from the ones reported on the abstracts of assessment).
- **Property tax credits** were modeled by the House Research Dept.

SIMULATION PARAMETERS

| | Baseline | Alternative |
|--|----------|-------------|
| Residential homestead: | | |
| <\$500,000 | 1.0% | 1.0% |
| >\$500,000 | 1.25 | 1.25 |
| Residential non-homestead: | | |
| Single unit: | | |
| <\$500,000 | 1.0 | 1.0 |
| >\$500,000 | 1.25 | 1.25 |
| 2-3 unit and undeveloped land | 1.25 | 1.25 |
| Apartments: | | |
| Regular | 1.25 | 1.25 |
| Low-income | 1.25 | 0.75 |
| Commercial-industrial-public utility: | | |
| <\$150,000 | 1.5 | 1.5 |
| >\$150,000 | 2.0 | 2.0 |
| Electric generation machinery | 2.0 | 2.0 |
| Seasonal recreational commercial: | | |
| Homestead resorts (1c): | | |
| <\$500,000 | 1.0 | 0.55 |
| \$500,000 - \$2,200,000 | 1.0 | 1.0 |
| >\$2,200,000 | 1.0 | 1.25 |
| Nonhomestead resorts (4c): | | |
| <\$500,000 | 1.0 | 1.0 |
| >\$500,000 | 1.25 | 1.25 |
| Seasonal recreational residential: | | |
| <\$500,000 | 1.0 | 1.0 |
| >\$500,000 | 1.25 | 1.25 |
| Disabled homestead first \$32,000 | 0.45 | 0.45 |
| Agricultural land & buildings: | | |
| Homestead: | | |
| <\$600,000 | 0.55 | 0.55 |
| >\$600,000 | 1.0 | 1.0 |
| Nonhomestead | 1.0 | 1.0 |
| Credits: | | |
| Homestead: | | |
| Rate | 0.4% | 0.4% |
| Maximum | \$304 | \$304 |
| Phase-out rate | 0.09% | 0.09% |
| Agricultural: | | |
| Rate | 0.3% | 0.3% |
| Maximum | \$345 | \$345 |
| Phase-out rate | 0.05% | 0.05% |

House Research Department

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Baseline Final Pay 2005
Alternative Prop Pay 2006: TNT Levies + New Refs

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(all figures in \$000s)

STATEWIDE

| Tax Burdens by Property Class | Taxable Market | | | | Net Tax | | | | Effective Tax Rates | |
|----------------------------------|--------------------|--------------------|-------------------|-------------|------------------|------------------|----------------|-------------|------------------------|-------------|
| | Baseline | Alternativ | Chang | Pctg Chn | Baseline | Alternativ | Chang | Pctg Chn | Bas | Alte |
| Res Hmstd: Exist | 248,373,430 | 272,992,351 | 24,618,921 | 9.9 | 2,640,652 | 2,947,448 | 306,796 | 11.6 | 1.06 | 1.08 |
| ResNonHm 1 Exist | 15,040,815 | 18,464,161 | 3,423,346 | 22.8 | 180,693 | 221,589 | 40,896 | 22.6 | 1.20 | 1.20 |
| ResNonHm23 Exist | 5,797,384 | 6,422,777 | 625,394 | 10.8 | 86,654 | 94,695 | 8,040 | 9.3 | 1.49 | 1.47 |
| Apartments Exist | 17,894,273 | 16,895,948 | -998,325 | -5.6 | 274,127 | 256,322 | -17,805 | -6.5 | 1.53 | 1.52 |
| Low-Income Apts | 0 | 1,890,929 | 1,890,929 | 0.0 | 0 | 17,869 | 17,869 | 0.0 | 0.00 | 0.95 |
| Seas Rec: Exist | 14,562,769 | 17,066,446 | 2,503,677 | 17.2 | 173,115 | 172,357 | -758 | -0.4 | 1.19 | 1.01 |
| Com/Ind Lo Exist | 8,655,985 | 8,931,839 | 275,854 | 3.2 | 228,567 | 233,911 | 5,344 | 2.3 | 2.64 | 2.62 |
| Com/Ind Hi Exist | 45,075,803 | 48,302,877 | 3,227,075 | 7.2 | 1,546,667 | 1,628,978 | 82,311 | 5.3 | 3.43 | 3.37 |
| Publ U: Elec Gen | 1,332,678 | 1,457,155 | 124,477 | 9.3 | 31,182 | 33,408 | 2,226 | 7.1 | 2.34 | 2.29 |
| Publ U: Other | 5,675,723 | 5,681,264 | 5,541 | 0.1 | 186,272 | 183,930 | -2,342 | -1.3 | 3.28 | 3.24 |
| AgHm House Exist | 9,870,573 | 10,765,839 | 895,266 | 9.1 | 81,537 | 91,043 | 9,506 | 11.7 | 0.83 | 0.85 |
| AgHm Land: Exist | 27,080,358 | 30,440,674 | 3,360,316 | 12.4 | 130,433 | 148,616 | 18,182 | 13.9 | 0.48 | 0.49 |
| Ag NonHm: Exist | 12,500,529 | 14,454,509 | 1,953,980 | 15.6 | 116,141 | 130,773 | 14,632 | 12.6 | 0.93 | 0.90 |
| Res Hmstd | 0 | 6,420,485 | 6,420,485 | 0.0 | 0 | 72,445 | 72,445 | 0.0 | 0.00 | 1.13 |
| All Other NewCon | 0 | 4,127,188 | 4,127,188 | 0.0 | 0 | 75,074 | 75,074 | 0.0 | 0.00 | 1.82 |
| Total | 411,860,319 | 464,314,441 | 52,454,122 | 12.7 | 5,676,041 | 6,308,458 | 632,416 | 11.1 | 1.38 | 1.36 |

Tax Base

Tax Rates

| | Taxable Market | | | | Pctg Chng | Net Tax Cap | | Ref Mkt Val (mills) | |
|--------------------------|----------------|------------|---------|--------------|------------------|---------------|---------------|---------------------|--------------|
| | Baseline | Alternativ | Change | Pctg Chng | | Base | Alter | Base | Alter |
| Total Tax Capacity | 4,656,138 | 5,220,886 | 564,748 | 12.1 | County | 44.95 | 42.83 | 0.007 | 0.006 |
| (-) TIF Tax Capacity | 232,268 | 258,522 | 26,254 | 11.3 | City/Town | 32.93 | 32.02 | 0.067 | 0.063 |
| (-) FD Contrib Tax Cap | 263,662 | 275,690 | 12,028 | 4.6 | School District | 22.12 | 22.75 | 1.138 | 1.324 |
| (=) Taxable Tax Capacity | 4,160,208 | 4,686,674 | 526,466 | 12.7 | Special District | 4.63 | 4.68 | 0.000 | 0.000 |
| FD Distrib Tax Cap | 263,664 | 275,701 | 12,037 | 4.6 | Total | 104.63 | 102.28 | 1.212 | 1.393 |

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Baseline Final Pay 2005
Alternative Prop Pay 2006: TNT Levies + New Refs

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(all figures in \$000s)

GREATER MINNESOTA

| Tax Burdens by Property Class | Taxable Market | | | | Net Tax | | | | Effective Tax Rates | |
|----------------------------------|----------------|-------------|------------|-------------|-----------|------------|---------|-------------|------------------------|------|
| | Baseline | Alternativ | Chang | Pctg Chn | Baseline | Alternativ | Chang | Pctg Chn | Bas | Alte |
| Res Hmstd: Exist | 79,224,658 | 86,109,556 | 6,884,898 | 8.7 | 785,235 | 870,799 | 85,564 | 10.9 | 0.99 | 1.01 |
| ResNonHm 1 Exist | 5,459,009 | 6,419,294 | 960,285 | 17.6 | 65,423 | 76,891 | 11,469 | 17.5 | 1.20 | 1.20 |
| ResNonHm23 Exist | 1,810,835 | 1,960,453 | 149,619 | 8.3 | 27,069 | 28,982 | 1,913 | 7.1 | 1.49 | 1.48 |
| Apartments Exist | 3,402,362 | 3,086,087 | -316,275 | -9.3 | 53,851 | 48,854 | -4,996 | -9.3 | 1.58 | 1.58 |
| Low-Income Apts | 0 | 720,879 | 720,879 | 0.0 | 0 | 7,211 | 7,211 | 0.0 | 0.00 | 1.00 |
| Seas Rec: Exist | 14,178,367 | 16,648,311 | 2,469,944 | 17.4 | 168,044 | 167,405 | -639 | -0.4 | 1.19 | 1.01 |
| Com/Ind Lo Exist | 4,917,678 | 5,124,217 | 206,539 | 4.2 | 130,741 | 135,993 | 5,252 | 4.0 | 2.66 | 2.65 |
| Com/Ind Hi Exist | 9,810,984 | 10,498,366 | 687,382 | 7.0 | 334,473 | 357,677 | 23,204 | 6.9 | 3.41 | 3.41 |
| Publ U: Elec Gen | 1,152,701 | 1,205,636 | 52,935 | 4.6 | 27,197 | 27,620 | 423 | 1.6 | 2.36 | 2.29 |
| Publ U: Other | 3,451,762 | 3,476,966 | 25,203 | 0.7 | 110,438 | 110,439 | 1 | 0.0 | 3.20 | 3.18 |
| AgHm House Exist | 8,692,752 | 9,508,992 | 816,239 | 9.4 | 71,446 | 79,812 | 8,366 | 11.7 | 0.82 | 0.84 |
| AgHm Land: Exist | 25,827,333 | 29,016,229 | 3,188,896 | 12.3 | 125,744 | 142,863 | 17,119 | 13.6 | 0.49 | 0.49 |
| Ag NonHm: Exist | 11,664,002 | 13,429,029 | 1,765,027 | 15.1 | 108,575 | 121,492 | 12,918 | 11.9 | 0.93 | 0.90 |
| Res Hmstd | 0 | 2,822,469 | 2,822,469 | 0.0 | 0 | 31,343 | 31,343 | 0.0 | 0.00 | 1.11 |
| All Other NewCon | 0 | 1,908,654 | 1,908,654 | 0.0 | 0 | 30,702 | 30,702 | 0.0 | 0.00 | 1.61 |
| Total | 169,592,442 | 191,935,137 | 22,342,695 | 13.2 | 2,008,235 | 2,238,085 | 229,850 | 11.4 | 1.18 | 1.17 |

Tax Base

Tax Rates

| | Taxable Market | | | | Pctg Chng | Net Tax Cap | | Ref Mkt Val (mills) | |
|--------------------------|----------------|------------|---------|--------------|------------------|-------------|--------|---------------------|-------|
| | Baseline | Alternativ | Change | Pctg Chng | | Base | Alter | Base | Alter |
| Total Tax Capacity | 1,780,834 | 2,006,275 | 225,440 | 12.7 | County | 53.14 | 51.26 | 0.004 | 0.003 |
| (-) TIF Tax Capacity | 45,623 | 48,616 | 2,993 | 6.6 | City/Town | 30.39 | 29.47 | 0.015 | 0.013 |
| (-) FD Contrib Tax Cap | 2,247 | 2,626 | 379 | 16.9 | School District | 20.61 | 20.92 | 0.858 | 1.070 |
| (=) Taxable Tax Capacity | 1,732,964 | 1,955,033 | 222,068 | 12.8 | Special District | 1.69 | 1.62 | 0.000 | 0.000 |
| FD Distrib Tax Cap | 2,249 | 2,637 | 388 | 17.2 | Total | 105.83 | 103.27 | 0.877 | 1.087 |

Tax Burdens on
Hypothetical

| | Taxable Market | | | Pctg Chng | Net Tax | | | | Effectiv Tax Rates | |
|----------------------|----------------|------------|-------|--------------|----------|------------|--------|--------------|-----------------------|-------|
| | Baseline | Alternativ | Value | | Baseline | Alternativ | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Lo Val | 84,500 | 91,800 | | 8.6 | 672 | 758 | 86 | 12.8 | 0.795 | 0.825 |
| Res Hmstd:Avg Val | 126,600 | 137,600 | | 8.7 | 1,192 | 1,322 | 130 | 10.9 | 0.941 | 0.960 |
| Res Hmstd: Hi Val | 168,800 | 183,500 | | 8.7 | 1,714 | 1,887 | 173 | 10.1 | 1.015 | 1.028 |
| Res Hmstd: Ex-Hi Val | 253,300 | 275,300 | | 8.7 | 2,758 | 3,018 | 259 | 9.4 | 1.088 | 1.096 |
| Apartment (Mkt rate) | 300,000 | 335,700 | | 11.9 | 4,232 | 4,698 | 467 | 11.0 | 1.410 | 1.399 |
| Seas Rec: Lo Val | 50,000 | 58,700 | | 17.4 | 631 | 673 | 42 | 6.7 | 1.261 | 1.146 |
| Seas Rec: Hi Val | 150,000 | 176,100 | | 17.4 | 2,118 | 2,189 | 71 | 3.4 | 1.411 | 1.243 |
| Comm/Ind: Lo Val | 150,000 | 160,500 | | 7.0 | 3,656 | 3,965 | 309 | 8.5 | 2.437 | 2.470 |
| Comm/Ind: Med Val | 300,000 | 321,000 | | 7.0 | 8,487 | 9,086 | 599 | 7.1 | 2.828 | 2.830 |
| Comm/Ind: Hi Val | 1,000,000 | 1,070,100 | | 7.0 | 31,030 | 32,987 | 1,957 | 6.3 | 3.103 | 3.082 |

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Baseline Final Pay 2005
Alternative Prop Pay 2006: TNT Levies + New Refs

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METRO AREA

| Tax Burdens by Property Class | Taxable Market | | | | Net Tax | | | | Effective Tax Rates | |
|----------------------------------|--------------------|--------------------|-------------------|-------------|------------------|------------------|----------------|-------------|------------------------|-------------|
| | Baseline | Alternativ | Chang | Pctg Chn | Baseline | Alternativ | Chang | Pctg Chn | Bas | Alte |
| Res Hmstd: Exist | 169,148,772 | 186,882,794 | 17,734,022 | 10.5 | 1,855,417 | 2,076,649 | 221,233 | 11.9 | 1.10 | 1.11 |
| ResNonHm 1 Exist | 9,581,806 | 12,044,867 | 2,463,061 | 25.7 | 115,271 | 144,698 | 29,427 | 25.5 | 1.20 | 1.20 |
| ResNonHm23 Exist | 3,986,549 | 4,462,324 | 475,775 | 11.9 | 59,585 | 65,712 | 6,127 | 10.3 | 1.49 | 1.47 |
| Apartments Exist | 14,491,911 | 13,809,861 | -682,051 | -4.7 | 220,277 | 207,468 | -12,809 | -5.8 | 1.52 | 1.50 |
| Low-Income Apts | 0 | 1,170,050 | 1,170,050 | 0.0 | 0 | 10,659 | 10,659 | 0.0 | 0.00 | 0.91 |
| Seas Rec: Exist | 384,402 | 418,135 | 33,733 | 8.8 | 5,071 | 4,951 | -119 | -2.4 | 1.32 | 1.18 |
| Com/Ind Lo Exist | 3,738,307 | 3,807,622 | 69,314 | 1.9 | 97,827 | 97,918 | 92 | 0.1 | 2.62 | 2.57 |
| Com/Ind Hi Exist | 35,264,819 | 37,804,512 | 2,539,693 | 7.2 | 1,212,193 | 1,271,300 | 59,107 | 4.9 | 3.44 | 3.36 |
| Publ U: Elec Gen | 179,977 | 251,519 | 71,542 | 39.8 | 3,985 | 5,788 | 1,803 | 45.2 | 2.21 | 2.30 |
| Publ U: Other | 2,223,960 | 2,204,298 | -19,662 | -0.9 | 75,834 | 73,491 | -2,343 | -3.1 | 3.41 | 3.33 |
| AgHm House Exist | 1,177,821 | 1,256,847 | 79,026 | 6.7 | 10,091 | 11,230 | 1,140 | 11.3 | 0.86 | 0.89 |
| AgHm Land: Exist | 1,253,025 | 1,424,446 | 171,421 | 13.7 | 4,689 | 5,752 | 1,063 | 22.7 | 0.37 | 0.40 |
| Ag NonHm: Exist | 836,527 | 1,025,480 | 188,953 | 22.6 | 7,566 | 9,281 | 1,715 | 22.7 | 0.90 | 0.91 |
| Res Hmstd | 0 | 3,598,016 | 3,598,016 | 0.0 | 0 | 41,102 | 41,102 | 0.0 | 0.00 | 1.14 |
| All Other NewCon | 0 | 2,218,534 | 2,218,534 | 0.0 | 0 | 44,371 | 44,371 | 0.0 | 0.00 | 2.00 |
| Total | 242,267,877 | 272,379,304 | 30,111,427 | 12.4 | 3,667,806 | 4,070,372 | 402,566 | 11.0 | 1.51 | 1.49 |

Tax Base

Tax Rates

| | Taxable Market | | | | Pctg Chng | Net Tax Cap | | Ref Mkt Val (mills) | |
|--------------------------|----------------|------------|---------|--------------|------------------|---------------|---------------|---------------------|--------------|
| | Baseline | Alternativ | Change | Pctg Chng | | Base | Alter | Base | Alter |
| Total Tax Capacity | 2,875,304 | 3,214,611 | 339,307 | 11.8 | County | 39.10 | 36.80 | 0.009 | 0.008 |
| (-) TIF Tax Capacity | 186,646 | 209,906 | 23,261 | 12.5 | City/Town | 34.75 | 33.85 | 0.093 | 0.087 |
| (-) FD Contrib Tax Cap | 261,415 | 273,064 | 11,649 | 4.5 | School District | 23.20 | 24.06 | 1.277 | 1.449 |
| (=) Taxable Tax Capacity | 2,427,244 | 2,731,641 | 304,398 | 12.5 | Special District | 6.73 | 6.87 | 0.000 | 0.000 |
| FD Distrib Tax Cap | 261,414 | 273,064 | 11,649 | 4.5 | Total | 103.78 | 101.57 | 1.378 | 1.544 |

Tax Burdens on
Hypothetical

| | Taxable Market Value | | | Pctg Chng | Net Tax | | | | Effectiv Tax Rates | |
|----------------------|-------------------------|------------|--------|--------------|----------|------------|--------|--------------|-----------------------|-------|
| | Baseline | Alternativ | Chng | | Baseline | Alternativ | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Lo Val | 149,200 | 164,800 | 15,600 | 10.5 | 1,516 | 1,704 | 188 | 12.4 | 1.016 | 1.034 |
| Res Hmstd:Avg Val | 223,600 | 247,000 | 23,400 | 10.5 | 2,457 | 2,740 | 283 | 11.5 | 1.099 | 1.109 |
| Res Hmstd: Hi Val | 298,100 | 329,400 | 31,300 | 10.5 | 3,400 | 3,779 | 378 | 11.1 | 1.140 | 1.147 |
| Res Hmstd: Ex-Hi Val | 447,300 | 494,200 | 46,900 | 10.5 | 5,258 | 5,783 | 524 | 10.0 | 1.175 | 1.170 |
| Apartment (Mkt rate) | 300,000 | 310,100 | 10,100 | 3.4 | 4,305 | 4,416 | 111 | 2.6 | 1.435 | 1.424 |
| Comm/Ind: Lo Val | 150,000 | 160,800 | 10,800 | 7.2 | 3,875 | 4,162 | 287 | 7.4 | 2.583 | 2.588 |
| Comm/Ind: Med Val | 300,000 | 321,600 | 21,600 | 7.2 | 8,972 | 9,513 | 542 | 6.0 | 2.990 | 2.958 |
| Comm/Ind: Hi Val | 1,000,000 | 1,072,000 | 72,000 | 7.2 | 32,758 | 34,488 | 1,729 | 5.3 | 3.275 | 3.217 |

House Research

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Baseline Final Pay 2005
Alternative Prop Pay 2006: TNT Levies + New Refs

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NORTHWEST CITIES

| Tax Burdens by Property Class | Taxable Market | | | | Net Tax | | | | Effective Tax Rates | |
|----------------------------------|------------------|------------------|----------------|-------------|----------------|----------------|---------------|-------------|------------------------|-------------|
| | Baseline | Alternativ | Chang | Pctg Chn | Baseline | Alternativ | Chang | Pctg Chn | Bas | Alte |
| Res Hmstd: Exist | 3,774,880 | 4,112,145 | 337,265 | 8.9 | 44,127 | 49,569 | 5,442 | 12.3 | 1.17 | 1.21 |
| ResNonHm 1 Exist | 285,632 | 329,120 | 43,488 | 15.2 | 4,058 | 4,690 | 632 | 15.6 | 1.42 | 1.43 |
| ResNonHm23 Exist | 101,936 | 112,086 | 10,150 | 10.0 | 1,680 | 1,836 | 156 | 9.3 | 1.65 | 1.64 |
| Apartments Exist | 341,158 | 308,210 | -32,947 | -9.7 | 5,748 | 5,206 | -542 | -9.4 | 1.68 | 1.69 |
| Low-Income Apts | 0 | 81,812 | 81,812 | 0.0 | 0 | 900 | 900 | 0.0 | 0.00 | 1.10 |
| Seas Rec: Exist | 108,387 | 130,310 | 21,922 | 20.2 | 1,604 | 1,663 | 59 | 3.7 | 1.48 | 1.28 |
| Com/Ind Lo Exist | 505,294 | 522,383 | 17,088 | 3.4 | 14,127 | 14,592 | 465 | 3.3 | 2.80 | 2.79 |
| Com/Ind Hi Exist | 747,330 | 777,285 | 29,955 | 4.0 | 24,095 | 24,721 | 626 | 2.6 | 3.22 | 3.18 |
| Publ U: Elec Gen | 21,722 | 20,926 | -795 | -3.7 | 434 | 427 | -7 | -1.5 | 2.00 | 2.04 |
| Publ U: Other | 96,039 | 94,279 | -1,760 | -1.8 | 3,556 | 3,467 | -89 | -2.5 | 3.70 | 3.68 |
| AgHm House Exist | 17,228 | 17,072 | -155 | -0.9 | 201 | 213 | 12 | 6.1 | 1.16 | 1.25 |
| AgHm Land: Exist | 27,625 | 29,984 | 2,359 | 8.5 | 193 | 219 | 26 | 13.2 | 0.70 | 0.73 |
| Ag NonHm: Exist | 26,531 | 31,485 | 4,954 | 18.7 | 359 | 428 | 69 | 19.2 | 1.35 | 1.36 |
| Res Hmstd | 0 | 86,267 | 86,267 | 0.0 | 0 | 1,123 | 1,123 | 0.0 | 0.00 | 1.30 |
| All Other NewCon | 0 | 68,823 | 68,823 | 0.0 | 0 | 1,645 | 1,645 | 0.0 | 0.00 | 2.39 |
| Total | 6,053,762 | 6,722,187 | 668,425 | 11.0 | 100,183 | 110,698 | 10,516 | 10.5 | 1.65 | 1.65 |

Tax Base

Tax Rates

| | Taxable Market | | | | County | Net Tax Cap | | Ref Mkt Val (mills) | |
|--------------------------|----------------|------------|--------|--------------|------------------|-------------|--------|---------------------|-------|
| | Baseline | Alternativ | Change | Pctg Chng | | Base | Alter | Base | Alter |
| Total Tax Capacity | 72,661 | 79,751 | 7,090 | 9.8 | | 58.87 | 57.54 | 0.000 | 0.000 |
| (-) TIF Tax Capacity | 4,073 | 4,256 | 183 | 4.5 | City/Town | 51.35 | 49.01 | 0.043 | 0.039 |
| (-) FD Contrib Tax Cap | 0 | 0 | 0 | 0.0 | School District | 20.94 | 22.76 | 0.822 | 1.067 |
| (=) Taxable Tax Capacity | 68,589 | 75,495 | 6,907 | 10.1 | Special District | 2.96 | 3.35 | 0.000 | 0.000 |
| FD Distrib Tax Cap | 0 | 0 | 0 | 0.0 | Total | 134.12 | 132.66 | 0.865 | 1.106 |

Tax Burdens on
Hypothetical

| | Taxable Market Value | | | Pctg Chng | Net Tax | | | | Effectiv Tax Rates | |
|----------------------|-------------------------|------------|------|--------------|----------|------------|--------|--------------|-----------------------|-------|
| | Baseline | Alternativ | Chng | | Baseline | Alternativ | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Lo Val | 56,200 | 61,200 | 8.9 | 578 | 635 | 57 | 9.9 | 1.027 | 1.037 | |
| Res Hmstd:Avg Val | 84,200 | 91,700 | 8.9 | 905 | 1,028 | 123 | 13.5 | 1.075 | 1.121 | |
| Res Hmstd: Hi Val | 112,300 | 122,300 | 8.9 | 1,332 | 1,495 | 163 | 12.3 | 1.186 | 1.222 | |
| Res Hmstd: Ex-Hi Val | 168,500 | 183,600 | 9.0 | 2,185 | 2,431 | 247 | 11.3 | 1.296 | 1.324 | |
| Apartment (Mkt rate) | 300,000 | 343,000 | 14.3 | 5,289 | 6,067 | 778 | 14.7 | 1.762 | 1.768 | |
| Comm/Ind: Lo Val | 150,000 | 156,000 | 4.0 | 4,291 | 4,521 | 230 | 5.4 | 2.860 | 2.898 | |
| Comm/Ind: Med Val | 300,000 | 312,000 | 4.0 | 9,968 | 10,418 | 450 | 4.5 | 3.322 | 3.339 | |
| Comm/Ind: Hi Val | 1,000,000 | 1,040,100 | 4.0 | 36,464 | 37,943 | 1,479 | 4.1 | 3.646 | 3.647 | |

House Research

Simulation 6A2
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Baseline Final Pay 2005
Alternative Prop Pay 2006: TNT Levies + New Refs

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(all figures in \$000s)

NORTHWEST TOWNS

| Tax Burdens by Property Class | Taxable Market | | | | Net Tax | | | | Effective Tax Rates | |
|----------------------------------|-------------------|-------------------|------------------|-------------|----------------|----------------|---------------|-------------|------------------------|-------------|
| | Baseline | Alternativ | Chang | Pctg Chn | Baseline | Alternativ | Chang | Pctg Chn | Bas | Alte |
| Res Hmstd: Exist | 4,076,138 | 4,568,259 | 492,121 | 12.1 | 33,030 | 38,087 | 5,057 | 15.3 | 0.81 | 0.83 |
| ResNonHm 1 Exist | 259,900 | 280,011 | 20,111 | 7.7 | 2,658 | 2,902 | 244 | 9.2 | 1.02 | 1.04 |
| ResNonHm23 Exist | 75,855 | 91,356 | 15,500 | 20.4 | 882 | 1,066 | 185 | 20.9 | 1.16 | 1.17 |
| Apartments Exist | 9,119 | 9,298 | 178 | 2.0 | 99 | 98 | -1 | -0.9 | 1.08 | 1.05 |
| Low-Income Apts | 0 | 59 | 59 | 0.0 | 0 | 0 | 0 | 0.0 | 0.00 | 0.68 |
| Seas Rec: Exist | 2,528,909 | 2,972,020 | 443,111 | 17.5 | 29,071 | 29,074 | 3 | 0.0 | 1.15 | 0.98 |
| Com/Ind Lo Exist | 121,431 | 131,646 | 10,214 | 8.4 | 2,728 | 2,955 | 227 | 8.3 | 2.25 | 2.24 |
| Com/Ind Hi Exist | 125,832 | 128,010 | 2,178 | 1.7 | 3,823 | 3,896 | 73 | 1.9 | 3.04 | 3.04 |
| Publ U: Elec Gen | 393 | 369 | -24 | -6.0 | 5 | 5 | 0 | -5.5 | 1.39 | 1.40 |
| Publ U: Other | 451,680 | 447,289 | -4,391 | -1.0 | 13,881 | 13,917 | 35 | 0.3 | 3.07 | 3.11 |
| AgHm House Exist | 1,175,714 | 1,289,434 | 113,720 | 9.7 | 9,579 | 10,962 | 1,384 | 14.4 | 0.81 | 0.85 |
| AgHm Land: Exist | 4,018,250 | 4,539,652 | 521,402 | 13.0 | 19,890 | 23,472 | 3,582 | 18.0 | 0.49 | 0.52 |
| Ag NonHm: Exist | 2,253,837 | 2,590,901 | 337,064 | 15.0 | 22,240 | 25,442 | 3,202 | 14.4 | 0.99 | 0.98 |
| Res Hmstd | 0 | 158,095 | 158,095 | 0.0 | 0 | 1,455 | 1,455 | 0.0 | 0.00 | 0.92 |
| All Other NewCon | 0 | 159,594 | 159,594 | 0.0 | 0 | 1,596 | 1,596 | 0.0 | 0.00 | 1.00 |
| Total | 15,097,058 | 17,365,990 | 2,268,931 | 15.0 | 137,886 | 154,927 | 17,041 | 12.4 | 0.91 | 0.89 |

Tax Base

Tax Rates

| | Taxable Market | | | | Pctg Chng | Net Tax Cap | | Ref Mkt Val (mills) | |
|--------------------------|----------------|------------|--------|--------------|------------------|--------------|--------------|---------------------|--------------|
| | Baseline | Alternativ | Change | Pctg Chng | | Base | Alter | Base | Alter |
| Total Tax Capacity | 141,900 | 162,964 | 21,064 | 14.8 | County | 55.62 | 54.52 | 0.000 | 0.000 |
| (-) TIF Tax Capacity | 47 | 52 | 5 | 11.3 | City/Town | 16.20 | 14.85 | 0.000 | 0.000 |
| (-) FD Contrib Tax Cap | 0 | 0 | 0 | 0.0 | School District | 17.26 | 18.14 | 0.947 | 1.152 |
| (=) Taxable Tax Capacity | 141,854 | 162,912 | 21,058 | 14.8 | Special District | 3.42 | 3.37 | 0.000 | 0.000 |
| FD Distrib Tax Cap | 0 | 0 | 0 | 0.0 | Total | 92.51 | 90.88 | 0.947 | 1.152 |

**Tax Burdens on
Hypothetical**

| | Taxable Market Value | | | Pctg Chng | Net Tax | | | | Effectiv Tax Rates | |
|----------------------|-------------------------|------------|------|--------------|----------|------------|--------|--------------|-----------------------|-------|
| | Baseline | Alternativ | Chng | | Baseline | Alternativ | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Lo Val | 88,600 | 99,300 | 12.1 | 611 | 734 | 123 | 20.1 | 0.689 | 0.738 | |
| Res Hmstd:Avg Val | 132,800 | 148,800 | 12.0 | 1,101 | 1,285 | 184 | 16.7 | 0.829 | 0.863 | |
| Res Hmstd: Hi Val | 177,000 | 198,400 | 12.1 | 1,592 | 1,838 | 246 | 15.4 | 0.899 | 0.926 | |
| Res Hmstd: Ex-Hi Val | 265,500 | 297,600 | 12.1 | 2,574 | 2,943 | 369 | 14.3 | 0.969 | 0.988 | |
| Seas Rec: Lo Val | 50,000 | 58,800 | 17.6 | 564 | 601 | 37 | 6.6 | 1.128 | 1.022 | |
| Seas Rec: Hi Val | 150,000 | 176,300 | 17.5 | 1,918 | 1,973 | 55 | 2.9 | 1.278 | 1.119 | |
| Comm/Ind: Lo Val | 150,000 | 152,600 | 1.7 | 3,367 | 3,438 | 71 | 2.1 | 2.244 | 2.252 | |
| Comm/Ind: Med Val | 300,000 | 305,200 | 1.7 | 7,809 | 7,938 | 130 | 1.7 | 2.602 | 2.601 | |
| Comm/Ind: Hi Val | 1,000,000 | 1,017,300 | 1.7 | 28,537 | 28,941 | 404 | 1.4 | 2.853 | 2.844 | |

House Research

Simulation 6A2
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Baseline Final Pay 2005
Alternative Prop Pay 2006: TNT Levies + New Refs

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(all figures in \$000s)

NORTH CENTRAL CITIES

| Tax Burdens by Property Class | Taxable Market | | | | Net Tax | | | | Effective Tax Rates | |
|----------------------------------|------------------|------------------|----------------|-------------|---------------|----------------|--------------|-------------|------------------------|-------------|
| | Baseline | Alternativ | Chang | Pctg Chn | Baseline | Alternativ | Chang | Pctg Chn | Bas | Alte |
| Res Hmstd: Exist | 2,885,121 | 3,163,068 | 277,947 | 9.6 | 29,178 | 32,222 | 3,044 | 10.4 | 1.01 | 1.02 |
| ResNonHm 1 Exist | 287,919 | 318,366 | 30,447 | 10.6 | 3,592 | 4,000 | 408 | 11.4 | 1.25 | 1.26 |
| ResNonHm23 Exist | 108,770 | 119,144 | 10,374 | 9.5 | 1,662 | 1,797 | 135 | 8.1 | 1.53 | 1.51 |
| Apartments Exist | 195,993 | 146,805 | -49,188 | -25.1 | 3,264 | 2,386 | -878 | -26. | 1.67 | 1.63 |
| Low-Income Apts | 0 | 62,710 | 62,710 | 0.0 | 0 | 660 | 660 | 0.0 | 0.00 | 1.05 |
| Seas Rec: Exist | 1,307,052 | 1,540,250 | 233,197 | 17.8 | 16,565 | 16,586 | 21 | 0.1 | 1.27 | 1.08 |
| Com/Ind Lo Exist | 426,449 | 447,860 | 21,411 | 5.0 | 11,519 | 12,013 | 494 | 4.3 | 2.70 | 2.68 |
| Com/Ind Hi Exist | 763,316 | 834,027 | 70,712 | 9.3 | 26,282 | 28,312 | 2,030 | 7.7 | 3.44 | 3.39 |
| Publ U: Elec Gen | 817 | 1,101 | 284 | 34.8 | 24 | 31 | 7 | 29.7 | 2.92 | 2.81 |
| Publ U: Other | 77,141 | 77,916 | 774 | 1.0 | 2,816 | 2,804 | -12 | -0.4 | 3.65 | 3.60 |
| AgHm House Exist | 23,475 | 26,397 | 2,922 | 12.4 | 244 | 280 | 36 | 14.8 | 1.04 | 1.06 |
| AgHm Land: Exist | 25,411 | 30,036 | 4,625 | 18.2 | 109 | 133 | 24 | 21.8 | 0.43 | 0.44 |
| Ag NonHm: Exist | 31,458 | 35,895 | 4,438 | 14.1 | 315 | 353 | 38 | 12.1 | 1.00 | 0.98 |
| Res Hmstd | 0 | 80,788 | 80,788 | 0.0 | 0 | 858 | 858 | 0.0 | 0.00 | 1.06 |
| All Other NewCon | 0 | 97,256 | 97,256 | 0.0 | 0 | 1,715 | 1,715 | 0.0 | 0.00 | 1.76 |
| Total | 6,132,922 | 6,981,619 | 848,697 | 13.8 | 95,571 | 104,151 | 8,579 | 9.0 | 1.56 | 1.49 |

Tax Base

Tax Rates

| | Taxable Market | | | | Pctg Chng | Net Tax Cap | | Ref Mkt Val (mills) | |
|--------------------------|----------------|------------|--------|--------------|------------------|---------------|---------------|---------------------|--------------|
| | Baseline | Alternativ | Change | Pctg Chng | | Base | Alter | Base | Alter |
| Total Tax Capacity | 72,878 | 82,367 | 9,489 | 13.0 | County | 47.91 | 45.60 | 0.000 | 0.000 |
| (-) TIF Tax Capacity | 3,024 | 3,181 | 158 | 5.2 | City/Town | 41.76 | 41.31 | 0.012 | 0.011 |
| (-) FD Contrib Tax Cap | 0 | 0 | 0 | 0.0 | School District | 21.04 | 20.46 | 0.645 | 0.777 |
| (=) Taxable Tax Capacity | 69,855 | 79,185 | 9,331 | 13.4 | Special District | 0.91 | 0.86 | 0.000 | 0.000 |
| FD Distrib Tax Cap | 0 | 0 | 0 | 0.0 | Total | 111.62 | 108.23 | 0.657 | 0.788 |

Tax Burdens on
Hypothetical

| | Taxable Market Value | | | Pctg Chng | Net Tax | | | | Effectiv Tax Rates | |
|----------------------|-------------------------|------------|--------|--------------|----------|------------|--------|--------------|-----------------------|-------|
| | Baseline | Alternativ | Chng | | Baseline | Alternativ | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Lo Val | 71,700 | 78,600 | 6,900 | 9.6 | 561 | 611 | 50 | 9.0 | 0.781 | 0.777 |
| Res Hmstd:Avg Val | 107,500 | 117,900 | 10,400 | 9.7 | 995 | 1,103 | 108 | 10.8 | 0.925 | 0.935 |
| Res Hmstd: Hi Val | 143,300 | 157,100 | 13,800 | 9.6 | 1,450 | 1,593 | 143 | 9.9 | 1.012 | 1.014 |
| Res Hmstd: Ex-Hi Val | 215,100 | 235,800 | 20,700 | 9.6 | 2,363 | 2,578 | 214 | 9.1 | 1.098 | 1.093 |
| Apartment (Mkt rate) | 300,000 | 320,700 | 20,700 | 6.9 | 4,383 | 4,592 | 209 | 4.8 | 1.460 | 1.431 |
| Comm/Ind: Lo Val | 150,000 | 163,900 | 13,900 | 9.3 | 3,753 | 4,150 | 397 | 10.6 | 2.502 | 2.532 |
| Comm/Ind: Med Val | 300,000 | 327,800 | 27,800 | 9.3 | 8,725 | 9,493 | 769 | 8.8 | 2.908 | 2.896 |
| Comm/Ind: Hi Val | 1,000,000 | 1,092,600 | 92,600 | 9.3 | 31,926 | 34,426 | 2,501 | 7.8 | 3.192 | 3.150 |

House Research

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Baseline Final Pay 2005
Alternative Prop Pay 2006: TNT Levies + New Refs

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(all figures in \$000s)

NORTH CENTRAL TOWNS

| Tax Burdens by Property Class | Taxable Market | | | | Net Tax | | | | Effective Tax Rates | |
|----------------------------------|-------------------|-------------------|------------------|-------------|----------------|----------------|---------------|-------------|------------------------|-------------|
| | Baseline | Alternativ | Chang | Pctg Chn | Baseline | Alternativ | Chang | Pctg Chn | Bas | Alte |
| Res Hmstd: Exist | 4,787,342 | 5,330,170 | 542,827 | 11.3 | 38,427 | 42,478 | 4,051 | 10.5 | 0.80 | 0.80 |
| ResNonHm 1 Exist | 328,917 | 373,074 | 44,157 | 13.4 | 3,324 | 3,685 | 361 | 10.9 | 1.01 | 0.99 |
| ResNonHm23 Exist | 77,033 | 83,859 | 6,825 | 8.9 | 958 | 1,007 | 48 | 5.1 | 1.24 | 1.20 |
| Apartments Exist | 10,732 | 12,462 | 1,729 | 16.1 | 132 | 149 | 17 | 12.9 | 1.23 | 1.20 |
| Low-Income Apts | 0 | 760 | 760 | 0.0 | 0 | 8 | 8 | 0.0 | 0.00 | 1.08 |
| Seas Rec: Exist | 3,916,168 | 4,608,478 | 692,310 | 17.7 | 43,390 | 42,509 | -881 | -2.0 | 1.11 | 0.92 |
| Com/Ind Lo Exist | 163,416 | 169,025 | 5,609 | 3.4 | 3,542 | 3,596 | 54 | 1.5 | 2.17 | 2.13 |
| Com/Ind Hi Exist | 123,506 | 127,301 | 3,795 | 3.1 | 3,471 | 3,521 | 50 | 1.4 | 2.81 | 2.77 |
| Publ U: Elec Gen | 3,501 | 3,575 | 74 | 2.1 | 80 | 79 | 0 | -0.4 | 2.27 | 2.22 |
| Publ U: Other | 350,144 | 353,637 | 3,493 | 1.0 | 11,241 | 11,269 | 28 | 0.2 | 3.21 | 3.19 |
| AgHm House Exist | 865,474 | 959,102 | 93,628 | 10.8 | 7,784 | 8,599 | 815 | 10.5 | 0.90 | 0.90 |
| AgHm Land: Exist | 1,395,496 | 1,599,580 | 204,084 | 14.6 | 6,208 | 7,097 | 889 | 14.3 | 0.44 | 0.44 |
| Ag NonHm: Exist | 639,589 | 772,501 | 132,912 | 20.8 | 6,581 | 7,714 | 1,133 | 17.2 | 1.03 | 1.00 |
| Res Hmstd | 0 | 185,883 | 185,883 | 0.0 | 0 | 1,684 | 1,684 | 0.0 | 0.00 | 0.91 |
| All Other NewCon | 0 | 188,981 | 188,981 | 0.0 | 0 | 1,982 | 1,982 | 0.0 | 0.00 | 1.05 |
| Total | 12,661,319 | 14,768,388 | 2,107,069 | 16.6 | 125,137 | 135,378 | 10,240 | 8.2 | 0.99 | 0.92 |

Tax Base

Tax Rates

| | Taxable Market | | | | Net Tax Cap | | Ref Mkt Val (mills) | | |
|--------------------------|----------------|------------|--------|--------------|------------------|--------------|---------------------|--------------|--------------|
| | Baseline | Alternativ | Change | Pctg Chng | Base | Alter | Base | Alter | |
| Total Tax Capacity | 126,686 | 146,753 | 20,067 | 15.8 | County | 51.86 | 49.53 | 0.000 | 0.000 |
| (-) TIF Tax Capacity | 31 | 34 | 2 | 7.5 | City/Town | 15.54 | 14.59 | 0.000 | 0.000 |
| (-) FD Contrib Tax Cap | 0 | 0 | 0 | 0.0 | School District | 22.57 | 21.53 | 0.602 | 0.768 |
| (=) Taxable Tax Capacity | 126,655 | 146,719 | 20,065 | 15.8 | Special District | 0.93 | 0.87 | 0.000 | 0.000 |
| FD Distrib Tax Cap | 0 | 0 | 0 | -8.0 | Total | 90.90 | 86.52 | 0.602 | 0.768 |

**Tax Burdens on
Hypothetical**

| | Taxable Market Value | | | Pctg Chng | Net Tax | | | | Effectiv Tax Rates | |
|----------------------|-------------------------|------------|------|--------------|----------|------------|--------|--------------|-----------------------|-------|
| | Baseline | Alternativ | Chng | | Baseline | Alternativ | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Lo Val | 90,600 | 100,900 | 11.4 | 587 | 669 | 82 | 13.9 | 0.648 | 0.662 | |
| Res Hmstd:Avg Val | 135,900 | 151,300 | 11.3 | 1,067 | 1,189 | 122 | 11.4 | 0.785 | 0.785 | |
| Res Hmstd: Hi Val | 181,100 | 201,600 | 11.3 | 1,546 | 1,708 | 162 | 10.5 | 0.853 | 0.847 | |
| Res Hmstd: Ex-Hi Val | 271,700 | 302,500 | 11.3 | 2,505 | 2,749 | 244 | 9.7 | 0.922 | 0.908 | |
| Seas Rec: Lo Val | 50,000 | 58,800 | 17.6 | 556 | 576 | 19 | 3.5 | 1.112 | 0.978 | |
| Seas Rec: Hi Val | 150,000 | 176,500 | 17.7 | 1,894 | 1,899 | 5 | 0.2 | 1.262 | 1.075 | |
| Comm/Ind: Lo Val | 150,000 | 154,600 | 3.1 | 3,279 | 3,335 | 57 | 1.7 | 2.185 | 2.157 | |
| Comm/Ind: Med Val | 300,000 | 309,200 | 3.1 | 7,621 | 7,701 | 80 | 1.1 | 2.540 | 2.490 | |
| Comm/Ind: Hi Val | 1,000,000 | 1,030,700 | 3.1 | 27,883 | 28,074 | 192 | 0.7 | 2.788 | 2.723 | |

House Research

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Baseline Final Pay 2005
Alternative Prop Pay 2006: TNT Levies + New Refs

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TACONITE CITIES

| Tax Burdens by Property Class | Taxable Market | | | | Net Tax | | | | Effective Tax Rates | |
|----------------------------------|------------------|------------------|----------------|-------------|---------------|---------------|--------------|-------------|------------------------|-------------|
| | Baseline | Alternativ | Chang | Pctg Chn | Baseline | Alternativ | Chang | Pctg Chn | Bas | Alte |
| Res Hmstd: Exist | 2,088,481 | 2,234,533 | 146,052 | 7.0 | 16,931 | 18,426 | 1,495 | 8.8 | 0.81 | 0.82 |
| ResNonHm 1 Exist | 172,563 | 198,638 | 26,076 | 15.1 | 2,600 | 2,942 | 342 | 13.2 | 1.51 | 1.48 |
| ResNonHm23 Exist | 47,380 | 51,039 | 3,660 | 7.7 | 874 | 929 | 55 | 6.3 | 1.85 | 1.82 |
| Apartments Exist | 119,120 | 83,685 | -35,435 | -29.7 | 2,256 | 1,563 | -693 | -30. | 1.89 | 1.87 |
| Low-Income Apts | 0 | 35,828 | 35,828 | 0.0 | 0 | 408 | 408 | 0.0 | 0.00 | 1.14 |
| Seas Rec: Exist | 161,037 | 192,826 | 31,789 | 19.7 | 2,335 | 2,451 | 116 | 5.0 | 1.45 | 1.27 |
| Com/Ind Lo Exist | 271,373 | 287,146 | 15,774 | 5.8 | 8,168 | 8,471 | 304 | 3.7 | 3.01 | 2.95 |
| Com/Ind Hi Exist | 339,063 | 356,373 | 17,310 | 5.1 | 13,554 | 13,899 | 345 | 2.5 | 4.00 | 3.90 |
| Publ U: Elec Gen | 184,740 | 186,001 | 1,261 | 0.7 | 4,247 | 4,162 | -85 | -2.0 | 2.30 | 2.24 |
| Publ U: Other | 106,389 | 107,662 | 1,273 | 1.2 | 3,826 | 3,807 | -19 | -0.5 | 3.60 | 3.54 |
| AgHm House Exist | 5,123 | 5,240 | 116 | 2.3 | 42 | 45 | 4 | 9.1 | 0.81 | 0.86 |
| AgHm Land: Exist | 3,395 | 4,076 | 680 | 20.0 | 9 | 14 | 5 | 60.3 | 0.26 | 0.34 |
| Ag NonHm: Exist | 40,125 | 47,919 | 7,794 | 19.4 | 550 | 643 | 93 | 16.9 | 1.37 | 1.34 |
| Res Hmstd | 0 | 25,444 | 25,444 | 0.0 | 0 | 234 | 234 | 0.0 | 0.00 | 0.92 |
| All Other NewCon | 0 | 29,577 | 29,577 | 0.0 | 0 | 665 | 665 | 0.0 | 0.00 | 2.25 |
| Total | 3,538,789 | 3,845,987 | 307,197 | 8.7 | 55,392 | 58,659 | 3,267 | 5.9 | 1.57 | 1.53 |

Tax Base

Tax Rates

| | Taxable Market | | | | Net Tax Cap | | Ref Mkt Val (mills) | | |
|--------------------------|----------------|------------|--------|--------------|------------------|---------------|---------------------|--------------|--------------|
| | Baseline | Alternativ | Change | Pctg Chng | Base | Alter | Base | Alter | |
| Total Tax Capacity | 43,426 | 46,689 | 3,263 | 7.5 | County | 57.28 | 54.79 | 0.000 | 0.000 |
| (-) TIF Tax Capacity | 1,371 | 1,387 | 15 | 1.1 | City/Town | 68.77 | 66.47 | 0.030 | 0.024 |
| (-) FD Contrib Tax Cap | 1,586 | 1,861 | 276 | 17.4 | School District | 10.50 | 10.63 | 0.693 | 0.830 |
| (=) Taxable Tax Capacity | 40,469 | 43,441 | 2,972 | 7.3 | Special District | 1.25 | 2.12 | 0.000 | 0.000 |
| FD Distrib Tax Cap | 1,712 | 2,074 | 361 | 21.1 | Total | 137.80 | 134.01 | 0.723 | 0.854 |

Tax Burdens on
Hypothetical

| | Taxable Market Value | | | Pctg Chng | Net Tax | | | | Effectiv Tax Rates | |
|----------------------|-------------------------|------------|--------|--------------|----------|------------|--------|--------------|-----------------------|-------|
| | Baseline | Alternativ | Chng | | Baseline | Alternativ | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Lo Val | 50,300 | 53,800 | 3,500 | 7.0 | 213 | 237 | 23 | 11.0 | 0.423 | 0.439 |
| Res Hmstd:Avg Val | 75,400 | 80,700 | 5,300 | 7.0 | 477 | 536 | 59 | 12.3 | 0.632 | 0.663 |
| Res Hmstd: Hi Val | 100,500 | 107,500 | 7,000 | 7.0 | 860 | 942 | 81 | 9.4 | 0.856 | 0.875 |
| Res Hmstd: Ex-Hi Val | 150,800 | 161,300 | 10,500 | 7.0 | 1,635 | 1,757 | 122 | 7.5 | 1.084 | 1.089 |
| Apartment (Mkt rate) | 300,000 | 301,000 | 1,000 | 0.3 | 5,384 | 5,299 | -85 | -1.6 | 1.794 | 1.760 |
| Comm/Ind: Lo Val | 150,000 | 157,700 | 7,700 | 5.1 | 4,387 | 4,603 | 216 | 4.9 | 2.924 | 2.918 |
| Comm/Ind: Med Val | 300,000 | 315,300 | 15,300 | 5.1 | 10,200 | 10,596 | 397 | 3.9 | 3.399 | 3.360 |
| Comm/Ind: Hi Val | 1,000,000 | 1,051,100 | 51,100 | 5.1 | 37,327 | 38,578 | 1,251 | 3.4 | 3.732 | 3.670 |

House Research

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Baseline Final Pay 2005
Alternative Prop Pay 2006: TNT Levies + New Refs

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TACONITE TOWNS

| Tax Burdens by Property Class | Taxable Market | | | | Net Tax | | | | Effective Tax Rates | |
|----------------------------------|------------------|-------------------|------------------|-------------|---------------|---------------|--------------|-------------|------------------------|-------------|
| | Baseline | Alternativ | Chang | Pctg Chn | Baseline | Alternativ | Chang | Pctg Chn | Bas | Alte |
| Res Hmstd: Exist | 3,770,344 | 4,225,754 | 455,410 | 12.1 | 23,072 | 27,051 | 3,979 | 17.2 | 0.61 | 0.64 |
| ResNonHm 1 Exist | 226,475 | 269,347 | 42,872 | 18.9 | 2,223 | 2,560 | 337 | 15.2 | 0.98 | 0.95 |
| ResNonHm23 Exist | 32,074 | 35,509 | 3,435 | 10.7 | 383 | 434 | 51 | 13.3 | 1.19 | 1.22 |
| Apartments Exist | 3,957 | 4,775 | 819 | 20.7 | 48 | 57 | 9 | 18.0 | 1.21 | 1.18 |
| Low-Income Apts | 0 | 0 | 0 | 0.0 | 0 | 0 | 0 | 0.0 | 0.00 | 0.00 |
| Seas Rec: Exist | 3,342,879 | 3,898,835 | 555,956 | 16.6 | 38,788 | 38,148 | -640 | -1.7 | 1.16 | 0.98 |
| Com/Ind Lo Exist | 73,856 | 78,072 | 4,216 | 5.7 | 1,719 | 1,795 | 75 | 4.4 | 2.33 | 2.30 |
| Com/Ind Hi Exist | 118,555 | 126,573 | 8,019 | 6.8 | 3,722 | 3,913 | 191 | 5.1 | 3.14 | 3.09 |
| Publ U: Elec Gen | 712 | 787 | 75 | 10.6 | 14 | 15 | 1 | 6.5 | 2.00 | 1.92 |
| Publ U: Other | 249,293 | 249,599 | 306 | 0.1 | 7,653 | 7,624 | -30 | -0.4 | 3.07 | 3.05 |
| AgHm House Exist | 161,247 | 173,420 | 12,174 | 7.5 | 628 | 748 | 120 | 19.1 | 0.39 | 0.43 |
| AgHm Land: Exist | 185,332 | 226,933 | 41,602 | 22.4 | 333 | 437 | 104 | 31.2 | 0.18 | 0.19 |
| Ag NonHm: Exist | 439,383 | 533,454 | 94,071 | 21.4 | 4,157 | 4,835 | 678 | 16.3 | 0.95 | 0.91 |
| Res Hmstd | 0 | 88,127 | 88,127 | 0.0 | 0 | 609 | 609 | 0.0 | 0.00 | 0.69 |
| All Other NewCon | 0 | 99,423 | 99,423 | 0.0 | 0 | 1,060 | 1,060 | 0.0 | 0.00 | 1.07 |
| Total | 8,604,105 | 10,010,611 | 1,406,506 | 16.3 | 82,741 | 89,285 | 6,544 | 7.9 | 0.96 | 0.89 |

Tax Base

Tax Rates

| | Taxable Market | | | | Pctg Chng | Net Tax Cap | | Ref Mkt Val (mills) | |
|--------------------------|----------------|------------|--------|--------------|------------------|--------------|--------------|---------------------|--------------|
| | Baseline | Alternativ | Change | Pctg Chng | | Base | Alter | Base | Alter |
| Total Tax Capacity | 89,543 | 103,245 | 13,703 | 15.3 | County | 59.65 | 56.75 | 0.000 | 0.000 |
| (-) TIF Tax Capacity | 238 | 265 | 26 | 11.0 | City/Town | 16.62 | 16.17 | 0.000 | 0.000 |
| (-) FD Contrib Tax Cap | 662 | 765 | 103 | 15.6 | School District | 10.92 | 11.06 | 0.423 | 0.570 |
| (=) Taxable Tax Capacity | 88,643 | 102,216 | 13,574 | 15.3 | Special District | 2.49 | 2.28 | 0.000 | 0.000 |
| FD Distrib Tax Cap | 537 | 563 | 27 | 5.0 | Total | 89.68 | 86.26 | 0.423 | 0.570 |

Tax Burdens on
Hypothetical

| | Taxable Market Value | | | Pctg Chng | Net Tax | | | | Effectiv Tax Rates | |
|----------------------|-------------------------|------------|------|--------------|----------|------------|--------|--------------|-----------------------|-------|
| | Baseline | Alternativ | Chng | | Baseline | Alternativ | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Lo Val | 91,900 | 103,000 | 12.1 | 284 | 378 | 94 | 33.2 | 0.308 | 0.366 | |
| Res Hmstd:Avg Val | 137,800 | 154,400 | 12.0 | 756 | 897 | 141 | 18.6 | 0.548 | 0.580 | |
| Res Hmstd: Hi Val | 183,700 | 205,900 | 12.1 | 1,228 | 1,417 | 188 | 15.3 | 0.668 | 0.688 | |
| Res Hmstd: Ex-Hi Val | 275,600 | 308,900 | 12.1 | 2,174 | 2,457 | 283 | 13.0 | 0.788 | 0.795 | |
| Seas Rec: Lo Val | 50,000 | 58,300 | 16.6 | 550 | 569 | 19 | 3.5 | 1.100 | 0.976 | |
| Seas Rec: Hi Val | 150,000 | 174,900 | 16.6 | 1,876 | 1,876 | 0 | 0.0 | 1.250 | 1.072 | |
| Comm/Ind: Lo Val | 150,000 | 160,100 | 6.7 | 3,306 | 3,542 | 235 | 7.1 | 2.204 | 2.212 | |
| Comm/Ind: Med Val | 300,000 | 320,300 | 6.8 | 7,694 | 8,141 | 448 | 5.8 | 2.564 | 2.541 | |
| Comm/Ind: Hi Val | 1,000,000 | 1,067,600 | 6.8 | 28,168 | 29,598 | 1,430 | 5.1 | 2.816 | 2.772 | |

House Research

Simulation 6A2
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Baseline Final Pay 2005
Alternative Prop Pay 2006: TNT Levies + New Refs

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(all figures in \$000s)

DULUTH AREA

| Tax Burdens by Property Class | Taxable Market | | | | Net Tax | | | | Effective Tax Rates | |
|----------------------------------|------------------|------------------|----------------|-------------|---------------|---------------|--------------|-------------|------------------------|-------------|
| | Baseline | Alternativ | Chang | Pctg Chn | Baseline | Alternativ | Chang | Pctg Chn | Bas | Alte |
| Res Hmstd: Exist | 4,239,325 | 4,685,079 | 445,754 | 10.5 | 43,261 | 46,281 | 3,020 | 7.0 | 1.02 | 0.99 |
| ResNonHm 1 Exist | 342,238 | 429,849 | 87,610 | 25.6 | 4,092 | 4,891 | 799 | 19.5 | 1.20 | 1.14 |
| ResNonHm23 Exist | 157,070 | 170,642 | 13,571 | 8.6 | 2,318 | 2,397 | 80 | 3.4 | 1.48 | 1.40 |
| Apartments Exist | 269,411 | 251,496 | -17,915 | -6.6 | 3,967 | 3,537 | -429 | -10. | 1.47 | 1.41 |
| Low-Income Apts | 0 | 55,403 | 55,403 | 0.0 | 0 | 476 | 476 | 0.0 | 0.00 | 0.86 |
| Seas Rec: Exist | 86,681 | 99,799 | 13,118 | 15.1 | 1,188 | 1,173 | -15 | -1.2 | 1.37 | 1.18 |
| Com/Ind Lo Exist | 202,988 | 206,589 | 3,601 | 1.8 | 5,122 | 5,041 | -80 | -1.6 | 2.52 | 2.44 |
| Com/Ind Hi Exist | 724,099 | 737,825 | 13,726 | 1.9 | 24,085 | 23,767 | -318 | -1.3 | 3.33 | 3.22 |
| Publ U: Elec Gen | 461 | 475 | 15 | 3.1 | 11 | 10 | 0 | -1.6 | 2.29 | 2.19 |
| Publ U: Other | 110,770 | 119,814 | 9,045 | 8.2 | 3,675 | 3,849 | 174 | 4.7 | 3.32 | 3.21 |
| AgHm House Exist | 14,154 | 14,561 | 407 | 2.9 | 139 | 135 | -5 | -3.4 | 0.99 | 0.93 |
| AgHm Land: Exist | 12,668 | 13,949 | 1,281 | 10.1 | 51 | 52 | 1 | 1.7 | 0.40 | 0.37 |
| Ag NonHm: Exist | 19,737 | 22,580 | 2,842 | 14.4 | 218 | 230 | 12 | 5.5 | 1.11 | 1.02 |
| Res Hmstd | 0 | 81,678 | 81,678 | 0.0 | 0 | 903 | 903 | 0.0 | 0.00 | 1.11 |
| All Other NewCon | 0 | 67,252 | 67,252 | 0.0 | 0 | 1,287 | 1,287 | 0.0 | 0.00 | 1.91 |
| Total | 6,179,602 | 6,956,989 | 777,387 | 12.6 | 88,126 | 94,030 | 5,904 | 6.7 | 1.43 | 1.35 |

Tax Base

Tax Rates

| | Taxable Market | | | | Pctg Chng | Net Tax Cap | | Ref Mkt Val (mills) | |
|--------------------------|----------------|------------|--------|--------------|------------------|---------------|---------------|---------------------|--------------|
| | Baseline | Alternativ | Change | Pctg Chng | | Base | Alter | Base | Alter |
| Total Tax Capacity | 72,189 | 80,356 | 8,167 | 11.3 | County | 69.23 | 65.10 | 0.000 | 0.000 |
| (-) TIF Tax Capacity | 6,995 | 6,727 | -268 | -3.8 | City/Town | 24.09 | 23.75 | 0.013 | 0.012 |
| (-) FD Contrib Tax Cap | 0 | 0 | 0 | 0.0 | School District | 13.56 | 12.48 | 0.735 | 0.767 |
| (=) Taxable Tax Capacity | 65,194 | 73,630 | 8,436 | 12.9 | Special District | 5.16 | 4.55 | 0.000 | 0.000 |
| FD Distrib Tax Cap | 0 | 0 | 0 | 0.0 | Total | 112.04 | 105.89 | 0.748 | 0.779 |

Tax Burdens on
Hypothetical

| | Taxable Market Value | | | Pctg Chng | Net Tax | | | | Effectiv Tax Rates | |
|----------------------|-------------------------|------------|--------|--------------|----------|------------|--------|--------------|-----------------------|-------|
| | Baseline | Alternativ | Chng | | Baseline | Alternativ | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Lo Val | 91,900 | 101,600 | 10,600 | 10.6 | 809 | 874 | 65 | 8.1 | 0.879 | 0.860 |
| Res Hmstd:Avg Val | 137,800 | 152,300 | 14,500 | 10.5 | 1,399 | 1,496 | 97 | 7.0 | 1.014 | 0.982 |
| Res Hmstd: Hi Val | 183,600 | 202,900 | 19,300 | 10.5 | 1,987 | 2,117 | 130 | 6.5 | 1.082 | 1.043 |
| Res Hmstd: Ex-Hi Val | 275,500 | 304,500 | 29,000 | 10.5 | 3,168 | 3,363 | 195 | 6.1 | 1.149 | 1.104 |
| Apartment (Mkt rate) | 300,000 | 341,700 | 41,700 | 13.9 | 4,426 | 4,789 | 363 | 8.2 | 1.475 | 1.401 |
| Comm/Ind: Lo Val | 150,000 | 152,800 | 2,800 | 1.9 | 3,776 | 3,733 | -44 | -1.2 | 2.517 | 2.442 |
| Comm/Ind: Med Val | 300,000 | 305,700 | 5,700 | 1.9 | 8,774 | 8,644 | -130 | -1.5 | 2.924 | 2.827 |
| Comm/Ind: Hi Val | 1,000,000 | 1,019,000 | 19,000 | 1.9 | 32,097 | 31,556 | -541 | -1.7 | 3.209 | 3.096 |

House Research

Simulation 6A2
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Baseline Final Pay 2005
Alternative Prop Pay 2006: TNT Levies + New Refs

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(all figures in \$000s)

EAST CENTRAL CITIES

| Tax Burdens by Property Class | Taxable Market | | | | Net Tax | | | | Effective Tax Rates | |
|----------------------------------|------------------|------------------|----------------|-------------|---------------|---------------|--------------|-------------|------------------------|-------------|
| | Baseline | Alternativ | Chang | Pctg Chn | Baseline | Alternativ | Chang | Pctg Chn | Bas | Alte |
| Res Hmstd: Exist | 2,849,294 | 3,231,834 | 382,540 | 13.4 | 35,519 | 39,507 | 3,988 | 11.2 | 1.25 | 1.22 |
| ResNonHm 1 Exist | 225,561 | 273,301 | 47,740 | 21.2 | 3,235 | 3,781 | 547 | 16.9 | 1.43 | 1.38 |
| ResNonHm23 Exist | 92,567 | 76,393 | -16,174 | -17.5 | 1,694 | 1,325 | -369 | -21. | 1.83 | 1.73 |
| Apartments Exist | 180,880 | 158,833 | -22,047 | -12.2 | 3,223 | 2,724 | -500 | -15. | 1.78 | 1.71 |
| Low-Income Apts | 0 | 46,025 | 46,025 | 0.0 | 0 | 476 | 476 | 0.0 | 0.00 | 1.03 |
| Seas Rec: Exist | 55,892 | 67,965 | 12,073 | 21.6 | 978 | 1,061 | 83 | 8.5 | 1.75 | 1.56 |
| Com/Ind Lo Exist | 265,134 | 277,737 | 12,604 | 4.8 | 7,647 | 7,824 | 176 | 2.3 | 2.88 | 2.82 |
| Com/Ind Hi Exist | 448,421 | 494,697 | 46,276 | 10.3 | 16,996 | 18,223 | 1,227 | 7.2 | 3.79 | 3.68 |
| Publ U: Elec Gen | 1,072 | 1,102 | 30 | 2.8 | 31 | 32 | 0 | 1.3 | 2.91 | 2.87 |
| Publ U: Other | 79,477 | 80,078 | 601 | 0.8 | 3,026 | 2,972 | -54 | -1.8 | 3.81 | 3.71 |
| AgHm House Exist | 62,483 | 78,269 | 15,786 | 25.3 | 718 | 885 | 167 | 23.2 | 1.15 | 1.13 |
| AgHm Land: Exist | 50,973 | 59,393 | 8,421 | 16.5 | 248 | 285 | 37 | 15.1 | 0.49 | 0.48 |
| Ag NonHm: Exist | 30,942 | 37,216 | 6,274 | 20.3 | 412 | 468 | 57 | 13.7 | 1.33 | 1.26 |
| Res Hmstd | 0 | 145,834 | 145,834 | 0.0 | 0 | 1,893 | 1,893 | 0.0 | 0.00 | 1.30 |
| All Other NewCon | 0 | 75,172 | 75,172 | 0.0 | 0 | 1,643 | 1,643 | 0.0 | 0.00 | 2.19 |
| Total | 4,342,693 | 5,103,847 | 761,153 | 17.5 | 73,726 | 83,099 | 9,373 | 12.7 | 1.70 | 1.63 |

Tax Base

Tax Rates

| | Taxable Market | | | | Pctg Chng | Net Tax Cap | | Ref Mkt Val (mills) | |
|--------------------------|----------------|------------|--------|--------------|------------------|---------------|---------------|---------------------|--------------|
| | Baseline | Alternativ | Change | Pctg Chng | | Base | Alter | Base | Alter |
| Total Tax Capacity | 50,493 | 58,654 | 8,161 | 16.2 | County | 61.62 | 58.61 | 0.010 | 0.009 |
| (-) TIF Tax Capacity | 2,258 | 2,524 | 266 | 11.8 | City/Town | 46.03 | 45.26 | 0.028 | 0.024 |
| (-) FD Contrib Tax Cap | 0 | 0 | 0 | 0.0 | School District | 28.38 | 25.99 | 0.502 | 0.658 |
| (=) Taxable Tax Capacity | 48,235 | 56,131 | 7,895 | 16.4 | Special District | 1.13 | 1.12 | 0.000 | 0.000 |
| FD Distrib Tax Cap | 0 | 0 | 0 | 0.0 | Total | 137.16 | 130.97 | 0.540 | 0.691 |

Tax Burdens on
Hypothetical

| | Taxable Market Value | | | Pctg Chng | Net Tax | | | Pctg Chng | Effectiv Tax Rates | |
|----------------------|-------------------------|------------|---------|--------------|----------|------------|--------|--------------|-----------------------|-------|
| | Baseline | Alternativ | Chng | | Baseline | Alternativ | Change | | Base | Alter |
| Res Hmstd: Lo Val | 88,100 | 99,900 | 11,800 | 13.4 | 963 | 1,095 | 132 | 13.7 | 1.092 | 1.096 |
| Res Hmstd:Avg Val | 132,200 | 149,900 | 17,700 | 13.4 | 1,631 | 1,829 | 198 | 12.1 | 1.233 | 1.220 |
| Res Hmstd: Hi Val | 176,200 | 199,900 | 23,700 | 13.5 | 2,298 | 2,564 | 266 | 11.6 | 1.304 | 1.282 |
| Res Hmstd: Ex-Hi Val | 264,300 | 299,800 | 35,500 | 13.4 | 3,634 | 4,031 | 398 | 10.9 | 1.374 | 1.344 |
| Apartment (Mkt rate) | 300,000 | 339,800 | 39,800 | 13.3 | 5,306 | 5,798 | 492 | 9.3 | 1.768 | 1.706 |
| Comm/Ind: Lo Val | 150,000 | 165,500 | 15,500 | 10.3 | 4,311 | 4,768 | 458 | 10.6 | 2.873 | 2.881 |
| Comm/Ind: Med Val | 300,000 | 331,000 | 31,000 | 10.3 | 10,031 | 10,900 | 869 | 8.7 | 3.343 | 3.293 |
| Comm/Ind: Hi Val | 1,000,000 | 1,103,200 | 103,200 | 10.3 | 36,726 | 39,512 | 2,785 | 7.6 | 3.672 | 3.581 |

House Research

Simulation 6A2
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Baseline Final Pay 2005
Alternative Prop Pay 2006: TNT Levies + New Refs

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(all figures in \$000s)

EAST CENTRAL TOWNS

| Tax Burdens by Property Class | Taxable Market | | | | Net Tax | | | | Effective Tax Rates | |
|----------------------------------|------------------|-------------------|------------------|-------------|---------------|----------------|--------------|-------------|------------------------|-------------|
| | Baseline | Alternativ | Chang | Pctg Chn | Baseline | Alternativ | Chang | Pctg Chn | Bas | Alte |
| Res Hmstd: Exist | 4,528,498 | 4,967,039 | 438,541 | 9.7 | 45,616 | 49,176 | 3,559 | 7.8 | 1.01 | 0.99 |
| ResNonHm 1 Exist | 311,526 | 353,810 | 42,285 | 13.6 | 3,588 | 3,878 | 290 | 8.1 | 1.15 | 1.10 |
| ResNonHm23 Exist | 89,825 | 94,161 | 4,336 | 4.8 | 1,286 | 1,296 | 10 | 0.7 | 1.43 | 1.38 |
| Apartments Exist | 3,781 | 4,156 | 375 | 9.9 | 50 | 55 | 4 | 8.5 | 1.33 | 1.31 |
| Low-Income Apts | 0 | 0 | 0 | 0.0 | 0 | 0 | 0 | 0.0 | 0.00 | 0.00 |
| Seas Rec: Exist | 1,164,322 | 1,347,558 | 183,236 | 15.7 | 15,271 | 15,286 | 15 | 0.1 | 1.31 | 1.13 |
| Com/Ind Lo Exist | 84,729 | 90,156 | 5,428 | 6.4 | 2,076 | 2,146 | 70 | 3.4 | 2.45 | 2.38 |
| Com/Ind Hi Exist | 59,569 | 63,690 | 4,122 | 6.9 | 1,936 | 1,993 | 57 | 3.0 | 3.25 | 3.13 |
| Publ U: Elec Gen | 4,946 | 9,747 | 4,800 | 97.0 | 104 | 240 | 136 | 131. | 2.10 | 2.46 |
| Publ U: Other | 160,534 | 157,093 | -3,441 | -2.1 | 5,461 | 5,189 | -272 | -5.0 | 3.40 | 3.30 |
| AgHm House Exist | 1,021,661 | 1,120,995 | 99,334 | 9.7 | 9,554 | 10,256 | 703 | 7.4 | 0.94 | 0.91 |
| AgHm Land: Exist | 948,887 | 1,059,309 | 110,422 | 11.6 | 3,731 | 4,016 | 285 | 7.6 | 0.39 | 0.38 |
| Ag NonHm: Exist | 364,596 | 439,925 | 75,329 | 20.7 | 3,970 | 4,537 | 567 | 14.3 | 1.09 | 1.03 |
| Res Hmstd | 0 | 167,693 | 167,693 | 0.0 | 0 | 1,809 | 1,809 | 0.0 | 0.00 | 1.08 |
| All Other NewCon | 0 | 134,758 | 134,758 | 0.0 | 0 | 1,502 | 1,502 | 0.0 | 0.00 | 1.11 |
| Total | 8,742,874 | 10,010,091 | 1,267,217 | 14.5 | 92,644 | 101,379 | 8,735 | 9.4 | 1.06 | 1.01 |

Tax Base

Tax Rates

| | Taxable Market | | | | Pctg Chng | Net Tax Cap | | Ref Mkt Val (mills) | |
|--------------------------|----------------|------------|--------|--------------|------------------|---------------|---------------|---------------------|--------------|
| | Baseline | Alternativ | Change | Pctg Chng | | Base | Alter | Base | Alter |
| Total Tax Capacity | 86,102 | 98,359 | 12,256 | 14.2 | County | 62.43 | 59.52 | 0.021 | 0.019 |
| (-) TIF Tax Capacity | 85 | 86 | 1 | 1.5 | City/Town | 19.08 | 17.70 | 0.000 | 0.000 |
| (-) FD Contrib Tax Cap | 0 | 0 | 0 | 0.0 | School District | 26.33 | 24.88 | 0.510 | 0.674 |
| (=) Taxable Tax Capacity | 86,017 | 98,272 | 12,255 | 14.2 | Special District | 0.93 | 0.90 | 0.000 | 0.000 |
| FD Distrib Tax Cap | 0 | 0 | 0 | 0.0 | Total | 108.77 | 103.00 | 0.532 | 0.693 |

Tax Burdens on
Hypothetical

| | Taxable Market Value | | | Pctg Chng | Net Tax | | | | Effectiv Tax Rates | |
|----------------------|-------------------------|------------|------|--------------|----------|------------|--------|--------------|-----------------------|-------|
| | Baseline | Alternativ | Chng | | Baseline | Alternativ | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Lo Val | 103,600 | 113,600 | 9.7 | 903 | 979 | 76 | 8.4 | 0.871 | 0.861 | |
| Res Hmstd:Avg Val | 155,400 | 170,400 | 9.7 | 1,540 | 1,654 | 114 | 7.4 | 0.991 | 0.970 | |
| Res Hmstd: Hi Val | 207,100 | 227,200 | 9.7 | 2,177 | 2,330 | 153 | 7.0 | 1.051 | 1.025 | |
| Res Hmstd: Ex-Hi Val | 310,800 | 340,900 | 9.7 | 3,453 | 3,682 | 229 | 6.6 | 1.111 | 1.080 | |
| Seas Rec: Lo Val | 50,000 | 57,900 | 15.8 | 645 | 662 | 17 | 2.6 | 1.290 | 1.143 | |
| Seas Rec: Hi Val | 150,000 | 173,600 | 15.7 | 2,162 | 2,151 | -11 | -0.5 | 1.441 | 1.239 | |
| Comm/Ind: Lo Val | 150,000 | 160,400 | 6.9 | 3,670 | 3,892 | 222 | 6.0 | 2.446 | 2.426 | |
| Comm/Ind: Med Val | 300,000 | 320,800 | 6.9 | 8,538 | 8,938 | 400 | 4.7 | 2.845 | 2.786 | |
| Comm/Ind: Hi Val | 1,000,000 | 1,069,200 | 6.9 | 31,252 | 32,481 | 1,229 | 3.9 | 3.125 | 3.037 | |

House Research

Simulation 6A2
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Baseline Final Pay 2005
Alternative Prop Pay 2006: TNT Levies + New Refs

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(all figures in \$000s)

CENTRAL MINN CITIES

| Tax Burdens by Property Class | Taxable Market | | | | Net Tax | | | | Effective Tax Rates | |
|----------------------------------|-------------------|-------------------|------------------|-------------|----------------|----------------|---------------|-------------|------------------------|-------------|
| | Baseline | Alternativ | Chang | Pctg Chn | Baseline | Alternativ | Chang | Pctg Chn | Bas | Alte |
| Res Hmstd: Exist | 9,822,179 | 10,538,100 | 715,920 | 7.3 | 105,840 | 116,035 | 10,195 | 9.6 | 1.08 | 1.10 |
| ResNonHm 1 Exist | 592,929 | 785,879 | 192,950 | 32.5 | 7,254 | 9,590 | 2,336 | 32.2 | 1.22 | 1.22 |
| ResNonHm23 Exist | 278,956 | 340,359 | 61,403 | 22.0 | 4,185 | 5,048 | 862 | 20.6 | 1.50 | 1.48 |
| Apartments Exist | 813,491 | 742,513 | -70,978 | -8.7 | 12,322 | 11,309 | -1,013 | -8.2 | 1.51 | 1.52 |
| Low-Income Apts | 0 | 143,522 | 143,522 | 0.0 | 0 | 1,330 | 1,330 | 0.0 | 0.00 | 0.93 |
| Seas Rec: Exist | 65,740 | 77,384 | 11,644 | 17.7 | 941 | 1,014 | 73 | 7.7 | 1.43 | 1.31 |
| Com/Ind Lo Exist | 605,569 | 632,420 | 26,851 | 4.4 | 15,729 | 16,450 | 721 | 4.6 | 2.60 | 2.60 |
| Com/Ind Hi Exist | 1,906,875 | 2,115,926 | 209,050 | 11.0 | 64,103 | 71,276 | 7,172 | 11.2 | 3.36 | 3.37 |
| Publ U: Elec Gen | 628,450 | 621,314 | -7,136 | -1.1 | 13,963 | 13,576 | -386 | -2.8 | 2.22 | 2.19 |
| Publ U: Other | 376,370 | 380,410 | 4,040 | 1.1 | 12,465 | 12,522 | 57 | 0.5 | 3.31 | 3.29 |
| AgHm House Exist | 128,968 | 132,294 | 3,326 | 2.6 | 1,372 | 1,457 | 84 | 6.1 | 1.06 | 1.10 |
| AgHm Land: Exist | 108,640 | 115,855 | 7,215 | 6.6 | 456 | 514 | 59 | 12.9 | 0.42 | 0.44 |
| Ag NonHm: Exist | 97,086 | 114,678 | 17,592 | 18.1 | 1,045 | 1,236 | 191 | 18.3 | 1.08 | 1.08 |
| Res Hmstd | 0 | 624,979 | 624,979 | 0.0 | 0 | 7,276 | 7,276 | 0.0 | 0.00 | 1.16 |
| All Other NewCon | 0 | 238,026 | 238,026 | 0.0 | 0 | 5,443 | 5,443 | 0.0 | 0.00 | 2.29 |
| Total | 15,425,252 | 17,603,658 | 2,178,406 | 14.1 | 239,676 | 274,076 | 34,400 | 14.4 | 1.55 | 1.56 |

Tax Base

Tax Rates

| | Taxable Market | | | | Pctg Chng | | Net Tax Cap | | Ref Mkt Val (mills) | |
|--------------------------|----------------|------------|--------|--------------|--------------|------------------|---------------|---------------|---------------------|--------------|
| | Baseline | Alternativ | Change | Pctg Chng | | | Base | Alter | Base | Alter |
| Total Tax Capacity | 188,671 | 213,473 | 24,802 | 13.1 | | County | 43.81 | 42.98 | 0.000 | 0.000 |
| (-) TIF Tax Capacity | 10,745 | 12,383 | 1,638 | 15.2 | | City/Town | 39.65 | 39.78 | 0.028 | 0.025 |
| (-) FD Contrib Tax Cap | 0 | 0 | 0 | 0.0 | | School District | 25.66 | 26.19 | 0.994 | 1.104 |
| (=) Taxable Tax Capacity | 177,926 | 201,090 | 23,164 | 13.0 | | Special District | 2.39 | 2.02 | 0.000 | 0.000 |
| FD Distrib Tax Cap | 0 | 0 | 0 | 0.0 | | Total | 111.51 | 110.98 | 1.022 | 1.128 |

Tax Burdens on
Hypothetical

| | Taxable Market | | | Pctg Chng | Net Tax | | | | Effectiv Tax Rates | |
|----------------------|----------------|------------|-------|--------------|----------|------------|--------|--------------|-----------------------|-------|
| | Baseline | Alternativ | Value | | Baseline | Alternativ | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Lo Val | 104,600 | 112,200 | | 7.3 | 995 | 1,100 | 105 | 10.6 | 0.951 | 0.980 |
| Res Hmstd:Avg Val | 156,800 | 168,200 | | 7.3 | 1,677 | 1,835 | 158 | 9.4 | 1.069 | 1.091 |
| Res Hmstd: Hi Val | 209,000 | 224,200 | | 7.3 | 2,360 | 2,570 | 211 | 8.9 | 1.129 | 1.146 |
| Res Hmstd: Ex-Hi Val | 313,600 | 336,500 | | 7.3 | 3,727 | 4,044 | 317 | 8.5 | 1.188 | 1.201 |
| Apartment (Mkt rate) | 300,000 | 326,800 | | 8.9 | 4,488 | 4,902 | 414 | 9.2 | 1.496 | 1.500 |
| Comm/Ind: Lo Val | 150,000 | 166,400 | | 10.9 | 3,806 | 4,359 | 553 | 14.5 | 2.537 | 2.619 |
| Comm/Ind: Med Val | 300,000 | 332,900 | | 11.0 | 8,829 | 9,935 | 1,106 | 12.5 | 2.942 | 2.984 |
| Comm/Ind: Hi Val | 1,000,000 | 1,109,600 | | 11.0 | 32,269 | 35,946 | 3,676 | 11.4 | 3.226 | 3.239 |

House Research

Simulation 6A2
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Baseline Final Pay 2005
Alternative Prop Pay 2006: TNT Levies + New Refs

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(all figures in \$000s)

CENTRAL MINN TOWNS

| Tax Burdens by Property Class | Taxable Market | | | | Net Tax | | | | Effective Tax Rates | |
|----------------------------------|-------------------|-------------------|------------------|-------------|---------------|----------------|---------------|-------------|------------------------|-------------|
| | Baseline | Alternativ | Chang | Pctg Chn | Baseline | Alternativ | Chang | Pctg Chn | Bas | Alte |
| Res Hmstd: Exist | 5,520,828 | 6,079,497 | 558,669 | 10.1 | 48,917 | 55,126 | 6,208 | 12.7 | 0.89 | 0.91 |
| ResNonHm 1 Exist | 282,391 | 341,063 | 58,672 | 20.8 | 2,835 | 3,377 | 542 | 19.1 | 1.00 | 0.99 |
| ResNonHm23 Exist | 105,298 | 117,858 | 12,561 | 11.9 | 1,303 | 1,453 | 150 | 11.5 | 1.24 | 1.23 |
| Apartments Exist | 3,651 | 3,926 | 275 | 7.5 | 44 | 47 | 2 | 5.6 | 1.21 | 1.19 |
| Low-Income Apts | 0 | 0 | 0 | 0.0 | 0 | 0 | 0 | 0.0 | 0.00 | 0.00 |
| Seas Rec: Exist | 669,056 | 792,921 | 123,865 | 18.5 | 7,925 | 8,103 | 178 | 2.3 | 1.18 | 1.02 |
| Com/Ind Lo Exist | 127,304 | 137,772 | 10,468 | 8.2 | 2,821 | 3,030 | 209 | 7.4 | 2.22 | 2.20 |
| Com/Ind Hi Exist | 122,872 | 142,152 | 19,280 | 15.7 | 3,517 | 4,030 | 514 | 14.6 | 2.86 | 2.84 |
| Publ U: Elec Gen | 0 | 0 | 0 | 0.0 | 0 | 0 | 0 | 0.0 | 0.00 | 0.00 |
| Publ U: Other | 156,496 | 165,803 | 9,306 | 5.9 | 4,606 | 4,871 | 265 | 5.8 | 2.94 | 2.94 |
| AgHm House Exist | 1,234,835 | 1,341,650 | 106,814 | 8.7 | 10,398 | 11,617 | 1,219 | 11.7 | 0.84 | 0.87 |
| AgHm Land: Exist | 1,474,408 | 1,582,854 | 108,447 | 7.4 | 5,984 | 6,377 | 393 | 6.6 | 0.41 | 0.40 |
| Ag NonHm: Exist | 342,310 | 394,190 | 51,880 | 15.2 | 3,241 | 3,577 | 336 | 10.4 | 0.95 | 0.91 |
| Res Hmstd | 0 | 187,221 | 187,221 | 0.0 | 0 | 1,851 | 1,851 | 0.0 | 0.00 | 0.99 |
| All Other NewCon | 0 | 110,281 | 110,281 | 0.0 | 0 | 1,180 | 1,180 | 0.0 | 0.00 | 1.07 |
| Total | 10,039,449 | 11,397,189 | 1,357,740 | 13.5 | 91,592 | 104,638 | 13,047 | 14.2 | 0.91 | 0.92 |

Tax Base

Tax Rates

| | Taxable Market | | | | Pctg Chng | Net Tax Cap | | Ref Mkt Val (mills) | |
|--------------------------|----------------|------------|--------|--------------|------------------|--------------|--------------|---------------------|--------------|
| | Baseline | Alternativ | Change | Pctg Chng | | Base | Alter | Base | Alter |
| Total Tax Capacity | 97,766 | 111,342 | 13,576 | 13.9 | County | 44.17 | 43.68 | 0.000 | 0.000 |
| (-) TIF Tax Capacity | 230 | 198 | -32 | -14.0 | City/Town | 19.22 | 18.14 | 0.005 | 0.005 |
| (-) FD Contrib Tax Cap | 0 | 0 | 0 | 0.0 | School District | 27.06 | 26.74 | 0.743 | 0.975 |
| (=) Taxable Tax Capacity | 97,536 | 111,145 | 13,609 | 14.0 | Special District | 1.68 | 1.24 | 0.000 | 0.000 |
| FD Distrib Tax Cap | 0 | 0 | 0 | 0.0 | Total | 92.12 | 89.79 | 0.748 | 0.979 |

Tax Burdens on
Hypothetical

| | Taxable Market Value | | | Pctg Chng | Net Tax | | | | Effectiv Tax Rates | |
|----------------------|-------------------------|------------|------|--------------|----------|------------|--------|--------------|-----------------------|-------|
| | Baseline | Alternativ | Chng | | Baseline | Alternativ | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Lo Val | 128,700 | 141,700 | 10.1 | 1,025 | 1,166 | 141 | 13.7 | 0.796 | 0.823 | |
| Res Hmstd:Avg Val | 193,000 | 212,500 | 10.1 | 1,724 | 1,935 | 211 | 12.3 | 0.893 | 0.910 | |
| Res Hmstd: Hi Val | 257,200 | 283,200 | 10.1 | 2,421 | 2,703 | 282 | 11.6 | 0.941 | 0.954 | |
| Res Hmstd: Ex-Hi Val | 385,900 | 425,000 | 10.1 | 3,819 | 4,232 | 414 | 10.8 | 0.989 | 0.995 | |
| Seas Rec: Lo Val | 50,000 | 59,300 | 18.6 | 562 | 600 | 38 | 6.7 | 1.124 | 1.011 | |
| Seas Rec: Hi Val | 150,000 | 177,800 | 18.5 | 1,912 | 1,972 | 59 | 3.1 | 1.274 | 1.108 | |
| Comm/Ind: Lo Val | 150,000 | 173,500 | 15.7 | 3,328 | 3,995 | 666 | 20.0 | 2.218 | 2.302 | |
| Comm/Ind: Med Val | 300,000 | 347,100 | 15.7 | 7,729 | 9,047 | 1,318 | 17.1 | 2.576 | 2.606 | |
| Comm/Ind: Hi Val | 1,000,000 | 1,156,900 | 15.7 | 28,264 | 32,615 | 4,351 | 15.4 | 2.826 | 2.819 | |

House Research

Simulation 6A2
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Baseline Final Pay 2005
Alternative Prop Pay 2006: TNT Levies + New Refs

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(all figures in \$000s)

SOUTHWEST CITIES

| Tax Burdens by Property Class | Taxable Market | | | | Net Tax | | | | Effective Tax Rates | |
|----------------------------------|------------------|------------------|----------------|-------------|----------------|----------------|---------------|-------------|------------------------|-------------|
| | Baseline | Alternativ | Chang | Pctg Chn | Baseline | Alternativ | Chang | Pctg Chn | Bas | Alte |
| Res Hmstd: Exist | 4,264,399 | 4,527,783 | 263,383 | 6.2 | 54,231 | 59,286 | 5,055 | 9.3 | 1.27 | 1.31 |
| ResNonHm 1 Exist | 287,016 | 328,793 | 41,777 | 14.6 | 4,524 | 5,234 | 711 | 15.7 | 1.58 | 1.59 |
| ResNonHm23 Exist | 75,493 | 77,086 | 1,593 | 2.1 | 1,397 | 1,443 | 46 | 3.3 | 1.85 | 1.87 |
| Apartments Exist | 285,407 | 251,114 | -34,293 | -12.0 | 5,288 | 4,745 | -543 | -10. | 1.85 | 1.89 |
| Low-Income Apts | 0 | 63,600 | 63,600 | 0.0 | 0 | 733 | 733 | 0.0 | 0.00 | 1.15 |
| Seas Rec: Exist | 16,496 | 19,555 | 3,059 | 18.5 | 328 | 357 | 29 | 8.7 | 1.99 | 1.82 |
| Com/Ind Lo Exist | 520,873 | 535,424 | 14,551 | 2.8 | 15,862 | 16,385 | 523 | 3.3 | 3.05 | 3.06 |
| Com/Ind Hi Exist | 704,636 | 732,731 | 28,095 | 4.0 | 27,610 | 28,896 | 1,287 | 4.7 | 3.92 | 3.94 |
| Publ U: Elec Gen | 3,964 | 3,887 | -77 | -1.9 | 104 | 102 | -1 | -1.4 | 2.62 | 2.63 |
| Publ U: Other | 74,364 | 75,299 | 935 | 1.3 | 3,066 | 3,093 | 27 | 0.9 | 4.12 | 4.11 |
| AgHm House Exist | 19,238 | 19,777 | 539 | 2.8 | 256 | 271 | 16 | 6.1 | 1.33 | 1.37 |
| AgHm Land: Exist | 39,863 | 45,530 | 5,667 | 14.2 | 336 | 398 | 62 | 18.5 | 0.84 | 0.87 |
| Ag NonHm: Exist | 46,635 | 50,223 | 3,589 | 7.7 | 720 | 752 | 32 | 4.4 | 1.54 | 1.50 |
| Res Hmstd | 0 | 90,034 | 90,034 | 0.0 | 0 | 1,274 | 1,274 | 0.0 | 0.00 | 1.42 |
| All Other NewCon | 0 | 55,624 | 55,624 | 0.0 | 0 | 1,512 | 1,512 | 0.0 | 0.00 | 2.72 |
| Total | 6,338,382 | 6,876,460 | 538,078 | 8.5 | 113,722 | 124,482 | 10,760 | 9.5 | 1.79 | 1.81 |

Tax Base

Tax Rates

| | Taxable Market | | | | Pctg Chng | County | Net Tax Cap | | Ref Mkt Val (mills) | |
|--------------------------|----------------|------------|--------|--------------|--------------|--------|-------------|-------|---------------------|-------|
| | Baseline | Alternativ | Change | Pctg Chng | | | Base | Alter | Base | Alter |
| Total Tax Capacity | 74,532 | 80,292 | 5,760 | 7.7 | | 58.49 | 56.40 | 0.036 | 0.025 | |
| (-) TIF Tax Capacity | 3,578 | 3,772 | 195 | 5.4 | | 62.79 | 63.68 | 0.036 | 0.032 | |
| (-) FD Contrib Tax Cap | 0 | 0 | 0 | 0.0 | | 19.94 | 20.33 | 1.120 | 1.399 | |
| (=) Taxable Tax Capacity | 70,954 | 76,520 | 5,565 | 7.8 | | 1.62 | 1.71 | 0.000 | 0.000 | |
| FD Distrib Tax Cap | 0 | 0 | 0 | 0.0 | Total | 142.83 | 142.12 | 1.191 | 1.456 | |

**Tax Burdens on
Hypothetical**

| | Taxable Market Value | | | Pctg Chng | Net Tax | | | | Effectiv Tax Rates | |
|----------------------|-------------------------|------------|------|--------------|----------|------------|--------|--------------|-----------------------|-------|
| | Baseline | Alternativ | Chng | | Baseline | Alternativ | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Lo Val | 52,000 | 55,200 | 6.2 | 597 | 644 | 47 | 8.0 | 1.147 | 1.166 | |
| Res Hmstd:Avg Val | 77,900 | 82,700 | 6.2 | 903 | 998 | 95 | 10.5 | 1.159 | 1.206 | |
| Res Hmstd: Hi Val | 103,800 | 110,200 | 6.2 | 1,327 | 1,453 | 126 | 9.5 | 1.278 | 1.318 | |
| Res Hmstd: Ex-Hi Val | 155,800 | 165,400 | 6.2 | 2,179 | 2,368 | 189 | 8.7 | 1.398 | 1.431 | |
| Apartment (Mkt rate) | 300,000 | 330,800 | 10.3 | 5,714 | 6,359 | 645 | 11.3 | 1.904 | 1.922 | |
| Comm/Ind: Lo Val | 150,000 | 156,000 | 4.0 | 4,536 | 4,800 | 264 | 5.8 | 3.023 | 3.076 | |
| Comm/Ind: Med Val | 300,000 | 312,000 | 4.0 | 10,524 | 11,047 | 523 | 5.0 | 3.507 | 3.540 | |
| Comm/Ind: Hi Val | 1,000,000 | 1,039,900 | 4.0 | 38,468 | 40,197 | 1,729 | 4.5 | 3.846 | 3.865 | |

House Research

Simulation 6A2
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Baseline Final Pay 2005
Alternative Prop Pay 2006: TNT Levies + New Refs

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(all figures in \$000s)

SOUTHWEST TOWNS

| Tax Burdens by Property Class | Taxable Market | | | | Net Tax | | | | Effective Tax Rates | |
|----------------------------------|-------------------|-------------------|------------------|-------------|----------------|----------------|---------------|-------------|------------------------|-------------|
| | Baseline | Alternativ | Chang | Pctg Chn | Baseline | Alternativ | Chang | Pctg Chn | Bas | Alte |
| Res Hmstd: Exist | 2,185,880 | 2,462,966 | 277,085 | 12.7 | 20,280 | 22,948 | 2,668 | 13.2 | 0.93 | 0.93 |
| ResNonHm 1 Exist | 225,233 | 232,813 | 7,580 | 3.4 | 2,449 | 2,503 | 54 | 2.2 | 1.09 | 1.08 |
| ResNonHm23 Exist | 34,456 | 35,766 | 1,309 | 3.8 | 472 | 478 | 5 | 1.1 | 1.37 | 1.34 |
| Apartments Exist | 3,424 | 3,471 | 47 | 1.4 | 41 | 41 | 0 | 0.8 | 1.19 | 1.18 |
| Low-Income Apts | 0 | 0 | 0 | 0.0 | 0 | 0 | 0 | 0.0 | 0.00 | 0.00 |
| Seas Rec: Exist | 425,251 | 500,765 | 75,514 | 17.8 | 5,768 | 5,863 | 95 | 1.6 | 1.36 | 1.17 |
| Com/Ind Lo Exist | 96,314 | 102,414 | 6,100 | 6.3 | 2,250 | 2,362 | 111 | 5.0 | 2.34 | 2.31 |
| Com/Ind Hi Exist | 128,384 | 129,239 | 855 | 0.7 | 3,827 | 3,774 | -53 | -1.4 | 2.98 | 2.92 |
| Publ U: Elec Gen | 500 | 489 | -11 | -2.3 | 8 | 8 | -1 | -8.0 | 1.68 | 1.58 |
| Publ U: Other | 331,784 | 333,030 | 1,246 | 0.4 | 9,532 | 9,476 | -56 | -0.6 | 2.87 | 2.85 |
| AgHm House Exist | 1,210,535 | 1,311,982 | 101,448 | 8.4 | 9,296 | 10,248 | 951 | 10.2 | 0.77 | 0.78 |
| AgHm Land: Exist | 7,482,926 | 8,435,227 | 952,301 | 12.7 | 38,714 | 43,884 | 5,171 | 13.4 | 0.52 | 0.52 |
| Ag NonHm: Exist | 3,629,532 | 4,165,579 | 536,047 | 14.8 | 32,945 | 36,302 | 3,358 | 10.2 | 0.91 | 0.87 |
| Res Hmstd | 0 | 74,869 | 74,869 | 0.0 | 0 | 761 | 761 | 0.0 | 0.00 | 1.02 |
| All Other NewCon | 0 | 84,081 | 84,081 | 0.0 | 0 | 832 | 832 | 0.0 | 0.00 | 0.99 |
| Total | 15,754,218 | 17,872,691 | 2,118,473 | 13.4 | 125,583 | 139,480 | 13,897 | 11.1 | 0.80 | 0.78 |

Tax Base

Tax Rates

| | Taxable Market | | | | Pctg Chng | Net Tax Cap | | Ref Mkt Val (mills) | |
|--------------------------|----------------|------------|--------|--------------|------------------|--------------|--------------|---------------------|--------------|
| | Baseline | Alternativ | Change | Pctg Chng | | Base | Alter | Base | Alter |
| Total Tax Capacity | 135,503 | 154,869 | 19,366 | 14.3 | County | 59.51 | 56.72 | 0.020 | 0.014 |
| (-) TIF Tax Capacity | 366 | 383 | 17 | 4.7 | City/Town | 14.29 | 12.96 | 0.000 | 0.000 |
| (-) FD Contrib Tax Cap | 0 | 0 | 0 | 0.0 | School District | 17.70 | 18.20 | 1.184 | 1.395 |
| (=) Taxable Tax Capacity | 135,136 | 154,486 | 19,349 | 14.3 | Special District | 1.54 | 1.52 | 0.000 | 0.000 |
| FD Distrib Tax Cap | 0 | 0 | 0 | 0.0 | Total | 93.05 | 89.41 | 1.204 | 1.409 |

**Tax Burdens on
Hypothetical**

| | Taxable Market Value | | | Pctg Chng | Net Tax | | | | Effectiv Tax Rates | |
|----------------------|-------------------------|------------|------|--------------|----------|------------|--------|--------------|-----------------------|-------|
| | Baseline | Alternativ | Chng | | Baseline | Alternativ | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Lo Val | 80,700 | 90,900 | 12.6 | 548 | 650 | 102 | 18.6 | 0.679 | 0.715 | |
| Res Hmstd:Avg Val | 121,100 | 136,500 | 12.7 | 1,009 | 1,163 | 154 | 15.3 | 0.833 | 0.852 | |
| Res Hmstd: Hi Val | 161,400 | 181,900 | 12.7 | 1,469 | 1,674 | 205 | 14.0 | 0.910 | 0.920 | |
| Res Hmstd: Ex-Hi Val | 242,100 | 272,800 | 12.7 | 2,390 | 2,697 | 307 | 12.8 | 0.987 | 0.988 | |
| Comm/Ind: Lo Val | 150,000 | 151,000 | 0.7 | 3,417 | 3,396 | -21 | -0.6 | 2.278 | 2.249 | |
| Comm/Ind: Med Val | 300,000 | 302,000 | 0.7 | 7,914 | 7,844 | -70 | -0.9 | 2.637 | 2.597 | |
| Comm/Ind: Hi Val | 1,000,000 | 1,006,700 | 0.7 | 28,897 | 28,601 | -296 | -1.0 | 2.889 | 2.841 | |

House Research

Simulation 6A2
12/20/2005 4:44 PM

Baseline Final Pay 2005
Alternative Prop Pay 2006: TNT Levies + New Refs

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(all figures in \$000s)

SOUTH CENTRAL CITIES

| Tax Burdens by Property Class | Taxable Market | | | | Net Tax | | | | Effective Tax Rates | |
|----------------------------------|------------------|------------------|----------------|-------------|----------------|----------------|---------------|-------------|------------------------|-------------|
| | Baseline | Alternativ | Chang | Pctg Chn | Baseline | Alternativ | Chang | Pctg Chn | Bas | Alte |
| Res Hmstd: Exist | 4,745,871 | 5,061,342 | 315,471 | 6.6 | 49,603 | 56,397 | 6,794 | 13.7 | 1.05 | 1.11 |
| ResNonHm 1 Exist | 294,019 | 356,172 | 62,153 | 21.1 | 3,681 | 4,577 | 896 | 24.3 | 1.25 | 1.29 |
| ResNonHm23 Exist | 114,811 | 121,327 | 6,516 | 5.7 | 1,713 | 1,882 | 169 | 9.9 | 1.49 | 1.55 |
| Apartments Exist | 357,176 | 355,485 | -1,691 | -0.5 | 5,048 | 5,121 | 73 | 1.4 | 1.41 | 1.44 |
| Low-Income Apts | 0 | 68,233 | 68,233 | 0.0 | 0 | 635 | 635 | 0.0 | 0.00 | 0.93 |
| Seas Rec: Exist | 16,227 | 23,730 | 7,503 | 46.2 | 263 | 329 | 66 | 25.0 | 1.62 | 1.39 |
| Com/Ind Lo Exist | 420,383 | 429,072 | 8,689 | 2.1 | 11,085 | 11,604 | 518 | 4.7 | 2.64 | 2.70 |
| Com/Ind Hi Exist | 912,401 | 927,248 | 14,848 | 1.6 | 29,415 | 30,605 | 1,190 | 4.0 | 3.22 | 3.30 |
| Publ U: Elec Gen | 15,696 | 15,465 | -231 | -1.5 | 314 | 313 | -1 | -0.3 | 2.00 | 2.02 |
| Publ U: Other | 78,861 | 79,986 | 1,125 | 1.4 | 2,640 | 2,702 | 62 | 2.4 | 3.35 | 3.38 |
| AgHm House Exist | 12,297 | 13,036 | 740 | 6.0 | 148 | 163 | 15 | 10.1 | 1.20 | 1.25 |
| AgHm Land: Exist | 23,137 | 24,931 | 1,794 | 7.8 | 166 | 186 | 20 | 12.3 | 0.72 | 0.75 |
| Ag NonHm: Exist | 32,186 | 37,529 | 5,343 | 16.6 | 388 | 450 | 62 | 15.9 | 1.21 | 1.20 |
| Res Hmstd | 0 | 143,204 | 143,204 | 0.0 | 0 | 1,711 | 1,711 | 0.0 | 0.00 | 1.19 |
| All Other NewCon | 0 | 84,897 | 84,897 | 0.0 | 0 | 1,691 | 1,691 | 0.0 | 0.00 | 1.99 |
| Total | 7,023,064 | 7,741,658 | 718,594 | 10.2 | 104,463 | 118,364 | 13,901 | 13.3 | 1.49 | 1.53 |

Tax Base

Tax Rates

| | Taxable Market | | | | Pctg Chng | Net Tax Cap | | Ref Mkt Val (mills) | |
|--------------------------|----------------|------------|--------|--------------|------------------|---------------|---------------|---------------------|--------------|
| | Baseline | Alternativ | Change | Pctg Chng | | Base | Alter | Base | Alter |
| Total Tax Capacity | 83,469 | 91,018 | 7,549 | 9.0 | County | 48.32 | 47.31 | 0.000 | 0.000 |
| (-) TIF Tax Capacity | 4,473 | 4,953 | 481 | 10.7 | City/Town | 50.22 | 50.88 | 0.029 | 0.027 |
| (-) FD Contrib Tax Cap | 0 | 0 | 0 | 0.0 | School District | 14.55 | 17.26 | 0.957 | 1.220 |
| (=) Taxable Tax Capacity | 78,996 | 86,064 | 7,068 | 8.9 | Special District | 0.62 | 0.60 | 0.000 | 0.000 |
| FD Distrib Tax Cap | 0 | 0 | 0 | 0.0 | Total | 113.71 | 116.06 | 0.986 | 1.247 |

**Tax Burdens on
Hypothetical**

| | Taxable Market Value | | | Pctg Chng | Net Tax | | | | Effectiv Tax Rates | |
|----------------------|-------------------------|------------|------|--------------|----------|------------|--------|--------------|-----------------------|-------|
| | Baseline | Alternativ | Chng | | Baseline | Alternativ | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Lo Val | 70,200 | 74,900 | 6.7 | 587 | 663 | 76 | 13.0 | 0.835 | 0.885 | |
| Res Hmstd:Avg Val | 105,300 | 112,300 | 6.6 | 1,024 | 1,172 | 148 | 14.5 | 0.972 | 1.043 | |
| Res Hmstd: Hi Val | 140,400 | 149,700 | 6.6 | 1,489 | 1,686 | 197 | 13.3 | 1.060 | 1.126 | |
| Res Hmstd: Ex-Hi Val | 210,600 | 224,600 | 6.6 | 2,420 | 2,716 | 297 | 12.3 | 1.148 | 1.209 | |
| Apartment (Mkt rate) | 300,000 | 355,900 | 18.6 | 4,560 | 5,607 | 1,047 | 23.0 | 1.520 | 1.575 | |
| Comm/Ind: Lo Val | 150,000 | 152,400 | 1.6 | 3,850 | 4,025 | 175 | 4.6 | 2.566 | 2.641 | |
| Comm/Ind: Med Val | 300,000 | 304,900 | 1.6 | 8,934 | 9,305 | 371 | 4.2 | 2.977 | 3.051 | |
| Comm/Ind: Hi Val | 1,000,000 | 1,016,300 | 1.6 | 32,658 | 33,936 | 1,278 | 3.9 | 3.265 | 3.339 | |

House Research

Simulation 6A2
12/20/2005 4:44 PM

Baseline Final Pay 2005
Alternative Prop Pay 2006: TNT Levies + New Refs

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(all figures in \$000s)

SOUTH CENTRAL TOWNS

| Tax Burdens by Property Class | Taxable Market | | | | Net Tax | | | | Effective Tax Rates | |
|----------------------------------|-------------------|-------------------|------------------|-------------|---------------|---------------|---------------|-------------|------------------------|-------------|
| | Baseline | Alternativ | Chang | Pctg Chn | Baseline | Alternativ | Chang | Pctg Chn | Bas | Alte |
| Res Hmstd: Exist | 1,908,509 | 2,097,447 | 188,939 | 9.9 | 14,300 | 16,778 | 2,478 | 17.3 | 0.75 | 0.80 |
| ResNonHm 1 Exist | 173,306 | 192,319 | 19,013 | 11.0 | 1,555 | 1,793 | 238 | 15.3 | 0.90 | 0.93 |
| ResNonHm23 Exist | 21,838 | 24,253 | 2,415 | 11.1 | 241 | 276 | 35 | 14.6 | 1.10 | 1.14 |
| Apartments Exist | 3,157 | 3,849 | 692 | 21.9 | 37 | 44 | 8 | 21.7 | 1.16 | 1.16 |
| Low-Income Apts | 0 | 0 | 0 | 0.0 | 0 | 0 | 0 | 0.0 | 0.00 | 0.00 |
| Seas Rec: Exist | 107,692 | 141,677 | 33,985 | 31.6 | 1,108 | 1,246 | 139 | 12.5 | 1.03 | 0.88 |
| Com/Ind Lo Exist | 59,008 | 60,896 | 1,888 | 3.2 | 1,202 | 1,261 | 59 | 4.9 | 2.04 | 2.07 |
| Com/Ind Hi Exist | 71,776 | 74,546 | 2,770 | 3.9 | 1,913 | 2,026 | 113 | 5.9 | 2.66 | 2.72 |
| Publ U: Elec Gen | 11,212 | 11,203 | -9 | -0.1 | 150 | 165 | 15 | 9.8 | 1.34 | 1.48 |
| Publ U: Other | 237,569 | 232,875 | -4,694 | -2.0 | 6,330 | 6,292 | -38 | -0.6 | 2.66 | 2.70 |
| AgHm House Exist | 943,135 | 1,029,378 | 86,243 | 9.1 | 6,419 | 7,541 | 1,122 | 17.5 | 0.68 | 0.73 |
| AgHm Land: Exist | 4,601,227 | 5,167,418 | 566,191 | 12.3 | 22,136 | 25,696 | 3,560 | 16.1 | 0.48 | 0.50 |
| Ag NonHm: Exist | 1,922,098 | 2,134,821 | 212,724 | 11.1 | 15,500 | 17,001 | 1,500 | 9.7 | 0.81 | 0.80 |
| Res Hmstd | 0 | 54,464 | 54,464 | 0.0 | 0 | 475 | 475 | 0.0 | 0.00 | 0.87 |
| All Other NewCon | 0 | 40,450 | 40,450 | 0.0 | 0 | 333 | 333 | 0.0 | 0.00 | 0.82 |
| Total | 10,060,526 | 11,265,598 | 1,205,072 | 12.0 | 70,890 | 80,927 | 10,037 | 14.2 | 0.70 | 0.72 |

Tax Base

Tax Rates

| | Taxable Market | | | | Pctg Chng | | Net Tax Cap | | Ref Mkt Val (mills) | |
|--------------------------|----------------|------------|--------|--------------|--------------|------------------|--------------|--------------|---------------------|--------------|
| | Baseline | Alternativ | Change | Pctg Chng | | | Base | Alter | Base | Alter |
| Total Tax Capacity | 88,063 | 99,050 | 10,987 | 12.5 | | County | 51.67 | 50.47 | 0.000 | 0.000 |
| (-) TIF Tax Capacity | 35 | 37 | 1 | 3.6 | | City/Town | 12.97 | 11.73 | 0.000 | 0.000 |
| (-) FD Contrib Tax Cap | 0 | 0 | 0 | 0.0 | | School District | 15.71 | 17.67 | 0.954 | 1.269 |
| (=) Taxable Tax Capacity | 88,027 | 99,013 | 10,986 | 12.5 | | Special District | 0.72 | 0.64 | 0.000 | 0.000 |
| FD Distrib Tax Cap | 0 | 0 | 0 | 0.0 | | Total | 81.07 | 80.51 | 0.954 | 1.269 |

**Tax Burdens on
Hypothetical**

| | Taxable Market Value | | | Pctg Chng | Net Tax | | | | Effectiv Tax Rates | |
|----------------------|-------------------------|------------|--------|--------------|----------|------------|--------|--------------|-----------------------|-------|
| | Baseline | Alternativ | Chng | | Baseline | Alternativ | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Lo Val | 91,700 | 100,800 | 9,100 | 9.9 | 541 | 658 | 117 | 21.6 | 0.590 | 0.652 |
| Res Hmstd:Avg Val | 137,500 | 151,100 | 13,600 | 9.9 | 997 | 1,172 | 175 | 17.5 | 0.725 | 0.775 |
| Res Hmstd: Hi Val | 183,200 | 201,300 | 18,100 | 9.9 | 1,452 | 1,685 | 232 | 16.0 | 0.792 | 0.836 |
| Res Hmstd: Ex-Hi Val | 274,900 | 302,100 | 27,200 | 9.9 | 2,366 | 2,715 | 349 | 14.8 | 0.860 | 0.898 |
| Comm/Ind: Lo Val | 150,000 | 155,800 | 5,800 | 3.9 | 3,111 | 3,305 | 194 | 6.3 | 2.073 | 2.121 |
| Comm/Ind: Med Val | 300,000 | 311,600 | 11,600 | 3.9 | 7,210 | 7,595 | 385 | 5.3 | 2.403 | 2.437 |
| Comm/Ind: Hi Val | 1,000,000 | 1,038,600 | 38,600 | 3.9 | 26,343 | 27,613 | 1,271 | 4.8 | 2.634 | 2.658 |

House Research

Simulation 6A2
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Baseline Final Pay 2005
Alternative Prop Pay 2006: TNT Levies + New Refs

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(all figures in \$000s)

OLMSTED COUNTY

| Tax Burdens by Property Class | Taxable Market | | | | Net Tax | | | | Effective Tax Rates | |
|----------------------------------|------------------|-------------------|----------------|-------------|----------------|----------------|---------------|-------------|------------------------|-------------|
| | Baseline | Alternativ | Chang | Pctg Chn | Baseline | Alternativ | Chang | Pctg Chn | Bas | Alte |
| Res Hmstd: Exist | 6,078,508 | 6,277,134 | 198,626 | 3.3 | 67,365 | 74,587 | 7,223 | 10.7 | 1.11 | 1.19 |
| ResNonHm 1 Exist | 428,449 | 503,210 | 74,760 | 17.4 | 5,388 | 6,689 | 1,301 | 24.1 | 1.26 | 1.33 |
| ResNonHm23 Exist | 149,759 | 140,237 | -9,522 | -6.4 | 2,313 | 2,296 | -17 | -0.7 | 1.54 | 1.64 |
| Apartments Exist | 352,534 | 336,681 | -15,853 | -4.5 | 5,578 | 5,638 | 60 | 1.1 | 1.58 | 1.67 |
| Low-Income Apts | 0 | 64,634 | 64,634 | 0.0 | 0 | 662 | 662 | 0.0 | 0.00 | 1.02 |
| Seas Rec: Exist | 8,280 | 9,297 | 1,018 | 12.3 | 133 | 151 | 18 | 13.6 | 1.61 | 1.63 |
| Com/Ind Lo Exist | 234,845 | 243,190 | 8,345 | 3.6 | 6,161 | 6,618 | 457 | 7.4 | 2.62 | 2.72 |
| Com/Ind Hi Exist | 1,315,105 | 1,379,316 | 64,211 | 4.9 | 45,585 | 49,837 | 4,252 | 9.3 | 3.47 | 3.61 |
| Publ U: Elec Gen | 0 | 0 | 0 | 0.0 | 0 | 0 | 0 | 0.0 | 0.00 | 0.00 |
| Publ U: Other | 56,268 | 53,842 | -2,425 | -4.3 | 1,880 | 1,840 | -40 | -2.2 | 3.34 | 3.42 |
| AgHm House Exist | 312,577 | 343,495 | 30,918 | 9.9 | 2,896 | 3,342 | 446 | 15.4 | 0.93 | 0.97 |
| AgHm Land: Exist | 517,299 | 594,651 | 77,352 | 15.0 | 2,672 | 3,245 | 573 | 21.5 | 0.52 | 0.55 |
| Ag NonHm: Exist | 162,584 | 191,026 | 28,443 | 17.5 | 1,609 | 1,917 | 307 | 19.1 | 0.99 | 1.00 |
| Res Hmstd | 0 | 244,036 | 244,036 | 0.0 | 0 | 3,149 | 3,149 | 0.0 | 0.00 | 1.29 |
| All Other NewCon | 0 | 166,331 | 166,331 | 0.0 | 0 | 3,333 | 3,333 | 0.0 | 0.00 | 2.00 |
| Total | 9,616,207 | 10,547,080 | 930,873 | 9.7 | 141,581 | 163,304 | 21,723 | 15.3 | 1.47 | 1.55 |

Tax Base

Tax Rates

| | Taxable Market | | | | Pctg Chng | | Net Tax Cap | | Ref Mkt Val (mills) | |
|--------------------------|----------------|------------|--------|--------------|--------------|------------------|---------------|---------------|---------------------|--------------|
| | Baseline | Alternativ | Change | Pctg Chng | | | Base | Alter | Base | Alter |
| Total Tax Capacity | 110,488 | 120,588 | 10,100 | 9.1 | | County | 52.31 | 52.04 | 0.000 | 0.000 |
| (-) TIF Tax Capacity | 1,395 | 1,565 | 171 | 12.2 | | City/Town | 36.41 | 36.96 | 0.000 | 0.000 |
| (-) FD Contrib Tax Cap | 0 | 0 | 0 | 0.0 | | School District | 25.70 | 30.96 | 0.975 | 1.113 |
| (=) Taxable Tax Capacity | 109,093 | 119,022 | 9,929 | 9.1 | | Special District | 0.00 | 0.00 | 0.000 | 0.000 |
| FD Distrib Tax Cap | 0 | 0 | 0 | 0.0 | | Total | 114.42 | 119.96 | 0.975 | 1.113 |

Tax Burdens on
Hypothetical

| | Taxable Market Value | | | Pctg Chng | Net Tax | | | | Effectiv Tax Rates | |
|----------------------|-------------------------|------------|--------|--------------|----------|------------|--------|--------------|-----------------------|-------|
| | Baseline | Alternativ | Chng | | Baseline | Alternativ | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Lo Val | 107,300 | 110,800 | 3,500 | 3.3 | 1,057 | 1,180 | 123 | 11.7 | 0.984 | 1.064 |
| Res Hmstd:Avg Val | 160,800 | 166,100 | 5,300 | 3.3 | 1,769 | 1,954 | 185 | 10.5 | 1.100 | 1.176 |
| Res Hmstd: Hi Val | 214,400 | 221,400 | 7,000 | 3.3 | 2,483 | 2,729 | 246 | 9.9 | 1.158 | 1.232 |
| Res Hmstd: Ex-Hi Val | 321,600 | 332,100 | 10,500 | 3.3 | 3,910 | 4,280 | 370 | 9.5 | 1.215 | 1.288 |
| Apartment (Mkt rate) | 300,000 | 341,500 | 41,500 | 13.8 | 4,583 | 5,501 | 918 | 20.0 | 1.527 | 1.610 |
| Comm/Ind: Lo Val | 150,000 | 157,300 | 7,300 | 4.9 | 3,864 | 4,267 | 403 | 10.4 | 2.576 | 2.712 |
| Comm/Ind: Med Val | 300,000 | 314,600 | 14,600 | 4.9 | 8,967 | 9,815 | 848 | 9.5 | 2.989 | 3.119 |
| Comm/Ind: Hi Val | 1,000,000 | 1,048,800 | 48,800 | 4.9 | 32,783 | 35,711 | 2,928 | 8.9 | 3.278 | 3.404 |

House Research

Simulation 6A2
12/20/2005 4:44 PM

Baseline Final Pay 2005
Alternative Prop Pay 2006: TNT Levies + New Refs

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(all figures in \$000s)

SOUTHEAST CITIES

| Tax Burdens by Property Class | Taxable Market | | | | Net Tax | | | | Effective Tax Rates | |
|----------------------------------|-------------------|-------------------|------------------|-------------|----------------|----------------|---------------|-------------|------------------------|-------------|
| | Baseline | Alternativ | Chang | Pctg Chn | Baseline | Alternativ | Chang | Pctg Chn | Bas | Alte |
| Res Hmstd: Exist | 8,369,355 | 8,901,741 | 532,386 | 6.4 | 88,029 | 96,275 | 8,246 | 9.4 | 1.05 | 1.08 |
| ResNonHm 1 Exist | 477,995 | 554,797 | 76,802 | 16.1 | 5,888 | 6,937 | 1,050 | 17.8 | 1.23 | 1.25 |
| ResNonHm23 Exist | 199,098 | 216,603 | 17,506 | 8.8 | 3,120 | 3,381 | 260 | 8.3 | 1.57 | 1.56 |
| Apartments Exist | 447,248 | 406,840 | -40,407 | -9.0 | 6,678 | 6,104 | -573 | -8.6 | 1.49 | 1.50 |
| Low-Income Apts | 0 | 98,293 | 98,293 | 0.0 | 0 | 922 | 922 | 0.0 | 0.00 | 0.94 |
| Seas Rec: Exist | 43,071 | 53,842 | 10,771 | 25.0 | 660 | 747 | 87 | 13.1 | 1.53 | 1.39 |
| Com/Ind Lo Exist | 659,906 | 691,043 | 31,137 | 4.7 | 17,229 | 18,070 | 841 | 4.9 | 2.61 | 2.61 |
| Com/Ind Hi Exist | 1,143,619 | 1,294,256 | 150,637 | 13.2 | 38,920 | 43,369 | 4,449 | 11.4 | 3.40 | 3.35 |
| Publ U: Elec Gen | 272,707 | 327,415 | 54,708 | 20.1 | 7,684 | 8,430 | 746 | 9.7 | 2.82 | 2.57 |
| Publ U: Other | 217,182 | 223,899 | 6,718 | 3.1 | 7,806 | 7,805 | -1 | 0.0 | 3.59 | 3.49 |
| AgHm House Exist | 34,306 | 35,880 | 1,574 | 4.6 | 370 | 396 | 26 | 7.2 | 1.08 | 1.10 |
| AgHm Land: Exist | 61,836 | 67,996 | 6,160 | 10.0 | 383 | 410 | 27 | 7.0 | 0.62 | 0.60 |
| Ag NonHm: Exist | 50,120 | 58,384 | 8,264 | 16.5 | 584 | 656 | 71 | 12.2 | 1.17 | 1.12 |
| Res Hmstd | 0 | 276,288 | 276,288 | 0.0 | 0 | 3,295 | 3,295 | 0.0 | 0.00 | 1.19 |
| All Other NewCon | 0 | 115,822 | 115,822 | 0.0 | 0 | 2,489 | 2,489 | 0.0 | 0.00 | 2.15 |
| Total | 11,976,443 | 13,323,101 | 1,346,658 | 11.2 | 177,350 | 199,285 | 21,935 | 12.4 | 1.48 | 1.50 |

Tax Base

Tax Rates

| | Taxable Market | | | | Pctg Chng | | Net Tax Cap | | Ref Mkt Val (mills) | |
|--------------------------|----------------|------------|--------|--------------|--------------|------------------|---------------|---------------|---------------------|--------------|
| | Baseline | Alternativ | Change | Pctg Chng | | | Base | Alter | Base | Alter |
| Total Tax Capacity | 140,743 | 156,666 | 15,923 | 11.3 | | County | 46.70 | 44.00 | 0.000 | 0.000 |
| (-) TIF Tax Capacity | 6,602 | 6,737 | 135 | 2.0 | | City/Town | 44.72 | 44.80 | 0.025 | 0.023 |
| (-) FD Contrib Tax Cap | 0 | 0 | 0 | 0.0 | | School District | 22.17 | 20.64 | 1.087 | 1.541 |
| (=) Taxable Tax Capacity | 134,141 | 149,930 | 15,789 | 11.8 | | Special District | 1.55 | 1.67 | 0.000 | 0.000 |
| FD Distrib Tax Cap | 0 | 0 | 0 | 0.0 | | Total | 115.14 | 111.11 | 1.112 | 1.564 |

Tax Burdens on
Hypothetical

| | Taxable Market Value | | | Pctg Chng | Net Tax | | | | Effectiv Tax Rates | |
|----------------------|-------------------------|------------|---------|--------------|----------|------------|--------|--------------|-----------------------|-------|
| | Baseline | Alternativ | Chng | | Baseline | Alternativ | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Lo Val | 80,300 | 85,400 | 5,100 | 6.4 | 714 | 787 | 73 | 10.2 | 0.888 | 0.921 |
| Res Hmstd:Avg Val | 120,500 | 128,200 | 7,700 | 6.4 | 1,258 | 1,368 | 110 | 8.8 | 1.043 | 1.066 |
| Res Hmstd: Hi Val | 160,600 | 170,800 | 10,200 | 6.4 | 1,800 | 1,946 | 146 | 8.1 | 1.120 | 1.139 |
| Res Hmstd: Ex-Hi Val | 240,900 | 256,200 | 15,300 | 6.4 | 2,886 | 3,105 | 219 | 7.6 | 1.198 | 1.212 |
| Apartment (Mkt rate) | 300,000 | 338,800 | 38,800 | 12.9 | 4,651 | 5,235 | 584 | 12.6 | 1.550 | 1.545 |
| Comm/Ind: Lo Val | 150,000 | 169,800 | 19,800 | 13.2 | 3,901 | 4,550 | 649 | 16.6 | 2.600 | 2.679 |
| Comm/Ind: Med Val | 300,000 | 339,500 | 39,500 | 13.2 | 9,046 | 10,312 | 1,265 | 14.0 | 3.015 | 3.037 |
| Comm/Ind: Hi Val | 1,000,000 | 1,131,700 | 131,700 | 13.2 | 33,059 | 37,207 | 4,149 | 12.5 | 3.305 | 3.287 |

House Research

Simulation 6A2
12/20/2005 4:44 PM

Baseline Final Pay 2005
Alternative Prop Pay 2006: TNT Levies + New Refs

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(all figures in \$000s)

SOUTHEAST TOWNS

| Tax Burdens by Property Class | Taxable Market | | | | Net Tax | | | | Effective Tax Rates | |
|----------------------------------|-------------------|-------------------|------------------|-------------|---------------|----------------|--------------|-------------|------------------------|-------------|
| | Baseline | Alternativ | Chang | Pctg Chn | Baseline | Alternativ | Chang | Pctg Chn | Bas | Alte |
| Res Hmstd: Exist | 3,329,703 | 3,645,666 | 315,963 | 9.5 | 27,510 | 30,571 | 3,061 | 11.1 | 0.83 | 0.84 |
| ResNonHm 1 Exist | 256,942 | 298,731 | 41,790 | 16.3 | 2,479 | 2,862 | 383 | 15.4 | 0.96 | 0.96 |
| ResNonHm23 Exist | 48,615 | 52,776 | 4,160 | 8.6 | 587 | 638 | 51 | 8.7 | 1.21 | 1.21 |
| Apartments Exist | 2,126 | 2,490 | 364 | 17.1 | 27 | 31 | 3 | 12.7 | 1.27 | 1.22 |
| Low-Income Apts | 0 | 0 | 0 | 0.0 | 0 | 0 | 0 | 0.0 | 0.00 | 0.00 |
| Seas Rec: Exist | 155,227 | 171,100 | 15,874 | 10.2 | 1,728 | 1,645 | -84 | -4.8 | 1.11 | 0.96 |
| Com/Ind Lo Exist | 78,807 | 81,372 | 2,565 | 3.3 | 1,754 | 1,780 | 26 | 1.5 | 2.23 | 2.19 |
| Com/Ind Hi Exist | 55,626 | 57,170 | 1,543 | 2.8 | 1,619 | 1,621 | 1 | 0.1 | 2.91 | 2.83 |
| Publ U: Elec Gen | 1,810 | 1,781 | -29 | -1.6 | 24 | 24 | 0 | 1.1 | 1.32 | 1.36 |
| Publ U: Other | 241,403 | 244,456 | 3,052 | 1.3 | 6,977 | 6,940 | -37 | -0.5 | 2.89 | 2.84 |
| AgHm House Exist | 1,450,303 | 1,597,009 | 146,706 | 10.1 | 11,403 | 12,655 | 1,252 | 11.0 | 0.79 | 0.79 |
| AgHm Land: Exist | 4,849,960 | 5,418,678 | 568,718 | 11.7 | 24,126 | 26,426 | 2,300 | 9.5 | 0.50 | 0.49 |
| Ag NonHm: Exist | 1,535,254 | 1,770,722 | 235,468 | 15.3 | 13,738 | 14,951 | 1,213 | 8.8 | 0.89 | 0.84 |
| Res Hmstd | 0 | 107,563 | 107,563 | 0.0 | 0 | 985 | 985 | 0.0 | 0.00 | 0.92 |
| All Other NewCon | 0 | 92,304 | 92,304 | 0.0 | 0 | 795 | 795 | 0.0 | 0.00 | 0.86 |
| Total | 12,005,776 | 13,541,818 | 1,536,042 | 12.8 | 91,972 | 101,922 | 9,950 | 10.8 | 0.77 | 0.75 |

Tax Base

Tax Rates

| | Taxable Market | | | | Pctg Chng | Net Tax Cap | | Ref Mkt Val (mills) | |
|--------------------------|----------------|------------|--------|--------------|------------------|--------------|--------------|---------------------|--------------|
| | Baseline | Alternativ | Change | Pctg Chng | | Base | Alter | Base | Alter |
| Total Tax Capacity | 105,722 | 119,837 | 14,115 | 13.4 | County | 48.72 | 46.42 | 0.000 | 0.000 |
| (-) TIF Tax Capacity | 77 | 77 | 0 | 0.0 | City/Town | 17.69 | 16.36 | 0.000 | 0.000 |
| (-) FD Contrib Tax Cap | 0 | 0 | 0 | 0.0 | School District | 21.59 | 20.19 | 0.956 | 1.375 |
| (=) Taxable Tax Capacity | 105,645 | 119,761 | 14,115 | 13.4 | Special District | 0.75 | 0.75 | 0.000 | 0.000 |
| FD Distrib Tax Cap | 0 | 0 | 0 | 0.0 | Total | 88.75 | 83.72 | 0.956 | 1.375 |

Tax Burdens on
Hypothetical

| | Taxable Market Value | | | Pctg Chng | Net Tax | | | | Effectiv Tax Rates | |
|----------------------|-------------------------|------------|------|--------------|----------|------------|--------|--------------|-----------------------|-------|
| | Baseline | Alternativ | Chng | | Baseline | Alternativ | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Lo Val | 105,000 | 115,000 | 9.5 | 754 | 852 | 98 | 12.9 | 0.718 | 0.740 | |
| Res Hmstd:Avg Val | 157,400 | 172,300 | 9.5 | 1,317 | 1,462 | 145 | 11.0 | 0.836 | 0.848 | |
| Res Hmstd: Hi Val | 209,800 | 229,700 | 9.5 | 1,879 | 2,073 | 194 | 10.3 | 0.895 | 0.902 | |
| Res Hmstd: Ex-Hi Val | 314,800 | 344,700 | 9.5 | 3,006 | 3,298 | 292 | 9.7 | 0.954 | 0.956 | |
| Comm/Ind: Lo Val | 150,000 | 154,200 | 2.8 | 3,284 | 3,352 | 69 | 2.1 | 2.189 | 2.174 | |
| Comm/Ind: Med Val | 300,000 | 308,300 | 2.8 | 7,614 | 7,711 | 97 | 1.3 | 2.537 | 2.501 | |
| Comm/Ind: Hi Val | 1,000,000 | 1,027,700 | 2.8 | 27,822 | 28,059 | 236 | 0.8 | 2.782 | 2.730 | |

House Research

Simulation 6A2
12/20/2005 4:44 PM

Baseline Final Pay 2005
Alternative Prop Pay 2006: TNT Levies + New Refs

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(all figures in \$000s)

ANOKA COUNTY

| Tax Burdens by Property Class | Taxable Market | | | | Net Tax | | | | Effective Tax Rates | |
|----------------------------------|-------------------|-------------------|------------------|-------------|----------------|----------------|---------------|-------------|------------------------|-------------|
| | Baseline | Alternativ | Chang | Pctg Chn | Baseline | Alternativ | Chang | Pctg Chn | Bas | Alte |
| Res Hmstd: Exist | 17,921,249 | 19,780,865 | 1,859,616 | 10.4 | 175,930 | 200,239 | 24,308 | 13.8 | 0.98 | 1.01 |
| ResNonHm 1 Exist | 734,307 | 825,238 | 90,932 | 12.4 | 7,966 | 9,024 | 1,057 | 13.3 | 1.08 | 1.09 |
| ResNonHm23 Exist | 399,466 | 438,937 | 39,470 | 9.9 | 5,319 | 5,936 | 618 | 11.6 | 1.33 | 1.35 |
| Apartments Exist | 898,788 | 807,478 | -91,309 | -10.2 | 12,081 | 10,842 | -1,239 | -10. | 1.34 | 1.34 |
| Low-Income Apts | 0 | 148,345 | 148,345 | 0.0 | 0 | 1,242 | 1,242 | 0.0 | 0.00 | 0.84 |
| Seas Rec: Exist | 63,181 | 71,496 | 8,315 | 13.2 | 824 | 872 | 49 | 5.9 | 1.30 | 1.22 |
| Com/Ind Lo Exist | 430,456 | 442,244 | 11,788 | 2.7 | 10,797 | 10,951 | 154 | 1.4 | 2.51 | 2.48 |
| Com/Ind Hi Exist | 2,682,514 | 2,853,718 | 171,204 | 6.4 | 88,183 | 92,411 | 4,228 | 4.8 | 3.29 | 3.24 |
| Publ U: Elec Gen | 0 | 0 | 0 | 0.0 | 0 | 0 | 0 | 0.0 | 0.00 | 0.00 |
| Publ U: Other | 213,072 | 217,933 | 4,861 | 2.3 | 6,979 | 7,023 | 44 | 0.6 | 3.28 | 3.22 |
| AgHm House Exist | 113,966 | 121,870 | 7,905 | 6.9 | 1,027 | 1,138 | 112 | 10.9 | 0.90 | 0.93 |
| AgHm Land: Exist | 79,352 | 91,414 | 12,062 | 15.2 | 301 | 369 | 68 | 22.7 | 0.38 | 0.40 |
| Ag NonHm: Exist | 63,737 | 70,971 | 7,234 | 11.3 | 593 | 654 | 60 | 10.2 | 0.93 | 0.92 |
| Res Hmstd | 0 | 571,443 | 571,443 | 0.0 | 0 | 6,103 | 6,103 | 0.0 | 0.00 | 1.07 |
| All Other NewCon | 0 | 212,356 | 212,356 | 0.0 | 0 | 4,561 | 4,561 | 0.0 | 0.00 | 2.15 |
| Total | 23,600,087 | 26,654,309 | 3,054,222 | 12.9 | 310,000 | 351,365 | 41,365 | 13.3 | 1.31 | 1.32 |

Tax Base

Tax Rates

| | Taxable Market | | | | Net Tax Cap | | Ref Mkt Val (mills) | | |
|--------------------------|----------------|------------|--------|--------------|------------------|--------------|---------------------|--------------|--------------|
| | Baseline | Alternativ | Change | Pctg Chng | Base | Alter | Base | Alter | |
| Total Tax Capacity | 270,259 | 303,285 | 33,025 | 12.2 | County | 33.36 | 32.39 | 0.000 | 0.000 |
| (-) TIF Tax Capacity | 17,157 | 18,852 | 1,695 | 9.9 | City/Town | 34.24 | 34.22 | 0.031 | 0.033 |
| (-) FD Contrib Tax Cap | 21,998 | 23,314 | 1,316 | 6.0 | School District | 21.75 | 22.64 | 1.264 | 1.461 |
| (=) Taxable Tax Capacity | 231,104 | 261,119 | 30,014 | 13.0 | Special District | 5.88 | 5.14 | 0.000 | 0.000 |
| FD Distrib Tax Cap | 33,871 | 34,877 | 1,006 | 3.0 | Total | 95.23 | 94.38 | 1.295 | 1.494 |

Tax Burdens on
Hypothetical

| | Taxable Market Value | | | Pctg Chng | Net Tax | | | | Effectiv Tax Rates | |
|----------------------|-------------------------|------------|------|--------------|----------|------------|--------|--------------|-----------------------|-------|
| | Baseline | Alternativ | Chng | | Baseline | Alternativ | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Lo Val | 129,900 | 143,400 | 10.4 | 1,150 | 1,324 | 175 | 15.2 | 0.885 | 0.923 | |
| Res Hmstd:Avg Val | 194,800 | 215,000 | 10.4 | 1,910 | 2,172 | 261 | 13.7 | 0.980 | 1.010 | |
| Res Hmstd: Hi Val | 259,600 | 286,500 | 10.4 | 2,670 | 3,018 | 348 | 13.0 | 1.028 | 1.053 | |
| Res Hmstd: Ex-Hi Val | 389,600 | 430,000 | 10.4 | 4,193 | 4,701 | 508 | 12.1 | 1.076 | 1.093 | |
| Apartment (Mkt rate) | 300,000 | 319,000 | 6.3 | 3,960 | 4,240 | 281 | 7.1 | 1.319 | 1.329 | |
| Comm/Ind: Lo Val | 150,000 | 159,600 | 6.4 | 3,747 | 4,007 | 261 | 7.0 | 2.497 | 2.510 | |
| Comm/Ind: Med Val | 300,000 | 319,100 | 6.4 | 8,677 | 9,169 | 491 | 5.7 | 2.892 | 2.873 | |
| Comm/Ind: Hi Val | 1,000,000 | 1,063,800 | 6.4 | 31,687 | 33,267 | 1,580 | 5.0 | 3.168 | 3.127 | |

House Research

Simulation 6A2
12/20/2005 4:44 PM

Baseline Final Pay 2005
Alternative Prop Pay 2006: TNT Levies + New Refs

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(all figures in \$000s)

WASHINGTON COUNTY

| Tax Burdens by Property Class | Taxable Market | | | | Net Tax | | | | Effective Tax Rates | |
|----------------------------------|-------------------|-------------------|------------------|-------------|----------------|----------------|---------------|-------------|------------------------|-------------|
| | Baseline | Alternativ | Chang | Pctg Chn | Baseline | Alternativ | Chang | Pctg Chn | Bas | Alte |
| Res Hmstd: Exist | 16,161,858 | 17,950,718 | 1,788,860 | 11.1 | 158,590 | 175,425 | 16,835 | 10.6 | 0.98 | 0.98 |
| ResNonHm 1 Exist | 904,384 | 1,069,276 | 164,892 | 18.2 | 9,386 | 10,995 | 1,609 | 17.1 | 1.04 | 1.03 |
| ResNonHm23 Exist | 404,472 | 434,817 | 30,345 | 7.5 | 5,050 | 5,260 | 211 | 4.2 | 1.25 | 1.21 |
| Apartments Exist | 585,127 | 494,644 | -90,484 | -15.5 | 7,771 | 6,473 | -1,299 | -16. | 1.33 | 1.31 |
| Low-Income Apts | 0 | 100,807 | 100,807 | 0.0 | 0 | 805 | 805 | 0.0 | 0.00 | 0.80 |
| Seas Rec: Exist | 119,553 | 129,028 | 9,476 | 7.9 | 1,411 | 1,300 | -111 | -7.9 | 1.18 | 1.01 |
| Com/Ind Lo Exist | 251,475 | 258,152 | 6,677 | 2.7 | 6,197 | 6,242 | 45 | 0.7 | 2.46 | 2.42 |
| Com/Ind Hi Exist | 1,802,577 | 1,800,771 | -1,807 | -0.1 | 58,795 | 57,483 | -1,312 | -2.2 | 3.26 | 3.19 |
| Publ U: Elec Gen | 51,553 | 52,346 | 793 | 1.5 | 1,097 | 1,099 | 2 | 0.2 | 2.13 | 2.10 |
| Publ U: Other | 208,156 | 217,840 | 9,683 | 4.7 | 6,747 | 6,899 | 152 | 2.3 | 3.24 | 3.17 |
| AgHm House Exist | 272,582 | 299,196 | 26,614 | 9.8 | 2,315 | 2,532 | 216 | 9.3 | 0.85 | 0.85 |
| AgHm Land: Exist | 144,827 | 168,094 | 23,267 | 16.1 | 373 | 447 | 73 | 19.6 | 0.26 | 0.27 |
| Ag NonHm: Exist | 172,782 | 195,170 | 22,388 | 13.0 | 1,437 | 1,560 | 123 | 8.5 | 0.83 | 0.80 |
| Res Hmstd | 0 | 423,000 | 423,000 | 0.0 | 0 | 4,305 | 4,305 | 0.0 | 0.00 | 1.02 |
| All Other NewCon | 0 | 299,726 | 299,726 | 0.0 | 0 | 4,971 | 4,971 | 0.0 | 0.00 | 1.66 |
| Total | 21,079,347 | 23,893,584 | 2,814,238 | 13.4 | 259,170 | 285,796 | 26,625 | 10.3 | 1.23 | 1.20 |

Tax Base

Tax Rates

| | Taxable Market | | | | Pctg Chng | Net Tax Cap | | Ref Mkt Val (mills) | |
|--------------------------|----------------|------------|--------|--------------|------------------|--------------|--------------|---------------------|--------------|
| | Baseline | Alternativ | Change | Pctg Chng | | Base | Alter | Base | Alter |
| Total Tax Capacity | 235,690 | 265,180 | 29,490 | 12.5 | County | 28.42 | 26.82 | 0.000 | 0.000 |
| (-) TIF Tax Capacity | 6,721 | 7,286 | 565 | 8.4 | City/Town | 30.65 | 29.53 | 0.051 | 0.045 |
| (-) FD Contrib Tax Cap | 15,184 | 16,688 | 1,504 | 9.9 | School District | 23.09 | 23.14 | 1.598 | 1.669 |
| (=) Taxable Tax Capacity | 213,786 | 241,207 | 27,421 | 12.8 | Special District | 5.40 | 5.38 | 0.000 | 0.000 |
| FD Distrib Tax Cap | 18,517 | 19,830 | 1,314 | 7.1 | Total | 87.57 | 84.87 | 1.649 | 1.714 |

Tax Burdens on
Hypothetical

| | Taxable Market Value | | | Pctg Chng | Net Tax | | | | Effectiv Tax Rates | |
|----------------------|-------------------------|------------|------|--------------|----------|------------|--------|--------------|-----------------------|-------|
| | Baseline | Alternativ | Chng | | Baseline | Alternativ | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Lo Val | 166,300 | 184,700 | 11.1 | 1,508 | 1,678 | 170 | 11.3 | 0.906 | 0.908 | |
| Res Hmstd:Avg Val | 249,300 | 276,900 | 11.1 | 2,446 | 2,701 | 255 | 10.4 | 0.981 | 0.975 | |
| Res Hmstd: Hi Val | 332,400 | 369,200 | 11.1 | 3,386 | 3,726 | 341 | 10.1 | 1.018 | 1.009 | |
| Res Hmstd: Ex-Hi Val | 498,700 | 553,900 | 11.1 | 5,189 | 5,765 | 576 | 11.1 | 1.040 | 1.040 | |
| Apartment (Mkt rate) | 300,000 | 305,300 | 1.8 | 3,778 | 3,762 | -16 | -0.4 | 1.259 | 1.232 | |
| Comm/Ind: Lo Val | 150,000 | 149,800 | -0.1 | 3,682 | 3,601 | -81 | -2.2 | 2.454 | 2.404 | |
| Comm/Ind: Med Val | 300,000 | 299,700 | -0.1 | 8,509 | 8,319 | -190 | -2.2 | 2.836 | 2.775 | |
| Comm/Ind: Hi Val | 1,000,000 | 999,000 | -0.1 | 31,034 | 30,336 | -699 | -2.3 | 3.103 | 3.036 | |

House Research

Simulation 6A2
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Baseline Final Pay 2005
Alternative Prop Pay 2006: TNT Levies + New Refs

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(all figures in \$000s)

DAKOTA COUNTY

| Tax Burdens by Property Class | Taxable Market | | | | Net Tax | | | | Effective Tax Rates | |
|----------------------------------|-------------------|-------------------|------------------|-------------|----------------|----------------|---------------|-------------|------------------------|-------------|
| | Baseline | Alternativ | Chang | Pctg Chn | Baseline | Alternativ | Chang | Pctg Chn | Bas | Alte |
| Res Hmstd: Exist | 24,836,206 | 27,280,576 | 2,444,371 | 9.8 | 242,796 | 286,473 | 43,678 | 18.0 | 0.98 | 1.05 |
| ResNonHm 1 Exist | 1,172,433 | 1,404,571 | 232,138 | 19.8 | 12,396 | 15,627 | 3,231 | 26.1 | 1.06 | 1.11 |
| ResNonHm23 Exist | 390,338 | 417,160 | 26,822 | 6.9 | 5,105 | 5,128 | 23 | 0.5 | 1.31 | 1.23 |
| Apartments Exist | 1,593,414 | 1,604,041 | 10,627 | 0.7 | 20,363 | 21,143 | 779 | 3.8 | 1.28 | 1.32 |
| Low-Income Apts | 0 | 44,511 | 44,511 | 0.0 | 0 | 381 | 381 | 0.0 | 0.00 | 0.86 |
| Seas Rec: Exist | 35,149 | 37,110 | 1,961 | 5.6 | 423 | 453 | 30 | 7.0 | 1.20 | 1.22 |
| Com/Ind Lo Exist | 464,534 | 477,046 | 12,512 | 2.7 | 11,449 | 11,763 | 313 | 2.7 | 2.46 | 2.47 |
| Com/Ind Hi Exist | 3,874,453 | 4,135,529 | 261,076 | 6.7 | 125,381 | 133,113 | 7,732 | 6.2 | 3.24 | 3.22 |
| Publ U: Elec Gen | 74,225 | 80,999 | 6,774 | 9.1 | 1,634 | 1,746 | 112 | 6.9 | 2.20 | 2.16 |
| Publ U: Other | 406,099 | 410,447 | 4,348 | 1.1 | 13,133 | 13,245 | 112 | 0.8 | 3.23 | 3.23 |
| AgHm House Exist | 213,003 | 227,164 | 14,162 | 6.6 | 1,719 | 1,943 | 224 | 13.0 | 0.81 | 0.86 |
| AgHm Land: Exist | 318,355 | 363,188 | 44,833 | 14.1 | 1,275 | 1,491 | 215 | 16.9 | 0.40 | 0.41 |
| Ag NonHm: Exist | 195,399 | 237,166 | 41,767 | 21.4 | 1,678 | 2,015 | 337 | 20.1 | 0.86 | 0.85 |
| Res Hmstd | 0 | 730,000 | 730,000 | 0.0 | 0 | 8,273 | 8,273 | 0.0 | 0.00 | 1.13 |
| All Other NewCon | 0 | 403,902 | 403,902 | 0.0 | 0 | 7,597 | 7,597 | 0.0 | 0.00 | 1.88 |
| Total | 33,573,607 | 37,853,411 | 4,279,803 | 12.7 | 437,354 | 510,391 | 73,037 | 16.7 | 1.30 | 1.35 |

Tax Base

Tax Rates

| | Taxable Market | | | | Pctg Chng | Net Tax Cap | | Ref Mkt Val (mills) | |
|--------------------------|----------------|------------|--------|--------------|------------------|--------------|--------------|---------------------|--------------|
| | Baseline | Alternativ | Change | Pctg Chng | | Base | Alter | Base | Alter |
| Total Tax Capacity | 385,991 | 433,208 | 47,217 | 12.2 | County | 28.16 | 26.29 | 0.067 | 0.059 |
| (-) TIF Tax Capacity | 15,891 | 19,315 | 3,424 | 21.5 | City/Town | 34.63 | 33.84 | 0.074 | 0.071 |
| (-) FD Contrib Tax Cap | 32,965 | 34,998 | 2,034 | 6.2 | School District | 23.56 | 26.11 | 1.224 | 1.769 |
| (=) Taxable Tax Capacity | 337,136 | 378,895 | 41,759 | 12.4 | Special District | 4.75 | 4.97 | 0.000 | 0.000 |
| FD Distrib Tax Cap | 35,423 | 37,752 | 2,329 | 6.6 | Total | 91.10 | 91.22 | 1.365 | 1.899 |

Tax Burdens on
Hypothetical

| | Taxable Market Value | | | Pctg Chng | Net Tax | | | | Effectiv Tax Rates | |
|----------------------|-------------------------|------------|--------|--------------|----------|------------|--------|--------------|-----------------------|-------|
| | Baseline | Alternativ | Chng | | Baseline | Alternativ | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Lo Val | 151,300 | 166,200 | 14,900 | 9.8 | 1,349 | 1,609 | 260 | 19.3 | 0.891 | 0.968 |
| Res Hmstd: Avg Val | 226,900 | 249,200 | 22,300 | 9.8 | 2,208 | 2,598 | 390 | 17.7 | 0.973 | 1.042 |
| Res Hmstd: Hi Val | 302,500 | 332,300 | 29,800 | 9.9 | 3,068 | 3,589 | 521 | 17.0 | 1.014 | 1.080 |
| Res Hmstd: Ex-Hi Val | 453,800 | 498,500 | 44,700 | 9.9 | 4,753 | 5,494 | 741 | 15.6 | 1.047 | 1.102 |
| Apartment (Mkt rate) | 300,000 | 310,400 | 10,400 | 3.5 | 3,825 | 4,129 | 303 | 7.9 | 1.275 | 1.330 |
| Comm/Ind: Lo Val | 150,000 | 160,100 | 10,100 | 6.7 | 3,703 | 4,043 | 340 | 9.2 | 2.468 | 2.525 |
| Comm/Ind: Med Val | 300,000 | 320,200 | 20,200 | 6.7 | 8,572 | 9,230 | 658 | 7.7 | 2.857 | 2.882 |
| Comm/Ind: Hi Val | 1,000,000 | 1,067,400 | 67,400 | 6.7 | 31,295 | 33,438 | 2,143 | 6.8 | 3.129 | 3.132 |

House Research

Simulation 6A2
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Baseline Final Pay 2005
Alternative Prop Pay 2006: TNT Levies + New Refs

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(all figures in \$000s)

CARVER & SCOTT

| Tax Burdens by Property Class | Taxable Market | | | | Net Tax | | | | Effective Tax Rates | |
|----------------------------------|-------------------|-------------------|------------------|-------------|----------------|----------------|---------------|-------------|------------------------|-------------|
| | Baseline | Alternativ | Chang | Pctg Chn | Baseline | Alternativ | Chang | Pctg Chn | Bas | Alte |
| Res Hmstd: Exist | 13,386,372 | 14,420,623 | 1,034,250 | 7.7 | 148,199 | 161,959 | 13,760 | 9.3 | 1.11 | 1.12 |
| ResNonHm 1 Exist | 738,288 | 921,620 | 183,332 | 24.8 | 8,528 | 10,817 | 2,289 | 26.8 | 1.16 | 1.17 |
| ResNonHm23 Exist | 272,208 | 301,315 | 29,107 | 10.7 | 3,807 | 4,266 | 460 | 12.1 | 1.40 | 1.42 |
| Apartments Exist | 317,131 | 276,241 | -40,890 | -12.9 | 4,609 | 4,011 | -597 | -13. | 1.45 | 1.45 |
| Low-Income Apts | 0 | 64,274 | 64,274 | 0.0 | 0 | 574 | 574 | 0.0 | 0.00 | 0.89 |
| Seas Rec: Exist | 48,326 | 51,169 | 2,843 | 5.9 | 645 | 637 | -8 | -1.2 | 1.34 | 1.25 |
| Com/Ind Lo Exist | 299,974 | 312,240 | 12,267 | 4.1 | 7,715 | 7,979 | 265 | 3.4 | 2.57 | 2.56 |
| Com/Ind Hi Exist | 1,485,834 | 1,538,451 | 52,618 | 3.5 | 50,249 | 51,315 | 1,066 | 2.1 | 3.38 | 3.34 |
| Publ U: Elec Gen | 19,208 | 20,003 | 796 | 4.1 | 420 | 428 | 8 | 1.9 | 2.19 | 2.14 |
| Publ U: Other | 125,386 | 134,398 | 9,012 | 7.2 | 4,188 | 4,433 | 245 | 5.8 | 3.34 | 3.30 |
| AgHm House Exist | 427,845 | 449,243 | 21,398 | 5.0 | 3,359 | 3,795 | 436 | 13.0 | 0.79 | 0.84 |
| AgHm Land: Exist | 585,081 | 655,400 | 70,319 | 12.0 | 2,151 | 2,719 | 568 | 26.4 | 0.37 | 0.41 |
| Ag NonHm: Exist | 221,819 | 276,967 | 55,149 | 24.9 | 1,968 | 2,537 | 569 | 28.9 | 0.89 | 0.92 |
| Res Hmstd | 0 | 762,927 | 762,927 | 0.0 | 0 | 8,877 | 8,877 | 0.0 | 0.00 | 1.16 |
| All Other NewCon | 0 | 235,421 | 235,421 | 0.0 | 0 | 4,594 | 4,594 | 0.0 | 0.00 | 1.95 |
| Total | 17,927,470 | 20,420,294 | 2,492,823 | 13.9 | 235,837 | 268,943 | 33,106 | 14.0 | 1.32 | 1.32 |

Tax Base

Tax Rates

| | Taxable Market | | | | Pctg Chng | Net Tax Cap | | Ref Mkt Val (mills) | |
|--------------------------|----------------|------------|--------|--------------|------------------|---------------|---------------|---------------------|--------------|
| | Baseline | Alternativ | Change | Pctg Chng | | Base | Alter | Base | Alter |
| Total Tax Capacity | 196,994 | 223,592 | 26,598 | 13.5 | County | 38.91 | 37.27 | 0.000 | 0.000 |
| (-) TIF Tax Capacity | 7,666 | 8,183 | 516 | 6.7 | City/Town | 30.48 | 29.75 | 0.179 | 0.144 |
| (-) FD Contrib Tax Cap | 11,506 | 13,711 | 2,204 | 19.2 | School District | 26.07 | 29.23 | 1.328 | 1.345 |
| (=) Taxable Tax Capacity | 177,821 | 201,699 | 23,878 | 13.4 | Special District | 4.96 | 4.89 | 0.000 | 0.000 |
| FD Distrib Tax Cap | 15,247 | 17,143 | 1,895 | 12.4 | Total | 100.42 | 101.14 | 1.506 | 1.488 |

Tax Burdens on
Hypothetical

| | Taxable Market Value | | | Pctg Chng | Net Tax | | | | Effectiv Tax Rates | |
|----------------------|-------------------------|------------|--------|--------------|----------|------------|--------|--------------|-----------------------|-------|
| | Baseline | Alternativ | Chng | | Baseline | Alternativ | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Lo Val | 162,100 | 174,600 | 12,500 | 7.7 | 1,645 | 1,810 | 165 | 10.0 | 1.015 | 1.036 |
| Res Hmstd:Avg Val | 243,100 | 261,900 | 18,800 | 7.7 | 2,654 | 2,902 | 248 | 9.3 | 1.091 | 1.108 |
| Res Hmstd: Hi Val | 324,000 | 349,000 | 25,000 | 7.7 | 3,661 | 3,991 | 330 | 9.0 | 1.129 | 1.143 |
| Res Hmstd: Ex-Hi Val | 486,200 | 523,800 | 37,600 | 7.7 | 5,615 | 6,137 | 523 | 9.3 | 1.154 | 1.171 |
| Apartment (Mkt rate) | 300,000 | 322,100 | 22,100 | 7.4 | 4,218 | 4,551 | 334 | 7.9 | 1.405 | 1.413 |
| Comm/Ind: Lo Val | 150,000 | 155,300 | 5,300 | 3.5 | 3,833 | 3,976 | 144 | 3.8 | 2.555 | 2.560 |
| Comm/Ind: Med Val | 300,000 | 310,600 | 10,600 | 3.5 | 8,867 | 9,145 | 278 | 3.1 | 2.955 | 2.944 |
| Comm/Ind: Hi Val | 1,000,000 | 1,035,400 | 35,400 | 3.5 | 32,363 | 33,268 | 905 | 2.8 | 3.236 | 3.213 |

House Research

Simulation 6A2
12/20/2005 4:44 PM

Baseline Final Pay 2005
Alternative Prop Pay 2006: TNT Levies + New Refs

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(all figures in \$000s)

NORTHERN HENNEPIN CO.

| Tax Burdens by Property Class | Taxable Market | | | | Net Tax | | | | Effective Tax Rates | |
|----------------------------------|-------------------|-------------------|------------------|-------------|----------------|----------------|---------------|-------------|------------------------|-------------|
| | Baseline | Alternativ | Chang | Pctg Chn | Baseline | Alternativ | Chang | Pctg Chn | Bas | Alte |
| Res Hmstd: Exist | 15,727,625 | 17,346,244 | 1,618,618 | 10.3 | 190,084 | 211,357 | 21,273 | 11.2 | 1.21 | 1.22 |
| ResNonHm 1 Exist | 596,544 | 750,444 | 153,900 | 25.8 | 7,848 | 9,831 | 1,984 | 25.3 | 1.32 | 1.31 |
| ResNonHm23 Exist | 257,717 | 285,674 | 27,956 | 10.8 | 4,042 | 4,500 | 458 | 11.3 | 1.57 | 1.58 |
| Apartments Exist | 1,063,414 | 961,944 | -101,469 | -9.5 | 17,819 | 15,888 | -1,931 | -10. | 1.68 | 1.65 |
| Low-Income Apts | 0 | 104,680 | 104,680 | 0.0 | 0 | 1,063 | 1,063 | 0.0 | 0.00 | 1.02 |
| Seas Rec: Exist | 12,224 | 12,435 | 211 | 1.7 | 207 | 207 | 0 | 0.2 | 1.69 | 1.67 |
| Com/Ind Lo Exist | 301,602 | 300,802 | -800 | -0.3 | 8,262 | 8,103 | -159 | -1.9 | 2.74 | 2.69 |
| Com/Ind Hi Exist | 2,980,782 | 3,095,631 | 114,850 | 3.9 | 107,186 | 109,383 | 2,198 | 2.1 | 3.60 | 3.53 |
| Publ U: Elec Gen | 0 | 0 | 0 | 0.0 | 0 | 0 | 0 | 0.0 | 0.00 | 0.00 |
| Publ U: Other | 192,742 | 196,308 | 3,566 | 1.9 | 6,828 | 6,844 | 16 | 0.2 | 3.54 | 3.49 |
| AgHm House Exist | 77,728 | 81,275 | 3,547 | 4.6 | 886 | 962 | 75 | 8.5 | 1.14 | 1.18 |
| AgHm Land: Exist | 71,216 | 81,972 | 10,756 | 15.1 | 337 | 423 | 86 | 25.7 | 0.47 | 0.52 |
| Ag NonHm: Exist | 79,457 | 111,630 | 32,173 | 40.5 | 892 | 1,268 | 376 | 42.1 | 1.12 | 1.14 |
| Res Hmstd | 0 | 367,816 | 367,816 | 0.0 | 0 | 4,640 | 4,640 | 0.0 | 0.00 | 1.26 |
| All Other NewCon | 0 | 236,433 | 236,433 | 0.0 | 0 | 6,032 | 6,032 | 0.0 | 0.00 | 2.55 |
| Total | 21,361,051 | 23,933,287 | 2,572,236 | 12.0 | 344,391 | 380,502 | 36,111 | 10.5 | 1.61 | 1.59 |

Tax Base

Tax Rates

| | Taxable Market | | | | Pctg Chng | Net Tax Cap | | Ref Mkt Val (mills) | |
|--------------------------|----------------|------------|--------|--------------|------------------|---------------|---------------|---------------------|--------------|
| | Baseline | Alternativ | Change | Pctg Chng | | Base | Alter | Base | Alter |
| Total Tax Capacity | 250,019 | 277,958 | 27,939 | 11.2 | County | 44.10 | 41.01 | 0.000 | 0.000 |
| (-) TIF Tax Capacity | 20,776 | 22,260 | 1,485 | 7.1 | City/Town | 36.38 | 37.05 | 0.152 | 0.120 |
| (-) FD Contrib Tax Cap | 22,756 | 25,275 | 2,519 | 11.1 | School District | 26.01 | 26.46 | 1.488 | 1.595 |
| (=) Taxable Tax Capacity | 206,487 | 230,423 | 23,935 | 11.6 | Special District | 7.99 | 8.27 | 0.000 | 0.000 |
| FD Distrib Tax Cap | 27,916 | 28,828 | 912 | 3.3 | Total | 114.48 | 112.78 | 1.639 | 1.716 |

Tax Burdens on
Hypothetical

| | Taxable Market Value | | | Pctg Chng | Net Tax | | | | Effectiv Tax Rates | |
|----------------------|-------------------------|------------|--------|--------------|----------|------------|--------|--------------|-----------------------|-------|
| | Baseline | Alternativ | Chng | | Baseline | Alternativ | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Lo Val | 134,200 | 148,000 | 13,800 | 10.3 | 1,505 | 1,684 | 179 | 11.9 | 1.121 | 1.137 |
| Res Hmstd:Avg Val | 201,100 | 221,800 | 20,700 | 10.3 | 2,441 | 2,709 | 269 | 11.0 | 1.213 | 1.221 |
| Res Hmstd: Hi Val | 268,100 | 295,700 | 27,600 | 10.3 | 3,378 | 3,736 | 358 | 10.6 | 1.259 | 1.263 |
| Res Hmstd: Ex-Hi Val | 402,300 | 443,700 | 41,400 | 10.3 | 5,255 | 5,765 | 511 | 9.7 | 1.306 | 1.299 |
| Apartment (Mkt rate) | 300,000 | 300,900 | 900 | 0.3 | 4,785 | 4,758 | -27 | -0.6 | 1.594 | 1.581 |
| Comm/Ind: Lo Val | 150,000 | 155,800 | 5,800 | 3.9 | 4,081 | 4,212 | 131 | 3.2 | 2.720 | 2.703 |
| Comm/Ind: Med Val | 300,000 | 311,600 | 11,600 | 3.9 | 9,440 | 9,675 | 235 | 2.5 | 3.146 | 3.104 |
| Comm/Ind: Hi Val | 1,000,000 | 1,038,500 | 38,500 | 3.9 | 34,450 | 35,162 | 712 | 2.1 | 3.445 | 3.385 |

House Research

Simulation 6A2
12/20/2005 4:44 PM

Baseline Final Pay 2005
Alternative Prop Pay 2006: TNT Levies + New Refs

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(all figures in \$000s)

SOUTHEAST HENNEPIN CO.

| Tax Burdens by Property Class | Taxable Market | | | | Net Tax | | | | Effective Tax Rates | |
|----------------------------------|-------------------|-------------------|------------------|-------------|----------------|----------------|---------------|-------------|------------------------|-------------|
| | Baseline | Alternativ | Chang | Pctg Chn | Baseline | Alternativ | Chang | Pctg Chn | Bas | Alte |
| Res Hmstd: Exist | 18,435,552 | 20,403,335 | 1,967,783 | 10.7 | 212,076 | 231,414 | 19,338 | 9.1 | 1.15 | 1.13 |
| ResNonHm 1 Exist | 910,417 | 1,079,042 | 168,625 | 18.5 | 11,161 | 12,923 | 1,762 | 15.8 | 1.23 | 1.20 |
| ResNonHm23 Exist | 194,938 | 213,185 | 18,247 | 9.4 | 2,918 | 3,134 | 215 | 7.4 | 1.50 | 1.47 |
| Apartments Exist | 2,030,159 | 1,963,337 | -66,823 | -3.3 | 30,551 | 28,891 | -1,660 | -5.4 | 1.50 | 1.47 |
| Low-Income Apts | 0 | 102,824 | 102,824 | 0.0 | 0 | 931 | 931 | 0.0 | 0.00 | 0.91 |
| Seas Rec: Exist | 5,963 | 6,110 | 146 | 2.5 | 85 | 75 | -11 | -12. | 1.43 | 1.22 |
| Com/Ind Lo Exist | 335,043 | 332,717 | -2,325 | -0.7 | 8,870 | 8,584 | -285 | -3.2 | 2.65 | 2.58 |
| Com/Ind Hi Exist | 5,950,002 | 6,317,901 | 367,899 | 6.2 | 204,978 | 211,374 | 6,396 | 3.1 | 3.45 | 3.35 |
| Publ U: Elec Gen | 653 | 643 | -10 | -1.6 | 17 | 16 | -1 | -3.8 | 2.57 | 2.51 |
| Publ U: Other | 161,787 | 166,822 | 5,035 | 3.1 | 5,599 | 5,599 | 0 | 0.0 | 3.46 | 3.36 |
| AgHm House Exist | 660 | 754 | 93 | 14.1 | 7 | 8 | 1 | 13.4 | 1.13 | 1.13 |
| AgHm Land: Exist | 174 | 182 | 8 | 4.4 | 0 | 0 | 0 | 1.5 | 0.28 | 0.27 |
| Ag NonHm: Exist | 48 | 54 | 6 | 12.7 | 1 | 1 | 0 | 8.2 | 1.05 | 1.01 |
| Res Hmstd | 0 | 101,500 | 101,500 | 0.0 | 0 | 1,247 | 1,247 | 0.0 | 0.00 | 1.23 |
| All Other NewCon | 0 | 151,605 | 151,605 | 0.0 | 0 | 3,475 | 3,475 | 0.0 | 0.00 | 2.29 |
| Total | 28,025,396 | 30,840,010 | 2,814,613 | 10.0 | 476,263 | 507,673 | 31,410 | 6.6 | 1.70 | 1.65 |

Tax Base

Tax Rates

| | Taxable Market | | | | Pctg Chng | Net Tax Cap | | Ref Mkt Val (mills) | |
|--------------------------|----------------|------------|--------|--------------|------------------|---------------|---------------|---------------------|--------------|
| | Baseline | Alternativ | Change | Pctg Chng | | Base | Alter | Base | Alter |
| Total Tax Capacity | 350,979 | 384,255 | 33,276 | 9.5 | County | 44.10 | 41.01 | 0.000 | 0.000 |
| (-) TIF Tax Capacity | 27,790 | 30,760 | 2,970 | 10.7 | City/Town | 34.27 | 33.19 | 0.024 | 0.019 |
| (-) FD Contrib Tax Cap | 41,178 | 42,320 | 1,143 | 2.8 | School District | 19.64 | 19.72 | 1.374 | 1.445 |
| (=) Taxable Tax Capacity | 282,011 | 311,176 | 29,164 | 10.3 | Special District | 9.07 | 9.30 | 0.000 | 0.000 |
| FD Distrib Tax Cap | 19,227 | 20,246 | 1,019 | 5.3 | Total | 107.09 | 103.22 | 1.398 | 1.464 |

Tax Burdens on
Hypothetical

| | Taxable Market Value | | | Pctg Chng | Net Tax | | | | Effectiv Tax Rates | |
|----------------------|-------------------------|------------|------|--------------|----------|------------|--------|--------------|-----------------------|-------|
| | Baseline | Alternativ | Chng | | Baseline | Alternativ | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Lo Val | 161,600 | 178,800 | 10.6 | 1,729 | 1,896 | 166 | 9.6 | 1.070 | 1.060 | |
| Res Hmstd:Avg Val | 242,300 | 268,200 | 10.7 | 2,779 | 3,030 | 251 | 9.0 | 1.146 | 1.129 | |
| Res Hmstd: Hi Val | 323,000 | 357,500 | 10.7 | 3,829 | 4,163 | 334 | 8.7 | 1.185 | 1.164 | |
| Res Hmstd: Ex-Hi Val | 484,700 | 536,400 | 10.7 | 5,868 | 6,416 | 548 | 9.3 | 1.210 | 1.196 | |
| Apartment (Mkt rate) | 300,000 | 305,300 | 1.8 | 4,435 | 4,386 | -49 | -1.1 | 1.478 | 1.436 | |
| Comm/Ind: Lo Val | 150,000 | 159,300 | 6.2 | 3,928 | 4,127 | 198 | 5.0 | 2.618 | 2.590 | |
| Comm/Ind: Med Val | 300,000 | 318,500 | 6.2 | 9,096 | 9,449 | 352 | 3.9 | 3.032 | 2.966 | |
| Comm/Ind: Hi Val | 1,000,000 | 1,061,800 | 6.2 | 33,213 | 34,296 | 1,084 | 3.3 | 3.321 | 3.230 | |

House Research

Simulation 6A2
12/20/2005 4:44 PM

Baseline Final Pay 2005
Alternative Prop Pay 2006: TNT Levies + New Refs

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(all figures in \$000s)

SOUTHWEST HENNEPIN CO.

| Tax Burdens by Property Class | Taxable Market | | | | Net Tax | | | | Effective Tax Rates | |
|----------------------------------|-------------------|-------------------|------------------|-------------|----------------|----------------|---------------|-------------|------------------------|-------------|
| | Baseline | Alternativ | Chang | Pctg Chn | Baseline | Alternativ | Chang | Pctg Chn | Bas | Alte |
| Res Hmstd: Exist | 23,900,453 | 26,108,266 | 2,207,813 | 9.2 | 271,612 | 295,746 | 24,133 | 8.9 | 1.14 | 1.13 |
| ResNonHm 1 Exist | 1,665,071 | 1,999,867 | 334,795 | 20.1 | 19,613 | 23,234 | 3,621 | 18.5 | 1.18 | 1.16 |
| ResNonHm23 Exist | 380,257 | 373,339 | -6,918 | -1.8 | 5,212 | 5,042 | -170 | -3.3 | 1.37 | 1.35 |
| Apartments Exist | 1,523,479 | 1,485,096 | -38,383 | -2.5 | 21,669 | 20,977 | -692 | -3.2 | 1.42 | 1.41 |
| Low-Income Apts | 0 | 70,436 | 70,436 | 0.0 | 0 | 615 | 615 | 0.0 | 0.00 | 0.87 |
| Seas Rec: Exist | 86,532 | 95,825 | 9,294 | 10.7 | 1,277 | 1,208 | -69 | -5.4 | 1.48 | 1.26 |
| Com/Ind Lo Exist | 321,497 | 319,728 | -1,769 | -0.6 | 8,296 | 8,064 | -231 | -2.8 | 2.58 | 2.52 |
| Com/Ind Hi Exist | 4,628,306 | 4,957,287 | 328,981 | 7.1 | 157,428 | 164,608 | 7,181 | 4.6 | 3.40 | 3.32 |
| Publ U: Elec Gen | 43 | 0 | -43 | -100.0 | 1 | 0 | -1 | -100 | 2.43 | 0.00 |
| Publ U: Other | 195,579 | 198,408 | 2,829 | 1.4 | 6,604 | 6,534 | -71 | -1.1 | 3.38 | 3.29 |
| AgHm House Exist | 70,234 | 75,333 | 5,099 | 7.3 | 759 | 833 | 74 | 9.7 | 1.08 | 1.11 |
| AgHm Land: Exist | 52,391 | 62,247 | 9,855 | 18.8 | 244 | 295 | 51 | 21.0 | 0.47 | 0.47 |
| Ag NonHm: Exist | 86,289 | 115,266 | 28,978 | 33.6 | 840 | 1,086 | 247 | 29.4 | 0.97 | 0.94 |
| Res Hmstd | 0 | 421,800 | 421,800 | 0.0 | 0 | 4,936 | 4,936 | 0.0 | 0.00 | 1.17 |
| All Other NewCon | 0 | 264,971 | 264,971 | 0.0 | 0 | 4,894 | 4,894 | 0.0 | 0.00 | 1.85 |
| Total | 32,910,131 | 36,547,870 | 3,637,739 | 11.1 | 493,555 | 538,072 | 44,517 | 9.0 | 1.50 | 1.47 |

Tax Base

Tax Rates

| | Taxable Market | | | | Pctg Chng | Net Tax Cap | | Ref Mkt Val (mills) | |
|--------------------------|----------------|------------|--------|--------------|------------------|---------------|--------------|---------------------|--------------|
| | Baseline | Alternativ | Change | Pctg Chng | | Base | Alter | Base | Alter |
| Total Tax Capacity | 391,490 | 434,418 | 42,928 | 11.0 | County | 44.10 | 41.01 | 0.000 | 0.000 |
| (-) TIF Tax Capacity | 9,074 | 9,965 | 891 | 9.8 | City/Town | 26.84 | 26.45 | 0.077 | 0.069 |
| (-) FD Contrib Tax Cap | 38,416 | 38,595 | 179 | 0.5 | School District | 20.64 | 20.80 | 1.384 | 1.588 |
| (=) Taxable Tax Capacity | 344,000 | 385,858 | 41,858 | 12.2 | Special District | 8.44 | 8.49 | 0.000 | 0.000 |
| FD Distrib Tax Cap | 15,581 | 16,442 | 861 | 5.5 | Total | 100.03 | 96.75 | 1.462 | 1.657 |

Tax Burdens on
Hypothetical

| | Taxable Market Value | | | Pctg Chng | Net Tax | | | | Effectiv Tax Rates | |
|----------------------|-------------------------|------------|------|--------------|----------|------------|--------|--------------|-----------------------|-------|
| | Baseline | Alternativ | Chng | | Baseline | Alternativ | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Lo Val | 218,300 | 238,500 | 9.3 | 2,327 | 2,545 | 218 | 9.4 | 1.065 | 1.067 | |
| Res Hmstd:Avg Val | 327,300 | 357,500 | 9.2 | 3,674 | 4,000 | 326 | 8.9 | 1.122 | 1.118 | |
| Res Hmstd: Hi Val | 436,300 | 476,600 | 9.2 | 5,002 | 5,401 | 399 | 8.0 | 1.146 | 1.133 | |
| Res Hmstd: Ex-Hi Val | 654,600 | 715,100 | 9.2 | 7,891 | 8,623 | 732 | 9.3 | 1.205 | 1.205 | |
| Apartment (Mkt rate) | 300,000 | 306,300 | 2.1 | 4,190 | 4,212 | 22 | 0.5 | 1.396 | 1.375 | |
| Comm/Ind: Lo Val | 150,000 | 160,700 | 7.1 | 3,868 | 4,120 | 252 | 6.5 | 2.578 | 2.563 | |
| Comm/Ind: Med Val | 300,000 | 321,300 | 7.1 | 8,952 | 9,410 | 458 | 5.1 | 2.983 | 2.928 | |
| Comm/Ind: Hi Val | 1,000,000 | 1,071,100 | 7.1 | 32,677 | 34,107 | 1,430 | 4.4 | 3.267 | 3.184 | |

House Research

Simulation 6A2
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Baseline Final Pay 2005
Alternative Prop Pay 2006: TNT Levies + New Refs

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(all figures in \$000s)

SUBURBAN RAMSEY CO.

| Tax Burdens by Property Class | Taxable Market | | | | Net Tax | | | | Effective Tax Rates | |
|----------------------------------|-------------------|-------------------|------------------|-------------|----------------|----------------|---------------|-------------|------------------------|-------------|
| | Baseline | Alternativ | Chang | Pctg Chn | Baseline | Alternativ | Chang | Pctg Chn | Bas | Alte |
| Res Hmstd: Exist | 14,078,810 | 15,523,144 | 1,444,334 | 10.3 | 151,498 | 166,940 | 15,442 | 10.2 | 1.08 | 1.08 |
| ResNonHm 1 Exist | 641,448 | 881,712 | 240,265 | 37.5 | 7,484 | 10,091 | 2,608 | 34.8 | 1.17 | 1.14 |
| ResNonHm23 Exist | 205,601 | 220,784 | 15,183 | 7.4 | 2,920 | 3,102 | 182 | 6.2 | 1.42 | 1.41 |
| Apartments Exist | 1,319,282 | 1,182,767 | -136,515 | -10.3 | 19,147 | 16,876 | -2,271 | -11. | 1.45 | 1.43 |
| Low-Income Apts | 0 | 174,445 | 174,445 | 0.0 | 0 | 1,565 | 1,565 | 0.0 | 0.00 | 0.90 |
| Seas Rec: Exist | 11,683 | 12,183 | 500 | 4.3 | 171 | 155 | -15 | -9.1 | 1.46 | 1.27 |
| Com/Ind Lo Exist | 312,877 | 317,093 | 4,216 | 1.3 | 8,103 | 7,987 | -116 | -1.4 | 2.59 | 2.52 |
| Com/Ind Hi Exist | 3,576,708 | 3,898,578 | 321,869 | 9.0 | 121,725 | 129,444 | 7,720 | 6.3 | 3.40 | 3.32 |
| Publ U: Elec Gen | 0 | 0 | 0 | 0.0 | 0 | 0 | 0 | 0.0 | 0.00 | 0.00 |
| Publ U: Other | 185,263 | 187,608 | 2,344 | 1.3 | 6,287 | 6,215 | -73 | -1.2 | 3.39 | 3.31 |
| AgHm House Exist | 1,728 | 1,925 | 197 | 11.4 | 17 | 18 | 1 | 8.8 | 0.98 | 0.96 |
| AgHm Land: Exist | 1,518 | 1,823 | 305 | 20.1 | 6 | 8 | 1 | 20.8 | 0.41 | 0.41 |
| Ag NonHm: Exist | 15,422 | 16,346 | 924 | 6.0 | 138 | 138 | -1 | -0.4 | 0.90 | 0.84 |
| Res Hmstd | 0 | 101,681 | 101,681 | 0.0 | 0 | 1,159 | 1,159 | 0.0 | 0.00 | 1.14 |
| All Other NewCon | 0 | 163,141 | 163,141 | 0.0 | 0 | 3,496 | 3,496 | 0.0 | 0.00 | 2.14 |
| Total | 20,350,341 | 22,683,229 | 2,332,888 | 11.5 | 317,496 | 347,194 | 29,698 | 9.4 | 1.56 | 1.53 |

Tax Base

Tax Rates

| | Taxable Market | | | | Pctg Chng | Net Tax Cap | | Ref Mkt Val (mills) | |
|--------------------------|----------------|------------|--------|--------------|------------------|---------------|--------------|---------------------|--------------|
| | Baseline | Alternativ | Change | Pctg Chng | | Base | Alter | Base | Alter |
| Total Tax Capacity | 247,306 | 274,403 | 27,096 | 11.0 | County | 49.11 | 46.99 | 0.000 | 0.000 |
| (-) TIF Tax Capacity | 14,175 | 15,774 | 1,598 | 11.3 | City/Town | 25.81 | 24.83 | 0.103 | 0.093 |
| (-) FD Contrib Tax Cap | 27,337 | 28,309 | 972 | 3.6 | School District | 20.22 | 20.43 | 1.419 | 1.401 |
| (=) Taxable Tax Capacity | 205,794 | 230,320 | 24,526 | 11.9 | Special District | 5.71 | 6.90 | 0.000 | 0.000 |
| FD Distrib Tax Cap | 21,457 | 22,252 | 795 | 3.7 | Total | 100.85 | 99.15 | 1.522 | 1.494 |

Tax Burdens on
Hypothetical

| | Taxable Market Value | | | Pctg Chng | Net Tax | | | | Effectiv Tax Rates | |
|----------------------|-------------------------|------------|------|--------------|----------|------------|--------|--------------|-----------------------|-------|
| | Baseline | Alternativ | Chng | | Baseline | Alternativ | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Lo Val | 145,200 | 160,100 | 10.3 | 1,444 | 1,598 | 155 | 10.7 | 0.994 | 0.998 | |
| Res Hmstd:Avg Val | 217,700 | 240,000 | 10.2 | 2,350 | 2,582 | 231 | 9.8 | 1.079 | 1.075 | |
| Res Hmstd: Hi Val | 290,100 | 319,900 | 10.3 | 3,256 | 3,565 | 309 | 9.5 | 1.122 | 1.114 | |
| Res Hmstd: Ex-Hi Val | 435,300 | 480,000 | 10.3 | 5,053 | 5,476 | 424 | 8.4 | 1.160 | 1.140 | |
| Apartment (Mkt rate) | 300,000 | 308,600 | 2.9 | 4,239 | 4,286 | 47 | 1.1 | 1.412 | 1.388 | |
| Comm/Ind: Lo Val | 150,000 | 163,500 | 9.0 | 3,864 | 4,207 | 343 | 8.9 | 2.576 | 2.573 | |
| Comm/Ind: Med Val | 300,000 | 327,000 | 9.0 | 8,940 | 9,594 | 655 | 7.3 | 2.979 | 2.934 | |
| Comm/Ind: Hi Val | 1,000,000 | 1,090,000 | 9.0 | 32,627 | 34,734 | 2,106 | 6.5 | 3.262 | 3.186 | |

House Research

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Baseline Final Pay 2005
Alternative Prop Pay 2006: TNT Levies + New Refs

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(all figures in \$000s)

CITY OF MINNEAPOLIS

| Tax Burdens by Property Class | Taxable Market | | | | Net Tax | | | | Effective Tax Rates | |
|----------------------------------|-------------------|-------------------|------------------|-------------|----------------|----------------|---------------|-------------|------------------------|-------------|
| | Baseline | Alternativ | Chang | Pctg Chn | Baseline | Alternativ | Chang | Pctg Chn | Bas | Alte |
| Res Hmstd: Exist | 14,809,169 | 16,905,801 | 2,096,632 | 14.2 | 202,220 | 224,395 | 22,175 | 11.0 | 1.37 | 1.33 |
| ResNonHm 1 Exist | 1,459,079 | 2,021,014 | 561,935 | 38.5 | 21,887 | 28,936 | 7,049 | 32.2 | 1.50 | 1.43 |
| ResNonHm23 Exist | 1,019,672 | 1,218,359 | 198,687 | 19.5 | 18,517 | 21,066 | 2,549 | 13.8 | 1.82 | 1.73 |
| Apartments Exist | 3,151,540 | 3,174,078 | 22,539 | 0.7 | 57,120 | 54,795 | -2,325 | -4.1 | 1.81 | 1.73 |
| Low-Income Apts | 0 | 152,764 | 152,764 | 0.0 | 0 | 1,612 | 1,612 | 0.0 | 0.00 | 1.06 |
| Seas Rec: Exist | 207 | 1,621 | 1,415 | 685.2 | 3 | 27 | 24 | 707. | 1.64 | 1.69 |
| Com/Ind Lo Exist | 601,731 | 623,177 | 21,447 | 3.6 | 17,393 | 17,367 | -26 | -0.1 | 2.89 | 2.79 |
| Com/Ind Hi Exist | 5,404,124 | 6,075,881 | 671,758 | 12.4 | 206,144 | 223,168 | 17,024 | 8.3 | 3.81 | 3.67 |
| Publ U: Elec Gen | 0 | 65,556 | 65,556 | 0.0 | 0 | 1,741 | 1,741 | 0.0 | 0.00 | 2.66 |
| Publ U: Other | 343,685 | 281,918 | -61,767 | -18.0 | 13,090 | 10,332 | -2,758 | -21. | 3.81 | 3.66 |
| 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 | 1,017 | 223 | 28.0 | 11 | 13 | 2 | 20.7 | 1.36 | 1.28 |
| Res Hmstd | 0 | 58,500 | 58,500 | 0.0 | 0 | 840 | 840 | 0.0 | 0.00 | 1.44 |
| All Other NewCon | 0 | 108,512 | 108,512 | 0.0 | 0 | 2,344 | 2,344 | 0.0 | 0.00 | 2.16 |
| Total | 26,790,000 | 30,688,199 | 3,898,199 | 14.6 | 536,385 | 586,636 | 50,251 | 9.4 | 2.00 | 1.91 |

Tax Base

Tax Rates

| | Taxable Market | | | | Pctg Chng | Net Tax Cap | | Ref Mkt Val (mills) | |
|--------------------------|----------------|------------|--------|--------------|------------------|---------------|---------------|---------------------|--------------|
| | Baseline | Alternativ | Change | Pctg Chng | | Base | Alter | Base | Alter |
| Total Tax Capacity | 340,417 | 387,515 | 47,098 | 13.8 | County | 39.10 | 36.36 | 0.000 | 0.000 |
| (-) TIF Tax Capacity | 49,626 | 57,774 | 8,148 | 16.4 | City/Town | 61.86 | 58.33 | 0.239 | 0.265 |
| (-) FD Contrib Tax Cap | 33,530 | 32,779 | -751 | -2.2 | School District | 26.81 | 25.55 | 0.945 | 1.022 |
| (=) Taxable Tax Capacity | 257,262 | 296,963 | 39,701 | 15.4 | Special District | 7.76 | 7.57 | 0.000 | 0.000 |
| FD Distrib Tax Cap | 38,505 | 39,578 | 1,074 | 2.8 | Total | 135.53 | 127.81 | 1.184 | 1.287 |

Tax Burdens on
Hypothetical

| | Taxable Market Value | | | Pctg Chng | Net Tax | | | | Effectiv Tax Rates | |
|----------------------|-------------------------|------------|---------|--------------|----------|------------|--------|--------------|-----------------------|-------|
| | Baseline | Alternativ | Chng | | Baseline | Alternativ | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Lo Val | 120,500 | 137,600 | 17,100 | 14.2 | 1,512 | 1,687 | 175 | 11.6 | 1.254 | 1.226 |
| Res Hmstd:Avg Val | 180,600 | 206,200 | 25,600 | 14.2 | 2,452 | 2,714 | 262 | 10.7 | 1.357 | 1.316 |
| Res Hmstd: Hi Val | 240,700 | 274,800 | 34,100 | 14.2 | 3,391 | 3,741 | 350 | 10.3 | 1.408 | 1.361 |
| Res Hmstd: Ex-Hi Val | 361,200 | 412,300 | 51,100 | 14.1 | 5,275 | 5,799 | 523 | 9.9 | 1.460 | 1.406 |
| Apartment (Mkt rate) | 300,000 | 316,700 | 16,700 | 5.6 | 5,437 | 5,467 | 30 | 0.6 | 1.812 | 1.726 |
| Comm/Ind: Lo Val | 150,000 | 168,600 | 18,600 | 12.4 | 4,336 | 4,864 | 528 | 12.2 | 2.890 | 2.884 |
| Comm/Ind: Med Val | 300,000 | 337,300 | 37,300 | 12.4 | 10,058 | 11,060 | 1,002 | 10.0 | 3.352 | 3.278 |
| Comm/Ind: Hi Val | 1,000,000 | 1,124,300 | 124,300 | 12.4 | 36,760 | 39,967 | 3,207 | 8.7 | 3.675 | 3.554 |

House Research

Simulation 6A2
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Baseline Final Pay 2005
Alternative Prop Pay 2006: TNT Levies + New Refs

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(all figures in \$000s)

CITY OF ST. PAUL

| Tax Burdens by Property Class | Taxable Market | | | | Net Tax | | | | Effective Tax Rates | |
|----------------------------------|-------------------|-------------------|------------------|-------------|----------------|----------------|---------------|-------------|------------------------|-------------|
| | Baseline | Alternativ | Chang | Pctg Chn | Baseline | Alternativ | Chang | Pctg Chn | Bas | Alte |
| Res Hmstd: Exist | 9,891,478 | 11,163,222 | 1,271,744 | 12.9 | 102,412 | 122,702 | 20,290 | 19.8 | 1.04 | 1.10 |
| ResNonHm 1 Exist | 759,835 | 1,092,082 | 332,247 | 43.7 | 9,002 | 13,220 | 4,219 | 46.9 | 1.18 | 1.21 |
| ResNonHm23 Exist | 461,880 | 558,756 | 96,876 | 21.0 | 6,696 | 8,278 | 1,581 | 23.6 | 1.45 | 1.48 |
| Apartments Exist | 2,009,578 | 1,860,234 | -149,344 | -7.4 | 29,146 | 27,571 | -1,574 | -5.4 | 1.45 | 1.48 |
| Low-Income Apts | 0 | 206,962 | 206,962 | 0.0 | 0 | 1,870 | 1,870 | 0.0 | 0.00 | 0.90 |
| Seas Rec: Exist | 1,585 | 1,157 | -428 | -27.0 | 24 | 16 | -8 | -33. | 1.51 | 1.37 |
| Com/Ind Lo Exist | 419,120 | 424,297 | 5,178 | 1.2 | 10,745 | 10,874 | 129 | 1.2 | 2.56 | 2.56 |
| Com/Ind Hi Exist | 2,634,437 | 2,840,116 | 205,679 | 7.8 | 89,461 | 96,144 | 6,684 | 7.5 | 3.40 | 3.39 |
| Publ U: Elec Gen | 34,296 | 31,974 | -2,323 | -6.8 | 816 | 757 | -59 | -7.2 | 2.38 | 2.37 |
| Publ U: Other | 185,920 | 186,252 | 332 | 0.2 | 6,313 | 6,305 | -8 | -0.1 | 3.40 | 3.39 |
| AgHm House Exist | 75 | 87 | 12 | 16.0 | 1 | 1 | 0 | 30.1 | 0.77 | 0.87 |
| AgHm Land: Exist | 110 | 126 | 17 | 15.1 | 0 | 0 | 0 | 27.5 | 0.31 | 0.34 |
| Ag NonHm: Exist | 780 | 893 | 113 | 14.5 | 9 | 10 | 1 | 14.8 | 1.11 | 1.11 |
| Res Hmstd | 0 | 59,349 | 59,349 | 0.0 | 0 | 722 | 722 | 0.0 | 0.00 | 1.22 |
| All Other NewCon | 0 | 142,467 | 142,467 | 0.0 | 0 | 2,407 | 2,407 | 0.0 | 0.00 | 1.69 |
| Total | 16,399,093 | 18,567,974 | 2,168,881 | 13.2 | 254,625 | 290,878 | 36,253 | 14.2 | 1.55 | 1.57 |

Tax Base

Tax Rates

| | Taxable Market | | | | Pctg Chng | Net Tax Cap | | Ref Mkt Val (mills) | |
|--------------------------|----------------|------------|--------|--------------|------------------|---------------|---------------|---------------------|--------------|
| | Baseline | Alternativ | Change | Pctg Chng | | Base | Alter | Base | Alter |
| Total Tax Capacity | 201,131 | 224,855 | 23,724 | 11.8 | County | 45.60 | 43.64 | 0.000 | 0.000 |
| (-) TIF Tax Capacity | 17,771 | 19,739 | 1,968 | 11.1 | City/Town | 30.83 | 29.09 | 0.000 | 0.000 |
| (-) FD Contrib Tax Cap | 16,383 | 17,075 | 692 | 4.2 | School District | 28.18 | 31.29 | 0.674 | 0.958 |
| (=) Taxable Tax Capacity | 166,976 | 188,041 | 21,064 | 12.6 | Special District | 6.03 | 6.89 | 0.000 | 0.000 |
| FD Distrib Tax Cap | 35,670 | 36,115 | 444 | 1.2 | Total | 110.63 | 110.91 | 0.674 | 0.958 |

Tax Burdens on
Hypothetical

| | Taxable Market Value | | | Pctg Chng | Net Tax | | | | Effectiv Tax Rates | |
|----------------------|-------------------------|------------|------|--------------|----------|------------|--------|--------------|-----------------------|-------|
| | Baseline | Alternativ | Chng | | Baseline | Alternativ | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Lo Val | 108,200 | 122,100 | 12.8 | 995 | 1,209 | 214 | 21.5 | 0.919 | 0.989 | |
| Res Hmstd:Avg Val | 162,200 | 183,100 | 12.9 | 1,677 | 1,999 | 321 | 19.1 | 1.034 | 1.091 | |
| Res Hmstd: Hi Val | 216,200 | 244,000 | 12.9 | 2,360 | 2,787 | 427 | 18.1 | 1.091 | 1.142 | |
| Res Hmstd: Ex-Hi Val | 324,400 | 366,100 | 12.9 | 3,727 | 4,368 | 641 | 17.2 | 1.148 | 1.193 | |
| Apartment (Mkt rate) | 300,000 | 308,600 | 2.9 | 4,351 | 4,574 | 223 | 5.1 | 1.450 | 1.482 | |
| Comm/Ind: Lo Val | 150,000 | 161,700 | 7.8 | 3,846 | 4,240 | 395 | 10.3 | 2.563 | 2.622 | |
| Comm/Ind: Med Val | 300,000 | 323,400 | 7.8 | 8,939 | 9,714 | 775 | 8.7 | 2.979 | 3.003 | |
| Comm/Ind: Hi Val | 1,000,000 | 1,078,100 | 7.8 | 32,710 | 35,263 | 2,552 | 7.8 | 3.271 | 3.270 | |

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 | 17 |
| 162 Ag Hmstd HGA: <76K | 1.000 | 6,240,501 | 62,405 | 44,446 |
| 163 Ag Hmstd HGA: 76K-414K | 1.000 | 3,532,792 | 35,328 | 36,097 |
| 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 1 & b: <115K | 0.550 | 9,621,915 | 52,921 | 26,183 |
| 168 Ag Hmstd 1 & b: 115K-345K | 0.550 | 9,096,458 | 50,031 | 46,285 |
| 169 Ag Hmstd 1 & b: 345K-600K | 0.550 | 4,196,419 | 23,080 | 20,842 |
| 170 Ag Hmstd 1 & b: >600K | 1.000 | 4,165,082 | 41,651 | 37,122 |
| 172 Ag Non-homestead | 1.000 | 11,464,005 | 114,640 | 105,972 |
| 173 Migrant Housing <500Kt | 1.000 | 1,308 | 13 | 14 |
| 174 Migrant Housing >500K | 1.250 | 41 | 1 | 0 |
| 178 Timberlands | 1.000 | 1,019,445 | 10,194 | 9,989 |
| 179 Non-comm SRR: <76K | 1.000 | 7,814,301 | 78,143 | 84,619 |
| 180 Non-comm SRR: 76K-500K | 1.000 | 5,364,155 | 53,642 | 70,719 |
| 181 Non-comm SRR: >500K | 1.250 | 296,290 | 3,704 | 4,645 |
| 184 Res 1b Hmstd <32K | 0.450 | 193,653 | 871 | 792 |
| 185 Res Hmstd: <76K | 1.000 | 99,815,156 | 998,152 | 911,476 |
| 186 Res Hmstd: 76K-414K | 1.000 | 139,174,146 | 1,391,741 | 1,611,110 |
| 187 Res Hmstd: 414K-500K | 1.000 | 3,229,836 | 32,298 | 36,279 |
| 188 Res Hmstd: > 500K | 1.250 | 5,960,639 | 74,508 | 80,996 |
| 190 Res NonH 1 unit: <76K | 1.000 | 7,582,897 | 75,829 | 92,187 |
| 191 Res NonH 1 unit: 76K - 500K | 1.000 | 6,670,522 | 66,705 | 77,627 |
| 192 Res NonH 1 unit: >500K: | 1.250 | 787,396 | 9,842 | 10,879 |
| 194 Res NonH 2-3 units | 1.250 | 5,210,648 | 65,133 | 78,074 |
| 197 Regular apartments (4a) | 1.250 | 17,894,273 | 223,678 | 274,127 |
| 198 Non-profit/Comm Serv | 1.500 | 38,857 | 583 | 768 |
| 199 Student housing | 1.000 | 25,546 | 255 | 335 |
| 200 Manuf home park land | 1.250 | 479,222 | 5,990 | 6,822 |
| 202 Comm SRR: 1ct | 1.000 | 418,499 | 4,185 | 3,661 |
| 203 Comm SRR: 4c <500K | 1.000 | 251,820 | 2,518 | 3,647 |
| 204 Comm SRR: 4c >500K | 1.250 | 82,417 | 1,030 | 1,416 |
| 205 Bed & Breakfast | 1.250 | 21,041 | 263 | 289 |
| 206 Qualifying golf courses | 1.250 | 210,546 | 2,632 | 2,720 |
| 209 Commercial: <150K | 1.500 | 7,360,105 | 110,402 | 194,267 |
| 210 Commercial: >150K | 2.000 | 32,404,603 | 648,092 | 1,114,485 |
| 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 | 912 |
| 214 Comm border city: >150K | 2.000 | 72,162 | 1,443 | 1,709 |

House Research

| Simulation | 6A2 | Baseline | Final Pay 2005 | | | Page 33 |
|--------------------|--|--------------------|-----------------------|---------------------|-----------------|-------------------------|
| 12/20/2005 | 4:44 PM | Alternative | Prop Pay 2006: | TNT Levies + | New Refs | (all figures in \$000s) |
| 224 | Industrial: <150K | | 1.500 | 1,230,608 | 18,459 | 32,712 |
| 225 | Industrial: >150K | | 2.000 | 11,285,353 | 225,707 | 391,403 |
| 228 | Ind'l border city: <150K | | 1.500 | 1,441 | 22 | 34 |
| 229 | Ind'l border city: >150K | | 2.000 | 33,605 | 672 | 790 |
| 239 | Publ Util: land & bldgs <150K | | 1.500 | 78,139 | 1,172 | 1,964 |
| 240 | Publ Util: land & bldgs >150K | | 2.000 | 745,188 | 14,904 | 24,908 |
| 241 | Publ Util: Electric Generat Mach | | 2.000 | 1,332,678 | 26,654 | 31,182 |
| 242 | Publ Util: machinery (non-generat) | | 2.000 | 1,107,941 | 22,159 | 35,947 |
| 244 | Railroad <150K | | 1.500 | 24,469 | 367 | 635 |
| 245 | Railroad >150K | | 2.000 | 468,544 | 9,371 | 15,718 |
| 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 | 4,000 |
| 257 | Pers: It32 struct/lease land-non | | 1.000 | 14,911 | 149 | 141 |
| 258 | Pers: It32 struct/leased | | 1.000 | 44,189 | 442 | 485 |
| 259 | Pers: It32 str/lease | | 1.000 | 3,821 | 38 | 48 |
| 261 | Pers: It32 struct/leased land-C/I | | 2.000 | 42,662 | 853 | 1,395 |
| 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 | 10,238 |
| 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 | 28 |
| 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 | 8,596 |
| 274 | Pers: Item 44 electric util trans lines | | 2.000 | 1,477,246 | 29,545 | 49,944 |
| 275 | Pers: Item 44 electric util distri lines | | 2.000 | 196,547 | 3,931 | 7,010 |
| 276 | Pers: Item 45 syst/gas utils | | 2.000 | 1,942,830 | 38,857 | 62,452 |
| 277 | Pers: Item 46 syst/water utils | | 2.000 | 1,388 | 28 | 48 |
| 278 | Pers: Item 48 misc | | 2.000 | 35,127 | 703 | 808 |
| State Total | | | | 411,860,319 | 4,656,138 | 5,676,041 |

Alternative Legal Class Report

| | Legal Class | Class Rate | Mkt Val | Net Tax Cap | Net Tax |
|-------|-----------------------------------|------------|-------------|-------------|-----------|
| 157.1 | Farm 1b Hmstd HGA: <32K: Exist | 0.450 | 14,464 | 65 | 21 |
| 157.2 | Farm 1b Hmstd HGA: <32K: NewCon | 0.450 | 58 | 0 | 0 |
| 158.1 | Ag Hmstd HGA: <76K: Exist | 1.000 | 6,349,769 | 63,498 | 46,084 |
| 158.2 | Ag Hmstd HGA: <76K: NewCon | 1.000 | 23,791 | 238 | 178 |
| 159.1 | Ag Hmstd HGA: 76K-414K: Exist | 1.000 | 4,283,534 | 42,835 | 43,603 |
| 159.2 | Ag Hmstd HGA: 76K-414K: NewCon | 1.000 | 87,544 | 875 | 892 |
| 160.1 | Ag Hmstd HGA: 414K-500K: Exist | 1.000 | 45,272 | 453 | 446 |
| 160.2 | Ag Hmstd HGA: 414K-500K: NewCon | 1.000 | 592 | 6 | 6 |
| 161.1 | Ag Hmstd HGA: >500K: Exist | 1.250 | 72,800 | 910 | 889 |
| 161.2 | Ag Hmstd HGA: >500K: NewCon | 1.250 | 2,057 | 26 | 26 |
| 162.1 | Farm 1b Hmstd land <32K: Exist | 0.450 | 302 | 1 | 1 |
| 162.2 | Farm 1b Hmstd land <32K: NewCon | 0.450 | 2 | 0 | 0 |
| 163.1 | Ag Hmstd 1 & b: <115K: Exist | 0.550 | 9,840,244 | 54,121 | 21,054 |
| 163.2 | Ag Hmstd 1 & b: <115K: NewCon | 0.550 | 37,952 | 209 | 89 |
| 164.1 | Ag Hmstd 1 & b: 115K-345K: Exist | 0.550 | 9,928,692 | 54,608 | 54,150 |
| 164.2 | Ag Hmstd 1 & b: 115K-345K: NewCon | 0.550 | 67,071 | 369 | 378 |
| 165.1 | Ag Hmstd 1 & b: 345K-600K: Exist | 0.550 | 4,992,241 | 27,457 | 24,177 |
| 165.2 | Ag Hmstd 1 & b: 345K-600K: NewCon | 0.550 | 43,012 | 237 | 213 |
| 166.1 | Ag Hmstd 1 & b: >600K: Exist | 1.000 | 5,679,195 | 56,792 | 49,235 |
| 166.2 | Ag Hmstd 1 & b: >600K: NewCon | 1.000 | 56,305 | 563 | 497 |
| 168.1 | Ag Non-homestead: Exist | 1.000 | 13,207,915 | 132,079 | 119,031 |
| 168.2 | Ag Non-homestead: NewCon | 1.000 | 34,634 | 346 | 308 |
| 169.1 | Migrant Housing <500K: Exist | 1.000 | 1,384 | 14 | 14 |
| 169.2 | Migrant Housing <500K: NewCon | 1.000 | 4 | 0 | 0 |
| 170.1 | Migrant Housing >500K: Exist | 1.250 | 65 | 1 | 1 |
| 170.2 | Migrant Housing >500K: NewCon | 1.250 | 0 | 0 | 0 |
| 174 | Timberlands | 1.000 | 1,228,598 | 12,286 | 11,557 |
| 175.1 | Non-comm SRR: <76K: Exist | 1.000 | 8,412,954 | 84,130 | 80,515 |
| 175.2 | Non-comm SRR: <76K: NewCon | 1.000 | 130,079 | 1,301 | 1,297 |
| 176.1 | Non-comm SRR: 76K-500K: Exist | 1.000 | 6,968,904 | 69,689 | 74,096 |
| 176.2 | Non-comm SRR: 76K-500K: NewCon | 1.000 | 243,742 | 2,437 | 2,629 |
| 177.1 | Non-comm SRR: >500K: Exist | 1.250 | 460,708 | 5,759 | 5,760 |
| 177.2 | Non-comm SRR: >500K: NewCon | 1.250 | 16,829 | 210 | 204 |
| 180.1 | Res 1b Hmstd <32K: Exist | 0.450 | 217,763 | 980 | 919 |
| 180.2 | Res 1b Hmstd <32K: NewCon | 0.450 | 1,538 | 7 | 6 |
| 181.1 | Res Hmstd: <76K: Exist | 1.000 | 101,087,577 | 1,010,876 | 953,624 |
| 181.2 | Res Hmstd: <76K: NewCon | 1.000 | 835,308 | 8,353 | 7,817 |
| 182.1 | Res Hmstd: 76K-414K: Exist | 1.000 | 158,839,099 | 1,588,391 | 1,832,511 |
| 182.2 | Res Hmstd: 76K-414K: NewCon | 1.000 | 5,232,602 | 52,326 | 60,274 |
| 183.1 | Res Hmstd: 414K-500K: Exist | 1.000 | 4,572,972 | 45,730 | 50,665 |

House Research

| Simulation | 6A2 | Baseline | Final Pay 2005 | | | Page 35 |
|------------|------------------------------------|-------------|----------------|------------|------------|-------------------------|
| 12/20/2005 | 4:44 PM | Alternative | Prop Pay 2006: | TNT Levies | + New Refs | (all figures in \$000s) |
| 183.2 | Res Hmstd: 414K-500K: NewCon | | 1.000 | 77,208 | 772 | 845 |
| 184.1 | Res Hmstd: > 500K: Exist | | 1.250 | 8,274,939 | 103,437 | 109,731 |
| 184.2 | Res Hmstd: > 500K: NewCon | | 1.250 | 273,829 | 3,423 | 3,501 |
| 186.1 | Res NonH 1 unit: <76K: Exist | | 1.000 | 8,601,895 | 86,019 | 104,619 |
| 186.2 | Res NonH 1 unit: <76K: NewCon | | 1.000 | 403,912 | 4,039 | 4,817 |
| 187.1 | Res NonH 1 unit: 76K - 500K: Exist | | 1.000 | 8,766,756 | 87,668 | 102,239 |
| 187.2 | Res NonH 1 unit: 76K - 500K: | | 1.000 | 811,544 | 8,115 | 9,429 |
| 188.1 | Res NonH 1 unit: >500K: Exist | | 1.250 | 1,095,511 | 13,694 | 14,731 |
| 188.2 | Res NonH 1 unit: >500K: NewCon | | 1.250 | 93,597 | 1,170 | 1,242 |
| 190.1 | Res NonH 2-3 units: Exist | | 1.250 | 5,771,666 | 72,146 | 85,689 |
| 190.2 | Res NonH 2-3 units: NewCon | | 1.250 | 462,217 | 5,778 | 6,661 |
| 193.1 | Regular apartments (4a): Exist | | 1.250 | 16,895,948 | 211,199 | 256,322 |
| 193.2 | Regular apartments (4a): NewCon | | 1.250 | 353,702 | 4,421 | 5,094 |
| 194 | Low-income housing (4d) | | 0.750 | 1,890,929 | 14,182 | 17,869 |
| 195.1 | Non-profit/Comm Serv: Exist | | 1.500 | 42,014 | 630 | 803 |
| 195.2 | Non-profit/Comm Serv: NewCon | | 1.500 | 108 | 2 | 2 |
| 196.1 | Student housing: Exist | | 1.000 | 156,878 | 1,569 | 1,587 |
| 196.2 | Student housing: NewCon | | 1.000 | 106 | 1 | 1 |
| 197.1 | Manuf home park land: Exist | | 1.250 | 415,475 | 5,193 | 6,043 |
| 197.2 | Manuf home park land: NewCon | | 1.250 | 349 | 4 | 5 |
| 199.1 | Comm SRR 1c: <500K: Exist | | 0.550 | 367,014 | 2,019 | 1,813 |
| 200.1 | Comm SRR 1c: 500K-2.2M: Exist | | 1.000 | 169,410 | 1,694 | 1,365 |
| 200.2 | Comm SRR 1c: 500K-2.2M: NewCon | | 1.000 | 4,320 | 43 | 39 |
| 201.1 | Comm SRR 1c: >2.2M: Exist | | 1.250 | 24,309 | 304 | 300 |
| 201.2 | Comm SRR 1c: >2.2M: New con | | 1.250 | 822 | 10 | 12 |
| 202.1 | Comm SRR 4c: <500K: Exist | | 1.000 | 220,965 | 2,210 | 2,683 |
| 203.1 | Comm SRR 4c: >500K: Exist | | 1.250 | 77,505 | 969 | 1,094 |
| 203.2 | Comm SRR 4c: >500K: NewCon | | 1.250 | 1,430 | 18 | 21 |
| 204.1 | Bed & Breakfast: Exist | | 1.250 | 22,883 | 286 | 312 |
| 204.2 | Bed & Breakfast: NewCon | | 1.250 | 201 | 3 | 2 |
| 205.1 | Qualifying golf courses: Exist | | 1.250 | 224,172 | 2,802 | 2,897 |
| 205.2 | Qualifying golf courses: NewCon | | 1.250 | 1,033 | 13 | 12 |
| 208.1 | Commercial: <150K: Exist | | 1.500 | 7,611,791 | 114,177 | 199,377 |
| 208.2 | Commercial: <150K: NewCon | | 1.500 | 118,171 | 1,773 | 3,078 |
| 209.1 | Commercial: >150K: Exist | | 2.000 | 35,257,453 | 705,149 | 1,192,425 |
| 209.2 | Commercial: >150K: NewCon | | 2.000 | 980,195 | 19,604 | 32,803 |
| 210.1 | Comm border city: <150K: Exist | | 1.500 | 40,382 | 606 | 931 |
| 210.2 | Comm border city: <150K: NewCon | | 1.500 | 40 | 1 | 1 |
| 211.1 | Comm border city: >150K: Exist | | 2.000 | 79,600 | 1,592 | 1,831 |
| 211.2 | Comm border city: >150K: NewCon | | 2.000 | 60 | 1 | 1 |
| 219.1 | Industrial: <150K: Exist | | 1.500 | 1,253,999 | 18,810 | 32,936 |
| 219.2 | Industrial: <150K: NewCon | | 1.500 | 9,466 | 142 | 243 |
| 220.1 | Industrial: >150K: Exist | | 2.000 | 11,606,218 | 232,124 | 395,810 |
| 220.2 | Industrial: >150K: NewCon | | 2.000 | 142,245 | 2,845 | 4,893 |

House Research

| Simulation 12/20/2005 | 6A2 4:44 PM | Baseline Alternative | Final Pay 2005 Prop Pay 2006: | TNT Levies + | New Refs | Page 36 (all figures in \$000s) |
|--------------------------|--|-------------------------|----------------------------------|--------------|-----------|------------------------------------|
| 221.1 | Ind'l border city: <150K: Exist | 1.500 | 1,469 | 22 | 34 | |
| 222.1 | Ind'l border city: >150K: Exist | 2.000 | 34,222 | 684 | 787 | |
| 230 | Publ Util: land & bldgs <150K | 1.500 | 82,671 | 1,240 | 2,060 | |
| 231 | Publ Util: land & bldgs >150K | 2.000 | 773,372 | 15,467 | 25,351 | |
| 232 | Publ Util: Electric Generat Mach | 2.000 | 1,457,155 | 29,143 | 33,408 | |
| 233 | Publ Util: machinery (non-generat) | 2.000 | 1,034,566 | 20,691 | 32,897 | |
| 235 | Railroad <150K | 1.500 | 24,199 | 363 | 634 | |
| 236 | Railroad >150K | 2.000 | 473,673 | 9,473 | 15,716 | |
| 238 | Mineral | 2.000 | 2,323 | 46 | 97 | |
| 239 | Misc class 5 | 2.000 | 3,292 | 66 | 96 | |
| 245 | Personal: 3f | 1.000 | 8,826 | 88 | 94 | |
| 246 | Non-comm aircraft hangars | 1.500 | 63,841 | 958 | 987 | |
| 247 | Pers: It31 tools&mach excl elec gen | 2.000 | 134,410 | 2,688 | 4,177 | |
| 248 | Pers: It32 struct/lease land-non | 1.000 | 9,366 | 94 | 99 | |
| 249 | Pers: It32 struct/leased | 1.000 | 47,383 | 474 | 468 | |
| 250 | Pers: It32 str/lease | 1.000 | 6,079 | 61 | 62 | |
| 252 | Pers: It32 struct/leased land-C/I | 2.000 | 47,528 | 951 | 1,512 | |
| 253 | Pers: Item 33 ag real estate | 1.000 | 16,548 | 165 | 170 | |
| 255 | Pers: It41 struct/leased land - C/I | 2.000 | 414,477 | 8,290 | 10,021 | |
| 256 | Pers: It41 struct/leased | 1.000 | 321 | 3 | 5 | |
| 259 | Pers: It41 str/leased land-non C/I,SRR | 1.000 | 35 | 0 | 1 | |
| 260 | Pers: Item 41 Border EZ | 2.000 | 1,116 | 22 | 26 | |
| 261 | Pers: Item 42 non-EZ struct/RR land | 2.000 | 33,801 | 676 | 1,360 | |
| 263 | Pers: It43 leased real estate - non C/I | 1.500 | 18,518 | 278 | 379 | |
| 264 | Pers: Item 43 leased real estate - C/I | 2.000 | 327,355 | 6,547 | 8,779 | |
| 265 | Pers: Item 44 electric util trans lines | 2.000 | 1,508,997 | 30,180 | 50,108 | |
| 266 | Pers: Item 44 electric util distri lines | 2.000 | 212,215 | 4,244 | 7,508 | |
| 267 | Pers: Item 45 syst/gas utils | 2.000 | 1,933,648 | 38,673 | 61,778 | |
| 268 | Pers: Item 46 syst/water utils | 2.000 | 1,386 | 28 | 50 | |
| 269 | Pers: Item 48 misc | 2.000 | 21,819 | 436 | 518 | |
| State Total | | | 464,314,441 | 5,220,886 | 6,308,458 | |

Baseline Levy Summary

Levy Summary Report

| | County | City | Town | School District | Special District | State | Total |
|-------------------------|-------------------------|-----------|---------|----------------------------|------------------|---------|-----------|
| Certified NTC | 1,990,558 | 1,310,350 | 166,250 | 998,118 | 209,878 | 625,576 | 5,300,730 |
| Certified MKV | 2,685 | 23,852 | 158 | 442,277 | 0 | 0 | 468,972 |
| Fiscal Disparities Levy | 110,597 | 104,849 | 1,174 | 103,824 | 22,394 | 0 | 342,837 |
| Disparity Reduction Aid | 10,035 | 0 | 541 | 8,127 | 0 | 0 | 18,703 |
| Spread NTC Levy | 1,869,927 | 1,205,501 | 164,535 | 920,376 | 192,485 | 625,576 | 4,978,399 |
| Spread MKV Levy | 2,685 | 23,852 | 158 | 408,068 | 0 | 0 | 434,763 |
| Tax Incr Financing Levy | | | | | | | 266,191 |
| | Homestead Credit | 300,502 | | Taconite credit | | 16,165 | |
| | Agricultural | 24,599 | | Disparity Reduction | | 4,996 | |

Alternative Levy Summary

Levy Summary Report

| | County | City | Town | School District | Special District | State | Total |
|-------------------------|-------------------------|-----------|---------|----------------------------|------------------|---------|-----------|
| Certified NTC | 2,125,732 | 1,430,247 | 176,480 | 1,137,971 | 237,555 | 658,703 | 5,766,688 |
| Certified MKV | 2,612 | 25,130 | 166 | 567,665 | 0 | 0 | 595,573 |
| Fiscal Disparities Levy | 108,618 | 104,210 | 1,272 | 99,295 | 23,172 | 0 | 336,567 |
| Disparity Reduction Aid | 9,831 | 0 | 527 | 8,051 | 0 | 0 | 18,409 |
| Spread NTC Levy | 2,007,283 | 1,326,038 | 174,680 | 1,066,181 | 219,383 | 658,703 | 5,452,268 |
| Spread MKV Levy | 2,612 | 25,130 | 166 | 532,110 | 0 | 0 | 560,018 |
| Tax Incr Financing Levy | | | | | | | 289,105 |
| | Homestead Credit | 282,523 | | Taconite credit | | 16,753 | |
| | Agricultural | 24,638 | | Disparity Reduction | | 5,392 | |