

# House Research Simulation Report: Property Tax

**Simulation #7A1**

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## DESCRIPTION

**BASELINE: Actual Pay 2006**

**ALTERNATIVE: Prop Pay 2007: Truth-in-Taxation & New Refs**

This report compares property taxes payable in 2007 to property taxes payable in 2006, if all jurisdictions adopt their 2007 proposed levies as final levies. The payable 2006 portion of the simulation is final data as reported by the counties to the Dept. of Revenue. The payable 2007 market value data is actual data supplied by the counties. The payable 2007 levies are the proposed levies filed by each local taxing jurisdiction for truth-in-taxation purposes, plus school district referendum levies that passed at the November general election. The state general levy is based on the final rates rather than the preliminary rates.

## KEY POINTS

- **Statewide, property taxes would increase by \$580 million, or 9.3%**, if all local taxing jurisdictions were to adopt their proposed levies. Approximately \$154 million of the \$580 million increase would be borne by new construction - property appearing on the tax rolls for the first time in 2007. The overall tax increases would be 10.3% in Greater Minnesota and 8.8% in the Metro area.
- **On a statewide average basis, property tax impacts on existing properties vary** from -2% (on apartments) to +15% (on single-unit residential nonhomestead property). Impacts on the largest property types are 7% on residential homesteads, 6.4% on commercial-industrial property, and 11% on agricultural property.

**The simulations are estimates only.** House Research strives to make property tax simulations accurate, but simulations are only approximations of reality. 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 2006**

- **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 2007: Truth-in-Taxation & New Refs**

- **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 the November general election. 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
<b>Residential homestead:</b>		
<\$500,000	1.0%	1.0%
>\$500,000	1.25	1.25
<b>Residential non-homestead:</b>		
Single unit:		
<\$500,000	1.0	1.0
>\$500,000	1.25	1.25
2-3 unit and undeveloped land	1.25	1.25
<b>Apartments:</b>		
Regular	1.25	1.25
Low-income	0.75	0.75
<b>Commercial-industrial-public utility:</b>		
<\$150,000	1.5	1.5
>\$150,000	2.0	2.0
Electric generation machinery	2.0	2.0
<b>Seasonal recreational commercial:</b>		
Homestead resorts (1c):		
<\$500,000	0.55	0.55
\$500,000 - \$2,200,000	1.0	1.0
>\$2,200,000	1.25	1.25
Nonhomestead resorts (4c):		
<\$500,000	1.0	1.0
>\$500,000	1.25	1.25
<b>Seasonal recreational residential:</b>		
<\$500,000	1.0	1.0
>\$500,000	1.25	1.25
<b>Disabled homestead first \$32,000</b>	0.45	0.45
<b>Agricultural land &amp; buildings:</b>		
<b>Homestead:</b>		
<\$600,000	0.55	0.55
\$600,000 - \$690,000	1.0	0.55
>\$690,000	1.0	1.0
<b>Nonhomestead</b>	1.0	1.0
<b>Credits:</b>		
<b>Homestead:</b>		
Rate	0.4%	0.4%
Maximum	\$304	\$304
Phase-out rate	0.09%	0.09%
<b>Agricultural:</b>		
Rate	0.3%	0.3%
Maximum	\$345	\$345
Phase-out rate	0.05%	0.05%

House Research Department

**STATEWIDE**

<i>Tax Burdens by Property Class</i>	<b>Taxable Market Value</b>				<b>Net Tax</b>			<b>Effective Tax Rates</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alte</b>
Res Hmstd: Exist	279,412,835	302,418,055	23,005,220	8.2	2,971,258	3,177,859	206,600	7.0	1.06	1.05
ResNonHm 1 Exist	19,773,214	23,179,842	3,406,628	17.2	233,844	268,627	34,783	14.9	1.18	1.16
ResNonHm23 Exist	6,885,557	7,805,479	919,922	13.4	99,956	111,435	11,478	11.5	1.45	1.43
Apartments Exist	17,249,650	17,326,349	76,699	0.4	257,748	251,898	-5,850	-2.3	1.49	1.45
Low-Income Apts	1,890,929	2,156,294	265,365	14.0	17,576	19,800	2,224	12.7	0.93	0.92
Seas Rec: Exist	17,464,901	20,177,842	2,712,941	15.5	173,873	187,036	13,163	7.6	1.00	0.93
Com/Ind Lo Exist	9,059,516	9,201,509	141,993	1.6	234,564	231,652	-2,912	-1.2	2.59	2.52
Com/Ind Hi Exist	49,425,381	54,841,949	5,416,568	11.0	1,651,606	1,774,772	123,166	7.5	3.34	3.24
Publ U: Elec Gen	1,457,155	1,525,273	68,118	4.7	32,882	33,324	442	1.3	2.26	2.18
Publ U: Other	5,681,264	5,920,659	239,395	4.2	182,050	184,385	2,335	1.3	3.20	3.11
AgHm House Exist	10,879,881	11,726,160	846,279	7.8	90,638	97,511	6,873	7.6	0.83	0.83
AgHm Land: Exist	30,645,016	34,567,280	3,922,264	12.8	147,564	163,986	16,422	11.1	0.48	0.47
Ag NonHm: Exist	14,489,147	16,908,945	2,419,798	16.7	129,390	146,450	17,060	13.2	0.89	0.87
Res Hmstd NewCon	0	5,649,780	5,649,780	0.0	0	58,929	58,929	0.0	0.00	1.04
All Other NewCon	0	5,568,042	5,568,042	0.0	0	94,917	94,917	0.0	0.00	1.70
<b>Total</b>	<b>464,314,445</b>	<b>518,973,458</b>	<b>54,659,013</b>	<b>11.8</b>	<b>6,222,951</b>	<b>6,802,580</b>	<b>579,629</b>	<b>9.3</b>	<b>1.34</b>	<b>1.31</b>

**Tax Base**

**Tax Rates**

	<b>Tax Base</b>				<b>Pctg Chng</b>	<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val (mills)</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>		<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>
Total Tax Capacity	5,220,886	5,839,321	618,434	11.8	County	42.53	40.89	0.007	0.006
(-) TIF Tax Capacity	249,836	292,160	42,324	16.9	City/Town	31.60	30.82	0.066	0.063
(-) FD Contrib Tax Cap	275,689	305,743	30,054	10.9	School District	22.04	21.51	1.325	1.311
(=) Taxable Tax Capacity	4,695,362	5,241,418	546,056	11.6	Special District	4.50	4.59	0.000	0.000
FD Distrib Tax Cap	275,701	305,747	30,046	10.9	<b>Total</b>	<b>100.67</b>	<b>97.82</b>	<b>1.397</b>	<b>1.379</b>

**GREATER MINNESOTA**

<i>Tax Burdens by Property Class</i>	<b>Taxable Market Value</b>				<b>Net Tax</b>			<b>Effective Tax Rates</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alte</b>
Res Hmstd: Exist	88,932,025	96,157,638	7,225,613	8.1	882,764	952,923	70,159	7.9	0.99	0.99
ResNonHm 1 Exist	6,920,135	7,694,006	773,872	11.2	81,511	89,208	7,697	9.4	1.18	1.16
ResNonHm23 Exist	2,125,172	2,462,869	337,697	15.9	30,903	35,278	4,375	14.2	1.45	1.43
Apartments Exist	3,165,344	3,365,143	199,799	6.3	49,079	51,752	2,673	5.4	1.55	1.54
Low-Income Apts	720,879	757,099	36,220	5.0	7,066	7,374	308	4.4	0.98	0.97
Seas Rec: Exist	17,043,680	19,806,970	2,763,290	16.2	169,028	182,950	13,921	8.2	0.99	0.92
Com/Ind Lo Exist	5,208,676	5,350,425	141,750	2.7	136,252	136,726	474	0.3	2.62	2.56
Com/Ind Hi Exist	10,854,218	11,987,357	1,133,139	10.4	363,995	393,016	29,022	8.0	3.35	3.28
Publ U: Elec Gen	1,205,636	1,258,130	52,494	4.4	27,161	27,438	277	1.0	2.25	2.18
Publ U: Other	3,476,966	3,581,356	104,390	3.0	109,113	109,593	480	0.4	3.14	3.06
AgHm House Exist	9,612,642	10,391,011	778,369	8.1	79,445	85,861	6,416	8.1	0.83	0.83
AgHm Land: Exist	29,209,432	32,994,740	3,785,309	13.0	141,845	157,760	15,915	11.2	0.49	0.48
Ag NonHm: Exist	13,460,337	15,684,151	2,223,814	16.5	120,202	135,765	15,564	12.9	0.89	0.87
Res Hmstd NewCon	0	2,369,210	2,369,210	0.0	0	23,619	23,619	0.0	0.00	1.00
All Other NewCon	0	2,389,190	2,389,190	0.0	0	35,331	35,331	0.0	0.00	1.48
<b>Total</b>	191,935,141	216,249,296	24,314,155	12.7	2,198,364	2,424,596	226,232	10.3	1.15	1.12

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val (mills)</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	2,006,275	2,255,970	249,696	12.4	County	50.69	48.90	0.003	0.003
(-) TIF Tax Capacity	44,485	54,501	10,017	22.5	City/Town	28.99	28.10	0.013	0.012
(-) FD Contrib Tax Cap	2,625	3,022	397	15.1	School District	20.19	19.99	1.067	1.105
(=) Taxable Tax Capacity	1,959,165	2,198,447	239,282	12.2	Special District	1.59	1.59	0.000	0.000
FD Distrib Tax Cap	2,637	3,026	389	14.7	<b>Total</b>	101.46	98.57	1.083	1.120

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	93,300	100,900	8.1	759	826	67	8.8	0.81	0.82
Res Hmstd:Avg Val	139,900	151,300	8.1	1,325	1,425	100	7.6	0.95	0.94
Res Hmstd: Hi Val	186,400	201,500	8.1	1,889	2,021	132	7.0	1.01	1.00
Res Hmstd: Ex-Hi Val	279,700	302,400	8.1	3,020	3,219	199	6.6	1.08	1.06
Apartment (Mkt rate)	300,000	318,900	6.3	4,130	4,286	157	3.8	1.38	1.34
Seas Rec: Lo Val	100,000	116,200	16.2	1,175	1,314	139	11.9	1.17	1.13
Seas Rec: Hi Val	300,000	348,600	16.2	3,793	4,161	367	9.7	1.26	1.19
Comm/Ind: Lo Val	150,000	165,700	10.5	3,584	3,945	361	10.1	2.39	2.38
Comm/Ind: Med Val	300,000	331,300	10.4	8,309	8,987	678	8.2	2.77	2.71
Comm/Ind: Hi Val	1,000,000	1,104,400	10.4	30,360	32,526	2,166	7.1	3.04	2.95

**METRO AREA**

<i>Tax Burdens by Property Class</i>	<b>Taxable Market Value</b>				<b>Net Tax</b>			<b>Effective Tax Rates</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alte</b>
Res Hmstd: Exist	190,480,810	206,260,417	15,779,607	8.3	2,088,495	2,224,935	136,441	6.5	1.10	1.08
ResNonHm 1 Exist	12,853,079	15,485,835	2,632,756	20.5	152,333	179,419	27,086	17.8	1.19	1.16
ResNonHm23 Exist	4,760,385	5,342,610	582,225	12.2	69,054	76,157	7,103	10.3	1.45	1.43
Apartments Exist	14,084,305	13,961,206	-123,100	-0.9	208,669	200,145	-8,523	-4.1	1.48	1.43
Low-Income Apts	1,170,050	1,399,195	229,145	19.6	10,510	12,426	1,916	18.2	0.90	0.89
Seas Rec: Exist	421,221	370,872	-50,348	-12.0	4,845	4,086	-759	-15.7	1.15	1.10
Com/Ind Lo Exist	3,850,840	3,851,083	243	0.0	98,311	94,926	-3,386	-3.4	2.55	2.46
Com/Ind Hi Exist	38,571,162	42,854,592	4,283,430	11.1	1,287,612	1,381,756	94,144	7.3	3.34	3.22
Publ U: Elec Gen	251,519	267,143	15,624	6.2	5,721	5,886	166	2.9	2.27	2.20
Publ U: Other	2,204,298	2,339,303	135,005	6.1	72,937	74,792	1,854	2.5	3.31	3.20
AgHm House Exist	1,267,239	1,335,149	67,910	5.4	11,193	11,650	457	4.1	0.88	0.87
AgHm Land: Exist	1,435,585	1,572,540	136,955	9.5	5,719	6,226	507	8.9	0.40	0.40
Ag NonHm: Exist	1,028,810	1,224,795	195,984	19.0	9,189	10,685	1,496	16.3	0.89	0.87
Res Hmstd NewCon	0	3,280,570	3,280,570	0.0	0	35,309	35,309	0.0	0.00	1.08
All Other NewCon	0	3,178,852	3,178,852	0.0	0	59,586	59,586	0.0	0.00	1.87
<b>Total</b>	<b>272,379,304</b>	<b>302,724,163</b>	<b>30,344,858</b>	<b>11.1</b>	<b>4,024,587</b>	<b>4,377,985</b>	<b>353,397</b>	<b>8.8</b>	<b>1.48</b>	<b>1.45</b>

**Tax Base**

**Tax Rates**

	<b>Taxable Market Value</b>				<b>Pctg Chng</b>	<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val (mills)</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>		<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>
Total Tax Capacity	3,214,611	3,583,350	368,739	11.5	County	36.68	35.10	0.008	0.007
(-) TIF Tax Capacity	205,351	237,658	32,307	15.7	City/Town	33.47	32.79	0.091	0.087
(-) FD Contrib Tax Cap	273,064	302,721	29,658	10.9	School District	23.37	22.61	1.452	1.412
(=) Taxable Tax Capacity	2,736,197	3,042,970	306,774	11.2	Special District	6.58	6.77	0.000	0.000
FD Distrib Tax Cap	273,064	302,721	29,658	10.9	<b>Total</b>	100.10	97.27	1.552	1.507

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Pctg Chng</b>	<b>Net Tax</b>			<b>Effective Tax Rates</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Value</b>		<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	166,400	180,200		8.3	1,701	1,814	113	6.6	1.02	1.01
Res Hmstd:Avg Val	249,400	270,100		8.3	2,736	2,905	169	6.2	1.1	1.08
Res Hmstd: Hi Val	332,500	360,000		8.3	3,771	3,996	225	6.0	1.13	1.11
Res Hmstd: Ex-Hi Val	498,900	540,200		8.3	5,768	6,166	398	6.9	1.16	1.14
Apartment (Mkt rate)	300,000	297,400		-0.9	4,219	4,064	-155	-3.7	1.41	1.37
Comm/Ind: Lo Val	150,000	166,700		11.1	3,776	4,183	407	10.8	2.52	2.51
Comm/Ind: Med Val	300,000	333,300		11.1	8,732	9,504	771	8.8	2.91	2.85
Comm/Ind: Hi Val	1,000,000	1,111,100		11.1	31,863	34,344	2,481	7.8	3.19	3.09

<b>NORTHWEST CITIES</b>
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<i>Tax Burdens by Property Class</i>	<b>Taxable Market Value</b>				<b>Net Tax</b>			<b>Effective Tax Rates</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alte</b>
Res Hmstd: Exist	4,198,413	4,549,353	350,941	8.4	49,826	52,874	3,049	6.1	1.19	1.16
ResNonHm 1 Exist	346,856	386,177	39,321	11.3	4,846	5,285	438	9.0	1.40	1.37
ResNonHm23 Exist	117,831	137,763	19,933	16.9	1,898	2,139	240	12.7	1.61	1.55
Apartments Exist	316,280	354,263	37,983	12.0	5,275	5,747	472	9.0	1.67	1.62
Low-Income Apts	81,812	90,709	8,897	10.9	888	942	54	6.0	1.09	1.04
Seas Rec: Exist	133,420	161,594	28,174	21.1	1,683	1,862	179	10.6	1.26	1.15
Com/Ind Lo Exist	529,973	535,472	5,499	1.0	14,635	14,365	-270	-1.8	2.76	2.68
Com/Ind Hi Exist	803,554	916,356	112,802	14.0	25,541	27,771	2,230	8.7	3.18	3.03
Publ U: Elec Gen	20,926	21,247	321	1.5	422	441	18	4.3	2.02	2.07
Publ U: Other	94,279	94,982	704	0.7	3,414	3,387	-28	-0.8	3.62	3.57
AgHm House Exist	17,162	19,612	2,450	14.3	205	238	33	16.2	1.20	1.22
AgHm Land: Exist	30,169	36,190	6,022	20.0	214	251	37	17.1	0.71	0.69
Ag NonHm: Exist	31,517	36,811	5,294	16.8	422	476	55	12.9	1.34	1.29
Res Hmstd NewCon	0	82,345	82,345	0.0	0	971	971	0.0	0.00	1.18
All Other NewCon	0	103,400	103,400	0.0	0	2,348	2,348	0.0	0.00	2.27
<b>Total</b>	<b>6,722,191</b>	<b>7,526,276</b>	<b>804,085</b>	<b>12.0</b>	<b>109,270</b>	<b>119,096</b>	<b>9,826</b>	<b>9.0</b>	<b>1.63</b>	<b>1.58</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val (mills)</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	79,751	89,570	9,819	12.3	County	56.75	54.25	0.000	0.000
(-) TIF Tax Capacity	4,050	4,545	495	12.2	City/Town	48.38	46.55	0.039	0.035
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	22.32	21.64	1.053	1.081
(=) Taxable Tax Capacity	75,701	85,025	9,324	12.3	Special District	3.32	3.49	0.000	0.000
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	130.77	125.93	1.093	1.117

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	62,000	67,200	8.4	631	652	22	3.5	1.02	0.97
Res Hmstd:Avg Val	93,000	100,800	8.4	1,029	1,100	71	6.9	1.11	1.09
Res Hmstd: Hi Val	123,900	134,300	8.4	1,495	1,590	95	6.3	1.21	1.18
Res Hmstd: Ex-Hi Val	185,900	201,400	8.3	2,429	2,570	141	5.8	1.31	1.28
Apartment (Mkt rate)	300,000	336,000	12.0	5,232	5,664	432	8.3	1.74	1.69
Comm/Ind: Lo Val	150,000	171,100	14.1	4,245	4,840	595	14.0	2.83	2.83
Comm/Ind: Med Val	300,000	342,100	14.0	9,851	10,982	1,131	11.5	3.28	3.21
Comm/Ind: Hi Val	1,000,000	1,140,400	14.0	36,011	39,653	3,642	10.1	3.60	3.48

**NORTHWEST TOWNS**

Tax Burdens by Property Class	Taxable Market Value				Net Tax			Effective Tax Rates		
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: Exist	4,726,353	5,234,553	508,200	10.8	38,687	42,178	3,491	9.0	0.82	0.81
ResNonHm 1 Exist	301,356	327,736	26,381	8.8	3,040	3,254	214	7.0	1.01	0.99
ResNonHm23 Exist	98,555	108,738	10,182	10.3	1,126	1,179	53	4.7	1.14	1.08
Apartments Exist	9,357	9,081	-276	-3.0	98	90	-8	-8.3	1.04	0.99
Low-Income Apts	59	0	-59	-100.0	0	0	0	100.0	0.67	0.00
Seas Rec: Exist	3,050,400	3,565,841	515,441	16.9	29,548	32,082	2,533	8.6	0.97	0.90
Com/Ind Lo Exist	134,387	146,735	12,348	9.2	2,977	3,151	174	5.9	2.21	2.15
Com/Ind Hi Exist	132,451	158,219	25,768	19.5	3,969	4,634	665	16.8	3.00	2.93
Publ U: Elec Gen	369	357	-12	-3.2	5	5	0	-5.4	1.37	1.34
Publ U: Other	447,289	406,642	-40,646	-9.1	13,691	12,252	-1,439	-10.5	3.06	3.01
AgHm House Exist	1,302,748	1,417,924	115,176	8.8	10,758	11,764	1,006	9.4	0.83	0.83
AgHm Land: Exist	4,568,280	5,143,293	575,012	12.6	22,916	25,886	2,970	13.0	0.50	0.50
Ag NonHm: Exist	2,594,386	3,017,696	423,310	16.3	24,907	28,498	3,591	14.4	0.96	0.94
Res Hmstd NewCon	0	147,699	147,699	0.0	0	1,194	1,194	0.0	0.00	0.81
All Other NewCon	0	180,016	180,016	0.0	0	1,608	1,608	0.0	0.00	0.89
<b>Total</b>	<b>17,365,990</b>	<b>19,864,530</b>	<b>2,498,540</b>	<b>14.4</b>	<b>151,722</b>	<b>167,774</b>	<b>16,051</b>	<b>10.6</b>	<b>0.87</b>	<b>0.84</b>

**Tax Base**

**Tax Rates**

	Taxable Market Value				Net Tax Cap (Pctg)		Ref Mkt Val (mills)		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	162,964	185,759	22,795	14.0	County	53.63	51.22	0.000	0.000
(-) TIF Tax Capacity	52	54	2	3.9	City/Town	14.84	13.85	0.000	0.000
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	17.48	17.48	1.133	1.193
(=) Taxable Tax Capacity	162,912	185,705	22,793	14.0	Special District	3.18	3.31	0.000	0.000
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>89.12</b>	<b>85.87</b>	<b>1.133</b>	<b>1.193</b>

**Tax Burdens on Hypothetical Properties**

	Taxable Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	100,100	110,900	10.8	723	812	89	12.3	0.72	0.73
Res Hmstd:Avg Val	150,100	166,200	10.7	1,271	1,403	132	10.4	0.85	0.84
Res Hmstd: Hi Val	200,100	221,600	10.7	1,818	1,994	176	9.7	0.91	0.9
Res Hmstd: Ex-Hi Val	300,200	332,500	10.8	2,913	3,179	265	9.1	0.97	0.96
Seas Rec: Lo Val	100,000	116,900	16.9	1,052	1,174	123	11.7	1.05	1.00
Seas Rec: Hi Val	300,000	350,700	16.9	3,423	3,741	318	9.3	1.14	1.07
Comm/Ind: Lo Val	150,000	179,200	19.5	3,314	4,009	695	21.0	2.21	2.24
Comm/Ind: Med Val	300,000	358,400	19.5	7,677	9,023	1,347	17.5	2.56	2.52
Comm/Ind: Hi Val	1,000,000	1,194,500	19.5	28,034	32,417	4,383	15.6	2.80	2.71



**NORTH CENTRAL CITIES**

Tax Burdens by Property Class	Taxable Market Value				Net Tax			Effective Tax Rates		
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: Exist	3,243,856	3,543,333	299,477	9.2	32,107	34,164	2,057	6.4	0.99	0.96
ResNonHm 1 Exist	336,894	373,884	36,990	11.0	4,091	4,468	377	9.2	1.21	1.19
ResNonHm23 Exist	126,777	140,608	13,831	10.9	1,868	1,992	124	6.6	1.47	1.42
Apartments Exist	156,446	174,118	17,673	11.3	2,478	2,666	188	7.6	1.58	1.53
Low-Income Apts	62,710	65,872	3,161	5.0	639	670	31	4.9	1.02	1.02
Seas Rec: Exist	1,573,977	1,800,746	226,768	14.4	16,370	17,258	888	5.4	1.04	0.96
Com/Ind Lo Exist	453,394	474,712	21,318	4.7	11,873	12,082	209	1.8	2.62	2.55
Com/Ind Hi Exist	855,817	953,615	97,797	11.4	28,635	30,745	2,110	7.4	3.35	3.22
Publ U: Elec Gen	1,101	1,134	33	3.0	31	31	0	0.9	2.78	2.72
Publ U: Other	77,916	80,354	2,438	3.1	2,734	2,718	-17	-0.6	3.51	3.38
AgHm House Exist	26,567	28,947	2,380	9.0	273	290	17	6.3	1.03	1.00
AgHm Land: Exist	30,242	34,255	4,013	13.3	129	145	15	12.0	0.43	0.42
Ag NonHm: Exist	35,921	42,038	6,116	17.0	348	380	32	9.3	0.97	0.90
Res Hmstd NewCon	0	74,149	74,149	0.0	0	699	699	0.0	0.00	0.94
All Other NewCon	0	139,874	139,874	0.0	0	2,260	2,260	0.0	0.00	1.62
<b>Total</b>	<b>6,981,619</b>	<b>7,927,639</b>	<b>946,020</b>	<b>13.6</b>	<b>101,576</b>	<b>110,567</b>	<b>8,991</b>	<b>8.9</b>	<b>1.45</b>	<b>1.39</b>

**Tax Base**

**Tax Rates**

	Taxable Market Value				Net Tax Cap (Pctg)		Ref Mkt Val (mills)		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	82,367	93,701	11,334	13.8	County	45.07	42.30	0.000	0.000
(-) TIF Tax Capacity	2,967	3,308	341	11.5	City/Town	39.95	38.63	0.011	0.010
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	19.83	18.49	0.776	0.813
(=) Taxable Tax Capacity	79,400	90,393	10,994	13.8	Special District	0.84	0.78	0.000	0.000
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	105.70	100.21	0.787	0.822

**Tax Burdens on Hypothetical Properties**

	Taxable Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	79,900	87,300	9.3	607	653	46	7.6	0.76	0.75
Res Hmstd:Avg Val	119,800	130,900	9.3	1,096	1,165	69	6.3	0.91	0.89
Res Hmstd: Hi Val	159,700	174,400	9.2	1,585	1,676	91	5.7	0.99	0.96
Res Hmstd: Ex-Hi Val	239,600	261,700	9.2	2,564	2,701	136	5.3	1.07	1.03
Apartment (Mkt rate)	300,000	333,900	11.3	4,200	4,457	257	6.1	1.4	1.33
Comm/Ind: Lo Val	150,000	167,100	11.4	3,635	3,981	345	9.5	2.42	2.38
Comm/Ind: Med Val	300,000	334,300	11.4	8,443	9,076	634	7.5	2.81	2.71
Comm/Ind: Hi Val	1,000,000	1,114,300	11.4	30,878	32,848	1,970	6.4	3.09	2.95

**NORTH CENTRAL TOWNS**

<i>Tax Burdens by Property Class</i>	<b>Taxable Market Value</b>				<b>Net Tax</b>			<b>Effective Tax Rates</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alte</b>
Res Hmstd: Exist	5,516,053	6,160,981	644,928	11.7	43,385	47,315	3,930	9.1	0.79	0.77
ResNonHm 1 Exist	399,013	444,398	45,385	11.4	3,896	4,160	264	6.8	0.98	0.94
ResNonHm23 Exist	89,799	101,558	11,760	13.1	1,070	1,145	75	7.0	1.19	1.13
Apartments Exist	12,474	19,638	7,163	57.4	148	207	59	40.1	1.19	1.06
Low-Income Apts	760	760	0	0.0	8	8	0	-0.1	1.06	1.06
Seas Rec: Exist	4,723,593	5,498,980	775,387	16.4	42,911	46,633	3,722	8.7	0.91	0.85
Com/Ind Lo Exist	173,659	184,881	11,222	6.5	3,651	3,718	66	1.8	2.10	2.01
Com/Ind Hi Exist	135,384	149,816	14,432	10.7	3,667	3,896	229	6.3	2.71	2.60
Publ U: Elec Gen	3,575	3,648	73	2.0	79	77	-2	-2.9	2.21	2.10
Publ U: Other	353,637	325,676	-27,962	-7.9	11,053	10,054	-998	-9.0	3.13	3.09
AgHm House Exist	970,455	1,044,448	73,993	7.6	8,514	9,056	543	6.4	0.88	0.87
AgHm Land: Exist	1,615,757	1,868,194	252,437	15.6	6,966	8,076	1,110	15.9	0.43	0.43
Ag NonHm: Exist	774,228	920,480	146,252	18.9	7,521	8,598	1,077	14.3	0.97	0.93
Res Hmstd NewCon	0	176,908	176,908	0.0	0	1,393	1,393	0.0	0.00	0.79
All Other NewCon	0	207,486	207,486	0.0	0	1,908	1,908	0.0	0.00	0.92
<b>Total</b>	<b>14,768,388</b>	<b>17,107,851</b>	<b>2,339,463</b>	<b>15.8</b>	<b>132,869</b>	<b>146,246</b>	<b>13,377</b>	<b>10.1</b>	<b>0.90</b>	<b>0.85</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val (mills)</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	146,753	169,398	22,645	15.4	County	48.65	45.88	0.000	0.000
(-) TIF Tax Capacity	34	37	4	10.9	City/Town	14.78	13.72	0.000	0.000
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	20.88	19.94	0.757	0.845
(=) Taxable Tax Capacity	146,719	169,361	22,641	15.4	Special District	0.88	0.82	0.000	0.000
FD Distrib Tax Cap	0	0	0	40.9	<b>Total</b>	<b>85.20</b>	<b>80.35</b>	<b>0.757</b>	<b>0.845</b>

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	102,200	114,100	11.6	668	744	76	11.4	0.65	0.65
Res Hmstd:Avg Val	153,200	171,100	11.7	1,187	1,301	114	9.6	0.77	0.76
Res Hmstd: Hi Val	204,200	228,100	11.7	1,706	1,859	153	9.0	0.84	0.81
Res Hmstd: Ex-Hi Val	306,400	342,200	11.7	2,746	2,974	229	8.3	0.9	0.87
Seas Rec: Lo Val	100,000	116,400	16.4	1,012	1,105	92	9.1	1.01	0.95
Seas Rec: Hi Val	300,000	349,200	16.4	3,306	3,532	227	6.9	1.10	1.01
Comm/Ind: Lo Val	150,000	166,000	10.7	3,169	3,441	271	8.6	2.11	2.07
Comm/Ind: Med Val	300,000	332,000	10.7	7,358	7,844	487	6.6	2.45	2.36
Comm/Ind: Hi Val	1,000,000	1,106,600	10.7	26,902	28,394	1,491	5.5	2.69	2.57

**TACONITE CITIES**

<i>Tax Burdens by Property Class</i>	<b>Taxable Market Value</b>				<b>Net Tax</b>			<b>Effective Tax Rates</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alte</b>
Res Hmstd: Exist	2,259,977	2,421,142	161,165	7.1	18,428	19,909	1,480	8.0	0.82	0.82
ResNonHm 1 Exist	205,973	229,458	23,484	11.4	3,011	3,276	265	8.8	1.46	1.43
ResNonHm23 Exist	53,061	57,068	4,007	7.6	953	995	42	4.4	1.80	1.74
Apartments Exist	87,352	88,951	1,600	1.8	1,623	1,617	-7	-0.4	1.86	1.82
Low-Income Apts	35,828	37,565	1,736	4.8	404	410	6	1.5	1.13	1.09
Seas Rec: Exist	199,063	242,177	43,114	21.7	2,508	2,912	404	16.1	1.26	1.20
Com/Ind Lo Exist	289,454	295,323	5,869	2.0	8,512	8,457	-55	-0.6	2.94	2.86
Com/Ind Hi Exist	363,804	367,687	3,883	1.1	14,182	13,731	-451	-3.2	3.90	3.73
Publ U: Elec Gen	186,001	196,943	10,942	5.9	3,973	4,057	85	2.1	2.14	2.06
Publ U: Other	107,662	122,167	14,505	13.5	3,727	4,211	484	13.0	3.46	3.45
AgHm House Exist	5,623	6,646	1,023	18.2	45	57	12	27.8	0.79	0.86
AgHm Land: Exist	4,269	4,948	679	15.9	12	17	5	44.6	0.27	0.34
Ag NonHm: Exist	47,919	58,671	10,752	22.4	634	761	127	20.0	1.32	1.30
Res Hmstd NewCon	0	29,597	29,597	0.0	0	241	241	0.0	0.00	0.81
All Other NewCon	0	38,631	38,631	0.0	0	709	709	0.0	0.00	1.83
<b>Total</b>	<b>3,845,987</b>	<b>4,196,976</b>	<b>350,989</b>	<b>9.1</b>	<b>58,011</b>	<b>61,359</b>	<b>3,348</b>	<b>5.8</b>	<b>1.51</b>	<b>1.46</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val (mills)</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	46,689	50,611	3,922	8.4	County	53.59	51.68	0.000	0.000
(-) TIF Tax Capacity	1,356	1,434	79	5.8	City/Town	67.47	64.38	0.024	0.022
(-) FD Contrib Tax Cap	1,861	2,155	295	15.8	School District	9.76	9.86	0.852	0.861
(=) Taxable Tax Capacity	43,473	47,022	3,549	8.2	Special District	1.31	2.37	0.000	0.000
FD Distrib Tax Cap	2,074	2,376	302	14.6	<b>Total</b>	132.15	128.29	0.876	0.883

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	54,600	58,500	7.1	236	253	17	7.3	0.43	0.43
Res Hmstd:Avg Val	81,800	87,600	7.1	539	592	54	10.0	0.66	0.68
Res Hmstd: Hi Val	109,100	116,900	7.1	948	1,021	73	7.7	0.87	0.87
Res Hmstd: Ex-Hi Val	163,700	175,400	7.1	1,766	1,875	109	6.2	1.08	1.07
Apartment (Mkt rate)	300,000	305,500	1.8	5,218	5,169	-50	-1.0	1.74	1.69
Comm/Ind: Lo Val	150,000	151,600	1.1	4,275	4,197	-78	-1.8	2.85	2.77
Comm/Ind: Med Val	300,000	303,200	1.1	9,932	9,729	-203	-2.0	3.31	3.21
Comm/Ind: Hi Val	1,000,000	1,010,700	1.1	36,328	35,546	-782	-2.2	3.63	3.52

**TACONITE TOWNS**

Tax Burdens by Property Class	Taxable Market Value				Net Tax			Effective Tax Rates		
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: Exist	4,313,881	4,819,904	506,023	11.7	26,709	29,777	3,067	11.5	0.62	0.62
ResNonHm 1 Exist	279,043	335,590	56,547	20.3	2,611	3,059	449	17.2	0.94	0.91
ResNonHm23 Exist	37,011	40,062	3,051	8.2	443	460	17	3.9	1.20	1.15
Apartments Exist	4,775	5,036	260	5.5	56	56	0	-0.1	1.17	1.11
Low-Income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seas Rec: Exist	3,977,794	4,652,068	674,274	17.0	38,331	41,987	3,656	9.5	0.96	0.90
Com/Ind Lo Exist	79,824	83,966	4,141	5.2	1,808	1,838	30	1.6	2.27	2.19
Com/Ind Hi Exist	128,787	124,378	-4,409	-3.4	3,920	3,659	-261	-6.7	3.04	2.94
Publ U: Elec Gen	787	810	23	2.9	15	15	0	-2.0	1.93	1.84
Publ U: Other	249,599	249,020	-579	-0.2	7,498	7,272	-225	-3.0	3.00	2.92
AgHm House Exist	175,904	193,695	17,791	10.1	679	806	127	18.7	0.39	0.42
AgHm Land: Exist	229,483	272,081	42,598	18.6	435	520	85	19.4	0.19	0.19
Ag NonHm: Exist	533,722	650,809	117,087	21.9	4,717	5,500	783	16.6	0.88	0.85
Res Hmstd NewCon	0	88,713	88,713	0.0	0	530	530	0.0	0.00	0.60
All Other NewCon	0	119,618	119,618	0.0	0	1,102	1,102	0.0	0.00	0.92
<b>Total</b>	10,010,611	11,635,749	1,625,139	16.2	87,222	96,580	9,358	10.7	0.87	0.83

**Tax Base**

**Tax Rates**

	Taxable Market Value				Net Tax Cap (Pctg)		Ref Mkt Val (mills)		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	103,245	119,574	16,328	15.8	County	55.84	53.25	0.000	0.000
(-) TIF Tax Capacity	232	259	27	11.8	City/Town	15.73	14.62	0.000	0.000
(-) FD Contrib Tax Cap	764	867	102	13.4	School District	10.31	9.75	0.576	0.581
(=) Taxable Tax Capacity	102,249	118,448	16,199	15.8	Special District	2.40	2.29	0.000	0.000
FD Distrib Tax Cap	563	650	86	15.3	<b>Total</b>	84.27	79.91	0.576	0.581

**Tax Burdens on Hypothetical Properties**

	Taxable Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	104,100	116,300	11.7	369	439	71	19.2	0.35	0.38
Res Hmstd:Avg Val	156,000	174,300	11.7	883	989	106	12.0	0.57	0.57
Res Hmstd: Hi Val	208,000	232,400	11.7	1,398	1,539	141	10.1	0.67	0.66
Res Hmstd: Ex-Hi Val	312,100	348,700	11.7	2,429	2,641	212	8.7	0.78	0.76
Seas Rec: Lo Val	100,000	117,000	17.0	1,003	1,106	103	10.2	1.00	0.95
Seas Rec: Hi Val	300,000	350,900	17.0	3,278	3,534	257	7.8	1.09	1.01
Comm/Ind: Lo Val	150,000	144,900	-3.4	3,208	2,962	-246	-7.7	2.14	2.04
Comm/Ind: Med Val	300,000	289,700	-3.4	7,457	6,847	-610	-8.2	2.49	2.36
Comm/Ind: Hi Val	1,000,000	965,800	-3.4	27,284	25,143	-2,141	-7.8	2.73	2.60

**DULUTH AREA**

<i>Tax Burdens by Property Class</i>	<b>Taxable Market Value</b>				<b>Net Tax</b>			<b>Effective Tax Rates</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alte</b>
Res Hmstd: Exist	4,766,758	4,996,583	229,826	4.8	46,367	49,846	3,479	7.5	0.97	1.00
ResNonHm 1 Exist	456,698	522,868	66,170	14.5	5,121	5,922	801	15.6	1.12	1.13
ResNonHm23 Exist	182,113	202,420	20,307	11.2	2,518	2,818	300	11.9	1.38	1.39
Apartments Exist	254,701	263,315	8,614	3.4	3,524	3,681	157	4.5	1.38	1.40
Low-Income Apts	55,403	55,891	488	0.9	468	478	10	2.2	0.84	0.86
Seas Rec: Exist	100,956	105,902	4,946	4.9	1,176	1,194	18	1.5	1.16	1.13
Com/Ind Lo Exist	208,584	212,894	4,310	2.1	5,033	5,084	51	1.0	2.41	2.39
Com/Ind Hi Exist	759,639	779,304	19,665	2.6	24,170	24,540	370	1.5	3.18	3.15
Publ U: Elec Gen	475	475	0	0.0	10	10	0	1.3	2.15	2.17
Publ U: Other	119,814	150,587	30,773	25.7	3,803	4,748	944	24.8	3.17	3.15
AgHm House Exist	14,972	16,331	1,359	9.1	138	155	17	12.5	0.92	0.95
AgHm Land: Exist	14,295	16,763	2,467	17.3	52	66	14	26.7	0.37	0.40
Ag NonHm: Exist	22,580	26,095	3,515	15.6	229	263	34	14.8	1.02	1.01
Res Hmstd NewCon	0	78,092	78,092	0.0	0	784	784	0.0	0.00	1.00
All Other NewCon	0	90,684	90,684	0.0	0	1,659	1,659	0.0	0.00	1.83
<b>Total</b>	<b>6,956,989</b>	<b>7,518,204</b>	<b>561,216</b>	<b>8.1</b>	<b>92,608</b>	<b>101,248</b>	<b>8,640</b>	<b>9.3</b>	<b>1.33</b>	<b>1.35</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val (mills)</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	80,356	86,916	6,560	8.2	County	64.78	64.43	0.000	0.000
(-) TIF Tax Capacity	6,067	6,687	621	10.2	City/Town	22.42	23.46	0.012	0.002
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	12.26	12.38	0.767	0.806
(=) Taxable Tax Capacity	74,289	80,229	5,940	8.0	Special District	4.87	4.71	0.000	0.000
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	104.33	104.98	0.779	0.807

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	104,000	109,000	4.8	887	958	71	8.0	0.85	0.88
Res Hmstd:Avg Val	155,900	163,400	4.8	1,516	1,622	106	7.0	0.97	0.99
Res Hmstd: Hi Val	207,800	217,800	4.8	2,144	2,286	142	6.6	1.03	1.05
Res Hmstd: Ex-Hi Val	311,800	326,800	4.8	3,404	3,616	212	6.2	1.09	1.11
Apartment (Mkt rate)	300,000	310,100	3.4	4,146	4,320	174	4.2	1.38	1.39
Comm/Ind: Lo Val	150,000	153,900	2.6	3,603	3,687	84	2.3	2.40	2.4
Comm/Ind: Med Val	300,000	307,800	2.6	8,368	8,522	154	1.8	2.79	2.77
Comm/Ind: Hi Val	1,000,000	1,025,900	2.6	30,607	31,082	476	1.6	3.06	3.03

**EAST CENTRAL CITIES**

Tax Burdens by Property Class	Taxable Market Value				Net Tax			Effective Tax Rates		
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: Exist	3,377,667	3,684,289	306,622	9.1	40,733	43,825	3,091	7.6	1.21	1.19
ResNonHm 1 Exist	303,904	338,394	34,490	11.3	4,158	4,436	278	6.7	1.37	1.31
ResNonHm23 Exist	88,466	104,484	16,018	18.1	1,520	1,713	192	12.7	1.72	1.64
Apartments Exist	162,082	164,549	2,467	1.5	2,736	2,657	-80	-2.9	1.69	1.61
Low-Income Apts	46,025	57,027	11,002	23.9	468	561	93	19.8	1.02	0.98
Seas Rec: Exist	69,828	80,253	10,425	14.9	1,074	1,157	83	7.7	1.54	1.44
Com/Ind Lo Exist	283,220	301,258	18,038	6.4	7,888	8,021	133	1.7	2.78	2.66
Com/Ind Hi Exist	514,904	580,118	65,215	12.7	18,772	20,295	1,523	8.1	3.65	3.50
Publ U: Elec Gen	1,102	1,135	34	3.0	31	30	-1	-3.1	2.85	2.68
Publ U: Other	80,078	84,764	4,687	5.9	2,944	2,987	43	1.5	3.68	3.52
AgHm House Exist	79,120	85,340	6,220	7.9	886	950	64	7.2	1.12	1.11
AgHm Land: Exist	60,102	66,647	6,545	10.9	284	312	28	9.8	0.47	0.47
Ag NonHm: Exist	37,350	43,826	6,476	17.3	465	533	68	14.7	1.24	1.22
Res Hmstd NewCon	0	108,947	108,947	0.0	0	1,282	1,282	0.0	0.00	1.18
All Other NewCon	0	77,129	77,129	0.0	0	1,387	1,387	0.0	0.00	1.80
<b>Total</b>	<b>5,103,847</b>	<b>5,778,161</b>	<b>674,314</b>	<b>13.2</b>	<b>81,960</b>	<b>90,145</b>	<b>8,185</b>	<b>10.0</b>	<b>1.61</b>	<b>1.56</b>

**Tax Base**

**Tax Rates**

	Taxable Market Value				Net Tax Cap (Pctg)		Ref Mkt Val (mills)		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	58,654	66,358	7,704	13.1	County	58.29	55.56	0.009	0.007
(-) TIF Tax Capacity	2,472	2,537	65	2.6	City/Town	44.41	44.50	0.024	0.022
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	25.47	23.67	0.659	0.664
(=) Taxable Tax Capacity	56,182	63,820	7,638	13.6	Special District	1.00	1.07	0.000	0.000
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	129.17	124.80	0.692	0.693

**Tax Burdens on Hypothetical Properties**

	Taxable Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	99,100	108,100	9.1	1,065	1,149	83	7.8	1.08	1.06
Res Hmstd:Avg Val	148,600	162,100	9.1	1,784	1,909	125	7.0	1.20	1.18
Res Hmstd: Hi Val	198,100	216,100	9.1	2,502	2,669	167	6.7	1.26	1.23
Res Hmstd: Ex-Hi Val	297,200	324,200	9.1	3,940	4,190	250	6.3	1.33	1.29
Apartment (Mkt rate)	300,000	304,600	1.5	5,052	4,963	-89	-1.8	1.68	1.63
Comm/Ind: Lo Val	150,000	169,000	12.7	4,149	4,663	514	12.4	2.77	2.76
Comm/Ind: Med Val	300,000	338,000	12.7	9,647	10,623	977	10.1	3.22	3.14
Comm/Ind: Hi Val	1,000,000	1,126,700	12.7	35,302	38,437	3,135	8.9	3.53	3.41

**EAST CENTRAL TOWNS**

<i>Tax Burdens by Property Class</i>	<b>Taxable Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alte</b>
Res Hmstd: Exist	5,134,732	5,664,991	530,259	10.3	50,232	53,279	3,047	6.1	0.98	0.94
ResNonHm 1 Exist	389,586	443,008	53,422	13.7	4,234	4,561	327	7.7	1.09	1.03
ResNonHm23 Exist	104,333	119,887	15,554	14.9	1,426	1,568	142	9.9	1.37	1.31
Apartments Exist	4,156	4,616	460	11.1	54	58	4	7.2	1.30	1.25
Low-Income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seas Rec: Exist	1,388,933	1,610,670	221,737	16.0	15,690	16,670	980	6.2	1.13	1.04
Com/Ind Lo Exist	92,412	96,476	4,064	4.4	2,177	2,161	-17	-0.8	2.36	2.24
Com/Ind Hi Exist	66,355	79,099	12,745	19.2	2,060	2,311	251	12.2	3.11	2.92
Publ U: Elec Gen	9,747	10,093	347	3.6	235	227	-8	-3.4	2.41	2.25
Publ U: Other	157,093	164,425	7,332	4.7	5,156	5,044	-112	-2.2	3.28	3.07
AgHm House Exist	1,140,984	1,239,687	98,704	8.7	10,301	10,812	511	5.0	0.90	0.87
AgHm Land: Exist	1,076,803	1,217,849	141,046	13.1	3,979	4,399	420	10.6	0.37	0.36
Ag NonHm: Exist	444,958	515,291	70,333	15.8	4,526	4,943	418	9.2	1.02	0.96
Res Hmstd NewCon	0	138,174	138,174	0.0	0	1,325	1,325	0.0	0.00	0.96
All Other NewCon	0	134,989	134,989	0.0	0	1,357	1,357	0.0	0.00	1.01
<b>Total</b>	<b>10,010,091</b>	<b>11,439,257</b>	<b>1,429,166</b>	<b>14.3</b>	<b>100,071</b>	<b>108,714</b>	<b>8,644</b>	<b>8.6</b>	<b>1.00</b>	<b>0.95</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val (mills)</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	98,359	112,296	13,937	14.2	County	59.05	55.79	0.019	0.017
(-) TIF Tax Capacity	100	116	16	16.1	City/Town	17.69	16.92	0.000	0.000
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	24.17	22.37	0.674	0.653
(=) Taxable Tax Capacity	98,258	112,180	13,921	14.2	Special District	0.85	0.84	0.000	0.000
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	101.75	95.91	0.693	0.670

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	116,100	128,100	10.3	994	1,057	64	6.4	0.86	0.83
Res Hmstd:Avg Val	174,000	192,000	10.3	1,675	1,771	95	5.7	0.96	0.92
Res Hmstd: Hi Val	232,000	256,000	10.3	2,358	2,485	127	5.4	1.02	0.97
Res Hmstd: Ex-Hi Val	348,000	383,900	10.3	3,723	3,912	190	5.1	1.07	1.02
Seas Rec: Lo Val	100,000	116,000	16.0	1,178	1,281	103	8.8	1.18	1.10
Seas Rec: Hi Val	300,000	347,900	16.0	3,802	4,060	258	6.8	1.27	1.17
Comm/Ind: Lo Val	150,000	178,800	19.2	3,532	4,189	656	18.6	2.35	2.34
Comm/Ind: Med Val	300,000	357,600	19.2	8,207	9,457	1,250	15.2	2.74	2.64
Comm/Ind: Hi Val	1,000,000	1,192,100	19.2	30,024	34,046	4,022	13.4	3.00	2.86

**CENTRAL MINN CITIES**

<i>Tax Burdens by Property Class</i>	<b>Taxable Market Value</b>				<b>Net Tax</b>			<b>Effective Tax Rates</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alte</b>
Res Hmstd: Exist	11,163,079	12,025,126	862,048	7.7	121,891	131,571	9,680	7.9	1.09	1.09
ResNonHm 1 Exist	857,593	937,520	79,927	9.3	10,413	11,208	795	7.6	1.21	1.20
ResNonHm23 Exist	369,738	405,372	35,634	9.6	5,451	5,911	459	8.4	1.47	1.46
Apartments Exist	756,402	821,268	64,866	8.6	11,371	12,365	994	8.7	1.50	1.51
Low-Income Apts	143,522	140,328	-3,194	-2.2	1,312	1,276	-36	-2.7	0.91	0.91
Seas Rec: Exist	78,782	71,894	-6,888	-8.7	1,015	905	-110	-10.8	1.29	1.26
Com/Ind Lo Exist	646,068	651,934	5,866	0.9	16,612	16,446	-166	-1.0	2.57	2.52
Com/Ind Hi Exist	2,220,208	2,463,679	243,471	11.0	74,053	80,664	6,611	8.9	3.34	3.27
Publ U: Elec Gen	621,314	638,720	17,406	2.8	13,355	13,185	-170	-1.3	2.15	2.06
Publ U: Other	380,410	423,877	43,467	11.4	12,390	13,338	948	7.7	3.26	3.15
AgHm House Exist	134,263	141,953	7,690	5.7	1,474	1,556	82	5.6	1.10	1.10
AgHm Land: Exist	117,303	131,296	13,993	11.9	523	610	86	16.5	0.45	0.46
Ag NonHm: Exist	115,153	167,876	52,723	45.8	1,242	1,786	544	43.8	1.08	1.06
Res Hmstd NewCon	0	498,795	498,795	0.0	0	5,396	5,396	0.0	0.00	1.08
All Other NewCon	0	387,827	387,827	0.0	0	6,945	6,945	0.0	0.00	1.79
<b>Total</b>	<b>17,603,835</b>	<b>19,907,465</b>	<b>2,303,630</b>	<b>13.1</b>	<b>271,103</b>	<b>303,162</b>	<b>32,059</b>	<b>11.8</b>	<b>1.54</b>	<b>1.52</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val (mills)</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	213,474	240,993	27,519	12.9	County	42.25	41.20	0.000	0.000
(-) TIF Tax Capacity	10,435	11,613	1,178	11.3	City/Town	38.89	38.06	0.025	0.022
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	26.59	27.20	1.104	1.076
(=) Taxable Tax Capacity	203,039	229,380	26,341	13.0	Special District	2.01	2.06	0.000	0.000
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	109.73	108.53	1.128	1.098

**Tax Burdens on  
Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	114,200	123,000	7.7	1,112	1,208	96	8.6	0.97	0.98
Res Hmstd:Avg Val	171,300	184,500	7.7	1,855	1,999	144	7.8	1.08	1.08
Res Hmstd: Hi Val	228,300	245,900	7.7	2,596	2,788	192	7.4	1.14	1.13
Res Hmstd: Ex-Hi Val	342,600	369,100	7.7	4,082	4,371	289	7.1	1.19	1.18
Apartment (Mkt rate)	300,000	325,700	8.6	4,454	4,776	323	7.2	1.48	1.47
Comm/Ind: Lo Val	150,000	166,400	10.9	3,777	4,220	443	11.7	2.52	2.54
Comm/Ind: Med Val	300,000	332,900	11.0	8,757	9,617	860	9.8	2.92	2.89
Comm/Ind: Hi Val	1,000,000	1,109,700	11.0	31,996	34,799	2,803	8.8	3.2	3.14



**CENTRAL MINN TOWNS**

<i>Tax Burdens by Property Class</i>	<b>Taxable Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alte</b>
Res Hmstd: Exist	6,266,719	6,875,274	608,555	9.7	55,850	61,304	5,454	9.8	0.89	0.89
ResNonHm 1 Exist	373,589	405,818	32,229	8.6	3,664	3,929	265	7.2	0.98	0.97
ResNonHm23 Exist	129,610	147,968	18,358	14.2	1,578	1,758	179	11.4	1.22	1.19
Apartments Exist	3,954	4,451	497	12.6	46	52	5	11.4	1.17	1.16
Low-Income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seas Rec: Exist	805,744	942,631	136,887	17.0	8,173	9,033	860	10.5	1.01	0.96
Com/Ind Lo Exist	140,457	145,768	5,312	3.8	3,057	3,099	42	1.4	2.18	2.13
Com/Ind Hi Exist	147,652	180,026	32,375	21.9	4,142	4,936	794	19.2	2.81	2.74
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	165,803	172,585	6,782	4.1	4,816	4,913	97	2.0	2.90	2.85
AgHm House Exist	1,362,421	1,480,038	117,617	8.6	11,564	12,788	1,224	10.6	0.85	0.86
AgHm Land: Exist	1,604,896	1,768,098	163,202	10.2	6,350	7,096	746	11.7	0.40	0.40
Ag NonHm: Exist	396,346	480,968	84,622	21.4	3,548	4,263	715	20.1	0.90	0.89
Res Hmstd NewCon	0	167,707	167,707	0.0	0	1,533	1,533	0.0	0.00	0.91
All Other NewCon	0	107,562	107,562	0.0	0	1,065	1,065	0.0	0.00	0.99
<b>Total</b>	<b>11,397,189</b>	<b>12,878,893</b>	<b>1,481,704</b>	<b>13.0</b>	<b>102,790</b>	<b>115,767</b>	<b>12,977</b>	<b>12.6</b>	<b>0.90</b>	<b>0.90</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val (mills)</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	111,342	126,005	14,663	13.2	County	42.91	42.04	0.000	0.000
(-) TIF Tax Capacity	198	30	-168	-84.8	City/Town	18.24	17.11	0.005	0.000
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	25.96	26.26	0.962	0.987
(=) Taxable Tax Capacity	111,145	125,975	14,830	13.3	Special District	1.22	1.24	0.000	0.000
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>88.33</b>	<b>86.65</b>	<b>0.967</b>	<b>0.987</b>

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	143,400	157,300	9.7	1,162	1,287	125	10.8	0.81	0.82
Res Hmstd:Avg Val	215,000	235,900	9.7	1,928	2,117	189	9.8	0.9	0.9
Res Hmstd: Hi Val	286,600	314,400	9.7	2,694	2,945	251	9.3	0.94	0.94
Res Hmstd: Ex-Hi Val	430,000	471,800	9.7	4,214	4,554	340	8.1	0.98	0.97
Seas Rec: Lo Val	100,000	117,000	17.0	1,044	1,185	141	13.5	1.04	1.01
Seas Rec: Hi Val	300,000	351,000	17.0	3,399	3,772	372	11.0	1.13	1.07
Comm/Ind: Lo Val	150,000	182,900	21.9	3,271	4,098	826	25.3	2.18	2.24
Comm/Ind: Med Val	300,000	365,800	21.9	7,585	9,206	1,621	21.4	2.53	2.52
Comm/Ind: Hi Val	1,000,000	1,219,300	21.9	27,715	33,044	5,329	19.2	2.77	2.71

<b>SOUTHWEST CITIES</b>
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<i>Tax Burdens by Property Class</i>	<b>Taxable Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alte</b>
Res Hmstd: Exist	4,617,817	4,881,040	263,223	5.7	59,093	63,909	4,816	8.2	1.28	1.31
ResNonHm 1 Exist	345,095	381,525	36,429	10.6	5,393	5,996	604	11.2	1.56	1.57
ResNonHm23 Exist	81,690	87,034	5,344	6.5	1,498	1,589	91	6.1	1.83	1.83
Apartments Exist	256,392	260,192	3,800	1.5	4,741	4,785	44	0.9	1.85	1.84
Low-Income Apts	63,600	65,891	2,291	3.6	721	753	31	4.3	1.13	1.14
Seas Rec: Exist	19,571	20,282	711	3.6	345	326	-19	-5.5	1.76	1.60
Com/Ind Lo Exist	542,980	543,092	112	0.0	16,383	16,218	-165	-1.0	3.02	2.99
Com/Ind Hi Exist	754,256	809,765	55,509	7.4	29,246	30,761	1,515	5.2	3.88	3.80
Publ U: Elec Gen	3,887	3,943	56	1.4	104	113	9	8.7	2.68	2.87
Publ U: Other	75,299	81,143	5,843	7.8	3,061	3,251	190	6.2	4.07	4.01
AgHm House Exist	19,905	20,294	389	2.0	270	282	13	4.7	1.35	1.39
AgHm Land: Exist	45,694	52,361	6,667	14.6	394	450	56	14.2	0.86	0.86
Ag NonHm: Exist	50,273	53,516	3,243	6.5	740	782	42	5.6	1.47	1.46
Res Hmstd NewCon	0	82,242	82,242	0.0	0	1,071	1,071	0.0	0.00	1.30
All Other NewCon	0	86,906	86,906	0.0	0	2,396	2,396	0.0	0.00	2.76
<b>Total</b>	<b>6,876,460</b>	<b>7,429,225</b>	<b>552,766</b>	<b>8.0</b>	<b>121,987</b>	<b>132,681</b>	<b>10,694</b>	<b>8.8</b>	<b>1.77</b>	<b>1.79</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val (mills)</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	80,292	86,896	6,604	8.2	County	56.31	53.89	0.025	0.024
(-) TIF Tax Capacity	3,722	3,509	-213	-5.7	City/Town	61.63	62.20	0.032	0.041
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	19.89	20.36	1.376	1.589
(=) Taxable Tax Capacity	<u>76,570</u>	<u>83,387</u>	<u>6,817</u>	<u>8.9</u>	Special District	<u>1.65</u>	<u>1.52</u>	<u>0.000</u>	<u>0.000</u>
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>139.48</b>	<b>137.96</b>	<b>1.433</b>	<b>1.654</b>

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	56,300	59,500	5.7	641	681	41	6.3	1.14	1.15
Res Hmstd:Avg Val	84,300	89,100	5.7	1,000	1,084	84	8.4	1.19	1.22
Res Hmstd: Hi Val	112,400	118,800	5.7	1,458	1,570	112	7.7	1.3	1.32
Res Hmstd: Ex-Hi Val	168,700	178,300	5.7	2,374	2,543	169	7.1	1.41	1.43
Apartment (Mkt rate)	300,000	304,400	1.5	5,660	5,753	93	1.6	1.89	1.89
Comm/Ind: Lo Val	150,000	161,000	7.3	4,492	4,861	369	8.2	2.99	3.02
Comm/Ind: Med Val	300,000	322,100	7.4	10,410	11,122	711	6.8	3.47	3.45
Comm/Ind: Hi Val	1,000,000	1,073,600	7.4	38,027	40,325	2,298	6.0	3.80	3.76

**SOUTHWEST TOWNS**

<i>Tax Burdens by Property Class</i>	<b>Taxable Market Value</b>				<b>Net Tax</b>			<b>Effective Tax Rates</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alte</b>
Res Hmstd: Exist	2,537,835	2,797,204	259,369	10.2	23,461	25,585	2,124	9.1	0.92	0.91
ResNonHm 1 Exist	246,576	268,993	22,417	9.1	2,635	2,794	159	6.0	1.07	1.04
ResNonHm23 Exist	38,449	41,411	2,962	7.7	510	528	19	3.6	1.33	1.28
Apartments Exist	3,643	3,714	71	1.9	43	42	-1	-2.5	1.17	1.12
Low-Income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seas Rec: Exist	513,730	592,997	79,268	15.4	6,002	6,476	475	7.9	1.17	1.09
Com/Ind Lo Exist	104,013	106,199	2,186	2.1	2,385	2,356	-29	-1.2	2.29	2.22
Com/Ind Hi Exist	132,200	154,844	22,645	17.1	3,836	4,287	451	11.8	2.90	2.77
Publ U: Elec Gen	489	502	14	2.8	8	7	0	-4.8	1.58	1.46
Publ U: Other	333,030	359,713	26,683	8.0	9,414	9,759	346	3.7	2.83	2.71
AgHm House Exist	1,319,018	1,429,201	110,183	8.4	10,230	11,142	912	8.9	0.78	0.78
AgHm Land: Exist	8,471,700	9,639,913	1,168,212	13.8	43,899	48,063	4,164	9.5	0.52	0.50
Ag NonHm: Exist	4,172,010	4,776,875	604,865	14.5	36,229	39,419	3,190	8.8	0.87	0.83
Res Hmstd NewCon	0	74,701	74,701	0.0	0	685	685	0.0	0.00	0.92
All Other NewCon	0	99,596	99,596	0.0	0	837	837	0.0	0.00	0.84
<b>Total</b>	<b>17,872,691</b>	<b>20,345,863</b>	<b>2,473,172</b>	<b>13.8</b>	<b>138,652</b>	<b>151,981</b>	<b>13,329</b>	<b>9.6</b>	<b>0.78</b>	<b>0.75</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val (mills)</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	154,869	176,075	21,206	13.7	County	56.67	53.90	0.014	0.014
(-) TIF Tax Capacity	231	73	-158	-68.3	City/Town	12.96	11.74	0.000	0.000
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	17.79	17.66	1.374	1.530
(=) Taxable Tax Capacity	154,638	176,001	21,363	13.8	Special District	1.60	1.39	0.000	0.000
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	89.01	84.69	1.388	1.543

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	91,100	100,400	10.2	647	723	76	11.8	0.71	0.72
Res Hmstd:Avg Val	136,600	150,600	10.2	1,156	1,271	115	9.9	0.85	0.84
Res Hmstd: Hi Val	182,100	200,700	10.2	1,665	1,818	153	9.2	0.91	0.91
Res Hmstd: Ex-Hi Val	273,200	301,100	10.2	2,684	2,913	229	8.5	0.98	0.97
Comm/Ind: Lo Val	150,000	175,700	17.1	3,350	3,941	591	17.6	2.23	2.24
Comm/Ind: Med Val	300,000	351,400	17.1	7,747	8,877	1,130	14.6	2.58	2.53
Comm/Ind: Hi Val	1,000,000	1,171,300	17.1	28,267	31,912	3,645	12.9	2.83	2.72

**SOUTH CENTRAL CITIES**

<i>Tax Burdens by Property Class</i>	<b>Taxable Market Value</b>				<b>Net Tax</b>			<b>Effective Tax Rates</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alte</b>
Res Hmstd: Exist	5,204,546	5,490,410	285,864	5.5	56,163	60,810	4,647	8.3	1.08	1.11
ResNonHm 1 Exist	381,428	426,904	45,476	11.9	4,791	5,439	648	13.5	1.26	1.27
ResNonHm23 Exist	129,940	130,540	600	0.5	1,958	2,013	55	2.8	1.51	1.54
Apartments Exist	376,639	413,369	36,730	9.8	5,304	5,892	588	11.1	1.41	1.43
Low-Income Apts	68,233	72,534	4,301	6.3	619	666	47	7.6	0.91	0.92
Seas Rec: Exist	24,094	25,468	1,375	5.7	335	338	4	1.1	1.39	1.33
Com/Ind Lo Exist	435,661	435,095	-566	-0.1	11,533	11,407	-125	-1.1	2.65	2.62
Com/Ind Hi Exist	949,632	990,709	41,077	4.3	30,691	31,870	1,179	3.8	3.23	3.22
Publ U: Elec Gen	15,465	15,698	233	1.5	308	319	11	3.6	1.99	2.03
Publ U: Other	79,986	86,936	6,950	8.7	2,666	2,867	202	7.6	3.33	3.30
AgHm House Exist	13,130	13,580	451	3.4	160	164	4	2.8	1.22	1.21
AgHm Land: Exist	25,102	30,452	5,351	21.3	182	230	48	26.3	0.73	0.76
Ag NonHm: Exist	37,803	45,145	7,343	19.4	442	529	87	19.7	1.17	1.17
Res Hmstd NewCon	0	136,366	136,366	0.0	0	1,479	1,479	0.0	0.00	1.08
All Other NewCon	0	119,562	119,562	0.0	0	2,232	2,232	0.0	0.00	1.87
<b>Total</b>	<b>7,741,658</b>	<b>8,432,768</b>	<b>691,110</b>	<b>8.9</b>	<b>115,150</b>	<b>126,256</b>	<b>11,106</b>	<b>9.6</b>	<b>1.49</b>	<b>1.50</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val (mills)</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	91,018	98,851	7,833	8.6	County	46.54	45.73	0.000	0.000
(-) TIF Tax Capacity	4,302	4,724	422	9.8	City/Town	49.30	49.97	0.027	0.024
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	16.21	17.63	1.220	1.223
(=) Taxable Tax Capacity	86,716	94,127	7,411	8.5	Special District	0.58	0.56	0.000	0.000
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	112.63	113.88	1.247	1.248

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	75,300	79,400	5.4	641	702	62	9.6	0.85	0.88
Res Hmstd:Avg Val	113,000	119,200	5.5	1,143	1,241	98	8.6	1.01	1.04
Res Hmstd: Hi Val	150,600	158,900	5.5	1,647	1,778	131	8.0	1.09	1.12
Res Hmstd: Ex-Hi Val	225,900	238,300	5.5	2,657	2,853	196	7.4	1.18	1.2
Apartment (Mkt rate)	300,000	329,300	9.8	4,598	5,099	501	10.9	1.53	1.55
Comm/Ind: Lo Val	150,000	156,500	4.3	3,860	4,050	189	4.9	2.57	2.59
Comm/Ind: Med Val	300,000	313,000	4.3	8,945	9,314	369	4.1	2.98	2.98
Comm/Ind: Hi Val	1,000,000	1,043,300	4.3	32,673	33,879	1,206	3.7	3.27	3.25

**SOUTH CENTRAL TOWNS**

<i>Tax Burdens by Property Class</i>	<b>Taxable Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alte</b>
Res Hmstd: Exist	2,151,912	2,365,837	213,925	9.9	16,975	18,830	1,855	10.9	0.79	0.80
ResNonHm 1 Exist	198,995	232,742	33,747	17.0	1,829	2,101	272	14.9	0.92	0.90
ResNonHm23 Exist	24,994	31,710	6,717	26.9	282	352	70	24.6	1.13	1.11
Apartments Exist	3,862	4,061	199	5.2	45	47	2	3.6	1.17	1.15
Low-Income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seas Rec: Exist	142,736	168,229	25,493	17.9	1,257	1,398	141	11.2	0.88	0.83
Com/Ind Lo Exist	61,356	63,840	2,484	4.0	1,256	1,271	15	1.2	2.05	1.99
Com/Ind Hi Exist	75,548	81,221	5,673	7.5	2,033	2,117	84	4.1	2.69	2.61
Publ U: Elec Gen	11,203	11,514	311	2.8	163	163	1	0.4	1.45	1.42
Publ U: Other	232,875	237,737	4,861	2.1	6,220	6,157	-64	-1.0	2.67	2.59
AgHm House Exist	1,033,915	1,117,527	83,612	8.1	7,426	8,097	672	9.0	0.72	0.72
AgHm Land: Exist	5,186,843	5,821,620	634,776	12.2	25,230	27,862	2,633	10.4	0.49	0.48
Ag NonHm: Exist	2,141,360	2,447,344	305,983	14.3	16,719	18,704	1,985	11.9	0.78	0.76
Res Hmstd NewCon	0	49,610	49,610	0.0	0	398	398	0.0	0.00	0.80
All Other NewCon	0	50,525	50,525	0.0	0	429	429	0.0	0.00	0.85
<b>Total</b>	11,265,598	12,683,516	1,417,918	12.6	79,435	87,925	8,491	10.7	0.71	0.69

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val (mills)</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	99,050	111,145	12,095	12.2	County	49.83	48.80	0.000	0.000
(-) TIF Tax Capacity	37	47	10	27.5	City/Town	11.76	10.88	0.000	0.000
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	16.87	17.19	1.269	1.254
(=) Taxable Tax Capacity	99,013	111,098	12,085	12.2	Special District	0.62	0.58	0.000	0.000
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	79.08	77.45	1.269	1.254

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	99,200	109,100	10.0	627	708	80	12.8	0.63	0.65
Res Hmstd:Avg Val	148,700	163,500	10.0	1,126	1,246	120	10.7	0.76	0.76
Res Hmstd: Hi Val	198,200	217,900	9.9	1,625	1,785	160	9.8	0.82	0.82
Res Hmstd: Ex-Hi Val	297,400	327,000	10.0	2,624	2,864	240	9.1	0.88	0.88
Comm/Ind: Lo Val	150,000	161,300	7.5	3,109	3,310	201	6.5	2.07	2.05
Comm/Ind: Med Val	300,000	322,500	7.5	7,190	7,559	369	5.1	2.4	2.34
Comm/Ind: Hi Val	1,000,000	1,075,100	7.5	26,236	27,395	1,159	4.4	2.62	2.55

<b>OLMSTED COUNTY</b>
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<i>Tax Burdens by Property Class</i>	<b>Taxable Market Value</b>				<b>Net Tax</b>			<b>Effective Tax Rates</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alte</b>
Res Hmstd: Exist	6,521,170	6,875,429	354,259	5.4	73,043	76,805	3,762	5.2	1.12	1.12
ResNonHm 1 Exist	584,710	593,793	9,083	1.6	7,389	7,418	29	0.4	1.26	1.25
ResNonHm23 Exist	166,886	300,937	134,051	80.3	2,584	4,608	2,024	78.3	1.55	1.53
Apartments Exist	336,852	338,677	1,825	0.5	5,310	5,258	-52	-1.0	1.58	1.55
Low-Income Apts	64,634	68,730	4,096	6.3	625	658	33	5.2	0.97	0.96
Seas Rec: Exist	9,309	2,981	-6,328	-68.0	146	38	-108	-74.0	1.57	1.27
Com/Ind Lo Exist	248,844	283,793	34,949	14.0	6,499	7,232	733	11.3	2.61	2.55
Com/Ind Hi Exist	1,422,221	1,732,639	310,418	21.8	49,059	59,043	9,984	20.4	3.45	3.41
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	53,842	53,766	-76	-0.1	1,787	1,762	-26	-1.4	3.32	3.28
AgHm House Exist	347,062	359,145	12,083	3.5	3,285	3,420	135	4.1	0.95	0.95
AgHm Land: Exist	599,809	665,130	65,321	10.9	3,170	3,581	410	12.9	0.53	0.54
Ag NonHm: Exist	191,741	234,676	42,935	22.4	1,862	2,296	435	23.4	0.97	0.98
Res Hmstd NewCon	0	153,420	153,420	0.0	0	1,739	1,739	0.0	0.00	1.13
All Other NewCon	0	176,492	176,492	0.0	0	2,980	2,980	0.0	0.00	1.69
<b>Total</b>	<b>10,547,080</b>	<b>11,839,609</b>	<b>1,292,529</b>	<b>12.3</b>	<b>154,760</b>	<b>176,839</b>	<b>22,079</b>	<b>14.3</b>	<b>1.47</b>	<b>1.49</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val (mills)</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	120,588	137,302	16,714	13.9	County	51.40	52.10	0.000	0.000
(-) TIF Tax Capacity	1,458	8,309	6,851	469.9	City/Town	36.23	36.00	0.000	0.000
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	25.35	23.72	1.113	1.077
(=) Taxable Tax Capacity	119,130	128,993	9,864	8.3	Special District	0.00	0.00	0.000	0.000
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	112.98	111.83	1.113	1.077

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	113,900	120,100	5.4	1,144	1,208	65	5.6	1.00	1.01
Res Hmstd:Avg Val	170,800	180,100	5.4	1,901	1,998	97	5.1	1.11	1.11
Res Hmstd: Hi Val	227,700	240,100	5.4	2,658	2,787	129	4.9	1.17	1.16
Res Hmstd: Ex-Hi Val	341,600	360,200	5.4	4,174	4,368	194	4.6	1.22	1.21
Apartment (Mkt rate)	300,000	301,600	0.5	4,570	4,541	-30	-0.6	1.52	1.51
Comm/Ind: Lo Val	150,000	182,700	21.8	3,848	4,840	992	25.8	2.57	2.65
Comm/Ind: Med Val	300,000	365,500	21.8	8,923	10,883	1,960	22.0	2.97	2.98
Comm/Ind: Hi Val	1,000,000	1,218,300	21.8	32,605	39,073	6,468	19.8	3.26	3.21

<b>SOUTHEAST CITIES</b>
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<i>Tax Burdens by Property Class</i>	<b>Taxable Market Value</b>				<b>Net Tax</b>			<b>Effective Tax Rates</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alte</b>
Res Hmstd: Exist	9,178,029	9,649,914	471,885	5.1	98,338	105,996	7,658	7.8	1.07	1.10
ResNonHm 1 Exist	594,624	670,124	75,500	12.7	7,350	8,387	1,037	14.1	1.24	1.25
ResNonHm23 Exist	230,270	246,985	16,715	7.3	3,550	3,817	268	7.5	1.54	1.55
Apartments Exist	417,487	433,320	15,832	3.8	6,198	6,504	306	4.9	1.48	1.50
Low-Income Apts	98,293	101,793	3,499	3.6	912	953	40	4.4	0.93	0.94
Seas Rec: Exist	56,224	65,763	9,539	17.0	772	869	97	12.6	1.37	1.32
Com/Ind Lo Exist	701,470	702,342	872	0.1	18,163	17,987	-176	-1.0	2.59	2.56
Com/Ind Hi Exist	1,332,365	1,399,811	67,446	5.1	44,334	45,938	1,605	3.6	3.33	3.28
Publ U: Elec Gen	327,415	350,106	22,691	6.9	8,399	8,733	334	4.0	2.57	2.49
Publ U: Other	223,899	236,044	12,144	5.4	7,756	7,976	220	2.8	3.46	3.38
AgHm House Exist	36,201	38,411	2,209	6.1	397	424	27	6.8	1.10	1.10
AgHm Land: Exist	68,355	77,408	9,053	13.2	409	472	63	15.5	0.60	0.61
Ag NonHm: Exist	58,467	76,492	18,025	30.8	647	827	180	27.7	1.11	1.08
Res Hmstd NewCon	0	195,932	195,932	0.0	0	2,171	2,171	0.0	0.00	1.11
All Other NewCon	0	178,598	178,598	0.0	0	3,369	3,369	0.0	0.00	1.89
<b>Total</b>	<b>13,323,101</b>	<b>14,423,042</b>	<b>1,099,941</b>	<b>8.3</b>	<b>197,225</b>	<b>214,426</b>	<b>17,201</b>	<b>8.7</b>	<b>1.48</b>	<b>1.49</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val (mills)</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	156,666	169,301	12,635	8.1	County	43.95	42.41	0.000	0.000
(-) TIF Tax Capacity	6,696	7,126	430	6.4	City/Town	43.83	44.83	0.023	0.021
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	20.54	20.77	1.545	1.668
(=) Taxable Tax Capacity	149,971	162,175	12,205	8.1	Special District	1.55	1.56	0.000	0.000
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	109.88	109.57	1.568	1.689

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	87,200	91,700	5.2	801	870	69	8.6	0.92	0.95
Res Hmstd:Avg Val	130,800	137,500	5.1	1,388	1,490	102	7.4	1.06	1.08
Res Hmstd: Hi Val	174,400	183,400	5.2	1,974	2,112	138	7.0	1.13	1.15
Res Hmstd: Ex-Hi Val	261,600	275,100	5.2	3,148	3,354	206	6.6	1.20	1.22
Apartment (Mkt rate)	300,000	311,400	3.8	4,591	4,791	200	4.4	1.53	1.54
Comm/Ind: Lo Val	150,000	157,600	5.1	3,846	4,052	206	5.4	2.56	2.57
Comm/Ind: Med Val	300,000	315,200	5.1	8,897	9,287	390	4.4	2.97	2.95
Comm/Ind: Hi Val	1,000,000	1,050,600	5.1	32,465	33,713	1,249	3.8	3.25	3.21

**SOUTHEAST TOWNS**

Tax Burdens by Property Class	Taxable Market Value				Net Tax			Effective Tax Rates		
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: Exist	3,753,229	4,122,274	369,045	9.8	31,475	34,946	3,471	11.0	0.84	0.85
ResNonHm 1 Exist	318,199	375,072	56,872	17.9	3,038	3,515	478	15.7	0.95	0.94
ResNonHm23 Exist	55,650	58,323	2,674	4.8	669	695	25	3.8	1.20	1.19
Apartments Exist	2,490	2,522	32	1.3	30	30	0	-0.1	1.22	1.20
Low-Income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seas Rec: Exist	175,525	198,494	22,969	13.1	1,692	1,812	120	7.1	0.96	0.91
Com/Ind Lo Exist	82,921	86,646	3,725	4.5	1,810	1,835	25	1.4	2.18	2.12
Com/Ind Hi Exist	59,443	66,071	6,628	11.2	1,686	1,818	131	7.8	2.84	2.75
Publ U: Elec Gen	1,781	1,806	25	1.4	24	24	0	0.3	1.36	1.34
Publ U: Other	244,456	250,939	6,484	2.7	6,983	6,899	-84	-1.2	2.86	2.75
AgHm House Exist	1,613,193	1,738,232	125,040	7.8	12,842	13,859	1,017	7.9	0.80	0.80
AgHm Land: Exist	5,460,329	6,148,242	687,913	12.6	26,700	29,724	3,024	11.3	0.49	0.48
Ag NonHm: Exist	1,774,602	2,089,542	314,940	17.7	15,003	17,205	2,202	14.7	0.85	0.82
Res Hmstd NewCon	0	85,811	85,811	0.0	0	728	728	0.0	0.00	0.85
All Other NewCon	0	90,296	90,296	0.0	0	741	741	0.0	0.00	0.82
<b>Total</b>	<b>13,541,818</b>	<b>15,314,272</b>	<b>1,772,454</b>	<b>13.1</b>	<b>101,953</b>	<b>113,831</b>	<b>11,878</b>	<b>11.7</b>	<b>0.75</b>	<b>0.74</b>

**Tax Base**

**Tax Rates**

	Taxable Market Value				Net Tax Cap (Pctg)		Ref Mkt Val (mills)		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	119,837	135,220	15,382	12.8	County	46.23	44.52	0.000	0.000
(-) TIF Tax Capacity	77	92	15	18.9	City/Town	16.38	15.37	0.000	0.000
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	20.48	20.93	1.388	1.501
(=) Taxable Tax Capacity	119,760	135,127	15,367	12.8	Special District	0.64	0.57	0.000	0.000
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	83.74	81.39	1.388	1.501

**Tax Burdens on Hypothetical Properties**

	Taxable Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	116,300	127,700	9.8	868	974	106	12.2	0.75	0.76
Res Hmstd:Avg Val	174,400	191,500	9.8	1,487	1,646	159	10.7	0.85	0.86
Res Hmstd: Hi Val	232,500	255,400	9.8	2,106	2,319	213	10.1	0.91	0.91
Res Hmstd: Ex-Hi Val	348,800	383,100	9.8	3,346	3,665	319	9.5	0.96	0.96
Comm/Ind: Lo Val	150,000	166,700	11.1	3,231	3,595	364	11.3	2.15	2.16
Comm/Ind: Med Val	300,000	333,500	11.2	7,470	8,164	694	9.3	2.49	2.45
Comm/Ind: Hi Val	1,000,000	1,111,500	11.2	27,252	29,474	2,223	8.2	2.73	2.65



<b>ANOKA COUNTY</b>
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<i>Tax Burdens by Property Class</i>	<b>Taxable Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alte</b>
Res Hmstd: Exist	20,352,308	21,842,526	1,490,218	7.3	204,202	214,793	10,591	5.2	1.00	0.98
ResNonHm 1 Exist	898,252	1,210,828	312,577	34.8	9,742	12,777	3,035	31.1	1.08	1.06
ResNonHm23 Exist	467,798	476,410	8,611	1.8	6,260	6,182	-78	-1.3	1.34	1.30
Apartments Exist	812,155	836,356	24,201	3.0	10,841	10,876	35	0.3	1.33	1.30
Low-Income Apts	148,345	158,291	9,945	6.7	1,235	1,277	42	3.4	0.83	0.81
Seas Rec: Exist	71,818	56,676	-15,142	-21.1	866	660	-206	-23.8	1.21	1.16
Com/Ind Lo Exist	447,646	452,323	4,677	1.0	11,032	10,791	-241	-2.2	2.46	2.39
Com/Ind Hi Exist	2,951,519	3,225,341	273,821	9.3	95,165	101,085	5,920	6.2	3.22	3.13
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	217,933	223,172	5,240	2.4	6,985	6,916	-69	-1.0	3.21	3.10
AgHm House Exist	123,149	129,561	6,412	5.2	1,141	1,166	25	2.2	0.93	0.90
AgHm Land: Exist	92,174	91,536	-638	-0.7	379	358	-20	-5.3	0.41	0.39
Ag NonHm: Exist	71,211	87,846	16,634	23.4	648	767	119	18.4	0.91	0.87
Res Hmstd NewCon	0	459,112	459,112	0.0	0	4,558	4,558	0.0	0.00	0.99
All Other NewCon	0	328,734	328,734	0.0	0	5,979	5,979	0.0	0.00	1.82
<b>Total</b>	<b>26,654,309</b>	<b>29,578,710</b>	<b>2,924,401</b>	<b>11.0</b>	<b>348,496</b>	<b>378,185</b>	<b>29,689</b>	<b>8.5</b>	<b>1.31</b>	<b>1.28</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val (mills)</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	303,285	336,812	33,527	11.1	County	32.39	31.00	0.000	0.000
(-) TIF Tax Capacity	18,848	20,843	1,995	10.6	City/Town	33.77	33.11	0.033	0.030
(-) FD Contrib Tax Cap	23,314	25,612	2,298	9.9	School District	21.66	21.77	1.476	1.375
(=) Taxable Tax Capacity	261,123	290,357	29,233	11.2	Special District	5.52	5.29	0.000	0.000
FD Distrib Tax Cap	34,877	40,309	5,431	15.6	<b>Total</b>	93.34	91.17	1.509	1.405

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	144,500	155,100	7.3	1,325	1,399	75	5.6	0.92	0.90
Res Hmstd:Avg Val	216,700	232,600	7.3	2,172	2,284	112	5.2	1.00	0.98
Res Hmstd: Hi Val	288,900	310,100	7.3	3,020	3,170	149	4.9	1.05	1.02
Res Hmstd: Ex-Hi Val	433,400	465,100	7.3	4,700	4,894	194	4.1	1.08	1.05
Apartment (Mkt rate)	300,000	308,900	3.0	3,953	3,954	1	0.0	1.32	1.28
Comm/Ind: Lo Val	150,000	163,900	9.3	3,679	3,985	307	8.3	2.45	2.43
Comm/Ind: Med Val	300,000	327,800	9.3	8,508	9,085	577	6.8	2.84	2.77
Comm/Ind: Hi Val	1,000,000	1,092,800	9.3	31,044	32,886	1,842	5.9	3.10	3.01

**WASHINGTON COUNTY**

<i>Tax Burdens by Property Class</i>	<b>Taxable Market Value</b>				<b>Net Tax</b>			<b>Effective Tax Rates</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alte</b>
Res Hmstd: Exist	18,373,718	19,688,574	1,314,855	7.2	175,766	185,120	9,354	5.3	0.96	0.94
ResNonHm 1 Exist	1,193,730	1,453,284	259,554	21.7	12,028	14,428	2,400	20.0	1.01	0.99
ResNonHm23 Exist	491,386	490,755	-631	-0.1	5,861	5,600	-261	-4.5	1.19	1.14
Apartments Exist	529,144	504,670	-24,473	-4.6	6,765	6,310	-455	-6.7	1.28	1.25
Low-Income Apts	100,807	101,100	293	0.3	786	753	-33	-4.2	0.78	0.74
Seas Rec: Exist	129,414	126,001	-3,413	-2.6	1,264	1,152	-111	-8.8	0.98	0.91
Com/Ind Lo Exist	262,002	262,124	122	0.0	6,275	5,985	-290	-4.6	2.40	2.28
Com/Ind Hi Exist	1,877,419	2,192,848	315,429	16.8	59,294	65,975	6,681	11.3	3.16	3.01
Publ U: Elec Gen	52,346	67,367	15,022	28.7	1,071	1,323	252	23.5	2.05	1.96
Publ U: Other	217,840	228,124	10,285	4.7	6,829	6,878	48	0.7	3.13	3.01
AgHm House Exist	301,351	315,809	14,458	4.8	2,503	2,582	79	3.1	0.83	0.82
AgHm Land: Exist	169,173	176,407	7,234	4.3	435	454	19	4.4	0.26	0.26
Ag NonHm: Exist	195,254	209,235	13,981	7.2	1,530	1,607	77	5.1	0.78	0.77
Res Hmstd NewCon	0	451,031	451,031	0.0	0	4,393	4,393	0.0	0.00	0.97
All Other NewCon	0	449,228	449,228	0.0	0	7,629	7,629	0.0	0.00	1.70
<b>Total</b>	<b>23,893,584</b>	<b>26,716,559</b>	<b>2,822,975</b>	<b>11.8</b>	<b>280,406</b>	<b>310,189</b>	<b>29,784</b>	<b>10.6</b>	<b>1.17</b>	<b>1.16</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val (mills)</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	265,180	299,304	34,124	12.9	County	26.78	25.51	0.000	0.000
(-) TIF Tax Capacity	6,967	8,181	1,214	17.4	City/Town	29.26	28.36	0.045	0.065
(-) FD Contrib Tax Cap	16,688	17,107	419	2.5	School District	22.02	22.58	1.644	1.553
(=) Taxable Tax Capacity	241,526	274,016	32,490	13.5	Special District	5.02	4.65	0.000	0.000
FD Distrib Tax Cap	19,830	22,437	2,607	13.1	<b>Total</b>	83.08	81.10	1.689	1.617

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	184,200	197,400	7.2	1,635	1,725	91	5.5	0.89	0.87
Res Hmstd: Avg Val	276,200	296,000	7.2	2,637	2,773	136	5.2	0.95	0.94
Res Hmstd: Hi Val	368,200	394,500	7.1	3,640	3,820	180	5.0	0.99	0.97
Res Hmstd: Ex-Hi Val	552,400	591,900	7.2	5,631	5,944	313	5.6	1.02	1.00
Apartment (Mkt rate)	300,000	286,100	-4.6	3,622	3,363	-259	-7.2	1.21	1.18
Comm/Ind: Lo Val	150,000	175,200	16.8	3,572	4,160	589	16.5	2.38	2.37
Comm/Ind: Med Val	300,000	350,400	16.8	8,250	9,377	1,127	13.7	2.75	2.68
Comm/Ind: Hi Val	1,000,000	1,168,000	16.8	30,080	33,719	3,639	12.1	3.01	2.89

<b>DAKOTA COUNTY</b>
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<i>Tax Burdens by Property Class</i>	<b>Taxable Market Value</b>				<b>Net Tax</b>			<b>Effective Tax Rates</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alte</b>
Res Hmstd: Exist	28,010,576	29,822,763	1,812,187	6.5	289,968	296,764	6,796	2.3	1.04	1.00
ResNonHm 1 Exist	1,536,864	1,682,544	145,680	9.5	16,882	17,667	785	4.6	1.10	1.05
ResNonHm23 Exist	454,867	471,248	16,382	3.6	5,562	6,108	546	9.8	1.22	1.30
Apartments Exist	1,696,441	1,731,280	34,839	2.1	21,931	21,251	-681	-3.1	1.29	1.23
Low-Income Apts	44,511	75,128	30,617	68.8	373	611	239	64.1	0.84	0.81
Seas Rec: Exist	38,228	18,241	-19,987	-52.3	461	225	-236	-51.2	1.20	1.23
Com/Ind Lo Exist	483,762	485,689	1,927	0.4	11,815	11,349	-465	-3.9	2.44	2.34
Com/Ind Hi Exist	4,261,798	4,761,567	499,769	11.7	135,739	144,499	8,760	6.5	3.19	3.03
Publ U: Elec Gen	80,999	80,376	-623	-0.8	1,725	1,672	-54	-3.1	2.13	2.08
Publ U: Other	410,447	431,566	21,118	5.1	13,133	13,248	115	0.9	3.20	3.07
AgHm House Exist	229,962	244,177	14,215	6.2	1,957	2,089	132	6.8	0.85	0.86
AgHm Land: Exist	367,390	414,269	46,879	12.8	1,491	1,708	217	14.6	0.41	0.41
Ag NonHm: Exist	237,566	265,261	27,695	11.7	1,996	2,174	177	8.9	0.84	0.82
Res Hmstd NewCon	0	521,632	521,632	0.0	0	5,425	5,425	0.0	0.00	1.04
All Other NewCon	0	450,775	450,775	0.0	0	8,752	8,752	0.0	0.00	1.94
<b>Total</b>	<b>37,853,411</b>	<b>41,456,515</b>	<b>3,603,105</b>	<b>9.5</b>	<b>503,032</b>	<b>533,542</b>	<b>30,510</b>	<b>6.1</b>	<b>1.33</b>	<b>1.29</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val (mills)</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	433,208	477,172	43,963	10.1	County	26.22	25.13	0.059	0.052
(-) TIF Tax Capacity	18,250	21,616	3,366	18.4	City/Town	33.47	33.21	0.071	0.065
(-) FD Contrib Tax Cap	34,998	38,248	3,250	9.3	School District	24.98	23.02	1.791	1.652
(=) Taxable Tax Capacity	379,960	417,308	37,347	9.8	Special District	4.62	4.49	0.000	0.000
FD Distrib Tax Cap	37,752	41,787	4,034	10.7	<b>Total</b>	<b>89.29</b>	<b>85.85</b>	<b>1.921</b>	<b>1.768</b>

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	167,500	178,300	6.4	1,596	1,634	38	2.4	0.95	0.92
Res Hmstd:Avg Val	251,100	267,300	6.5	2,578	2,636	57	2.2	1.03	0.99
Res Hmstd: Hi Val	334,700	356,400	6.5	3,560	3,638	78	2.2	1.06	1.02
Res Hmstd: Ex-Hi Val	502,100	534,600	6.5	5,453	5,609	156	2.9	1.09	1.05
Apartment (Mkt rate)	300,000	306,200	2.1	3,925	3,827	-98	-2.5	1.31	1.25
Comm/Ind: Lo Val	150,000	167,600	11.7	3,686	4,068	382	10.4	2.46	2.43
Comm/Ind: Med Val	300,000	335,200	11.7	8,505	9,223	718	8.4	2.83	2.75
Comm/Ind: Hi Val	1,000,000	1,117,300	11.7	30,992	33,278	2,286	7.4	3.1	2.98

**CARVER & SCOTT COUNTIES**

<i>Tax Burdens by Property Class</i>	<b>Taxable Market Value</b>				<b>Net Tax</b>			<b>Effective Tax Rates</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alte</b>
Res Hmstd: Exist	15,183,550	16,409,688	1,226,138	8.1	169,824	180,686	10,862	6.4	1.12	1.10
ResNonHm 1 Exist	1,011,276	1,211,642	200,366	19.8	11,804	13,924	2,120	18.0	1.17	1.15
ResNonHm23 Exist	328,964	418,835	89,871	27.3	4,627	5,723	1,096	23.7	1.41	1.37
Apartments Exist	302,589	326,142	23,553	7.8	4,369	4,563	194	4.4	1.44	1.40
Low-Income Apts	64,274	77,048	12,773	19.9	572	678	105	18.4	0.89	0.88
Seas Rec: Exist	51,254	42,673	-8,582	-16.7	631	492	-139	-22.0	1.23	1.15
Com/Ind Lo Exist	319,552	334,898	15,346	4.8	8,136	8,262	126	1.6	2.55	2.47
Com/Ind Hi Exist	1,613,637	1,777,412	163,776	10.1	53,746	57,410	3,663	6.8	3.33	3.23
Publ U: Elec Gen	20,003	18,734	-1,269	-6.3	429	407	-21	-4.9	2.14	2.17
Publ U: Other	134,398	145,960	11,562	8.6	4,416	4,638	222	5.0	3.29	3.18
AgHm House Exist	452,503	484,548	32,046	7.1	3,795	4,009	214	5.6	0.84	0.83
AgHm Land: Exist	659,670	723,416	63,747	9.7	2,704	2,861	156	5.8	0.41	0.40
Ag NonHm: Exist	278,625	356,339	77,714	27.9	2,540	3,125	585	23.0	0.91	0.88
Res Hmstd NewCon	0	597,511	597,511	0.0	0	6,578	6,578	0.0	0.00	1.10
All Other NewCon	0	339,562	339,562	0.0	0	5,715	5,715	0.0	0.00	1.68
<b>Total</b>	<b>20,420,294</b>	<b>23,264,409</b>	<b>2,844,115</b>	<b>13.9</b>	<b>267,593</b>	<b>299,069</b>	<b>31,476</b>	<b>11.8</b>	<b>1.31</b>	<b>1.29</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val (mills)</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	223,592	255,500	31,908	14.3	County	36.93	35.13	0.000	0.000
(-) TIF Tax Capacity	8,159	8,751	593	7.3	City/Town	29.49	29.44	0.144	0.121
(-) FD Contrib Tax Cap	13,711	15,422	1,711	12.5	School District	29.34	27.65	1.342	1.435
(=) Taxable Tax Capacity	201,723	231,327	29,604	14.7	Special District	4.92	4.96	0.000	0.000
FD Distrib Tax Cap	17,143	19,299	2,156	12.6	<b>Total</b>	100.68	97.18	1.485	1.556

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	176,000	190,200	8.1	1,819	1,943	124	6.8	1.03	1.02
Res Hmstd:Avg Val	263,900	285,200	8.1	2,914	3,100	185	6.4	1.10	1.09
Res Hmstd: Hi Val	351,800	380,200	8.1	4,009	4,256	247	6.2	1.14	1.12
Res Hmstd: Ex-Hi Val	527,900	570,500	8.1	6,169	6,603	433	7.0	1.17	1.16
Apartment (Mkt rate)	300,000	323,400	7.8	4,221	4,432	210	5.0	1.41	1.37
Comm/Ind: Lo Val	150,000	165,200	10.1	3,788	4,159	371	9.8	2.53	2.52
Comm/Ind: Med Val	300,000	330,400	10.1	8,765	9,464	699	8.0	2.92	2.86
Comm/Ind: Hi Val	1,000,000	1,101,500	10.2	31,989	34,226	2,237	7.0	3.2	3.11

**NORTHERN HENNEPIN CO.**

<i>Tax Burdens by Property Class</i>	<b>Taxable Market Value</b>				<b>Net Tax</b>			<b>Effective Tax Rates</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alte</b>
Res Hmstd: Exist	17,714,059	18,949,887	1,235,827	7.0	209,236	222,357	13,121	6.3	1.18	1.17
ResNonHm 1 Exist	815,470	1,046,707	231,236	28.4	10,349	13,116	2,766	26.7	1.27	1.25
ResNonHm23 Exist	316,510	392,929	76,419	24.1	4,817	5,932	1,115	23.1	1.52	1.51
Apartments Exist	971,444	976,506	5,062	0.5	15,607	15,344	-263	-1.7	1.61	1.57
Low-Income Apts	104,680	106,145	1,465	1.4	1,034	1,030	-4	-0.4	0.99	0.97
Seas Rec: Exist	12,435	6,041	-6,394	-51.4	202	105	-97	-48.1	1.62	1.73
Com/Ind Lo Exist	306,822	306,833	12	0.0	8,147	7,917	-230	-2.8	2.66	2.58
Com/Ind Hi Exist	3,219,308	3,669,273	449,965	14.0	111,964	123,907	11,943	10.7	3.48	3.38
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	196,308	206,734	10,425	5.3	6,737	6,891	154	2.3	3.43	3.33
AgHm House Exist	81,965	82,913	948	1.2	941	967	26	2.8	1.15	1.17
AgHm Land: Exist	82,655	96,120	13,465	16.3	408	519	111	27.2	0.49	0.54
Ag NonHm: Exist	111,630	139,989	28,359	25.4	1,222	1,511	289	23.6	1.09	1.08
Res Hmstd NewCon	0	333,727	333,727	0.0	0	3,894	3,894	0.0	0.00	1.17
All Other NewCon	0	292,802	292,802	0.0	0	6,708	6,708	0.0	0.00	2.29
<b>Total</b>	<b>23,933,287</b>	<b>26,606,607</b>	<b>2,673,319</b>	<b>11.2</b>	<b>370,663</b>	<b>410,196</b>	<b>39,533</b>	<b>10.7</b>	<b>1.55</b>	<b>1.54</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val (mills)</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	277,958	311,148	33,190	11.9	County	40.96	39.16	0.000	0.000
(-) TIF Tax Capacity	22,066	27,234	5,168	23.4	City/Town	35.92	35.24	0.120	0.101
(-) FD Contrib Tax Cap	25,275	27,441	2,166	8.6	School District	24.60	25.43	1.589	1.525
(=) Taxable Tax Capacity	230,616	256,472	25,856	11.2	Special District	7.63	7.96	0.000	0.000
FD Distrib Tax Cap	28,828	31,822	2,993	10.4	<b>Total</b>	109.10	107.80	1.710	1.625

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	149,500	159,900	7.0	1,649	1,755	106	6.4	1.10	1.1
Res Hmstd:Avg Val	224,200	239,800	7.0	2,659	2,818	159	6.0	1.19	1.18
Res Hmstd: Hi Val	298,800	319,600	7.0	3,667	3,880	212	5.8	1.23	1.21
Res Hmstd: Ex-Hi Val	448,400	479,700	7.0	5,659	5,951	292	5.2	1.26	1.24
Apartment (Mkt rate)	300,000	301,600	0.5	4,604	4,554	-50	-1.1	1.53	1.51
Comm/Ind: Lo Val	150,000	171,000	14.0	3,949	4,541	591	15.0	2.63	2.66
Comm/Ind: Med Val	300,000	341,900	14.0	9,129	10,275	1,146	12.6	3.04	3.01
Comm/Ind: Hi Val	1,000,000	1,139,800	14.0	33,304	37,049	3,746	11.2	3.33	3.25

**SOUTHEAST HENNEPIN CO.**

<i>Tax Burdens by Property Class</i>	<b>Taxable Market Value</b>				<b>Net Tax</b>			<b>Effective Tax Rates</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alte</b>
Res Hmstd: Exist	20,504,835	22,081,150	1,576,315	7.7	229,767	241,713	11,945	5.2	1.12	1.09
ResNonHm 1 Exist	1,136,707	1,394,199	257,492	22.7	13,455	16,068	2,613	19.4	1.18	1.15
ResNonHm23 Exist	227,920	242,935	15,015	6.6	3,302	3,389	87	2.6	1.45	1.40
Apartments Exist	1,968,637	1,968,181	-456	0.0	28,547	27,649	-899	-3.1	1.45	1.40
Low-Income Apts	102,824	130,872	28,048	27.3	917	1,145	228	24.8	0.89	0.87
Seas Rec: Exist	6,110	6,042	-68	-1.1	74	69	-6	-7.5	1.22	1.14
Com/Ind Lo Exist	335,234	332,474	-2,760	-0.8	8,586	8,223	-363	-4.2	2.56	2.47
Com/Ind Hi Exist	6,389,409	7,014,034	624,625	9.8	212,289	225,202	12,913	6.1	3.32	3.21
Publ U: Elec Gen	643	653	10	1.5	16	16	0	-2.4	2.50	2.40
Publ U: Other	166,822	174,641	7,819	4.7	5,563	5,627	65	1.2	3.33	3.22
AgHm House Exist	758	843	85	11.2	8	9	1	10.2	1.12	1.11
AgHm Land: Exist	183	205	22	12.1	0	1	0	18.1	0.27	0.28
Ag NonHm: Exist	54	62	8	14.8	1	1	0	11.5	1.00	0.97
Res Hmstd NewCon	0	143,991	143,991	0.0	0	1,580	1,580	0.0	0.00	1.10
All Other NewCon	0	196,657	196,657	0.0	0	3,877	3,877	0.0	0.00	1.97
<b>Total</b>	<b>30,840,134</b>	<b>33,686,938</b>	<b>2,846,803</b>	<b>9.2</b>	<b>502,527</b>	<b>534,568</b>	<b>32,041</b>	<b>6.4</b>	<b>1.63</b>	<b>1.59</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val (mills)</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	384,257	421,129	36,872	9.6	County	40.96	39.16	0.000	0.000
(-) TIF Tax Capacity	30,751	34,736	3,985	13.0	City/Town	33.14	31.78	0.019	0.018
(-) FD Contrib Tax Cap	42,321	45,963	3,642	8.6	School District	19.22	19.18	1.443	1.338
(=) Taxable Tax Capacity	311,186	340,430	29,245	9.4	Special District	8.58	8.95	0.000	0.000
FD Distrib Tax Cap	20,246	21,762	1,516	7.5	<b>Total</b>	101.90	99.08	1.462	1.356

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	179,300	193,100	7.7	1,878	1,977	98	5.2	1.05	1.02
Res Hmstd:Avg Val	268,800	289,500	7.7	3,002	3,149	148	4.9	1.12	1.09
Res Hmstd: Hi Val	358,400	386,000	7.7	4,126	4,323	197	4.8	1.15	1.12
Res Hmstd: Ex-Hi Val	537,700	579,000	7.7	6,362	6,718	356	5.6	1.18	1.16
Apartment (Mkt rate)	300,000	299,900	0.0	4,260	4,121	-139	-3.3	1.42	1.37
Comm/Ind: Lo Val	150,000	164,700	9.8	3,790	4,126	336	8.9	2.53	2.51
Comm/Ind: Med Val	300,000	329,300	9.8	8,771	9,399	628	7.2	2.92	2.85
Comm/Ind: Hi Val	1,000,000	1,097,800	9.8	32,013	34,020	2,006	6.3	3.20	3.1

**SOUTHWEST HENNEPIN CO.**

<i>Tax Burdens by Property Class</i>	<b>Taxable Market Value</b>				<b>Net Tax</b>			<b>Effective Tax Rates</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alte</b>
Res Hmstd: Exist	26,530,066	28,688,380	2,158,314	8.1	299,088	316,463	17,375	5.8	1.13	1.10
ResNonHm 1 Exist	2,126,215	2,526,478	400,263	18.8	24,597	28,352	3,755	15.3	1.16	1.12
ResNonHm23 Exist	404,891	441,831	36,941	9.1	5,439	5,724	285	5.2	1.34	1.30
Apartments Exist	1,510,696	1,580,850	70,154	4.6	21,225	21,544	319	1.5	1.40	1.36
Low-Income Apts	70,436	76,684	6,248	8.9	612	648	36	6.0	0.87	0.85
Seas Rec: Exist	96,499	102,291	5,792	6.0	1,153	1,221	68	5.9	1.19	1.19
Com/Ind Lo Exist	323,982	330,757	6,775	2.1	8,144	8,010	-134	-1.6	2.51	2.42
Com/Ind Hi Exist	5,032,534	5,575,785	543,251	10.8	166,729	178,090	11,361	6.8	3.31	3.19
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	198,408	210,535	12,127	6.1	6,514	6,674	160	2.5	3.28	3.17
AgHm House Exist	75,539	75,312	-228	-0.3	830	809	-20	-2.4	1.10	1.07
AgHm Land: Exist	62,390	68,375	5,985	9.6	295	317	22	7.6	0.47	0.46
Ag NonHm: Exist	116,214	143,165	26,951	23.2	1,093	1,300	208	19.0	0.94	0.91
Res Hmstd NewCon	0	358,314	358,314	0.0	0	3,932	3,932	0.0	0.00	1.10
All Other NewCon	0	312,662	312,662	0.0	0	5,656	5,656	0.0	0.00	1.81
<b>Total</b>	<b>36,547,870</b>	<b>40,491,419</b>	<b>3,943,549</b>	<b>10.8</b>	<b>535,717</b>	<b>578,740</b>	<b>43,024</b>	<b>8.0</b>	<b>1.47</b>	<b>1.43</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val (mills)</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	434,418	483,891	49,473	11.4	County	40.96	39.16	0.000	0.000
(-) TIF Tax Capacity	9,925	11,641	1,716	17.3	City/Town	26.02	25.43	0.099	0.090
(-) FD Contrib Tax Cap	38,595	42,321	3,726	9.7	School District	21.11	20.90	1.588	1.457
(=) Taxable Tax Capacity	<u>385,898</u>	<u>429,930</u>	<u>44,032</u>	<u>11.4</u>	Special District	<u>7.87</u>	<u>8.22</u>	<u>0.000</u>	<u>0.000</u>
FD Distrib Tax Cap	16,442	17,958	1,516	9.2	<b>Total</b>	<b>95.96</b>	<b>93.71</b>	<b>1.687</b>	<b>1.547</b>

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	240,400	260,000	8.2	2,556	2,700	144	5.6	1.06	1.04
Res Hmstd:Avg Val	360,400	389,700	8.1	4,018	4,233	215	5.3	1.11	1.09
Res Hmstd: Hi Val	480,400	519,500	8.1	5,420	5,718	297	5.5	1.13	1.10
Res Hmstd: Ex-Hi Val	720,800	779,400	8.1	8,663	9,164	501	5.8	1.20	1.18
Apartment (Mkt rate)	300,000	313,900	4.6	4,105	4,163	58	1.4	1.37	1.33
Comm/Ind: Lo Val	150,000	166,200	10.8	3,756	4,136	379	10.1	2.50	2.49
Comm/Ind: Med Val	300,000	332,400	10.8	8,680	9,401	721	8.3	2.89	2.83
Comm/Ind: Hi Val	1,000,000	1,107,900	10.8	31,658	33,972	2,314	7.3	3.17	3.07

**SUBURBAN RAMSEY CO.**

<i>Tax Burdens by Property Class</i>	<b>Taxable Market Value</b>				<b>Net Tax</b>			<b>Effective Tax Rates</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alte</b>
Res Hmstd: Exist	15,624,825	17,015,814	1,390,990	8.9	166,131	182,199	16,067	9.7	1.06	1.07
ResNonHm 1 Exist	935,194	981,611	46,418	5.0	10,589	11,050	461	4.3	1.13	1.13
ResNonHm23 Exist	236,958	311,949	74,991	31.6	3,277	4,306	1,029	31.4	1.38	1.38
Apartments Exist	1,201,715	1,185,881	-15,834	-1.3	16,956	16,433	-523	-3.1	1.41	1.39
Low-Income Apts	174,445	169,570	-4,875	-2.8	1,540	1,485	-54	-3.5	0.88	0.88
Seas Rec: Exist	12,683	11,563	-1,120	-8.8	151	145	-7	-4.4	1.19	1.25
Com/Ind Lo Exist	318,601	322,900	4,299	1.3	7,974	7,911	-64	-0.8	2.50	2.45
Com/Ind Hi Exist	3,971,108	4,271,626	300,518	7.6	130,965	137,818	6,852	5.2	3.30	3.23
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	187,608	200,753	13,145	7.0	6,177	6,460	282	4.6	3.29	3.22
AgHm House Exist	1,925	1,986	61	3.2	18	19	0	2.5	0.96	0.95
AgHm Land: Exist	1,823	2,211	388	21.3	7	9	1	18.6	0.41	0.40
Ag NonHm: Exist	16,346	20,453	4,107	25.1	136	173	36	26.6	0.83	0.84
Res Hmstd NewCon	0	105,737	105,737	0.0	0	1,135	1,135	0.0	0.00	1.07
All Other NewCon	0	202,174	202,174	0.0	0	4,006	4,006	0.0	0.00	1.98
<b>Total</b>	<b>22,683,229</b>	<b>24,804,228</b>	<b>2,120,999</b>	<b>9.4</b>	<b>343,924</b>	<b>373,146</b>	<b>29,222</b>	<b>8.5</b>	<b>1.52</b>	<b>1.50</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val (mills)</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	274,403	300,226	25,823	9.4	County	46.54	44.85	0.000	0.000
(-) TIF Tax Capacity	15,316	17,167	1,851	12.1	City/Town	24.27	24.03	0.093	0.085
(-) FD Contrib Tax Cap	28,309	31,822	3,513	12.4	School District	20.00	18.64	1.399	1.572
(=) Taxable Tax Capacity	<u>230,777</u>	<u>251,237</u>	<u>20,460</u>	<u>8.9</u>	Special District	<u>7.19</u>	<u>8.13</u>	<u>0.000</u>	<u>0.000</u>
FD Distrib Tax Cap	22,252	24,250	1,999	9.0	<b>Total</b>	98.00	95.66	1.492	1.657

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	162,200	176,600	8.9	1,605	1,769	163	10.2	0.99	1.00
Res Hmstd:Avg Val	243,100	264,700	8.9	2,591	2,837	245	9.5	1.07	1.07
Res Hmstd: Hi Val	324,100	353,000	8.9	3,579	3,907	328	9.2	1.10	1.11
Res Hmstd: Ex-Hi Val	486,200	529,500	8.9	5,490	6,013	523	9.5	1.13	1.14
Apartment (Mkt rate)	300,000	296,000	-1.3	4,123	4,030	-93	-2.2	1.37	1.36
Comm/Ind: Lo Val	150,000	161,400	7.6	3,740	4,026	285	7.6	2.49	2.49
Comm/Ind: Med Val	300,000	322,700	7.6	8,652	9,185	533	6.2	2.88	2.85
Comm/Ind: Hi Val	1,000,000	1,075,700	7.6	31,576	33,273	1,697	5.4	3.16	3.09



<b>CITY OF MINNEAPOLIS</b>
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<i>Tax Burdens by Property Class</i>	<b>Taxable Market Value</b>				<b>Net Tax</b>			<b>Effective Tax Rates</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alte</b>
Res Hmstd: Exist	16,964,301	18,999,608	2,035,307	12.0	223,391	244,468	21,077	9.4	1.32	1.29
ResNonHm 1 Exist	2,055,621	2,675,478	619,856	30.2	29,242	36,517	7,275	24.9	1.42	1.36
ResNonHm23 Exist	1,241,263	1,410,028	168,765	13.6	21,311	23,309	1,998	9.4	1.72	1.65
Apartments Exist	3,195,078	2,988,565	-206,514	-6.5	54,774	49,317	-5,456	-10.0	1.71	1.65
Low-Income Apts	152,764	272,077	119,313	78.1	1,601	2,743	1,142	71.3	1.05	1.01
Seas Rec: Exist	1,621	273	-1,349	-83.2	27	4	-23	-86.1	1.68	1.38
Com/Ind Lo Exist	625,824	593,628	-32,196	-5.1	17,353	15,827	-1,526	-8.8	2.77	2.67
Com/Ind Hi Exist	6,103,235	6,801,181	697,946	11.4	223,024	239,045	16,022	7.2	3.65	3.51
Publ U: Elec Gen	65,556	66,162	607	0.9	1,732	1,689	-42	-2.4	2.64	2.55
Publ U: Other	281,918	292,575	10,657	3.8	10,279	10,264	-15	-0.1	3.65	3.51
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	1,017	1,110	93	9.2	13	14	1	5.3	1.27	1.22
Res Hmstd NewCon	0	219,394	219,394	0.0	0	2,823	2,823	0.0	0.00	1.29
All Other NewCon	0	353,094	353,094	0.0	0	6,736	6,736	0.0	0.00	1.91
<b>Total</b>	<b>30,688,199</b>	<b>34,673,173</b>	<b>3,984,974</b>	<b>13.0</b>	<b>582,746</b>	<b>632,755</b>	<b>50,009</b>	<b>8.6</b>	<b>1.90</b>	<b>1.82</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val (mills)</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	387,515	435,692	48,177	12.4	County	36.36	34.77	0.000	0.000
(-) TIF Tax Capacity	56,836	64,556	7,719	13.6	City/Town	58.15	56.65	0.265	0.269
(-) FD Contrib Tax Cap	32,779	39,467	6,688	20.4	School District	25.47	24.18	1.022	0.932
(=) Taxable Tax Capacity	297,900	331,670	33,770	11.3	Special District	6.86	6.80	0.000	0.000
FD Distrib Tax Cap	39,578	43,325	3,747	9.5	<b>Total</b>	126.85	122.41	1.287	1.201

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	139,200	155,900	12.0	1,698	1,863	166	9.8	1.22	1.2
Res Hmstd: Avg Val	208,700	233,700	12.0	2,731	2,979	248	9.1	1.31	1.27
Res Hmstd: Hi Val	278,200	311,600	12.0	3,765	4,096	332	8.8	1.35	1.31
Res Hmstd: Ex-Hi Val	417,400	467,500	12.0	5,832	6,284	452	7.8	1.4	1.34
Apartment (Mkt rate)	300,000	280,600	-6.5	5,143	4,630	-512	-10.0	1.71	1.65
Comm/Ind: Lo Val	150,000	167,200	11.5	4,159	4,604	444	10.7	2.77	2.75
Comm/Ind: Med Val	300,000	334,300	11.4	9,640	10,477	836	8.7	3.21	3.13
Comm/Ind: Hi Val	1,000,000	1,114,400	11.4	35,220	37,895	2,676	7.6	3.52	3.40

<b>CITY OF ST. PAUL</b>
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<i>Tax Burdens by Property Class</i>	<b>Taxable Market Value</b>				<b>Net Tax</b>			<b>Effective Tax Rates</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alte</b>
Res Hmstd: Exist	11,222,571	12,762,027	1,539,456	13.7	121,122	140,374	19,252	15.9	1.08	1.10
ResNonHm 1 Exist	1,143,751	1,303,065	159,314	13.9	13,645	15,522	1,877	13.8	1.19	1.19
ResNonHm23 Exist	589,831	685,691	95,860	16.3	8,597	9,884	1,287	15.0	1.46	1.44
Apartments Exist	1,896,407	1,862,774	-33,632	-1.8	27,654	26,860	-794	-2.9	1.46	1.44
Low-Income Apts	206,962	232,280	25,318	12.2	1,841	2,056	214	11.6	0.89	0.88
Seas Rec: Exist	1,157	1,070	-86	-7.5	16	14	-2	-10.7	1.36	1.31
Com/Ind Lo Exist	427,416	429,457	2,041	0.5	10,850	10,651	-200	-1.8	2.54	2.48
Com/Ind Hi Exist	2,860,548	3,238,064	377,516	13.2	95,882	105,646	9,764	10.2	3.35	3.26
Publ U: Elec Gen	31,974	33,852	1,878	5.9	748	779	31	4.1	2.34	2.30
Publ U: Other	186,252	218,664	32,412	17.4	6,243	7,134	891	14.3	3.35	3.26
AgHm House Exist	87	0	-87	-100.0	1	0	-1	100.0	0.85	0.00
AgHm Land: Exist	126	0	-126	-100.0	0	0	0	100.0	0.33	0.00
Ag NonHm: Exist	893	1,334	442	49.4	10	14	4	44.0	1.09	1.05
Res Hmstd NewCon	0	90,121	90,121	0.0	0	991	991	0.0	0.00	1.10
All Other NewCon	0	253,164	253,164	0.0	0	4,529	4,529	0.0	0.00	1.79
<b>Total</b>	<b>18,567,974</b>	<b>21,111,565</b>	<b>2,543,590</b>	<b>13.7</b>	<b>286,608</b>	<b>324,452</b>	<b>37,844</b>	<b>13.2</b>	<b>1.54</b>	<b>1.54</b>

**Tax Base**

**Tax Rates**

	<b>Taxable Market Value</b>				<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val (mills)</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	224,855	255,795	30,940	13.8	County	43.34	41.77	0.000	0.000
(-) TIF Tax Capacity	18,233	22,933	4,700	25.8	City/Town	28.86	28.65	0.000	0.000
(-) FD Contrib Tax Cap	17,075	19,319	2,244	13.1	School District	29.30	26.00	0.985	1.321
(=) Taxable Tax Capacity	189,546	213,543	23,996	12.7	Special District	7.28	8.37	0.000	0.000
FD Distrib Tax Cap	36,115	39,773	3,658	10.1	<b>Total</b>	108.78	104.79	0.985	1.321

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	125,500	142,700	13.7	1,229	1,440	210	17.1	0.98	1.01
Res Hmstd:Avg Val	188,200	214,000	13.7	2,030	2,345	316	15.6	1.08	1.1
Res Hmstd: Hi Val	250,800	285,200	13.7	2,829	3,250	421	14.9	1.13	1.14
Res Hmstd: Ex-Hi Val	376,400	428,000	13.7	4,432	5,050	619	14.0	1.18	1.18
Apartment (Mkt rate)	300,000	294,700	-1.8	4,375	4,249	-125	-2.9	1.46	1.44
Comm/Ind: Lo Val	150,000	169,800	13.2	3,808	4,366	558	14.7	2.54	2.57
Comm/Ind: Med Val	300,000	339,600	13.2	8,836	9,906	1,070	12.1	2.95	2.92
Comm/Ind: Hi Val	1,000,000	1,132,000	13.2	32,299	35,759	3,460	10.7	3.23	3.16

Baseline Legal Class Report

Legal Class	Class Rate	Mkt Val	Net Tax Cap	Net Tax
157 Farm 1b Hmstd HGA: <32K	0.450	14,522	65	20
158 Ag Hmstd HGA: <76K	1.000	6,373,560	63,736	45,156
159 Ag Hmstd HGA: 76K-414K	1.000	4,371,078	43,711	44,113
160 Ag Hmstd HGA: 414K-500K	1.000	45,865	459	446
161 Ag Hmstd HGA: >500K	1.250	74,857	936	903
162 Farm 1b Hmstd land <32K	0.450	304	1	1
163 Ag Hmstd land & bldgs: <115K	0.550	9,878,196	54,330	25,124
164 Ag Hmstd 1 & b: 115K-345K	0.550	9,995,763	54,977	49,070
165 Ag Hmstd 1 & b: 345K-600K	0.550	5,035,253	27,694	24,131
166 Ag Hmstd land & bldgs: >600K	1.000	5,735,500	57,355	49,239
168 Ag Non-homestead	1.000	13,242,550	132,425	117,917
169 Migrant Housing: <500K	1.000	1,387	14	14
170 Migrant Housing: >500K	1.250	65	1	1
174 Timberlands	1.000	1,228,598	12,286	11,291
175 Non-comm seasonal-rec-res: <76K	1.000	8,543,033	85,430	81,113
176 Non-comm seasonal-rec-res: 76K-500K	1.000	7,212,646	72,126	76,739
177 Non-comm seasonal-rec-res: >500K	1.250	477,536	5,969	4,205
180 Res 1b Hmstd <32K	0.450	219,301	987	887
181 Res Hmstd: <76K	1.000	101,922,886	1,019,229	933,390
182 Res Hmstd: 76K-414K	1.000	164,071,701	1,640,717	1,873,904
183 Res Hmstd: 414K-500K	1.000	4,650,180	46,502	50,940
184 Res Hmstd: > 500K	1.250	8,548,768	106,860	112,137
186 Res Non-hmstd 1 unit: <76K	1.000	9,005,806	90,058	107,785
187 Res Non-hmstd 1 unit: 76K - 500K	1.000	9,578,300	95,783	110,224
188 Res Non-hmstd 1 unit: >500K	1.250	1,189,108	14,864	15,835
190 Res Non-hmstd 2-3 units	1.250	6,233,883	77,924	91,072
193 Regular apartments (4a)	1.250	17,249,650	215,621	257,748
194 Low-income housing (4d)	0.750	1,890,929	14,182	17,576
195 Non-prof/Comm Serv	1.500	42,122	632	793
196 Student housing	1.000	156,984	1,570	1,564
197 Manufactured home park land	1.250	415,824	5,198	5,963
199 Comm SRR 1c: <500K	0.550	367,014	2,019	1,777
200 Comm SRR 1c: 500K-2.2M	1.000	173,730	1,737	1,373
201 Comm SRR 1c: >2.2M	1.250	25,131	314	215
202 Comm SRR 4c: <500K	1.000	220,965	2,210	2,673
203 Comm SRR 4c: >500K	1.250	78,934	987	1,101
204 Bed & Breakfast	1.250	23,084	289	309
205 Qualifying golf courses	1.250	225,205	2,815	2,873
208 Commercial pref: <150K	1.500	7,729,962	115,949	200,078
209 Commercial pref: >150K	2.000	36,237,653	724,753	1,213,847
210 Comm border city: <150K	1.500	40,422	606	944

211	Comm border city: >150K	2.000	79,660	1,593	1,891
219	Industrial pref: <150K	1.500	1,263,465	18,952	32,882
220	Industrial pref: >150K	2.000	11,748,462	234,969	397,338
221	Ind border city: <150K	1.500	1,469	22	34
222	Ind border city: >150K	2.000	34,222	684	808
230	Publ Util: land & bldgs <150K	1.500	82,671	1,240	2,037
231	Publ Util: land & bldgs >150K	2.000	773,372	15,467	25,077
232	Publ Util: Electric Generat Mach	2.000	1,457,155	29,143	32,882
233	Publ Util: machinery (non-generat)	2.000	1,034,566	20,691	32,559
235	Railroad <150K	1.500	24,199	363	626
236	Railroad >150K	2.000	473,673	9,473	15,555
238	Mineral	2.000	2,323	46	95
239	Misc class 5	2.000	3,292	66	96
245	Personal: 3f	1.000	8,826	88	90
246	Non-comm aircraft hangars	1.500	63,841	958	974
247	Pers: It31 tools&mach excl elec gen	2.000	134,410	2,688	4,136
248	Pers: It32 struct/lease land-non C/I,SRR	1.000	9,366	94	98
249	Pers: It32 struct/leased land-NCSRR<76	1.000	47,383	474	456
250	Pers: It32 str/lease land-NCSRR:76-500	1.000	6,079	61	61
252	Pers: It32 struct/leased land-C/I	2.000	47,528	951	1,497
253	Pers: Item 33 ag real estate	1.000	16,548	165	168
255	Pers: It41 struct/leased land - C/I	2.000	414,477	8,290	9,894
256	Pers: It41 struct/leased land-NCSRR<76	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	1,338
263	Pers: It43 leased real estate - non C/I	1.500	18,518	278	376
264	Pers: Item 43 leased real estate - C/I	2.000	327,355	6,547	8,716
265	Pers: Item 44 electric util trans lines	2.000	1,508,997	30,180	49,689
266	Pers: Item 44 electric util distri lines	2.000	212,215	4,244	7,414
267	Pers: Item 45 syst/gas utils	2.000	1,933,648	38,673	61,090
268	Pers: Item 46 syst/water utils	2.000	1,386	28	48
269	Pers: Item 48 misc	2.000	21,819	436	505
<b>State Total</b>			464,314,445	5,220,886	6,222,951

Alternative Legal Class Report

	Legal Class	Class Rate	Mkt Val	Net Tax Cap	Net Tax
159.1	Farm 1b Hmstd HGA: <32K: Exist	0.450	14,901	67	20
159.2	Farm 1b Hmstd HGA: <32K: NewCon	0.450	137	1	0
160.1	Ag Hmstd HGA: <76K: Exist	1.000	6,416,158	64,162	45,122
160.2	Ag Hmstd HGA: <76K: NewCon	1.000	53,443	534	374
161.1	Ag Hmstd HGA: 76K-414K: Exist	1.000	5,147,833	51,478	50,774
161.2	Ag Hmstd HGA: 76K-414K: NewCon	1.000	45,437	454	446
162.1	Ag Hmstd HGA: 414K-500K: Exist	1.000	59,788	598	567
162.2	Ag Hmstd HGA: 414K-500K: NewCon	1.000	483	5	5
163.1	Ag Hmstd HGA: >500K: Exist	1.250	87,480	1,093	1,029
163.2	Ag Hmstd HGA: >500K: NewCon	1.250	705	9	8
164.1	Farm 1b Hmstd land <32K: Exist	0.450	354	2	1
164.2	Farm 1b Hmstd land <32K: NewCon	0.450	3	0	0
165.1	Ag Hmstd 1 & b: <115K: Exist	0.550	10,034,647	55,191	19,405
165.2	Ag Hmstd 1 & b: <115K: NewCon	0.550	77,507	426	154
166.1	Ag Hmstd 1 & b: 115K-345K: Exist	0.550	10,858,185	59,720	57,221
166.2	Ag Hmstd 1 & b: 115K-345K: NewCon	0.550	68,993	379	367
167.1	Ag Hmstd 1 & b: 345K-690K: Exist	0.550	7,230,109	39,766	33,636
167.2	Ag Hmstd 1 & b: 345K-690K: NewCon	0.550	37,625	207	176
168.1	Ag Hmstd 1 & b: >690K: Exist	1.000	6,443,985	64,440	53,724
168.2	Ag Hmstd 1 & b: >690K: NewCon	1.000	29,894	299	250
170.1	Ag Non-homestead: Exist	1.000	15,405,520	154,055	133,215
170.2	Ag Non-homestead: NewCon	1.000	40,050	400	339
171.0	Private Airport	1.000	292	3	2
172.1	Migrant Housing <500K: Exist	1.000	1,387	14	14
172.2	Migrant Housing <500K: NewCon	1.000	2	0	0
173.1	Migrant Housing >500K: Exist	1.250	65	1	1
177.0	Timberlands	1.000	1,482,236	14,822	13,021
178.1	Non-comm SRR: <76K: Exist	1.000	9,069,065	90,691	79,967
178.2	Non-comm SRR: <76K: NewCon	1.000	210,813	2,108	1,888
179.1	Non-comm SRR: 76K-500K: Exist	1.000	9,217,570	92,176	88,816
179.2	Non-comm SRR: 76K-500K: NewCon	1.000	203,515	2,035	1,990
180.1	Non-comm SRR: >500K: Exist	1.250	754,234	9,428	8,409
180.2	Non-comm SRR: >500K: NewCon	1.250	15,533	194	172
183.1	Res 1b Hmstd <32K: Exist	0.450	229,755	1,034	933
183.2	Res 1b Hmstd <32K: NewCon	0.450	4,204	19	17
184.1	Res Hmstd: <76K: Exist	1.000	101,754,825	1,017,548	934,179
184.2	Res Hmstd: <76K: NewCon	1.000	1,940,533	19,405	17,615
185.1	Res Hmstd: 76K-414K: Exist	1.000	182,559,442	1,825,594	2,028,318
185.2	Res Hmstd: 76K-414K: NewCon	1.000	3,431,418	34,314	38,061
186.1	Res Hmstd: 414K-500K: Exist	1.000	6,184,061	61,841	65,670

House Research Dept.

Simulation No. 7A1		Baseline:	Actual Pay 2006	Page 35		
11/30/2006 9:18 AM		Alternative: Proposed Pay 2007: T-N-T Levies + New referendu			(all figures in \$000s)	
186.2	Res Hmstd: 414K-500K: NewCon	1.000	103,641	1,036	1,095	
187.1	Res Hmstd: > 500K: Exist	1.250	11,689,972	146,125	148,760	
187.2	Res Hmstd: > 500K: NewCon	1.250	169,984	2,125	2,141	
189.1	Res NonH 1 unit: <76K: Exist	1.000	9,602,552	96,026	112,915	
189.2	Res NonH 1 unit: <76K: NewCon	1.000	830,688	8,307	9,648	
190.1	Res NonH 1 unit: 76K - 500K: Exist	1.000	11,946,389	119,464	134,710	
190.2	Res NonH 1 unit: 76K - 500K: NewCon	1.000	1,147,342	11,473	12,957	
191.1	Res NonH 1 unit: >500K: Exist	1.250	1,630,901	20,386	21,002	
191.2	Res NonH 1 unit: >500K: NewCon	1.250	136,988	1,712	1,789	
193.1	Res NonH 2-3 units: Exist	1.250	7,115,709	88,946	101,596	
193.2	Res NonH 2-3 units: NewCon	1.250	678,764	8,485	9,599	
196.1	Regular apartments (4a): Exist	1.250	17,326,349	216,579	251,898	
196.2	Regular apartments (4a): NewCon	1.250	361,616	4,520	5,288	
197.1	Low-income housing (4d): Exist	0.750	2,156,294	16,172	19,800	
197.2	Low-income housing (4d): NewCon	0.750	25,856	194	235	
198.1	Non-profit/Comm Serv: Exist	1.500	46,748	701	856	
198.2	Non-profit/Comm Serv: NewCon	1.500	88	1	1	
199.1	Student housing: Exist	1.000	27,116	271	325	
199.2	Student housing: NewCon	1.000	9	0	0	
200.1	Manuf home park land: Exist	1.250	573,187	7,165	8,012	
200.2	Manuf home park land: NewCon	1.250	132	2	2	
202.1	Comm SRR 1c: <500K: Exist	0.550	380,483	2,093	1,790	
202.2	Comm SRR 1c: <500K: NewCon	0.550	3,316	18	17	
203.1	Comm SRR 1c: 500K-2.2M: Exist	1.000	219,406	2,194	1,687	
203.2	Comm SRR 1c: 500K-2.2M: NewCon	1.000	2,014	20	18	
204.1	Comm SRR 1c: >2.2M: Exist	1.250	38,322	479	424	
204.2	Comm SRR 1c: >2.2M: New con	1.250	262	3	3	
205.1	Comm SRR 4c: <500K: Exist	1.000	239,539	2,395	2,659	
205.2	Comm SRR 4c: <500K: NewCon	1.000	4,263	43	41	
206.1	Comm SRR 4c: >500K: Exist	1.250	104,722	1,309	1,331	
206.2	Comm SRR 4c: >500K: NewCon	1.250	5,404	68	54	
207.1	Bed & Breakfast: Exist	1.250	23,547	294	303	
207.2	Bed & Breakfast: NewCon	1.250	288	4	3	
211.1	Commercial: <150K: Exist	1.500	7,915,449	118,732	199,327	
211.2	Commercial: <150K: NewCon	1.500	226,612	3,399	5,632	
212.1	Commercial: >150K: Exist	2.000	40,657,993	813,160	1,319,375	
212.2	Commercial: >150K: NewCon	2.000	1,073,390	21,468	34,224	
213.1	Comm border city: <150K: Exist	1.500	41,211	618	950	
213.2	Comm border city: <150K: NewCon	1.500	227	3	5	
214.1	Comm border city: >150K: Exist	2.000	82,951	1,659	1,908	
214.2	Comm border city: >150K: NewCon	2.000	157	3	4	
222.1	Industrial: <150K: Exist	1.500	1,218,589	18,279	30,717	
222.2	Industrial: <150K: NewCon	1.500	31,804	477	800	
223.1	Industrial: >150K: Exist	2.000	12,650,987	253,020	414,289	

## House Research Dept.

Simulation No. 7A1

Baseline: Actual Pay 2006

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Alternative: Proposed Pay 2007: T-N-T Levies + New referendu

(all figures in \$000s)

223.2	Industrial: >150K: NewCon	2.000	254,059	5,081	8,414
224.1	Ind'l border city: <150K: Exist	1.500	1,497	22	34
224.2	Ind'l border city: <150K: NewCon	1.500	3	0	0
225.1	Ind'l border city: >150K: Exist	2.000	63,165	1,263	1,466
225.2	Ind'l border city: >150K: NewCon	2.000	617	12	14
233.0	Publ Util: land & bldgs <150K	1.500	83,819	1,257	1,998
234.0	Publ Util: land & bldgs >150K	2.000	844,006	16,880	26,441
235.0	Publ Util: Electric Generat Mach	2.000	1,525,273	30,505	33,324
236.0	Publ Util: machinery (non-generat)	2.000	1,063,632	21,273	32,643
238.0	Railroad <150K	1.500	24,763	371	623
239.0	Railroad >150K	2.000	534,328	10,687	17,038
241.0	Non-comm aircraft hangars	1.500	2,755	41	47
242.0	Mineral	2.000	2,217	44	89
243.0	Misc class 5	2.000	4,641	93	133
249.0	Personal: 3f	1.000	9,408	94	98
250.0	Non-comm aircraft hangars	1.500	67,390	1,011	1,029
251.0	Pers: It31 tools&mach excl elec gen	2.000	152,374	3,047	4,543
252.0	Pers: It32 struct/lease land-non C/I,SRR	1.000	8,957	90	92
253.0	Pers: It32 struct/leased land-NCSRR<76	1.000	50,806	508	479
254.0	Pers: It32 str/lease land-NCSRR:76-500	1.000	9,672	97	91
256.0	Pers: It32 struct/leased land-C/I	2.000	18,262	365	548
257.0	Pers: Item 33 ag real estate	1.000	19,447	194	197
259.0	Pers: It41 struct/leased land - C/I	2.000	395,647	7,913	8,920
260.0	Pers: It41 struct/leased land-NCSRR<76	1.000	332	3	5
263.0	Pers: It41 str/leased land-non C/I,SRR	1.000	2,607	26	30
264.0	Pers: Item 41 Border EZ	2.000	1,157	23	27
265.0	Pers: Item 42 non-EZ struct/RR land	2.000	33,660	673	1,314
267.0	Pers: It43 leased real estate - non C/I	1.500	21,749	326	425
268.0	Pers: Item 43 leased real estate - C/I	2.000	380,939	7,619	9,302
269.0	Pers: Item 44 electric util trans lines	2.000	1,661,589	33,232	53,127
270.0	Pers: Item 44 electric util distri lines	2.000	234,147	4,683	7,890
271.0	Pers: Item 45 syst/gas utils	2.000	1,879,708	37,594	57,697
272.0	Pers: Item 46 syst/water utils	2.000	1,383	28	46
273.0	Pers: Item 48 misc	2.000	16,002	320	363
<b>State Total</b>			518,973,458	5,839,321	6,802,580

**Baseline Levy Summary**

*Levy Summary Report*

	County	City	Town	School District	Special District	State	Total
Certified NTC Levy	2,115,288	1,413,452	176,347	1,105,829	229,198	655,554	5,695,667
Certified MKV Levy	2,614	26,210	166	568,952	0	0	597,942
Fiscal Disparities Levy	108,571	104,213	1,278	99,275	23,134	0	336,472
Disparity Reduction Aid	9,801	0	527	7,983	0	0	18,311
Spread NTC Levy	1,996,916	1,309,239	174,541	1,035,011	211,063	655,554	5,382,324
Spread MKV Levy	2,614	26,210	166	532,513	0	0	561,503
Tax Incr Financing Levy							275,097
<b>Homestead Credit</b>		286,049		<b>Taconite credit</b>		16,434	
<b>Agricultural Credit</b>		24,926		<b>Disparity Reduction Credit</b>		4,974	

**Alternative Levy Summary**

*Levy Summary Report*

	County	City	Town	School District	Special District	State	Total
Certified NTC Levy	2,265,229	1,539,973	188,518	1,208,561	260,608	696,281	6,159,169
Certified MKV Levy	2,525	27,875	62	629,097	0	0	659,558
Fiscal Disparities Levy	112,502	111,110	1,280	116,325	24,780	0	365,997
Disparity Reduction Aid	9,771	0	509	8,057	0	0	18,336
Spread NTC Levy	2,142,956	1,428,862	186,729	1,127,518	240,828	696,281	5,823,174
Spread MKV Levy	2,525	27,875	62	585,758	0	0	616,220
Tax Incr Financing Levy							313,977
<b>Homestead Credit</b>		269,590		<b>Taconite credit</b>		16,981	
<b>Agricultural Credit</b>		24,874		<b>Disparity Reduction Credit</b>		5,499	