

House Research Simulation Report: Property Tax

Simulation #7G6

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DESCRIPTION

BASELINE: Projected Pay 2008: Current Law

ALTERNATIVE: Projected Pay 2008: Omnibus Tax Bill

This report is a projection of property taxes payable in 2008 under the provisions of the Omnibus Tax Bill, HF 2268, as it passed the legislature on 5/21/07, compared to property taxes payable in 2008 under current law. The baseline payable 2008 projections result from a joint working group consisting of staff from the House and Senate and the departments of Education and Revenue. Note that the simulation does not reflect the impact of the proposed increases in the property tax refund program.

KEY POINTS

- **Statewide, property taxes would be \$63 million less, or 0.9%**, according to the simulation. The overall tax reductions are projected to be 1.4% in Greater Minnesota and 0.5% in the Metro area.
- **On a statewide average basis, property tax changes vary by property type from -2.7% (on agricultural property) to +1% (on public utility property).** Impacts on the largest property types are -0.8% on residential homesteads, -1% on residential non-homestead property, -1.2% on apartments, -0.7% on commercial-industrial property, and -0.2% on seasonal-recreational property.

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

ASSUMPTIONS:**BASELINE: Projected Pay 2008: Current Law**

- **Market values** are based on growth rates derived from actual growth rates in taxable property values between payable year 2006 and payable year 2007 for each type of property within each county, with separate rates determined for existing property and new construction. For more than half the counties, the county assessor either provided alternative growth rates (which were used instead), or indicated that the estimated growth rates looked to be “in the ballpark.” City-specific growth estimates were provided for Hennepin County; for Ramsey County separate estimates were provided for St. Paul and the remainder of the county. Market value growth for property types with a tiered class rate structure were assumed to be split between tiers in the same percentages as the growth from pay 2006 to pay 2007, on a city-by-city and a class-by-class basis. Public utility values were modified to take into account the new valuation rules taking effect for assessment year 2007, at the 20 percent phase-in rate.
- **School district levies** were modeled under the direction of a joint House/Senate/Revenue Dept./Education Dept. working group. The baseline pay 2008 levies were developed to match statewide levy estimates by category developed by the Dept. of Education. Approximately \$87 million of new operating referendum levies that would need to be approved by the voters are assumed; they are distributed using a uniform rate across all districts statewide (except Minneapolis and St. Paul). Approximately \$50 million of new debt levies that would need to be approved by the voters are assumed; they are distributed using a uniform rate across all districts statewide.
- **County levies** were modeled under the direction of a joint House/Senate/Revenue Dept. working group. Each county’s 2007 general levy plus aid was increased by its three-year average levy plus aid growth rate. General levy amounts were derived by subtracting projected 2008 aid amounts from the levy plus aid projections. The resulting general levy was not allowed to be less than in 2007, nor to exceed the 2007 levy by more than 12%. Each county’s jail and debt service levies were projected separately from the general levy. Levy assumptions for the three largest counties were discussed with county officials for a “reality check.”
- **City and town levies** were modeled under the direction of a joint House/Senate/Revenue Dept. working group. The basic methodology applied each jurisdiction’s average growth rate in levy plus aid for the previous three years to its 2007 levy plus aid amount. Levy amounts were derived by subtracting projected 2008 aid amounts from the levy plus aid projections. Levy amounts were not allowed to be less than in payable 2007, nor were they allowed to grow by more than 15%. Levy assumptions for the eight largest cities were discussed with city officials for a “reality check.”
- **Special taxing district levies** were modeled under the direction of a joint House/Senate/Revenue Dept. working group. Generally, special district levies were assumed to grow by the same percentage as they grew this year. Some adjustments were made based on input from public officials in some of the larger jurisdictions. Metro-wide special taxing districts were modeled based upon the levy limits governing each agency, recent trends in levy growth, plus some input from agency officials.
- **The state property tax levy** is assumed to be \$717.4 million; resulting in a commercial-industrial rate of 44.8% and a seasonal-recreational rate of 20.1%.
- **Fiscal disparities** net tax capacities and distribution levies were modeled by the House Research Dept.
- **Tax increment financing (TIF) net tax capacities** were assumed to increase at the same rate in each jurisdiction as the growth in commercial-industrial market values (existing plus new construction).

ALTERNATIVE: Projected Pay 2008: Omnibus Tax Bill

- **Baseline market values** are the same as baseline. No changes were made to the tax base to account for the new rural lands classification and class rate provided in the Tax bill.
- **School district levies** are the same as baseline. No effects of the 2007 E-12 finance bill are included.
- **Special taxing district levies** are unchanged from the pay 2008 baseline.
- **County, city and town levies** started from the pay 2008 baseline, and were increased or decreased for changes in city and town LGA, and County Program Aid (CPA) using a relationship of \$1 of aid change resulting in a \$.67 change in levy.
- **The state property tax levy** is the same as baseline pay 2008.

SIMULATION PARAMETERS

	Baseline	Alternative
Disabled homestead	0.45%	0.45%
Residential Homestead:		
<\$500,000	1.0	1.0
>\$500,000	1.25	1.25
Residential Non-homestead:		
Single unit:		
<\$500,000	1.0	1.0
>\$500,000	1.25	1.25
2-3 unit & undeveloped land	1.25	1.25
Apartments:		
Regular	1.25	1.25
Low-income	0.75	0.75
Commercial-Industrial-Public Utility:		
<\$150,000	1.5	1.5
>\$150,000	2.0	2.0
Seasonal Recreational Commercial:		
Homestead resorts (1c):		
<\$500,000	0.55	0.5
\$500,000 - \$600,000	1.0	0.5
\$600,000 - \$2,200,000	1.0	1.0
\$2,200,000 - \$2,300,000	1.25	1.0
>\$2,300,000	1.25	1.25
Nonhomestead resorts (4c):		
<\$500,000	1.0	1.0
>\$500,000	1.25	1.25
Seasonal Recreational Residential:		
<\$500,000	1.0	1.0
>\$500,000	1.25	1.25
Agricultural land & buildings:		
Homestead:		
<\$790,000	0.55	0.5
>\$790,000	1.0	1.0
Nonhomestead	1.0	1.0
Credits:		
Market Value Homestead:		
Rate	0.4%	0.4%
Maximum	\$304	\$304
Phase-out rate	0.09%	0.09%
Market Value Agricultural:		
Rate	0.3%	0.3%
Maximum	\$345	\$345
Phase-out rate	0.05%	0.05%

STATEWIDE

<i>Tax Burdens by Property Class</i>	Taxable Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Homestead	329,920,942	329,920,942	0	0.0	3,490,554	3,462,347	-28,207	-0.8	1.06	1.05
Res Non-Hmstd 1	30,212,853	30,212,853	0	0.0	348,856	345,679	-3,177	-0.9	1.15	1.14
Res Non-Hmstd 23	10,140,317	10,140,317	0	0.0	143,493	141,895	-1,598	-1.1	1.42	1.40
Apartments	18,599,277	18,599,277	0	0.0	269,876	266,686	-3,190	-1.2	1.45	1.43
Low-income Apts	2,281,950	2,281,950	0	0.0	20,911	20,595	-316	-1.5	0.92	0.90
Seasonal Rec	24,644,223	24,644,218	-5	0.0	215,038	214,537	-501	-0.2	0.87	0.87
Com/Ind Lo Tier	9,975,192	9,975,192	0	0.0	244,874	241,912	-2,962	-1.2	2.45	2.43
Com/Ind Hi Tier	63,102,411	63,102,411	0	0.0	1,985,685	1,972,498	-13,187	-0.7	3.15	3.13
Publ U: Elec Gen	1,496,108	1,496,108	0	0.0	32,438	32,282	-156	-0.5	2.17	2.16
Publ U: Other	5,906,612	5,906,612	0	0.0	178,426	180,665	2,239	1.3	3.02	3.06
Ag Hmstd House	12,898,617	12,898,617	0	0.0	107,659	107,913	253	0.2	0.83	0.84
Ag Hmstd Land	39,166,506	39,166,506	0	0.0	181,292	168,665	-12,627	-7.0	0.46	0.43
Ag Non-Hmstd	19,253,637	19,253,637	0	0.0	161,103	161,474	371	0.2	0.84	0.84
Total	567,598,645	567,598,640	-5	0.0	7,380,204	7,317,148	-63,056	-0.9	1.30	1.29

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	6,395,774	6,379,342	-16,431	-0.3	County	40.17	40.12	0.052	0.052
(-) TIF Tax Capacity	326,946	326,946	0	0.0	City/Town	30.20	29.41	0.613	0.613
(-) FD Contrib Tax Cap	349,828	349,828	0	0.0	School District	21.11	21.17	14.369	14.369
(=) Taxable Tax Capacity	<u>5,719,000</u>	<u>5,702,569</u>	<u>-16,431</u>	<u>-0.3</u>	Special District	<u>4.50</u>	<u>4.51</u>	<u>0.000</u>	<u>0.000</u>
FD Distrib Tax Cap	349,828	349,828	0	0.0	Total	95.98	95.22	15.034	15.034

GREATER MINNESOTA

<i>Tax Burdens by Property Class</i>	Taxable Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Homestead	108,866,163	108,866,163	0	0.0	1,087,151	1,071,579	-15,572	-1.4	1.00	0.98
Res Non-Hmstd 1	10,033,886	10,033,886	0	0.0	115,750	114,201	-1,549	-1.3	1.15	1.14
Res Non-Hmstd 23	3,227,351	3,227,351	0	0.0	45,923	45,312	-611	-1.3	1.42	1.40
Apartments	3,795,091	3,795,091	0	0.0	58,108	56,932	-1,176	-2.0	1.53	1.50
Low-income Apts	817,384	817,384	0	0.0	7,965	7,776	-189	-2.4	0.97	0.95
Seasonal Rec	24,119,319	24,119,314	-5	0.0	209,387	208,895	-492	-0.2	0.87	0.87
Com/Ind Lo Tier	5,834,163	5,834,163	0	0.0	145,481	143,050	-2,431	-1.7	2.49	2.45
Com/Ind Hi Tier	13,677,518	13,677,518	0	0.0	436,863	431,077	-5,786	-1.3	3.19	3.15
Publ U: Elec Gen	1,235,152	1,235,152	0	0.0	26,672	26,555	-117	-0.4	2.16	2.15
Publ U: Other	3,604,497	3,604,497	0	0.0	106,749	108,007	1,257	1.2	2.96	3.00
Ag Hmstd House	11,465,791	11,465,791	0	0.0	95,116	95,366	249	0.3	0.83	0.83
Ag Hmstd Land	37,388,361	37,388,361	0	0.0	174,232	162,196	-12,036	-6.9	0.47	0.43
Ag Non-Hmstd	17,837,657	17,837,657	0	0.0	148,935	149,313	378	0.3	0.83	0.84
Total	241,902,334	241,902,329	-5	0.0	2,658,331	2,620,258	-38,073	-1.4	1.10	1.08

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	2,516,510	2,500,849	-15,662	-0.6	County	47.47	47.54	0.026	0.026
(-) TIF Tax Capacity	60,421	60,421	0	0.0	City/Town	27.15	25.99	0.118	0.118
(-) FD Contrib Tax Cap	3,500	3,500	0	0.0	School District	19.45	19.58	12.813	12.813
(=) Taxable Tax Capacity	<u>2,452,589</u>	<u>2,436,928</u>	<u>-15,662</u>	<u>-0.6</u>	Special District	<u>1.53</u>	<u>1.54</u>	<u>0.000</u>	<u>0.000</u>
FD Distrib Tax Cap	3,500	3,500	0	0.0	Total	95.60	94.65	12.957	12.957

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	109,500	109,500	0.0	915	904	-10	-1.1	0.84	0.83
Res Hmstd: Avg Val	164,100	164,100	0.0	1,557	1,541	-15	-1.0	0.95	0.94
Res Hmstd: Hi Val	218,800	218,800	0.0	2,200	2,179	-21	-0.9	1.01	1
Res Hmstd: Ex-Hi Val	328,300	328,300	0.0	3,487	3,456	-31	-0.9	1.06	1.05
Apartment (Mkt rate)	300,000	300,000	0.0	3,974	3,938	-35	-0.9	1.32	1.31
Seas Rec: Lo Val	100,000	100,000	0.0	1,065	1,056	-9	-0.9	1.07	1.06
Seas Rec: Hi Val	300,000	300,000	0.0	3,379	3,351	-28	-0.8	1.13	1.12
Comm/Ind: Lo Val	150,000	150,000	0.0	3,353	3,327	-26	-0.8	2.24	2.22
Comm/Ind: Med Val	300,000	300,000	0.0	7,759	7,699	-61	-0.8	2.59	2.57
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	28,321	28,099	-223	-0.8	2.83	2.81

METRO AREA

<i>Tax Burdens by Property Class</i>	Taxable Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Homestead	221,054,778	221,054,778	0	0.0	2,403,403	2,390,768	-12,635	-0.5	1.09	1.08
Res Non-Hmstd 1	20,178,967	20,178,967	0	0.0	233,106	231,478	-1,628	-0.7	1.16	1.15
Res Non-Hmstd 23	6,912,966	6,912,966	0	0.0	97,570	96,584	-986	-1.0	1.41	1.40
Apartments	14,804,186	14,804,186	0	0.0	211,768	209,754	-2,014	-1.0	1.43	1.42
Low-income Apts	1,464,566	1,464,566	0	0.0	12,946	12,819	-127	-1.0	0.88	0.88
Seasonal Rec	524,904	524,904	0	0.0	5,651	5,642	-9	-0.2	1.08	1.07
Com/Ind Lo Tier	4,141,030	4,141,030	0	0.0	99,393	98,862	-531	-0.5	2.40	2.39
Com/Ind Hi Tier	49,424,893	49,424,893	0	0.0	1,548,822	1,541,421	-7,401	-0.5	3.13	3.12
Publ U: Elec Gen	260,956	260,956	0	0.0	5,766	5,727	-39	-0.7	2.21	2.19
Publ U: Other	2,302,114	2,302,114	0	0.0	71,677	72,659	982	1.4	3.11	3.16
Ag Hmstd House	1,432,827	1,432,827	0	0.0	12,543	12,547	4	0.0	0.88	0.88
Ag Hmstd Land	1,778,145	1,778,145	0	0.0	7,060	6,469	-591	-8.4	0.40	0.36
Ag Non-Hmstd	1,415,980	1,415,980	0	0.0	12,168	12,161	-7	-0.1	0.86	0.86
Total	325,696,311	325,696,311	0	0.0	4,721,873	4,696,890	-24,983	-0.5	1.45	1.44

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	3,879,263	3,878,494	-770	0.0	County	34.69	34.59	0.065	0.065
(-) TIF Tax Capacity	266,524	266,524	0	0.0	City/Town	32.48	31.96	0.864	0.864
(-) FD Contrib Tax Cap	346,328	346,328	0	0.0	School District	22.36	22.37	15.159	15.159
(=) Taxable Tax Capacity	<u>3,266,411</u>	<u>3,265,641</u>	<u>-770</u>	<u>0.0</u>	Special District	<u>6.73</u>	<u>6.73</u>	<u>0.000</u>	<u>0.000</u>
FD Distrib Tax Cap	346,328	346,328	0	0.0	Total	96.26	95.64	16.089	16.089

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	189,100	189,100	0.0	1,922	1,911	-12	-0.6	1.02	1.01
Res Hmstd: Avg Val	283,500	283,500	0.0	3,068	3,050	-18	-0.6	1.08	1.08
Res Hmstd: Hi Val	377,900	377,900	0.0	4,214	4,190	-23	-0.6	1.11	1.11
Res Hmstd: Ex-Hi Val	567,000	567,000	0.0	6,532	6,495	-36	-0.6	1.15	1.15
Apartment (Mkt rate)	300,000	300,000	0.0	4,093	4,069	-23	-0.6	1.36	1.36
Comm/Ind: Lo Val	150,000	150,000	0.0	3,554	3,540	-14	-0.4	2.37	2.36
Comm/Ind: Med Val	300,000	300,000	0.0	8,212	8,179	-34	-0.4	2.74	2.73
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	29,951	29,829	-123	-0.4	3	2.98

GREATER MINNESOTA URBAN

<i>Tax Burdens by Property Class</i>	Taxable Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Homestead	62,000,847	62,000,847	0	0.0	695,320	679,116	-16,203	-2.3	1.12	1.10
Res Non-Hmstd 1	6,225,124	6,225,124	0	0.0	79,268	77,662	-1,606	-2.0	1.27	1.25
Res Non-Hmstd 23	2,334,361	2,334,361	0	0.0	35,474	34,848	-626	-1.8	1.52	1.49
Apartments	3,726,677	3,726,677	0	0.0	57,356	56,180	-1,176	-2.1	1.54	1.51
Low-income Apts	816,624	816,624	0	0.0	7,957	7,768	-189	-2.4	0.97	0.95
Seasonal Rec	3,112,450	3,112,450	0	0.0	30,449	30,308	-141	-0.5	0.98	0.97
Com/Ind Lo Tier	4,760,231	4,760,231	0	0.0	123,438	121,009	-2,428	-2.0	2.59	2.54
Com/Ind Hi Tier	12,446,248	12,446,248	0	0.0	403,798	398,009	-5,789	-1.4	3.24	3.20
Publ U: Elec Gen	1,206,621	1,206,621	0	0.0	26,151	26,033	-118	-0.5	2.17	2.16
Publ U: Other	1,354,968	1,354,968	0	0.0	44,243	44,118	-125	-0.3	3.27	3.26
Ag Hmstd House	393,948	393,948	0	0.0	4,416	4,354	-62	-1.4	1.12	1.11
Ag Hmstd Land	502,255	502,255	0	0.0	2,876	2,570	-306	-10.6	0.57	0.51
Ag Non-Hmstd	624,601	624,601	0	0.0	7,068	6,912	-156	-2.2	1.13	1.11
Total	99,504,954	99,504,954	0	0.0	1,517,816	1,488,890	-28,926	-1.9	1.53	1.50

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	1,181,608	1,181,350	-258	0.0	County	46.64	46.70	0.022	0.022
(-) TIF Tax Capacity	59,631	59,631	0	0.0	City/Town	43.89	41.29	0.197	0.197
(-) FD Contrib Tax Cap	2,488	2,488	0	0.0	School District	20.65	20.74	13.377	13.377
(=) Taxable Tax Capacity	<u>1,119,489</u>	<u>1,119,231</u>	<u>-258</u>	<u>0.0</u>	Special District	<u>1.72</u>	<u>1.73</u>	<u>0.000</u>	<u>0.000</u>
FD Distrib Tax Cap	2,748	2,748	0	0.0	Total	112.91	110.46	13.596	13.596

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	95,600	95,600	0.0	923	900	-23	-2.5	0.97	0.94
Res Hmstd: Avg Val	143,200	143,200	0.0	1,568	1,533	-35	-2.2	1.1	1.07
Res Hmstd: Hi Val	190,900	190,900	0.0	2,214	2,168	-47	-2.1	1.16	1.14
Res Hmstd: Ex-Hi Val	286,500	286,500	0.0	3,510	3,440	-70	-2.0	1.23	1.20
Apartment (Mkt rate)	300,000	300,000	0.0	4,642	4,550	-92	-2.0	1.55	1.52
Comm/Ind: Lo Val	150,000	150,000	0.0	3,752	3,693	-60	-1.6	2.50	2.46
Comm/Ind: Med Val	300,000	300,000	0.0	8,688	8,548	-140	-1.6	2.9	2.85
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	31,718	31,206	-512	-1.6	3.17	3.12

GREATER MINNESOTA RURAL

<i>Tax Burdens by Property Class</i>	Taxable Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Homestead	46,865,316	46,865,316	0	0.0	391,831	392,463	632	0.2	0.84	0.84
Res Non-Hmstd 1	3,808,763	3,808,763	0	0.0	36,482	36,539	57	0.2	0.96	0.96
Res Non-Hmstd 23	892,989	892,989	0	0.0	10,449	10,463	14	0.1	1.17	1.17
Apartments	68,414	68,414	0	0.0	752	752	0	0.0	1.10	1.10
Low-income Apts	760	760	0	0.0	8	8	0	0.2	1.01	1.01
Seasonal Rec	21,006,869	21,006,864	-5	0.0	178,937	178,587	-351	-0.2	0.85	0.85
Com/Ind Lo Tier	1,073,931	1,073,931	0	0.0	22,043	22,041	-2	0.0	2.05	2.05
Com/Ind Hi Tier	1,231,270	1,231,270	0	0.0	33,064	33,067	3	0.0	2.69	2.69
Publ U: Elec Gen	28,532	28,532	0	0.0	520	522	2	0.3	1.82	1.83
Publ U: Other	2,249,529	2,249,529	0	0.0	62,506	63,889	1,383	2.2	2.78	2.84
Ag Hmstd House	11,071,843	11,071,843	0	0.0	90,700	91,012	311	0.3	0.82	0.82
Ag Hmstd Land	36,886,106	36,886,106	0	0.0	171,356	159,626	-11,730	-6.8	0.46	0.43
Ag Non-Hmstd	17,213,056	17,213,056	0	0.0	141,867	142,401	534	0.4	0.82	0.83
Total	142,397,379	142,397,374	-5	0.0	1,140,515	1,131,369	-9,147	-0.8	0.80	0.79

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	1,334,902	1,319,499	-15,404	-1.2	County	48.15	48.26	0.031	0.031
(-) TIF Tax Capacity	790	790	0	0.0	City/Town	13.09	12.99	0.008	0.008
(-) FD Contrib Tax Cap	1,012	1,012	0	0.0	School District	18.44	18.59	12.024	12.024
(=) Taxable Tax Capacity	<u>1,333,100</u>	<u>1,317,697</u>	<u>-15,404</u>	<u>-1.2</u>	Special District	<u>1.37</u>	<u>1.38</u>	<u>0.000</u>	<u>0.000</u>
FD Distrib Tax Cap	752	752	0	0.0	Total	81.06	81.22	12.063	12.063

Tax Burdens on Hypothetical Properties

	Taxable Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	135,700	135,700	0.0	1,013	1,016	2	0.2	0.75	0.75
Res Hmstd: Avg Val	203,400	203,400	0.0	1,705	1,708	3	0.2	0.84	0.84
Res Hmstd: Hi Val	271,100	271,100	0.0	2,396	2,401	5	0.2	0.88	0.89
Res Hmstd: Ex-Hi Val	406,800	406,800	0.0	3,782	3,789	7	0.2	0.93	0.93
Apartment (Mkt rate)	300,000	300,000	0.0	3,401	3,408	6	0.2	1.13	1.14
Seas Rec: Lo Val	100,000	100,000	0.0	920	922	2	0.2	0.92	0.92
Seas Rec: Hi Val	300,000	300,000	0.0	2,943	2,948	5	0.2	0.98	0.98
Comm/Ind: Lo Val	150,000	150,000	0.0	3,013	3,012	-1	0.0	2.01	2.01
Comm/Ind: Med Val	300,000	300,000	0.0	6,969	6,967	-2	0.0	2.32	2.32
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	25,433	25,424	-9	0.0	2.54	2.54

NORTHWEST CITIES

<i>Tax Burdens by Property Class</i>	Taxable Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Homestead	5,089,627	5,089,627	0	0.0	59,657	57,613	-2,045	-3.4	1.17	1.13
Res Non-Hmstd 1	479,862	479,862	0	0.0	6,533	6,345	-188	-2.9	1.36	1.32
Res Non-Hmstd 23	168,285	168,285	0	0.0	2,597	2,530	-67	-2.6	1.54	1.50
Apartments	404,190	404,190	0	0.0	6,538	6,357	-180	-2.8	1.62	1.57
Low-income Apts	97,354	97,354	0	0.0	1,009	973	-36	-3.6	1.04	1.00
Seasonal Rec	200,658	200,658	0	0.0	2,211	2,190	-21	-0.9	1.10	1.09
Com/Ind Lo Tier	585,677	585,677	0	0.0	15,395	15,067	-328	-2.1	2.63	2.57
Com/Ind Hi Tier	1,070,959	1,070,959	0	0.0	31,836	31,336	-500	-1.6	2.97	2.93
Publ U: Elec Gen	21,315	21,315	0	0.0	448	431	-18	-3.9	2.10	2.02
Publ U: Other	95,120	95,120	0	0.0	3,321	3,274	-47	-1.4	3.49	3.44
Ag Hmstd House	21,729	21,729	0	0.0	260	251	-9	-3.5	1.20	1.16
Ag Hmstd Land	41,451	41,451	0	0.0	280	248	-32	-11.5	0.68	0.60
Ag Non-Hmstd	40,691	40,691	0	0.0	517	502	-15	-2.9	1.27	1.23
Total	8,316,919	8,316,919	0	0.0	130,602	127,116	-3,487	-2.7	1.57	1.53

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	63,766	98,930	35,163	55.1	County	66.85	52.67	0.000	0.000
(-) TIF Tax Capacity	656	5,044	4,388	669.2	City/Town	31.63	41.90	0.000	0.344
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	21.29	21.54	20.856	12.458
(=) Taxable Tax Capacity	<u>63,111</u>	<u>93,886</u>	<u>30,775</u>	<u>48.8</u>	Special District	<u>6.26</u>	<u>3.60</u>	<u>0.000</u>	<u>0.000</u>
FD Distrib Tax Cap	0	0	0	0.0	Total	126.02	119.71	20.856	12.803

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	72,400	72,400	0.0	774	670	-104	-13.4	1.07	0.93
Res Hmstd: Avg Val	108,500	108,500	0.0	1,319	1,163	-156	-11.8	1.22	1.07
Res Hmstd: Hi Val	144,500	144,500	0.0	1,880	1,672	-208	-11.0	1.30	1.16
Res Hmstd: Ex-Hi Val	216,900	216,900	0.0	3,009	2,697	-312	-10.4	1.39	1.24
Apartment (Mkt rate)	300,000	300,000	0.0	5,352	4,873	-478	-8.9	1.78	1.62
Comm/Ind: Lo Val	150,000	150,000	0.0	4,156	3,889	-268	-6.4	2.77	2.59
Comm/Ind: Med Val	300,000	300,000	0.0	9,594	9,009	-584	-6.1	3.2	3.00
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	34,968	32,907	-2,062	-5.9	3.5	3.29

NORTHWEST TOWNS

<i>Tax Burdens by Property Class</i>	Taxable Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Homestead	6,078,939	6,078,939	0	0.0	49,089	49,228	139	0.3	0.81	0.81
Res Non-Hmstd 1	405,668	405,668	0	0.0	3,959	3,968	9	0.2	0.98	0.98
Res Non-Hmstd 23	133,794	133,794	0	0.0	1,425	1,428	3	0.2	1.07	1.07
Apartments	9,512	9,512	0	0.0	92	92	0	0.2	0.97	0.97
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	4,309,534	4,309,529	-5	0.0	36,480	36,489	9	0.0	0.85	0.85
Com/Ind Lo Tier	163,259	163,259	0	0.0	3,378	3,380	1	0.0	2.07	2.07
Com/Ind Hi Tier	179,067	179,067	0	0.0	5,013	5,017	4	0.1	2.80	2.80
Publ U: Elec Gen	360	360	0	0.0	5	5	0	0.2	1.31	1.31
Publ U: Other	417,756	417,756	0	0.0	12,082	12,361	279	2.3	2.89	2.96
Ag Hmstd House	1,582,064	1,582,064	0	0.0	13,087	13,116	29	0.2	0.83	0.83
Ag Hmstd Land	5,875,427	5,875,427	0	0.0	28,581	26,366	-2,216	-7.8	0.49	0.45
Ag Non-Hmstd	3,440,705	3,440,705	0	0.0	31,102	31,146	44	0.1	0.90	0.91
Total	22,596,083	22,596,078	-5	0.0	184,294	182,596	-1,698	-0.9	0.82	0.81

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	77,795	208,405	130,610	167.9	County	50.76	49.51	0.000	0.000
(-) TIF Tax Capacity	480	58	-422	-87.9	City/Town	19.03	12.47	0.000	0.000
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	24.86	16.99	11.360	13.522
(=) Taxable Tax Capacity	<u>77,315</u>	<u>208,347</u>	<u>131,032</u>	<u>169.5</u>	Special District	<u>1.48</u>	<u>3.30</u>	<u>0.000</u>	<u>0.000</u>
FD Distrib Tax Cap	0	0	0	0.0	Total	96.12	82.28	11.360	13.522

Tax Burdens on Hypothetical Properties

	Taxable Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	123,300	123,300	0.0	1,064	920	-144	-13.5	0.86	0.75
Res Hmstd: Avg Val	184,900	184,900	0.0	1,781	1,565	-216	-12.1	0.96	0.85
Res Hmstd: Hi Val	246,500	246,500	0.0	2,499	2,211	-288	-11.5	1.01	0.9
Res Hmstd: Ex-Hi Val	369,800	369,800	0.0	3,935	3,503	-432	-11.0	1.06	0.95
Seas Rec: Lo Val	100,000	100,000	0.0	1,071	932	-138	-12.9	1.07	0.93
Seas Rec: Hi Val	300,000	300,000	0.0	3,395	2,980	-415	-12.2	1.13	0.99
Comm/Ind: Lo Val	150,000	150,000	0.0	3,341	3,057	-284	-8.5	2.23	2.04
Comm/Ind: Med Val	300,000	300,000	0.0	7,739	7,066	-673	-8.7	2.58	2.36
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	28,263	25,774	-2,490	-8.8	2.83	2.58

NORTH CENTRAL CITIES

<i>Tax Burdens by Property Class</i>	Taxable Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Homestead	4,037,315	4,037,315	0	0.0	38,332	37,432	-900	-2.3	0.95	0.93
Res Non-Hmstd 1	463,509	463,509	0	0.0	5,405	5,276	-129	-2.4	1.17	1.14
Res Non-Hmstd 23	175,752	175,752	0	0.0	2,423	2,370	-53	-2.2	1.38	1.35
Apartments	226,088	226,088	0	0.0	3,286	3,203	-83	-2.5	1.45	1.42
Low-income Apts	70,606	70,606	0	0.0	702	680	-21	-3.0	0.99	0.96
Seasonal Rec	2,215,394	2,215,394	0	0.0	19,672	19,649	-23	-0.1	0.89	0.89
Com/Ind Lo Tier	522,897	522,897	0	0.0	12,751	12,509	-242	-1.9	2.44	2.39
Com/Ind Hi Tier	1,123,304	1,123,304	0	0.0	34,622	34,027	-594	-1.7	3.08	3.03
Publ U: Elec Gen	1,114	1,114	0	0.0	31	30	-1	-3.0	2.76	2.68
Publ U: Other	80,091	80,091	0	0.0	2,597	2,590	-7	-0.3	3.24	3.23
Ag Hmstd House	32,677	32,677	0	0.0	325	321	-3	-1.0	0.99	0.98
Ag Hmstd Land	39,303	39,303	0	0.0	162	140	-22	-13.3	0.41	0.36
Ag Non-Hmstd	47,196	47,196	0	0.0	406	402	-3	-0.8	0.86	0.85
Total	9,035,246	9,035,246	0	0.0	120,712	118,629	-2,083	-1.7	1.34	1.31

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	141,994	106,874	-35,119	-24.7	County	59.82	39.66	0.000	0.000
(-) TIF Tax Capacity	7,283	3,669	-3,614	-49.6	City/Town	23.60	35.19	0.011	0.094
(-) FD Contrib Tax Cap	35	0	-35	100.0	School District	15.47	17.56	9.812	9.797
(=) Taxable Tax Capacity	134,675	103,205	-31,470	-23.4	Special District	3.28	0.71	0.000	0.000
FD Distrib Tax Cap	2	0	-2	100.0	Total	102.18	93.12	9.824	9.891

**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	96,900	96,900	0.0	800	713	-87	-10.9	0.83	0.74
Res Hmstd: Avg Val	145,300	145,300	0.0	1,386	1,255	-131	-9.4	0.95	0.86
Res Hmstd: Hi Val	193,600	193,600	0.0	1,970	1,796	-174	-8.8	1.02	0.93
Res Hmstd: Ex-Hi Val	290,500	290,500	0.0	3,143	2,882	-261	-8.3	1.08	0.99
Apartment (Mkt rate)	300,000	300,000	0.0	4,126	3,789	-337	-8.2	1.38	1.26
Comm/Ind: Lo Val	150,000	150,000	0.0	3,454	3,247	-207	-6.0	2.30	2.16
Comm/Ind: Med Val	300,000	300,000	0.0	8,011	7,526	-484	-6.0	2.67	2.51
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	29,275	27,498	-1,777	-6.1	2.93	2.75

NORTH CENTRAL TOWNS

<i>Tax Burdens by Property Class</i>	Taxable Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Homestead	7,281,843	7,281,843	0	0.0	55,050	55,138	87	0.2	0.76	0.76
Res Non-Hmstd 1	570,398	570,398	0	0.0	5,136	5,142	6	0.1	0.90	0.90
Res Non-Hmstd 23	131,709	131,709	0	0.0	1,427	1,428	1	0.1	1.08	1.08
Apartments	25,891	25,891	0	0.0	269	269	0	0.0	1.04	1.04
Low-income Apts	760	760	0	0.0	8	8	0	0.2	1.01	1.01
Seasonal Rec	6,669,837	6,669,837	0	0.0	52,772	52,693	-79	-0.1	0.79	0.79
Com/Ind Lo Tier	207,170	207,170	0	0.0	3,968	3,965	-2	-0.1	1.92	1.91
Com/Ind Hi Tier	169,774	169,774	0	0.0	4,187	4,183	-4	-0.1	2.47	2.46
Publ U: Elec Gen	3,610	3,610	0	0.0	74	75	0	0.7	2.06	2.07
Publ U: Other	332,882	332,882	0	0.0	9,756	9,957	201	2.1	2.93	2.99
Ag Hmstd House	1,157,009	1,157,009	0	0.0	9,742	9,779	37	0.4	0.84	0.85
Ag Hmstd Land	2,187,380	2,187,380	0	0.0	8,969	7,967	-1,002	-11.2	0.41	0.36
Ag Non-Hmstd	1,070,504	1,070,504	0	0.0	9,396	9,404	8	0.1	0.88	0.88
Total	19,808,769	19,808,769	0	0.0	160,754	160,008	-746	-0.5	0.81	0.81

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	193,293	194,806	1,513	0.8	County	49.75	43.26	0.000	0.000
(-) TIF Tax Capacity	1,780	46	-1,734	-97.4	City/Town	26.83	12.33	0.081	0.000
(-) FD Contrib Tax Cap	3,465	0	-3,465	100.0	School District	10.36	18.95	8.673	10.085
(=) Taxable Tax Capacity	<u>188,049</u>	<u>194,761</u>	<u>6,712</u>	<u>3.6</u>	Special District	<u>2.31</u>	<u>0.77</u>	<u>0.000</u>	<u>0.000</u>
FD Distrib Tax Cap	3,498	0	-3,498	100.0	Total	89.25	75.31	8.755	10.085

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	129,200	129,200	0.0	1,010	847	-163	-16.1	0.78	0.66
Res Hmstd: Avg Val	193,700	193,700	0.0	1,700	1,456	-244	-14.4	0.88	0.75
Res Hmstd: Hi Val	258,200	258,200	0.0	2,390	2,065	-325	-13.6	0.93	0.8
Res Hmstd: Ex-Hi Val	387,300	387,300	0.0	3,772	3,284	-488	-12.9	0.97	0.85
Seas Rec: Lo Val	100,000	100,000	0.0	1,002	862	-139	-13.9	1.00	0.86
Seas Rec: Hi Val	300,000	300,000	0.0	3,189	2,771	-418	-13.1	1.06	0.92
Comm/Ind: Lo Val	150,000	150,000	0.0	3,147	2,849	-298	-9.5	2.1	1.9
Comm/Ind: Med Val	300,000	300,000	0.0	7,300	6,597	-703	-9.6	2.43	2.2
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	26,679	24,089	-2,590	-9.7	2.67	2.41

TACONITE CITIES

<i>Tax Burdens by Property Class</i>	Taxable Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Homestead	2,661,617	2,661,617	0	0.0	22,757	20,783	-1,975	-8.7	0.86	0.78
Res Non-Hmstd 1	270,910	270,910	0	0.0	3,813	3,613	-200	-5.2	1.41	1.33
Res Non-Hmstd 23	66,531	66,531	0	0.0	1,138	1,078	-60	-5.3	1.71	1.62
Apartments	96,636	96,636	0	0.0	1,743	1,642	-101	-5.8	1.80	1.70
Low-income Apts	39,490	39,490	0	0.0	431	411	-20	-4.7	1.09	1.04
Seasonal Rec	321,440	321,440	0	0.0	3,605	3,563	-41	-1.1	1.12	1.11
Com/Ind Lo Tier	312,068	312,068	0	0.0	8,794	8,479	-315	-3.6	2.82	2.72
Com/Ind Hi Tier	396,316	396,316	0	0.0	14,488	14,038	-449	-3.1	3.66	3.54
Publ U: Elec Gen	194,734	194,734	0	0.0	3,909	3,867	-42	-1.1	2.01	1.99
Publ U: Other	121,641	121,641	0	0.0	4,085	4,016	-70	-1.7	3.36	3.30
Ag Hmstd House	7,908	7,908	0	0.0	71	65	-6	-8.1	0.90	0.82
Ag Hmstd Land	6,005	6,005	0	0.0	21	16	-5	-23.1	0.35	0.27
Ag Non-Hmstd	68,210	68,210	0	0.0	862	813	-48	-5.6	1.26	1.19
Total	4,563,506	4,563,506	0	0.0	65,716	62,384	-3,332	-5.1	1.44	1.37

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter
Total Tax Capacity	246,180	54,594	-191,586	-77.8	County	46.02 48.82	0.000	0.000
(-) TIF Tax Capacity	4,446	1,500	-2,946	-66.3	City/Town	20.75 57.60	0.197	0.220
(-) FD Contrib Tax Cap	0	2,488	2,488	0.0	School District	17.45 10.00	11.249	10.547
(=) Taxable Tax Capacity	241,734	50,606	-191,128	-79.1	Special District	2.61 2.14	0.000	0.000
FD Distrib Tax Cap	0	2,748	2,748	0.0	Total	86.84 118.56	11.447	10.768

**Tax Burdens on
Hypothetical Properties**

	Taxable Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	63,400	63,400	0.0	126	251	126	99.9	0.2	0.4
Res Hmstd: Avg Val	95,100	95,100	0.0	333	628	295	88.7	0.35	0.66
Res Hmstd: Hi Val	126,800	126,800	0.0	673	1,066	394	58.5	0.53	0.84
Res Hmstd: Ex-Hi Val	190,200	190,200	0.0	1,353	1,943	590	43.6	0.71	1.02
Apartment (Mkt rate)	300,000	300,000	0.0	3,600	4,769	1,169	32.5	1.2	1.59
Comm/Ind: Lo Val	150,000	150,000	0.0	3,134	3,910	776	24.8	2.09	2.61
Comm/Ind: Med Val	300,000	300,000	0.0	7,254	9,069	1,814	25.0	2.42	3.02
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	26,485	33,144	6,658	25.1	2.65	3.31

TACONITE TOWNS

<i>Tax Burdens by Property Class</i>	Taxable Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Homestead	5,589,591	5,589,591	0	0.0	35,259	35,154	-105	-0.3	0.63	0.63
Res Non-Hmstd 1	408,378	408,378	0	0.0	3,656	3,648	-8	-0.2	0.90	0.89
Res Non-Hmstd 23	48,209	48,209	0	0.0	543	542	-1	-0.2	1.13	1.12
Apartments	5,521	5,521	0	0.0	59	59	0	-0.3	1.07	1.07
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	5,658,449	5,658,449	0	0.0	48,140	47,884	-256	-0.5	0.85	0.85
Com/Ind Lo Tier	92,042	92,042	0	0.0	1,960	1,955	-5	-0.3	2.13	2.12
Com/Ind Hi Tier	140,843	140,843	0	0.0	4,023	4,013	-11	-0.3	2.86	2.85
Publ U: Elec Gen	796	796	0	0.0	15	15	0	-0.1	1.91	1.91
Publ U: Other	252,598	252,598	0	0.0	7,131	7,247	116	1.6	2.82	2.87
Ag Hmstd House	219,532	219,532	0	0.0	962	934	-28	-2.9	0.44	0.43
Ag Hmstd Land	327,099	327,099	0	0.0	651	544	-107	-16.5	0.20	0.17
Ag Non-Hmstd	770,251	770,251	0	0.0	6,217	6,199	-18	-0.3	0.81	0.80
Total	13,513,306	13,513,306	0	0.0	108,617	108,193	-424	-0.4	0.80	0.80

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	215,946	138,371	-77,575	-35.9	County	38.96	49.86	0.000	0.000
(-) TIF Tax Capacity	3,235	280	-2,955	-91.3	City/Town	21.43	13.13	0.055	0.000
(-) FD Contrib Tax Cap	0	1,012	1,012	0.0	School District	15.87	10.46	9.231	7.558
(=) Taxable Tax Capacity	212,711	137,079	-75,633	-35.6	Special District	0.48	2.38	0.000	0.000
FD Distrib Tax Cap	0	751	751	0.0	Total	76.74	75.83	9.285	7.558

**Tax Burdens on
Hypothetical Properties**

	Taxable Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Chng		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	131,600	131,600	0.0	588	554	-35	-5.9	0.45	0.42	
Res Hmstd: Avg Val	197,200	197,200	0.0	1,212	1,160	-52	-4.3	0.61	0.59	
Res Hmstd: Hi Val	263,000	263,000	0.0	1,837	1,768	-69	-3.8	0.7	0.67	
Res Hmstd: Ex-Hi Val	394,500	394,500	0.0	3,086	2,982	-104	-3.4	0.78	0.76	
Seas Rec: Lo Val	100,000	100,000	0.0	877	868	-9	-1.0	0.88	0.87	
Seas Rec: Hi Val	300,000	300,000	0.0	2,813	2,786	-27	-1.0	0.94	0.93	
Comm/Ind: Lo Val	150,000	150,000	0.0	2,874	2,940	66	2.3	1.92	1.96	
Comm/Ind: Med Val	300,000	300,000	0.0	6,659	6,823	163	2.5	2.22	2.27	
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	24,324	24,940	616	2.5	2.43	2.49	

DULUTH AREA

<i>Tax Burdens by Property Class</i>	Taxable Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Homestead	5,407,182	5,407,182	0	0.0	54,237	52,766	-1,471	-2.7	1.00	0.98
Res Non-Hmstd 1	659,055	659,055	0	0.0	7,439	7,238	-201	-2.7	1.13	1.10
Res Non-Hmstd 23	251,262	251,262	0	0.0	3,475	3,369	-106	-3.1	1.38	1.34
Apartments	309,619	309,619	0	0.0	4,302	4,169	-133	-3.1	1.39	1.35
Low-income Apts	57,174	57,174	0	0.0	488	472	-16	-3.4	0.85	0.83
Seasonal Rec	118,018	118,018	0	0.0	1,272	1,266	-6	-0.5	1.08	1.07
Com/Ind Lo Tier	229,966	229,966	0	0.0	5,331	5,215	-117	-2.2	2.32	2.27
Com/Ind Hi Tier	866,628	866,628	0	0.0	26,453	25,827	-626	-2.4	3.05	2.98
Publ U: Elec Gen	470	470	0	0.0	10	10	0	-3.6	2.15	2.07
Publ U: Other	148,554	148,554	0	0.0	4,523	4,520	-3	-0.1	3.04	3.04
Ag Hmstd House	18,191	18,191	0	0.0	173	172	-1	-0.6	0.95	0.95
Ag Hmstd Land	19,529	19,529	0	0.0	77	67	-10	-13.0	0.39	0.34
Ag Non-Hmstd	30,431	30,431	0	0.0	296	295	-1	-0.3	0.97	0.97
Total	8,116,080	8,116,080	0	0.0	108,076	105,386	-2,690	-2.5	1.33	1.30

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	49,691	93,756	44,065	88.7	County	52.44	62.29	0.000	0.000
(-) TIF Tax Capacity	333	7,167	6,834	053.3	City/Town	27.36	19.93	1.429	0.015
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	16.06	12.28	21.343	10.303
(=) Taxable Tax Capacity	49,358	86,589	37,231	75.4	Special District	1.87	4.73	0.000	0.000
FD Distrib Tax Cap	0	0	0	0.0	Total	97.73	99.24	22.773	10.318

**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	116,700	116,700	0.0	1,139	1,011	-128	-11.2	0.98	0.87
Res Hmstd: Avg Val	175,000	175,000	0.0	1,894	1,702	-191	-10.1	1.08	0.97
Res Hmstd: Hi Val	233,200	233,200	0.0	2,648	2,392	-255	-9.6	1.14	1.03
Res Hmstd: Ex-Hi Val	350,000	350,000	0.0	4,160	3,777	-383	-9.2	1.19	1.08
Apartment (Mkt rate)	300,000	300,000	0.0	4,348	4,031	-317	-7.3	1.45	1.34
Comm/Ind: Lo Val	150,000	150,000	0.0	3,548	3,391	-158	-4.4	2.37	2.26
Comm/Ind: Med Val	300,000	300,000	0.0	8,166	7,860	-305	-3.7	2.72	2.62
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	29,713	28,718	-995	-3.3	2.97	2.87

EAST CENTRAL CITIES

<i>Tax Burdens by Property Class</i>	Taxable Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Homestead	4,229,779	4,229,779	0	0.0	49,477	48,863	-614	-1.2	1.17	1.16
Res Non-Hmstd 1	458,885	458,885	0	0.0	5,856	5,780	-75	-1.3	1.28	1.26
Res Non-Hmstd 23	137,317	137,317	0	0.0	2,178	2,147	-30	-1.4	1.59	1.56
Apartments	183,679	183,679	0	0.0	2,867	2,824	-43	-1.5	1.56	1.54
Low-income Apts	61,176	61,176	0	0.0	590	580	-10	-1.7	0.96	0.95
Seasonal Rec	102,454	102,454	0	0.0	1,401	1,390	-11	-0.8	1.37	1.36
Com/Ind Lo Tier	327,652	327,652	0	0.0	8,382	8,271	-111	-1.3	2.56	2.52
Com/Ind Hi Tier	663,319	663,319	0	0.0	22,162	21,930	-231	-1.0	3.34	3.31
Publ U: Elec Gen	1,122	1,122	0	0.0	28	28	0	-0.9	2.52	2.49
Publ U: Other	84,881	84,881	0	0.0	2,857	2,869	12	0.4	3.37	3.38
Ag Hmstd House	93,419	93,419	0	0.0	1,030	1,021	-9	-0.9	1.10	1.09
Ag Hmstd Land	74,294	74,294	0	0.0	340	296	-44	-12.9	0.46	0.40
Ag Non-Hmstd	50,412	50,412	0	0.0	591	586	-5	-0.9	1.17	1.16
Total	6,468,389	6,468,389	0	0.0	97,758	96,585	-1,173	-1.2	1.51	1.49

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	120,093	74,114	-45,979	-38.3	County	54.46	53.84	0.000	0.063
(-) TIF Tax Capacity	954	2,850	1,896	198.7	City/Town	28.19	41.28	0.000	0.207
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	16.76	21.90	15.748	8.518
(=) Taxable Tax Capacity	119,138	71,264	-47,875	-40.2	Special District	1.73	0.85	0.000	0.000
FD Distrib Tax Cap	0	0	0	0.0	Total	101.14	117.87	15.748	8.787

**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	117,800	117,800	0.0	1,111	1,226	115	10.4	0.94	1.04
Res Hmstd: Avg Val	176,500	176,500	0.0	1,849	2,022	173	9.3	1.05	1.15
Res Hmstd: Hi Val	235,300	235,300	0.0	2,590	2,820	230	8.9	1.10	1.2
Res Hmstd: Ex-Hi Val	353,100	353,100	0.0	4,073	4,418	345	8.5	1.15	1.25
Apartment (Mkt rate)	300,000	300,000	0.0	4,265	4,684	419	9.8	1.42	1.56
Comm/Ind: Lo Val	150,000	150,000	0.0	3,520	3,787	267	7.6	2.35	2.52
Comm/Ind: Med Val	300,000	300,000	0.0	8,134	8,793	659	8.1	2.71	2.93
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	29,668	32,152	2,485	8.4	2.97	3.22

EAST CENTRAL TOWNS

<i>Tax Burdens by Property Class</i>	Taxable Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Homestead	6,499,981	6,499,981	0	0.0	60,880	60,892	12	0.0	0.94	0.94
Res Non-Hmstd 1	581,182	581,182	0	0.0	5,870	5,870	0	0.0	1.01	1.01
Res Non-Hmstd 23	157,661	157,661	0	0.0	2,021	2,022	1	0.0	1.28	1.28
Apartments	4,976	4,976	0	0.0	61	61	0	-0.2	1.23	1.23
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	1,955,603	1,955,603	0	0.0	18,887	18,826	-61	-0.3	0.97	0.96
Com/Ind Lo Tier	106,246	106,246	0	0.0	2,282	2,278	-3	-0.2	2.15	2.14
Com/Ind Hi Tier	96,384	96,384	0	0.0	2,683	2,678	-5	-0.2	2.78	2.78
Publ U: Elec Gen	9,981	9,981	0	0.0	227	226	0	-0.1	2.27	2.27
Publ U: Other	164,847	164,847	0	0.0	4,902	4,988	86	1.7	2.97	3.03
Ag Hmstd House	1,384,010	1,384,010	0	0.0	11,953	11,957	5	0.0	0.86	0.86
Ag Hmstd Land	1,395,980	1,395,980	0	0.0	4,890	4,255	-635	-13.0	0.35	0.30
Ag Non-Hmstd	586,532	586,532	0	0.0	5,353	5,345	-8	-0.1	0.91	0.91
Total	12,943,384	12,943,384	0	0.0	120,009	119,400	-610	-0.5	0.93	0.92

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	413,023	126,260	-286,763	-69.4	County	40.80	53.70	0.000	0.154
(-) TIF Tax Capacity	13,101	141	-12,960	-98.9	City/Town	29.72	15.58	0.153	0.000
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	25.77	21.62	12.224	8.460
(=) Taxable Tax Capacity	399,922	126,119	-273,803	-68.5	Special District	1.71	0.70	0.000	0.000
FD Distrib Tax Cap	0	0	0	0.0	Total	97.98	91.61	12.377	8.614

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	141,300	141,300	0.0	1,314	1,171	-143	-10.9	0.93	0.83
Res Hmstd: Avg Val	211,800	211,800	0.0	2,156	1,941	-215	-10.0	1.02	0.92
Res Hmstd: Hi Val	282,300	282,300	0.0	2,997	2,711	-286	-9.6	1.06	0.96
Res Hmstd: Ex-Hi Val	423,600	423,600	0.0	4,675	4,245	-430	-9.2	1.10	1.00
Seas Rec: Lo Val	100,000	100,000	0.0	1,089	1,025	-64	-5.9	1.09	1.03
Seas Rec: Hi Val	300,000	300,000	0.0	3,451	3,259	-191	-5.5	1.15	1.09
Comm/Ind: Lo Val	150,000	150,000	0.0	3,398	3,194	-205	-6.0	2.27	2.13
Comm/Ind: Med Val	300,000	300,000	0.0	7,867	7,408	-459	-5.8	2.62	2.47
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	28,723	27,078	-1,645	-5.7	2.87	2.71

CENTRAL MINN CITIES

<i>Tax Burdens by Property Class</i>	Taxable Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Homestead	14,072,606	14,072,606	0	0.0	154,579	153,178	-1,402	-0.9	1.10	1.09
Res Non-Hmstd 1	1,379,320	1,379,320	0	0.0	16,300	16,167	-133	-0.8	1.18	1.17
Res Non-Hmstd 23	585,189	585,189	0	0.0	8,403	8,328	-75	-0.9	1.44	1.42
Apartments	923,155	923,155	0	0.0	13,701	13,545	-156	-1.1	1.48	1.47
Low-income Apts	157,119	157,119	0	0.0	1,418	1,401	-16	-1.2	0.90	0.89
Seasonal Rec	111,075	111,075	0	0.0	1,372	1,362	-10	-0.7	1.24	1.23
Com/Ind Lo Tier	719,366	719,366	0	0.0	17,644	17,462	-183	-1.0	2.45	2.43
Com/Ind Hi Tier	2,917,726	2,917,726	0	0.0	92,232	91,521	-711	-0.8	3.16	3.14
Publ U: Elec Gen	628,578	628,578	0	0.0	12,986	12,978	-8	-0.1	2.07	2.06
Publ U: Other	417,866	417,866	0	0.0	12,830	12,891	61	0.5	3.07	3.08
Ag Hmstd House	154,087	154,087	0	0.0	1,702	1,696	-5	-0.3	1.10	1.10
Ag Hmstd Land	150,490	150,490	0	0.0	705	629	-76	-10.8	0.47	0.42
Ag Non-Hmstd	198,294	198,294	0	0.0	2,036	2,021	-15	-0.7	1.03	1.02
Total	22,414,870	22,414,870	0	0.0	335,909	333,179	-2,730	-0.8	1.50	1.49

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	162,077	270,214	108,137	66.7	County	52.68	40.38	0.141	0.000
(-) TIF Tax Capacity	2,875	13,068	10,193	354.6	City/Town	25.43	36.43	0.102	0.210
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	21.77	26.25	8.705	12.457
(=) Taxable Tax Capacity	159,203	257,147	97,944	61.5	Special District	0.77	2.02	0.000	0.000
FD Distrib Tax Cap	0	0	0	0.0	Total	100.65	105.08	8.947	12.667

**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	132,500	132,500	0.0	1,199	1,307	108	9.0	0.90	0.99
Res Hmstd: Avg Val	198,600	198,600	0.0	1,983	2,145	162	8.2	1	1.08
Res Hmstd: Hi Val	264,700	264,700	0.0	2,767	2,983	216	7.8	1.05	1.13
Res Hmstd: Ex-Hi Val	397,200	397,200	0.0	4,338	4,662	324	7.5	1.09	1.17
Apartment (Mkt rate)	300,000	300,000	0.0	4,043	4,320	278	6.9	1.35	1.44
Comm/Ind: Lo Val	150,000	150,000	0.0	3,407	3,557	151	4.4	2.27	2.37
Comm/Ind: Med Val	300,000	300,000	0.0	7,905	8,237	333	4.2	2.63	2.75
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	28,894	30,077	1,183	4.1	2.89	3.01

CENTRAL MINN TOWNS

<i>Tax Burdens by Property Class</i>	Taxable Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Homestead	7,918,485	7,918,485	0	0.0	70,809	70,887	77	0.1	0.89	0.90
Res Non-Hmstd 1	535,152	535,152	0	0.0	5,124	5,129	5	0.1	0.96	0.96
Res Non-Hmstd 23	199,382	199,382	0	0.0	2,328	2,330	2	0.1	1.17	1.17
Apartments	4,935	4,935	0	0.0	56	56	0	0.1	1.13	1.13
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	1,140,586	1,140,586	0	0.0	10,404	10,404	1	0.0	0.91	0.91
Com/Ind Lo Tier	160,079	160,079	0	0.0	3,270	3,268	-2	-0.1	2.04	2.04
Com/Ind Hi Tier	219,220	219,220	0	0.0	5,757	5,752	-6	-0.1	2.63	2.62
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	171,878	171,878	0	0.0	4,745	4,840	95	2.0	2.76	2.82
Ag Hmstd House	1,656,549	1,656,549	0	0.0	14,388	14,421	33	0.2	0.87	0.87
Ag Hmstd Land	2,013,370	2,013,370	0	0.0	7,975	7,136	-838	-10.5	0.40	0.35
Ag Non-Hmstd	562,776	562,776	0	0.0	4,803	4,813	10	0.2	0.85	0.86
Total	14,582,413	14,582,413	0	0.0	129,658	129,036	-622	-0.5	0.89	0.88

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	122,229	141,763	19,534	16.0	County	50.01	41.40	0.532	0.000
(-) TIF Tax Capacity	2,525	33	-2,492	-98.7	City/Town	26.21	15.94	0.173	0.038
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	19.91	25.08	19.113	11.756
(=) Taxable Tax Capacity	119,704	141,730	22,026	18.4	Special District	0.89	1.15	0.000	0.000
FD Distrib Tax Cap	0	0	0	0.0	Total	97.02	83.58	19.818	11.794

**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	173,200	173,200	0.0	1,807	1,435	-372	-20.6	1.04	0.83
Res Hmstd: Avg Val	259,600	259,600	0.0	2,894	2,337	-557	-19.3	1.11	0.90
Res Hmstd: Hi Val	346,100	346,100	0.0	3,983	3,240	-743	-18.7	1.15	0.94
Res Hmstd: Ex-Hi Val	519,300	519,300	0.0	6,114	4,993	-1,121	-18.3	1.18	0.96
Seas Rec: Lo Val	100,000	100,000	0.0	1,080	945	-134	-12.5	1.08	0.95
Seas Rec: Hi Val	300,000	300,000	0.0	3,422	3,019	-403	-11.8	1.14	1.01
Comm/Ind: Lo Val	150,000	150,000	0.0	3,488	3,061	-428	-12.3	2.33	2.04
Comm/Ind: Med Val	300,000	300,000	0.0	8,040	7,082	-958	-11.9	2.68	2.36
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	29,282	25,851	-3,431	-11.7	2.93	2.59

SOUTHWEST CITIES

<i>Tax Burdens by Property Class</i>	Taxable Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Homestead	5,315,616	5,315,616	0	0.0	71,108	68,710	-2,398	-3.4	1.34	1.29
Res Non-Hmstd 1	469,964	469,964	0	0.0	7,406	7,189	-217	-2.9	1.58	1.53
Res Non-Hmstd 23	106,789	106,789	0	0.0	1,951	1,903	-49	-2.5	1.83	1.78
Apartments	278,724	278,724	0	0.0	5,205	5,073	-132	-2.5	1.87	1.82
Low-income Apts	67,522	67,522	0	0.0	781	758	-23	-2.9	1.16	1.12
Seasonal Rec	28,633	28,633	0	0.0	442	434	-8	-1.8	1.54	1.52
Com/Ind Lo Tier	580,948	580,948	0	0.0	17,124	16,682	-442	-2.6	2.95	2.87
Com/Ind Hi Tier	924,178	924,178	0	0.0	34,662	33,935	-726	-2.1	3.75	3.67
Publ U: Elec Gen	3,828	3,828	0	0.0	113	110	-3	-2.8	2.96	2.87
Publ U: Other	80,087	80,087	0	0.0	3,167	3,118	-49	-1.5	3.95	3.89
Ag Hmstd House	21,967	21,967	0	0.0	309	297	-12	-4.0	1.41	1.35
Ag Hmstd Land	59,572	59,572	0	0.0	506	457	-49	-9.7	0.85	0.77
Ag Non-Hmstd	58,368	58,368	0	0.0	851	819	-31	-3.7	1.46	1.40
Total	7,996,196	7,996,196	0	0.0	143,625	139,485	-4,139	-2.9	1.80	1.74

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	229,823	93,481	-136,342	-59.3	County	46.57	53.01	0.000	0.220
(-) TIF Tax Capacity	5,151	3,732	-1,418	-27.5	City/Town	28.69	58.37	0.147	0.414
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	16.91	20.14	14.094	17.744
(=) Taxable Tax Capacity	224,672	89,749	-134,923	-60.1	Special District	0.34	1.64	0.000	0.000
FD Distrib Tax Cap	0	0	0	0.0	Total	92.51	133.15	14.241	18.377

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	63,800	63,800	0.0	426	712	286	67.1	0.67	1.12
Res Hmstd: Avg Val	95,600	95,600	0.0	734	1,162	428	58.3	0.77	1.22
Res Hmstd: Hi Val	127,300	127,300	0.0	1,101	1,671	570	51.8	0.86	1.31
Res Hmstd: Ex-Hi Val	191,100	191,100	0.0	1,840	2,695	856	46.5	0.96	1.41
Apartment (Mkt rate)	300,000	300,000	0.0	3,896	5,545	1,648	42.3	1.3	1.85
Comm/Ind: Lo Val	150,000	150,000	0.0	3,303	4,275	972	29.4	2.20	2.85
Comm/Ind: Med Val	300,000	300,000	0.0	7,636	9,883	2,247	29.4	2.55	3.29
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	27,856	36,053	8,196	29.4	2.79	3.61

SOUTHWEST TOWNS

<i>Tax Burdens by Property Class</i>	Taxable Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Homestead	3,228,532	3,228,532	0	0.0	29,342	29,493	151	0.5	0.91	0.91
Res Non-Hmstd 1	322,048	322,048	0	0.0	3,294	3,310	16	0.5	1.02	1.03
Res Non-Hmstd 23	50,033	50,033	0	0.0	620	622	3	0.4	1.24	1.24
Apartments	4,017	4,017	0	0.0	45	45	0	0.3	1.11	1.11
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	710,777	710,777	0	0.0	7,248	7,273	25	0.3	1.02	1.02
Com/Ind Lo Tier	115,663	115,663	0	0.0	2,466	2,472	6	0.2	2.13	2.14
Com/Ind Hi Tier	181,390	181,390	0	0.0	4,841	4,861	20	0.4	2.67	2.68
Publ U: Elec Gen	500	500	0	0.0	7	7	0	0.0	1.45	1.45
Publ U: Other	367,777	367,777	0	0.0	9,637	9,895	258	2.7	2.62	2.69
Ag Hmstd House	1,569,439	1,569,439	0	0.0	12,368	12,445	77	0.6	0.79	0.79
Ag Hmstd Land	11,010,942	11,010,942	0	0.0	53,285	50,258	-3,027	-5.7	0.48	0.46
Ag Non-Hmstd	5,436,229	5,436,229	0	0.0	43,159	43,424	265	0.6	0.79	0.80
Total	22,997,347	22,997,347	0	0.0	166,312	164,106	-2,206	-1.3	0.72	0.71

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	480,600	194,306	-286,295	-59.6	County	45.83	52.62	0.000	0.127
(-) TIF Tax Capacity	17,603	80	-17,524	-99.5	City/Town	32.60	10.57	0.093	0.000
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	21.75	17.33	16.096	17.370
(=) Taxable Tax Capacity	462,997	194,226	-268,771	-58.1	Special District	0.75	1.33	0.000	0.000
FD Distrib Tax Cap	0	0	0	0.0	Total	100.93	81.86	16.189	17.496

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	110,900	110,900	0.0	1,026	829	-197	-19.2	0.93	0.75
Res Hmstd: Avg Val	166,400	166,400	0.0	1,726	1,431	-296	-17.1	1.04	0.86
Res Hmstd: Hi Val	221,700	221,700	0.0	2,424	2,030	-394	-16.3	1.09	0.92
Res Hmstd: Ex-Hi Val	332,600	332,600	0.0	3,822	3,231	-591	-15.5	1.15	0.97
Comm/Ind: Lo Val	150,000	150,000	0.0	3,522	3,107	-414	-11.8	2.35	2.07
Comm/Ind: Med Val	300,000	300,000	0.0	8,136	7,163	-973	-12.0	2.71	2.39
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	29,672	26,090	-3,582	-12.1	2.97	2.61

SOUTH CENTRAL CITIES

<i>Tax Burdens by Property Class</i>	Taxable Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Homestead	6,065,643	6,065,643	0	0.0	68,400	66,288	-2,112	-3.1	1.13	1.09
Res Non-Hmstd 1	573,992	573,992	0	0.0	7,286	7,109	-177	-2.4	1.27	1.24
Res Non-Hmstd 23	165,247	165,247	0	0.0	2,554	2,495	-59	-2.3	1.55	1.51
Apartments	467,075	467,075	0	0.0	6,631	6,488	-143	-2.2	1.42	1.39
Low-income Apts	81,507	81,507	0	0.0	753	733	-20	-2.6	0.92	0.90
Seasonal Rec	29,396	29,396	0	0.0	381	372	-9	-2.4	1.29	1.26
Com/Ind Lo Tier	467,755	467,755	0	0.0	12,121	11,835	-286	-2.4	2.59	2.53
Com/Ind Hi Tier	1,117,273	1,117,273	0	0.0	35,232	34,585	-647	-1.8	3.15	3.10
Publ U: Elec Gen	15,333	15,333	0	0.0	305	300	-5	-1.7	1.99	1.96
Publ U: Other	85,596	85,596	0	0.0	2,760	2,752	-8	-0.3	3.22	3.21
Ag Hmstd House	14,384	14,384	0	0.0	176	170	-6	-3.4	1.22	1.18
Ag Hmstd Land	34,473	34,473	0	0.0	263	240	-24	-8.9	0.76	0.70
Ag Non-Hmstd	49,843	49,843	0	0.0	577	558	-19	-3.2	1.16	1.12
Total	9,167,516	9,167,516	0	0.0	137,438	133,924	-3,514	-2.6	1.50	1.46

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	373,858	107,422	-266,436	-71.3	County	30.43	45.19	0.000	0.000
(-) TIF Tax Capacity	23,538	5,099	-18,439	-78.3	City/Town	31.78	47.11	0.293	0.223
(-) FD Contrib Tax Cap	28,797	0	-28,797	100.0	School District	20.86	16.94	15.307	14.007
(=) Taxable Tax Capacity	321,523	102,323	-219,200	-68.2	Special District	5.15	0.33	0.000	0.000
FD Distrib Tax Cap	46,115	0	-46,115	100.0	Total	88.22	109.57	15.600	14.230

**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	83,400	83,400	0.0	568	735	167	29.3	0.68	0.88
Res Hmstd: Avg Val	125,000	125,000	0.0	1,038	1,288	250	24.1	0.83	1.03
Res Hmstd: Hi Val	166,700	166,700	0.0	1,508	1,841	333	22.1	0.90	1.10
Res Hmstd: Ex-Hi Val	250,200	250,200	0.0	2,450	2,950	500	20.4	0.98	1.18
Apartment (Mkt rate)	300,000	300,000	0.0	3,776	4,536	760	20.1	1.26	1.51
Comm/Ind: Lo Val	150,000	150,000	0.0	3,227	3,682	455	14.1	2.15	2.45
Comm/Ind: Med Val	300,000	300,000	0.0	7,451	8,520	1,069	14.3	2.48	2.84
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	27,165	31,097	3,932	14.5	2.72	3.11

SOUTH CENTRAL TOWNS

<i>Tax Burdens by Property Class</i>	Taxable Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Homestead	2,684,443	2,684,443	0	0.0	21,576	21,695	119	0.6	0.80	0.81
Res Non-Hmstd 1	283,502	283,502	0	0.0	2,546	2,558	12	0.5	0.90	0.90
Res Non-Hmstd 23	39,572	39,572	0	0.0	436	438	3	0.6	1.10	1.11
Apartments	4,232	4,232	0	0.0	48	48	0	0.6	1.14	1.14
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	202,996	202,996	0	0.0	1,603	1,609	6	0.3	0.79	0.79
Com/Ind Lo Tier	71,079	71,079	0	0.0	1,368	1,370	2	0.2	1.92	1.93
Com/Ind Hi Tier	95,437	95,437	0	0.0	2,402	2,406	4	0.2	2.52	2.52
Publ U: Elec Gen	11,488	11,488	0	0.0	168	169	1	0.8	1.46	1.47
Publ U: Other	242,963	242,963	0	0.0	6,111	6,268	157	2.6	2.52	2.58
Ag Hmstd House	1,207,116	1,207,116	0	0.0	8,920	8,980	60	0.7	0.74	0.74
Ag Hmstd Land	6,409,249	6,409,249	0	0.0	30,158	28,536	-1,622	-5.4	0.47	0.45
Ag Non-Hmstd	2,723,225	2,723,225	0	0.0	20,368	20,491	122	0.6	0.75	0.75
Total	13,975,302	13,975,302	0	0.0	95,705	94,569	-1,135	-1.2	0.68	0.68

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	317,908	120,012	-197,896	-62.2	County	26.03	48.29	0.000	0.000
(-) TIF Tax Capacity	9,124	52	-9,072	-99.4	City/Town	28.80	10.10	0.660	0.000
(-) FD Contrib Tax Cap	21,005	0	-21,005	100.0	School District	21.29	17.25	16.840	14.263
(=) Taxable Tax Capacity	<u>287,779</u>	<u>119,960</u>	<u>-167,819</u>	<u>-58.3</u>	Special District	<u>4.42</u>	<u>0.36</u>	<u>0.000</u>	<u>0.000</u>
FD Distrib Tax Cap	25,669	0	-25,669	100.0	Total	80.53	76.00	17.501	14.263

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	107,000	107,000	0.0	773	690	-83	-10.8	0.72	0.64
Res Hmstd: Avg Val	160,500	160,500	0.0	1,345	1,221	-125	-9.3	0.84	0.76
Res Hmstd: Hi Val	213,900	213,900	0.0	1,917	1,751	-166	-8.7	0.9	0.82
Res Hmstd: Ex-Hi Val	320,900	320,900	0.0	3,062	2,813	-249	-8.1	0.95	0.88
Comm/Ind: Lo Val	150,000	150,000	0.0	3,082	2,927	-155	-5.0	2.05	1.95
Comm/Ind: Med Val	300,000	300,000	0.0	7,105	6,758	-346	-4.9	2.37	2.25
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	25,876	24,638	-1,237	-4.8	2.59	2.46

OLMSTED COUNTY

<i>Tax Burdens by Property Class</i>	Taxable Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Homestead	7,538,415	7,538,415	0	0.0	87,215	86,761	-454	-0.5	1.16	1.15
Res Non-Hmstd 1	839,511	839,511	0	0.0	10,759	10,707	-51	-0.5	1.28	1.28
Res Non-Hmstd 23	429,409	429,409	0	0.0	6,705	6,675	-31	-0.5	1.56	1.55
Apartments	347,055	347,055	0	0.0	5,490	5,461	-29	-0.5	1.58	1.57
Low-income Apts	74,647	74,647	0	0.0	732	728	-4	-0.5	0.98	0.97
Seasonal Rec	11,284	11,284	0	0.0	171	171	0	-0.2	1.52	1.52
Com/Ind Lo Tier	314,697	314,697	0	0.0	7,979	7,937	-42	-0.5	2.54	2.52
Com/Ind Hi Tier	1,855,398	1,855,398	0	0.0	62,793	62,381	-413	-0.7	3.38	3.36
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	54,702	54,702	0	0.0	1,781	1,806	25	1.4	3.26	3.30
Ag Hmstd House	378,446	378,446	0	0.0	3,748	3,754	6	0.2	0.99	0.99
Ag Hmstd Land	726,215	726,215	0	0.0	3,961	3,677	-284	-7.2	0.55	0.51
Ag Non-Hmstd	267,416	267,416	0	0.0	2,628	2,631	2	0.1	0.98	0.98
Total	12,837,196	12,837,196	0	0.0	193,963	192,689	-1,274	-0.7	1.51	1.50

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	502,559	148,154	-354,404	-70.5	County	25.55	52.50	0.492	0.000
(-) TIF Tax Capacity	23,626	9,919	-13,707	-58.0	City/Town	33.99	35.34	0.667	0.000
(-) FD Contrib Tax Cap	43,971	0	-43,971	100.0	School District	24.28	24.13	18.548	13.250
(=) Taxable Tax Capacity	434,961	138,235	-296,726	-68.2	Special District	4.28	0.00	0.000	0.000
FD Distrib Tax Cap	47,806	0	-47,806	100.0	Total	88.09	111.97	19.707	13.250

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	126,700	126,700	0.0	1,107	1,328	221	19.9	0.87	1.05
Res Hmstd: Avg Val	189,800	189,800	0.0	1,844	2,175	331	17.9	0.97	1.15
Res Hmstd: Hi Val	253,100	253,100	0.0	2,584	3,025	441	17.1	1.02	1.2
Res Hmstd: Ex-Hi Val	379,800	379,800	0.0	4,064	4,725	662	16.3	1.07	1.24
Apartment (Mkt rate)	300,000	300,000	0.0	3,895	4,597	702	18.0	1.3	1.53
Comm/Ind: Lo Val	150,000	150,000	0.0	3,286	3,721	436	13.3	2.19	2.48
Comm/Ind: Med Val	300,000	300,000	0.0	7,568	8,617	1,049	13.9	2.52	2.87
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	27,552	31,463	3,911	14.2	2.76	3.15

SOUTHEAST CITIES

<i>Tax Burdens by Property Class</i>	Taxable Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Homestead	10,489,105	10,489,105	0	0.0	119,049	116,186	-2,863	-2.4	1.13	1.11
Res Non-Hmstd 1	861,722	861,722	0	0.0	10,968	10,732	-236	-2.2	1.27	1.25
Res Non-Hmstd 23	309,028	309,028	0	0.0	4,846	4,749	-97	-2.0	1.57	1.54
Apartments	496,826	496,826	0	0.0	7,681	7,505	-176	-2.3	1.55	1.51
Low-income Apts	110,028	110,028	0	0.0	1,055	1,033	-22	-2.1	0.96	0.94
Seasonal Rec	90,831	90,831	0	0.0	1,176	1,161	-15	-1.3	1.29	1.28
Com/Ind Lo Tier	755,595	755,595	0	0.0	19,184	18,820	-364	-1.9	2.54	2.49
Com/Ind Hi Tier	1,573,910	1,573,910	0	0.0	51,187	50,292	-896	-1.7	3.25	3.20
Publ U: Elec Gen	340,125	340,125	0	0.0	8,320	8,280	-40	-0.5	2.45	2.43
Publ U: Other	231,853	231,853	0	0.0	7,681	7,665	-16	-0.2	3.31	3.31
Ag Hmstd House	42,041	42,041	0	0.0	475	466	-10	-2.0	1.13	1.11
Ag Hmstd Land	87,888	87,888	0	0.0	532	483	-49	-9.3	0.61	0.55
Ag Non-Hmstd	85,425	85,425	0	0.0	924	907	-18	-1.9	1.08	1.06
Total	15,474,378	15,474,378	0	0.0	233,078	228,276	-4,802	-2.1	1.51	1.48

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	284,072	181,367	-102,705	-36.2	County	34.12	42.11	0.000	0.000
(-) TIF Tax Capacity	9,768	7,584	-2,184	-22.4	City/Town	28.63	43.01	1.322	0.213
(-) FD Contrib Tax Cap	17,548	0	-17,548	100.0	School District	27.08	21.12	15.864	18.030
(=) Taxable Tax Capacity	256,756	173,783	-82,973	-32.3	Special District	4.91	1.54	0.000	0.000
FD Distrib Tax Cap	22,079	0	-22,079	100.0	Total	94.74	107.78	17.186	18.243

**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	97,100	97,100	0.0	802	939	137	17.1	0.83	0.97
Res Hmstd: Avg Val	145,500	145,500	0.0	1,387	1,592	205	14.8	0.95	1.09
Res Hmstd: Hi Val	194,000	194,000	0.0	1,974	2,247	273	13.8	1.02	1.16
Res Hmstd: Ex-Hi Val	291,100	291,100	0.0	3,148	3,558	410	13.0	1.08	1.22
Apartment (Mkt rate)	300,000	300,000	0.0	4,068	4,589	520	12.8	1.36	1.53
Comm/Ind: Lo Val	150,000	150,000	0.0	3,397	3,702	304	9.0	2.26	2.47
Comm/Ind: Med Val	300,000	300,000	0.0	7,842	8,546	705	9.0	2.61	2.85
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	28,580	31,154	2,574	9.0	2.86	3.12

SOUTHEAST TOWNS

<i>Tax Burdens by Property Class</i>	Taxable Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Homestead	4,677,445	4,677,445	0	0.0	40,334	40,515	181	0.4	0.86	0.87
Res Non-Hmstd 1	470,829	470,829	0	0.0	4,400	4,419	19	0.4	0.93	0.94
Res Non-Hmstd 23	72,182	72,182	0	0.0	853	857	4	0.5	1.18	1.19
Apartments	2,958	2,958	0	0.0	35	35	0	0.4	1.19	1.20
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	242,354	242,354	0	0.0	2,150	2,159	9	0.4	0.89	0.89
Com/Ind Lo Tier	102,003	102,003	0	0.0	2,084	2,087	4	0.2	2.04	2.05
Com/Ind Hi Tier	86,392	86,392	0	0.0	2,289	2,293	3	0.1	2.65	2.65
Publ U: Elec Gen	1,796	1,796	0	0.0	24	24	0	0.1	1.36	1.36
Publ U: Other	253,406	253,406	0	0.0	6,784	6,951	167	2.5	2.68	2.74
Ag Hmstd House	1,905,224	1,905,224	0	0.0	15,427	15,520	93	0.6	0.81	0.81
Ag Hmstd Land	6,929,694	6,929,694	0	0.0	32,875	30,881	-1,994	-6.1	0.47	0.45
Ag Non-Hmstd	2,351,149	2,351,149	0	0.0	18,850	18,957	107	0.6	0.80	0.81
Total	17,095,433	17,095,433	0	0.0	126,105	124,698	-1,407	-1.1	0.74	0.73

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	334,817	148,020	-186,797	-55.8	County	38.28	44.26	0.000	0.000
(-) TIF Tax Capacity	31,003	100	-30,903	-99.7	City/Town	35.16	14.29	1.013	0.000
(-) FD Contrib Tax Cap	32,225	0	-32,225	100.0	School District	24.86	20.73	16.257	16.656
(=) Taxable Tax Capacity	271,589	147,920	-123,670	-45.5	Special District	8.16	0.54	0.000	0.000
FD Distrib Tax Cap	36,405	0	-36,405	100.0	Total	106.46	79.82	17.270	16.656

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	140,500	140,500	0.0	1,492	1,110	-383	-25.7	1.06	0.79
Res Hmstd: Avg Val	210,600	210,600	0.0	2,423	1,849	-574	-23.7	1.15	0.88
Res Hmstd: Hi Val	280,800	280,800	0.0	3,355	2,589	-765	-22.8	1.19	0.92
Res Hmstd: Ex-Hi Val	421,300	421,300	0.0	5,213	4,065	-1,148	-22.0	1.24	0.96
Comm/Ind: Lo Val	150,000	150,000	0.0	3,662	3,049	-613	-16.7	2.44	2.03
Comm/Ind: Med Val	300,000	300,000	0.0	8,459	7,031	-1,428	-16.9	2.82	2.34
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	30,844	25,614	-5,230	-17.0	3.08	2.56

ANOKA COUNTY

<i>Tax Burdens by Property Class</i>	Taxable Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Homestead	24,446,292	24,446,292	0	0.0	240,463	239,833	-630	-0.3	0.98	0.98
Res Non-Hmstd 1	1,744,215	1,744,215	0	0.0	18,184	18,135	-49	-0.3	1.04	1.04
Res Non-Hmstd 23	646,060	646,060	0	0.0	8,191	8,159	-32	-0.4	1.27	1.26
Apartments	880,287	880,287	0	0.0	11,335	11,283	-52	-0.5	1.29	1.28
Low-income Apts	169,123	169,123	0	0.0	1,356	1,351	-5	-0.4	0.80	0.80
Seasonal Rec	79,105	79,105	0	0.0	885	883	-2	-0.2	1.12	1.12
Com/Ind Lo Tier	494,140	494,140	0	0.0	11,353	11,319	-33	-0.3	2.30	2.29
Com/Ind Hi Tier	3,757,588	3,757,588	0	0.0	113,192	112,876	-316	-0.3	3.01	3.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	222,297	222,297	0	0.0	6,646	6,769	122	1.8	2.99	3.04
Ag Hmstd House	137,401	137,401	0	0.0	1,218	1,216	-2	-0.2	0.89	0.89
Ag Hmstd Land	98,447	98,447	0	0.0	385	352	-33	-8.6	0.39	0.36
Ag Non-Hmstd	106,501	106,501	0	0.0	867	865	-2	-0.2	0.81	0.81
Total	32,781,456	32,781,456	0	0.0	414,074	413,040	-1,034	-0.2	1.26	1.26

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	982,472	373,817	-608,655	-62.0	County	38.28	30.26	0.000	0.000
(-) TIF Tax Capacity	51,984	23,538	-28,446	-54.7	City/Town	27.74	31.67	0.570	0.293
(-) FD Contrib Tax Cap	99,188	28,797	-70,391	-71.0	School District	19.93	20.86	15.068	15.307
(=) Taxable Tax Capacity	<u>831,301</u>	<u>321,482</u>	<u>-509,819</u>	<u>-61.3</u>	Special District	<u>8.73</u>	<u>5.15</u>	<u>0.000</u>	<u>0.000</u>
FD Distrib Tax Cap	45,442	46,115	673	1.5	Total	94.68	87.95	15.638	15.600

**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	168,500	168,500	0.0	1,638	1,524	-114	-7.0	0.97	0.90
Res Hmstd: Avg Val	252,700	252,700	0.0	2,643	2,472	-171	-6.5	1.05	0.98
Res Hmstd: Hi Val	336,700	336,700	0.0	3,645	3,417	-228	-6.3	1.08	1.01
Res Hmstd: Ex-Hi Val	505,200	505,200	0.0	5,586	5,243	-343	-6.1	1.11	1.04
Apartment (Mkt rate)	300,000	300,000	0.0	4,020	3,766	-254	-6.3	1.34	1.26
Comm/Ind: Lo Val	150,000	150,000	0.0	3,527	3,424	-102	-2.9	2.35	2.28
Comm/Ind: Med Val	300,000	300,000	0.0	8,151	7,912	-239	-2.9	2.72	2.64
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	29,729	28,854	-875	-2.9	2.97	2.89

WASHINGTON COUNTY

<i>Tax Burdens by Property Class</i>	Taxable Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Homestead	20,434,584	20,434,584	0	0.0	194,278	193,991	-287	-0.1	0.95	0.95
Res Non-Hmstd 1	2,222,943	2,222,943	0	0.0	22,418	22,380	-39	-0.2	1.01	1.01
Res Non-Hmstd 23	747,295	747,295	0	0.0	8,536	8,522	-14	-0.2	1.14	1.14
Apartments	560,803	560,803	0	0.0	7,071	7,051	-21	-0.3	1.26	1.26
Low-income Apts	104,133	104,133	0	0.0	787	785	-2	-0.2	0.76	0.75
Seasonal Rec	164,407	164,407	0	0.0	1,433	1,430	-3	-0.2	0.87	0.87
Com/Ind Lo Tier	283,045	283,045	0	0.0	6,371	6,355	-16	-0.3	2.25	2.25
Com/Ind Hi Tier	2,629,001	2,629,001	0	0.0	77,698	77,523	-175	-0.2	2.96	2.95
Publ U: Elec Gen	65,440	65,440	0	0.0	1,347	1,347	-1	-0.1	2.06	2.06
Publ U: Other	224,653	224,653	0	0.0	6,641	6,757	116	1.8	2.96	3.01
Ag Hmstd House	322,889	322,889	0	0.0	2,598	2,596	-2	-0.1	0.80	0.80
Ag Hmstd Land	180,622	180,622	0	0.0	441	382	-60	-13.5	0.24	0.21
Ag Non-Hmstd	238,296	238,296	0	0.0	1,797	1,794	-3	-0.2	0.75	0.75
Total	28,178,111	28,178,111	0	0.0	331,418	330,913	-506	-0.2	1.18	1.17

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	320,792	317,818	-2,974	-0.9	County	44.58	25.94	0.000	0.000
(-) TIF Tax Capacity	19,422	9,124	-10,298	-53.0	City/Town	23.47	28.73	0.866	0.660
(-) FD Contrib Tax Cap	34,925	21,005	-13,920	-39.9	School District	17.91	21.29	16.615	16.840
(=) Taxable Tax Capacity	266,445	287,690	21,244	8.0	Special District	8.08	4.42	0.000	0.000
FD Distrib Tax Cap	27,744	25,669	-2,075	-7.5	Total	94.04	80.39	17.481	17.501

**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	197,700	197,700	0.0	2,010	1,741	-269	-13.4	1.02	0.88
Res Hmstd: Avg Val	296,400	296,400	0.0	3,200	2,796	-404	-12.6	1.08	0.94
Res Hmstd: Hi Val	395,100	395,100	0.0	4,389	3,851	-538	-12.3	1.11	0.97
Res Hmstd: Ex-Hi Val	592,700	592,700	0.0	6,828	5,988	-839	-12.3	1.15	1.01
Apartment (Mkt rate)	300,000	300,000	0.0	4,051	3,540	-511	-12.6	1.35	1.18
Comm/Ind: Lo Val	150,000	150,000	0.0	3,546	3,343	-203	-5.7	2.36	2.23
Comm/Ind: Med Val	300,000	300,000	0.0	8,186	7,712	-474	-5.8	2.73	2.57
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	29,841	28,102	-1,740	-5.8	2.98	2.81

DAKOTA COUNTY

<i>Tax Burdens by Property Class</i>	Taxable Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Homestead	31,450,131	31,450,131	0	0.0	328,270	327,673	-597	-0.2	1.04	1.04
Res Non-Hmstd 1	2,079,150	2,079,150	0	0.0	22,803	22,764	-39	-0.2	1.10	1.09
Res Non-Hmstd 23	556,057	556,057	0	0.0	7,510	7,494	-16	-0.2	1.35	1.35
Apartments	1,785,799	1,785,799	0	0.0	22,699	22,643	-55	-0.2	1.27	1.27
Low-income Apts	75,128	75,128	0	0.0	636	635	-2	-0.3	0.85	0.84
Seasonal Rec	46,399	46,399	0	0.0	559	557	-2	-0.3	1.20	1.20
Com/Ind Lo Tier	520,469	520,469	0	0.0	12,093	12,062	-31	-0.3	2.32	2.32
Com/Ind Hi Tier	5,411,277	5,411,277	0	0.0	162,910	162,544	-366	-0.2	3.01	3.00
Publ U: Elec Gen	78,728	78,728	0	0.0	1,636	1,635	-1	-0.1	2.08	2.08
Publ U: Other	427,985	427,985	0	0.0	13,002	13,206	203	1.6	3.04	3.09
Ag Hmstd House	271,918	271,918	0	0.0	2,418	2,419	1	0.0	0.89	0.89
Ag Hmstd Land	487,822	487,822	0	0.0	2,066	1,934	-132	-6.4	0.42	0.40
Ag Non-Hmstd	305,127	305,127	0	0.0	2,536	2,535	-1	0.0	0.83	0.83
Total	43,495,991	43,495,991	0	0.0	579,140	578,101	-1,039	-0.2	1.33	1.33

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	473,069	502,372	29,303	6.2	County	34.00	25.43	0.000	0.492
(-) TIF Tax Capacity	72,160	23,626	-48,534	-67.3	City/Town	56.82	33.91	2.491	0.667
(-) FD Contrib Tax Cap	45,548	43,971	-1,577	-3.5	School District	23.97	24.29	8.861	18.548
(=) Taxable Tax Capacity	<u>355,360</u>	<u>434,774</u>	<u>79,414</u>	<u>22.3</u>	Special District	<u>6.64</u>	<u>4.28</u>	<u>0.000</u>	<u>0.000</u>
FD Distrib Tax Cap	49,566	47,806	-1,760	-3.6	Total	121.43	87.91	11.352	19.707

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	182,700	182,700	0.0	2,218	1,758	-460	-20.7	1.21	0.96
Res Hmstd: Avg Val	273,900	273,900	0.0	3,511	2,822	-689	-19.6	1.28	1.03
Res Hmstd: Hi Val	365,100	365,100	0.0	4,804	3,885	-919	-19.1	1.32	1.06
Res Hmstd: Ex-Hi Val	547,900	547,900	0.0	7,421	6,002	-1,419	-19.1	1.35	1.1
Apartment (Mkt rate)	300,000	300,000	0.0	4,894	3,888	-1,006	-20.6	1.63	1.3
Comm/Ind: Lo Val	150,000	150,000	0.0	3,877	3,496	-381	-9.8	2.58	2.33
Comm/Ind: Med Val	300,000	300,000	0.0	8,990	8,059	-931	-10.4	3	2.69
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	32,850	29,353	-3,498	-10.6	3.29	2.94

CARVER & SCOTT COUNTIES

<i>Tax Burdens by Property Class</i>	Taxable Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Homestead	18,579,486	18,579,486	0	0.0	204,553	204,318	-235	-0.1	1.10	1.10
Res Non-Hmstd 1	1,743,471	1,743,471	0	0.0	19,991	19,966	-24	-0.1	1.15	1.15
Res Non-Hmstd 23	580,017	580,017	0	0.0	7,926	7,910	-16	-0.2	1.37	1.36
Apartments	359,461	359,461	0	0.0	5,012	5,007	-5	-0.1	1.39	1.39
Low-income Apts	85,701	85,701	0	0.0	750	749	-1	-0.1	0.88	0.87
Seasonal Rec	74,102	74,102	0	0.0	838	837	-1	-0.1	1.13	1.13
Com/Ind Lo Tier	377,040	377,040	0	0.0	9,049	9,030	-20	-0.2	2.40	2.39
Com/Ind Hi Tier	2,087,212	2,087,212	0	0.0	65,390	65,283	-107	-0.2	3.13	3.13
Publ U: Elec Gen	18,454	18,454	0	0.0	393	393	0	0.0	2.13	2.13
Publ U: Other	143,833	143,833	0	0.0	4,433	4,517	84	1.9	3.08	3.14
Ag Hmstd House	532,933	532,933	0	0.0	4,421	4,428	7	0.2	0.83	0.83
Ag Hmstd Land	821,268	821,268	0	0.0	3,181	2,901	-280	-8.8	0.39	0.35
Ag Non-Hmstd	409,358	409,358	0	0.0	3,518	3,519	1	0.0	0.86	0.86
Total	25,812,338	25,812,338	0	0.0	329,457	328,859	-598	-0.2	1.28	1.27

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	282,199	283,702	1,503	0.5	County	41.53	34.09	0.000	0.000
(-) TIF Tax Capacity	25,900	9,768	-16,132	-62.3	City/Town	27.47	28.53	0.000	1.322
(-) FD Contrib Tax Cap	23,118	17,548	-5,570	-24.1	School District	26.11	27.12	13.693	15.864
(=) Taxable Tax Capacity	233,181	256,386	23,205	10.0	Special District	8.14	4.92	0.000	0.000
FD Distrib Tax Cap	45,502	22,079	-23,424	-51.5	Total	103.25	94.65	13.693	17.186

**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	203,700	203,700	0.0	2,193	2,089	-104	-4.7	1.08	1.03
Res Hmstd: Avg Val	305,400	305,400	0.0	3,474	3,318	-156	-4.5	1.14	1.09
Res Hmstd: Hi Val	407,100	407,100	0.0	4,755	4,547	-208	-4.4	1.17	1.12
Res Hmstd: Ex-Hi Val	610,800	610,800	0.0	7,429	7,093	-336	-4.5	1.22	1.16
Apartment (Mkt rate)	300,000	300,000	0.0	4,283	4,065	-218	-5.1	1.43	1.36
Comm/Ind: Lo Val	150,000	150,000	0.0	3,612	3,556	-57	-1.6	2.41	2.37
Comm/Ind: Med Val	300,000	300,000	0.0	8,361	8,211	-150	-1.8	2.79	2.74
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	30,518	29,935	-583	-1.9	3.05	2.99

NORTHERN HENNEPIN CO.

<i>Tax Burdens by Property Class</i>	Taxable Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Homestead	20,340,112	20,340,112	0	0.0	239,506	239,004	-502	-0.2	1.18	1.18
Res Non-Hmstd 1	1,290,848	1,290,848	0	0.0	16,134	16,100	-35	-0.2	1.25	1.25
Res Non-Hmstd 23	500,052	500,052	0	0.0	7,523	7,511	-12	-0.2	1.50	1.50
Apartments	1,003,901	1,003,901	0	0.0	15,829	15,772	-57	-0.4	1.58	1.57
Low-income Apts	106,190	106,190	0	0.0	1,035	1,032	-3	-0.3	0.97	0.97
Seasonal Rec	13,043	13,043	0	0.0	211	211	-1	-0.3	1.62	1.62
Com/Ind Lo Tier	333,922	333,922	0	0.0	8,412	8,390	-23	-0.3	2.52	2.51
Com/Ind Hi Tier	4,288,352	4,288,352	0	0.0	140,973	140,658	-316	-0.2	3.29	3.28
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	202,931	202,931	0	0.0	6,576	6,678	103	1.6	3.24	3.29
Ag Hmstd House	87,591	87,591	0	0.0	1,019	1,019	0	0.0	1.16	1.16
Ag Hmstd Land	112,561	112,561	0	0.0	621	568	-53	-8.5	0.55	0.50
Ag Non-Hmstd	164,332	164,332	0	0.0	1,735	1,735	-1	0.0	1.06	1.06
Total	28,443,836	28,443,836	0	0.0	439,575	438,676	-899	-0.2	1.55	1.54

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter
Total Tax Capacity	0	334,768	334,768	div/0!	County	#Num! 38.20	#Num! 0.000	
(-) TIF Tax Capacity	0	31,003	31,003	0.0	City/Town	#Num! 34.99	#Num! 1.013	
(-) FD Contrib Tax Cap	0	32,225	32,225	0.0	School District	#Num! 24.86	#Num! 16.257	
(=) Taxable Tax Capacity	0	271,540	271,540	div/0!	Special District	#Num! 8.16	#Num! 0.000	
FD Distrib Tax Cap	0	36,405	36,405	0.0	Total	#Num! 106.21	#Num! 17.270	

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	168,600	168,600	0.0	-221	1,861	2,082	943.4	-0.1	1.10
Res Hmstd: Avg Val	252,700	252,700	0.0	-145	2,975	3,120	152.3	-0.06	1.18
Res Hmstd: Hi Val	336,900	336,900	0.0	-69	4,091	4,160	012.3	-0.02	1.21
Res Hmstd: Ex-Hi Val	505,500	505,500	0.0	0	6,256	6,256	div/0!	0	1.24
Apartment (Mkt rate)	300,000	300,000	0.0	0	4,501	4,501	div/0!	0	1.50
Comm/Ind: Lo Val	150,000	150,000	0.0		3,726				2.48
Comm/Ind: Med Val	300,000	300,000	0.0		8,608				2.87
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0		31,389				3.14

SOUTHEAST HENNEPIN CO.

<i>Tax Burdens by Property Class</i>	Taxable Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Homestead	23,008,523	23,008,523	0	0.0	252,892	252,564	-328	-0.1	1.10	1.10
Res Non-Hmstd 1	1,681,786	1,681,786	0	0.0	19,476	19,454	-22	-0.1	1.16	1.16
Res Non-Hmstd 23	288,405	288,405	0	0.0	4,011	4,005	-5	-0.1	1.39	1.39
Apartments	2,057,233	2,057,233	0	0.0	28,707	28,667	-40	-0.1	1.40	1.39
Low-income Apts	137,423	137,423	0	0.0	1,200	1,198	-1	-0.1	0.87	0.87
Seasonal Rec	6,236	6,236	0	0.0	68	68	0	-0.1	1.10	1.10
Com/Ind Lo Tier	340,411	340,411	0	0.0	8,186	8,170	-16	-0.2	2.40	2.40
Com/Ind Hi Tier	8,079,108	8,079,108	0	0.0	251,193	250,711	-482	-0.2	3.11	3.10
Publ U: Elec Gen	636	636	0	0.0	15	15	0	-0.1	2.38	2.38
Publ U: Other	170,215	170,215	0	0.0	5,313	5,397	84	1.6	3.12	3.17
Ag Hmstd House	937	937	0	0.0	10	10	0	-0.1	1.11	1.11
Ag Hmstd Land	230	230	0	0.0	1	1	0	-16.4	0.29	0.24
Ag Non-Hmstd	71	71	0	0.0	1	1	0	-0.1	0.94	0.94
Total	35,771,214	35,771,214	0	0.0	571,073	570,262	-811	-0.1	1.60	1.59

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter
Total Tax Capacity	0	452,803	452,803	div/0!	County	#Num! 38.20	#Num! 0.000	
(-) TIF Tax Capacity	0	39,154	39,154	0.0	City/Town	#Num! 31.02	#Num! 0.182	
(-) FD Contrib Tax Cap	0	51,580	51,580	0.0	School District	#Num! 19.18	#Num! 14.513	
(=) Taxable Tax Capacity	0	362,068	362,068	div/0!	Special District	#Num! 9.15	#Num! 0.000	
FD Distrib Tax Cap	0	24,897	24,897	0.0	Total	#Num! 97.54	#Num! 14.695	

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	201,200	201,200	0.0	-191	2,067	2,258	180.3	-0.1	1.03
Res Hmstd: Avg Val	301,600	301,600	0.0	-101	3,284	3,385	352.8	-0.03	1.09
Res Hmstd: Hi Val	402,000	402,000	0.0	-11	4,501	4,512	564.9	-0.003	1.12
Res Hmstd: Ex-Hi Val	603,200	603,200	0.0	0	7,022	7,022	div/0!	0	1.16
Apartment (Mkt rate)	300,000	300,000	0.0	0	4,099	4,099	div/0!	0	1.37
Comm/Ind: Lo Val	150,000	150,000	0.0		3,544				2.36
Comm/Ind: Med Val	300,000	300,000	0.0		8,195				2.73
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0		29,901				2.99

SOUTHWEST HENNEPIN CO.

<i>Tax Burdens by Property Class</i>	Taxable Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Homestead	31,105,790	31,105,790	0	0.0	344,158	343,825	-333	-0.1	1.11	1.11
Res Non-Hmstd 1	3,073,829	3,073,829	0	0.0	34,402	34,373	-29	-0.1	1.12	1.12
Res Non-Hmstd 23	542,915	542,915	0	0.0	6,983	6,977	-6	-0.1	1.29	1.29
Apartments	1,731,588	1,731,588	0	0.0	23,523	23,501	-22	-0.1	1.36	1.36
Low-income Apts	86,325	86,325	0	0.0	726	725	-1	-0.1	0.84	0.84
Seasonal Rec	127,730	127,730	0	0.0	1,490	1,489	-1	-0.1	1.17	1.17
Com/Ind Lo Tier	351,871	351,871	0	0.0	8,287	8,269	-18	-0.2	2.36	2.35
Com/Ind Hi Tier	6,430,034	6,430,034	0	0.0	199,212	198,849	-363	-0.2	3.10	3.09
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	205,918	205,918	0	0.0	6,338	6,455	117	1.8	3.08	3.13
Ag Hmstd House	77,529	77,529	0	0.0	845	845	0	0.0	1.09	1.09
Ag Hmstd Land	75,973	75,973	0	0.0	360	328	-32	-9.0	0.47	0.43
Ag Non-Hmstd	165,702	165,702	0	0.0	1,493	1,492	-1	0.0	0.90	0.90
Total	43,975,203	43,975,203	0	0.0	627,817	627,128	-690	-0.1	1.43	1.43

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter
Total Tax Capacity	0	529,637	529,637	div/0!	County	#Num! 38.20	#Num! 0.000	
(-) TIF Tax Capacity	0	12,830	12,830	0.0	City/Town	#Num! 25.17	#Num! 0.888	
(-) FD Contrib Tax Cap	0	47,608	47,608	0.0	School District	#Num! 20.51	#Num! 15.523	
(=) Taxable Tax Capacity	0	469,200	469,200	div/0!	Special District	#Num! 8.41	#Num! 0.000	
FD Distrib Tax Cap	0	20,545	20,545	0.0	Total	#Num! 92.27	#Num! 16.411	

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	277,400	277,400	0.0	-123	2,892	3,015	456.3	-0.04	1.04
Res Hmstd: Avg Val	416,000	416,000	0.0	0	4,521	4,521	div/0!	0	1.09
Res Hmstd: Hi Val	554,600	554,600	0.0	0	6,154	6,154	div/0!	0	1.11
Res Hmstd: Ex-Hi Val	832,000	832,000	0.0	0	9,808	9,808	div/0!	0	1.18
Apartment (Mkt rate)	300,000	300,000	0.0	0	3,953	3,953	div/0!	0	1.32
Comm/Ind: Lo Val	150,000	150,000	0.0		3,509				2.34
Comm/Ind: Med Val	300,000	300,000	0.0		8,106				2.70
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0		29,556				2.96

SUBURBAN RAMSEY CO.

<i>Tax Burdens by Property Class</i>	Taxable Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Homestead	17,569,593	17,569,593	0	0.0	187,435	186,740	-695	-0.4	1.07	1.06
Res Non-Hmstd 1	1,304,860	1,304,860	0	0.0	14,642	14,583	-59	-0.4	1.12	1.12
Res Non-Hmstd 23	409,497	409,497	0	0.0	5,595	5,572	-22	-0.4	1.37	1.36
Apartments	1,265,411	1,265,411	0	0.0	17,507	17,429	-78	-0.4	1.38	1.38
Low-income Apts	174,246	174,246	0	0.0	1,504	1,497	-8	-0.5	0.86	0.86
Seasonal Rec	12,460	12,460	0	0.0	148	147	0	-0.1	1.19	1.18
Com/Ind Lo Tier	362,642	362,642	0	0.0	8,582	8,552	-29	-0.3	2.37	2.36
Com/Ind Hi Tier	4,907,060	4,907,060	0	0.0	153,132	152,721	-411	-0.3	3.12	3.11
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	198,022	198,022	0	0.0	6,171	6,260	89	1.4	3.12	3.16
Ag Hmstd House	1,628	1,628	0	0.0	14	14	0	-0.3	0.85	0.85
Ag Hmstd Land	1,222	1,222	0	0.0	4	4	-1	-13.6	0.35	0.30
Ag Non-Hmstd	24,339	24,339	0	0.0	196	195	0	-0.2	0.80	0.80
Total	26,230,980	26,230,980	0	0.0	394,929	393,715	-1,214	-0.3	1.51	1.50

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter
Total Tax Capacity	0	320,800	320,800	div/0!	County	#Num! 44.43	#Num! 0.000	
(-) TIF Tax Capacity	0	19,422	19,422	0.0	City/Town	#Num! 23.23	#Num! 0.866	
(-) FD Contrib Tax Cap	0	34,927	34,927	0.0	School District	#Num! 17.91	#Num! 16.615	
(=) Taxable Tax Capacity	0	266,451	266,451	div/0!	Special District	#Num! 8.08	#Num! 0.000	
FD Distrib Tax Cap	0	27,744	27,744	0.0	Total	#Num! 93.66	#Num! 17.481	

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	180,400	180,400	0.0	-210	1,795	2,005	954.5	-0.1	0.99
Res Hmstd: Avg Val	270,500	270,500	0.0	-129	2,877	3,006	331.3	-0.05	1.06
Res Hmstd: Hi Val	360,600	360,600	0.0	-48	3,960	4,008	373.6	-0.01	1.1
Res Hmstd: Ex-Hi Val	541,000	541,000	0.0	0	6,108	6,108	div/0!	0	1.13
Apartment (Mkt rate)	300,000	300,000	0.0	0	4,037	4,037	div/0!	0	1.35
Comm/Ind: Lo Val	150,000	150,000	0.0		3,535				2.36
Comm/Ind: Med Val	300,000	300,000	0.0		8,162				2.72
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0		29,751				2.98

CITY OF MINNEAPOLIS

<i>Tax Burdens by Property Class</i>	Taxable Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Homestead	20,275,369	20,275,369	0	0.0	259,297	254,090	-5,207	-2.0	1.28	1.25
Res Non-Hmstd 1	3,303,390	3,303,390	0	0.0	44,495	43,645	-850	-1.9	1.35	1.32
Res Non-Hmstd 23	1,731,990	1,731,990	0	0.0	28,298	27,748	-550	-1.9	1.63	1.60
Apartments	3,153,066	3,153,066	0	0.0	51,439	50,441	-998	-1.9	1.63	1.60
Low-income Apts	281,790	281,790	0	0.0	2,806	2,753	-54	-1.9	1.00	0.98
Seasonal Rec	314	314	0	0.0	4	4	0	-1.9	1.36	1.33
Com/Ind Lo Tier	629,786	629,786	0	0.0	16,279	16,083	-195	-1.2	2.58	2.55
Com/Ind Hi Tier	7,711,629	7,711,629	0	0.0	262,858	259,667	-3,191	-1.2	3.41	3.37
Publ U: Elec Gen	64,407	64,407	0	0.0	1,618	1,594	-24	-1.5	2.51	2.48
Publ U: Other	284,813	284,813	0	0.0	9,690	9,728	39	0.4	3.40	3.42
Ag Hmstd House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Non-Hmstd	1,212	1,212	0	0.0	15	14	0	-2.1	1.21	1.19
Total	37,437,765	37,437,765	0	0.0	676,799	665,768	-11,030	-1.6	1.81	1.78

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter
Total Tax Capacity	0	473,069	473,069	div/0!	County	#Num! 33.92	#Num! 0.000	
(-) TIF Tax Capacity	0	72,160	72,160	0.0	City/Town	#Num! 54.37	#Num! 2.491	
(-) FD Contrib Tax Cap	0	45,548	45,548	0.0	School District	#Num! 23.97	#Num! 8.861	
(=) Taxable Tax Capacity	0	355,360	355,360	div/0!	Special District	#Num! 6.64	#Num! 0.000	
FD Distrib Tax Cap	0	49,566	49,566	0.0	Total	#Num! 118.90	#Num! 11.352	

**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	165,700	165,700	0.0	-223	1,935	2,158	966.6	-0.1	1.17
Res Hmstd: Avg Val	248,400	248,400	0.0	-149	3,087	3,235	173.7	-0.06	1.24
Res Hmstd: Hi Val	331,100	331,100	0.0	-74	4,238	4,313	795.7	-0.02	1.28
Res Hmstd: Ex-Hi Val	496,700	496,700	0.0	0	6,469	6,469	div/0!	0	1.30
Apartment (Mkt rate)	300,000	300,000	0.0	0	4,799	4,799	div/0!	0	1.6
Comm/Ind: Lo Val	150,000	150,000	0.0		3,831				2.55
Comm/Ind: Med Val	300,000	300,000	0.0		8,882				2.96
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0		32,452				3.25

CITY OF ST. PAUL

<i>Tax Burdens by Property Class</i>	Taxable Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Homestead	13,844,899	13,844,899	0	0.0	152,550	148,730	-3,820	-2.5	1.10	1.07
Res Non-Hmstd 1	1,734,475	1,734,475	0	0.0	20,560	20,078	-482	-2.3	1.19	1.16
Res Non-Hmstd 23	910,678	910,678	0	0.0	12,997	12,686	-312	-2.4	1.43	1.39
Apartments	2,006,638	2,006,638	0	0.0	28,647	27,960	-687	-2.4	1.43	1.39
Low-income Apts	244,506	244,506	0	0.0	2,145	2,094	-50	-2.3	0.88	0.86
Seasonal Rec	1,109	1,109	0	0.0	14	14	0	-2.3	1.28	1.25
Com/Ind Lo Tier	447,703	447,703	0	0.0	10,782	10,633	-149	-1.4	2.41	2.37
Com/Ind Hi Tier	3,754,564	3,754,564	0	0.0	118,847	117,179	-1,668	-1.4	3.17	3.12
Publ U: Elec Gen	33,290	33,290	0	0.0	755	742	-13	-1.8	2.27	2.23
Publ U: Other	215,036	215,036	0	0.0	6,807	6,832	25	0.4	3.17	3.18
Ag Hmstd House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Non-Hmstd	1,041	1,041	0	0.0	11	10	0	-2.7	1.03	1.01
Total	23,193,939	23,193,939	0	0.0	354,115	346,958	-7,157	-2.0	1.53	1.50

Tax Base

Tax Rates

	Tax Base				Pctg Chng	Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter	
Total Tax Capacity	0	282,199	282,199	div/0!	County	#Num!	41.40	#Num!	0.000	
(-) TIF Tax Capacity	0	25,900	25,900	0.0	City/Town	#Num!	24.87	#Num!	0.000	
(-) FD Contrib Tax Cap	0	23,118	23,118	0.0	School District	#Num!	26.11	#Num!	13.693	
(=) Taxable Tax Capacity	0	233,181	233,181	div/0!	Special District	#Num!	8.14	#Num!	0.000	
FD Distrib Tax Cap	0	45,502	45,502	0.0	Total	#Num!	100.52	#Num!	13.693	

Tax Burdens on Hypothetical Properties

	Taxable Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	153,300	153,300	0.0	-234	1,516	1,751	746.8	-0.2	0.99	
Res Hmstd: Avg Val	229,900	229,900	0.0	-165	2,460	2,626	586.6	-0.07	1.07	
Res Hmstd: Hi Val	306,400	306,400	0.0	-97	3,403	3,499	621.0	-0.03	1.11	
Res Hmstd: Ex-Hi Val	459,800	459,800	0.0	0	5,251	5,251	div/0!	0	1.14	
Apartment (Mkt rate)	300,000	300,000	0.0	0	4,180	4,180	div/0!	0	1.39	
Comm/Ind: Lo Val	150,000	150,000	0.0		3,562				2.37	
Comm/Ind: Med Val	300,000	300,000	0.0		8,244				2.75	
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0		30,091				3.01	

Baseline Legal Class Report

	Legal Class	Class Rate	Mkt Val	Net Tax Cap	Net Tax
159.1	Farm 1b Hmstd HGA: <32K: Exist	0.450	15,039	68	20
160.1	Ag Hmstd HGA: <76K: Exist	1.000	6,642,581	66,426	46,506
160.2	Ag Hmstd HGA: <76K: NewCon	1.000	14,794	148	104
161.1	Ag Hmstd HGA: 76K-414K: Exist	1.000	5,968,311	59,683	58,323
161.2	Ag Hmstd HGA: 76K-414K: NewCon	1.000	74,299	743	725
162.1	Ag Hmstd HGA: 414K-500K: Exist	1.000	73,831	738	698
162.2	Ag Hmstd HGA: 414K-500K: NewCon	1.000	1,497	15	14
163.1	Ag Hmstd HGA: >500K: Exist	1.250	105,915	1,324	1,242
163.2	Ag Hmstd HGA: >500K: NewCon	1.250	2,350	29	26
164.1	Farm 1b Hmstd land <32K: Exist	0.450	356	2	1
165.1	Ag Hmstd 1 & b: <115K: Exist	0.550	10,439,073	57,415	18,396
165.2	Ag Hmstd 1 & b: <115K: NewCon	0.550	29,455	162	57
166.1	Ag Hmstd 1 & b: 115K-345K: Exist	0.550	11,877,602	65,327	60,883
166.2	Ag Hmstd 1 & b: 115K-345K: NewCon	0.550	73,061	402	383
167.1	Ag Hmstd 1 & b: 345K-790K: Exist	0.550	9,359,165	51,475	42,231
167.2	Ag Hmstd 1 & b: 345K-790K: NewCon	0.550	111,094	611	504
168.1	Ag Hmstd 1 & b: >790K: Exist	1.000	7,241,961	72,420	58,557
168.2	Ag Hmstd 1 & b: >790K: NewCon	1.000	34,739	347	281
170.1	Ag Non-homestead: Exist	1.000	17,453,851	174,539	146,011
170.2	Ag Non-homestead: NewCon	1.000	45,770	458	368
171.0	Private Airport	1.000	292	3	2
172.1	Migrant Housing <500K: Exist	1.000	1,389	14	14
173.1	Migrant Housing >500K: Exist	1.250	65	1	1
177.0	Timberlands	1.000	1,730,847	17,308	14,493
178.1	Non-comm SRR: <76K: Exist	1.000	9,955,750	99,558	82,470
178.2	Non-comm SRR: <76K: NewCon	1.000	122,797	1,228	1,074
179.1	Non-comm SRR: 76K-500K: Exist	1.000	11,557,955	115,580	102,942
179.2	Non-comm SRR: 76K-500K: NewCon	1.000	339,233	3,392	3,071
180.1	Non-comm SRR: >500K: Exist	1.250	1,062,348	13,279	10,885
180.2	Non-comm SRR: >500K: NewCon	1.250	46,599	582	474
183.1	Res 1b Hmstd <32K: Exist	0.450	233,960	1,053	959
184.1	Res Hmstd: <76K: Exist	1.000	104,955,857	1,049,559	976,209
184.2	Res Hmstd: <76K: NewCon	1.000	551,714	5,517	5,100
185.1	Res Hmstd: 76K-414K: Exist	1.000	198,413,397	1,984,134	2,204,073
185.2	Res Hmstd: 76K-414K: NewCon	1.000	4,200,018	42,000	46,736
186.1	Res Hmstd: 414K-500K: Exist	1.000	7,125,662	71,257	75,570
186.2	Res Hmstd: 414K-500K: NewCon	1.000	266,963	2,670	2,806
187.1	Res Hmstd: > 500K: Exist	1.250	13,710,512	171,381	173,347
187.2	Res Hmstd: > 500K: NewCon	1.250	462,861	5,786	5,754
189.1	Res NonH 1 unit: <76K: Exist	1.000	11,171,621	111,716	130,866
189.2	Res NonH 1 unit: <76K: NewCon	1.000	524,106	5,241	6,030

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Simulation No. 7G6		Baseline:	Projected Pay 2008: Current Law		Page 35
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190.1	Res NonH 1 unit: 76K - 500K: Exist	1.000	14,966,088	149,661	168,510
190.2	Res NonH 1 unit: 76K - 500K: NewCon	1.000	1,260,438	12,604	14,052
191.1	Res NonH 1 unit: >500K: Exist	1.250	2,088,083	26,101	26,778
191.2	Res NonH 1 unit: >500K: NewCon	1.250	202,516	2,531	2,619
193.1	Res NonH 2-3 units: Exist	1.250	8,789,493	109,869	124,546
193.2	Res NonH 2-3 units: NewCon	1.250	611,328	7,642	8,426
196.1	Regular apartments (4a): Exist	1.250	18,356,672	229,458	266,429
196.2	Regular apartments (4a): NewCon	1.250	242,604	3,033	3,447
197.1	Low-income housing (4d): Exist	0.750	2,267,809	17,009	20,781
197.2	Low-income housing (4d): NewCon	0.750	14,141	106	130
198.1	Non-profit/Comm Serv: Exist	1.500	51,140	767	929
198.2	Non-profit/Comm Serv: NewCon	1.500	85	1	1
199.1	Student housing: Exist	1.000	30,113	301	359
199.2	Student housing: NewCon	1.000	10	0	0
200.1	Manuf home park land: Exist	1.250	612,418	7,655	8,551
200.2	Manuf home park land: NewCon	1.250	139	2	2
202.1	Comm SRR 1c: <500K: Exist	0.550	403,538	2,219	1,856
202.2	Comm SRR 1c: <500K: NewCon	0.550	1,679	9	9
203.1	Comm SRR 1c: 500K-2.2M: Exist	1.000	259,021	2,590	1,953
203.2	Comm SRR 1c: 500K-2.2M: NewCon	1.000	2,932	29	25
204.1	Comm SRR 1c: >2.2M: Exist	1.250	50,675	633	527
204.2	Comm SRR 1c: >2.2M: New con	1.250	563	7	6
205.1	Comm SRR 4c: <500K: Exist	1.000	267,136	2,671	2,798
205.2	Comm SRR 4c: <500K: NewCon	1.000	2,691	27	28
206.1	Comm SRR 4c: >500K: Exist	1.250	131,851	1,648	1,557
206.2	Comm SRR 4c: >500K: NewCon	1.250	4,814	60	51
207.1	Bed & Breakfast: Exist	1.250	25,479	318	324
207.2	Bed & Breakfast: NewCon	1.250	30	0	0
208.0	Qualifying golf courses	1.250	265,040	3,313	3,237
211.1	Commercial: <150K: Exist	1.500	8,458,080	126,871	207,721
211.2	Commercial: <150K: NewCon	1.500	129,568	1,944	3,153
212.1	Commercial: >150K: Exist	2.000	45,823,470	916,469	1,446,623
212.2	Commercial: >150K: NewCon	2.000	1,328,761	26,575	41,320
213.1	Comm border city: <150K: Exist	1.500	41,754	626	962
213.2	Comm border city: <150K: NewCon	1.500	681	10	16
214.1	Comm border city: >150K: Exist	2.000	84,689	1,694	1,948
214.2	Comm border city: >150K: NewCon	2.000	2,712	54	62
222.1	Industrial: <150K: Exist	1.500	1,303,684	19,555	32,011
222.2	Industrial: <150K: NewCon	1.500	12,844	193	315
223.1	Industrial: >150K: Exist	2.000	14,083,034	281,661	448,077
223.2	Industrial: >150K: NewCon	2.000	189,276	3,786	6,064
224.1	Ind'l border city: <150K: Exist	1.500	1,517	23	35
224.2	Ind'l border city: <150K: NewCon	1.500	0	0	0
225.1	Ind'l border city: >150K: Exist	2.000	66,326	1,327	1,538

House Research Dept.

Simulation No. 7G6		Baseline:	Projected Pay 2008:	Current Law	Page 36
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225.2	Ind'l border city: >150K: NewCon	2.000	2,007	40	46
233.0	Publ Util: land & bldgs <150K	1.500	83,579	1,254	1,939
234.0	Publ Util: land & bldgs >150K	2.000	832,870	16,657	25,401
235.0	Publ Util: Electric Generat Mach	2.000	1,496,108	29,922	32,438
236.0	Publ Util: machinery (non-generat)	2.000	1,064,435	21,289	31,656
238.0	Railroad <150K	1.500	27,063	406	661
239.0	Railroad >150K	2.000	598,020	11,960	18,510
241.0	Non-comm aircraft hangars	1.500	3,145	47	52
242.0	Mineral	2.000	2,223	44	87
243.0	Misc class 5	2.000	4,862	97	140
249.0	Personal: 3f	1.000	10,223	102	105
250.0	Non-comm aircraft hangars	1.500	72,626	1,089	1,089
251.0	Pers: It31 tools&mach excl elec gen	2.000	151,661	3,033	4,420
252.0	Pers: It32 struct/lease land-non C/I,SRR	1.000	9,420	94	97
253.0	Pers: It32 struct/leased land-NCSRR<76	1.000	56,970	570	510
254.0	Pers: It32 str/lease land-NCSRR:76-500	1.000	11,013	110	95
256.0	Pers: It32 struct/leased land-C/I	2.000	19,211	384	567
257.0	Pers: Item 33 ag real estate	1.000	21,423	214	214
259.0	Pers: It41 struct/leased land - C/I	2.000	428,051	8,561	9,209
260.0	Pers: It41 struct/leased land-NCSRR<76	1.000	335	3	5
263.0	Pers: It41 str/leased land-non C/I,SRR	1.000	3,070	31	35
264.0	Pers: Item 41 Border EZ	2.000	1,265	25	29
265.0	Pers: Item 42 non-EZ struct/RR land	2.000	34,674	693	1,325
267.0	Pers: It43 leased real estate - non C/I	1.500	22,879	343	442
268.0	Pers: Item 43 leased real estate - C/I	2.000	416,689	8,334	9,751
269.0	Pers: Item 44 electric util trans lines	2.000	1,639,636	32,793	50,917
270.0	Pers: Item 44 electric util distri lines	2.000	233,081	4,662	7,682
271.0	Pers: Item 45 syst/gas utils	2.000	1,899,825	37,996	56,361
272.0	Pers: Item 46 syst/water utils	2.000	1,525	30	50
273.0	Pers: Item 48 misc	2.000	17,141	343	389
State Total			567,598,645	6,395,774	7,380,204

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	15,039	68	20
160.1	Ag Hmstd HGA: <76K: Exist	1.000	6,642,581	66,426	46,644
160.2	Ag Hmstd HGA: <76K: NewCon	1.000	14,794	148	104
161.1	Ag Hmstd HGA: 76K-414K: Exist	1.000	5,968,311	59,683	58,436
161.2	Ag Hmstd HGA: 76K-414K: NewCon	1.000	74,299	743	726
162.1	Ag Hmstd HGA: 414K-500K: Exist	1.000	73,831	738	699
162.2	Ag Hmstd HGA: 414K-500K: NewCon	1.000	1,497	15	14
163.1	Ag Hmstd HGA: >500K: Exist	1.250	105,915	1,324	1,243
163.2	Ag Hmstd HGA: >500K: NewCon	1.250	2,350	29	26
164.1	Farm 1b Hmstd land <32K: Exist	0.450	356	2	1
165.1	Ag Hmstd 1 & b: <115K: Exist	0.500	10,439,073	52,195	14,025
165.2	Ag Hmstd 1 & b: <115K: NewCon	0.500	29,455	147	44
166.1	Ag Hmstd 1 & b: 115K-345K: Exist	0.500	11,877,602	59,388	56,080
166.2	Ag Hmstd 1 & b: 115K-345K: NewCon	0.500	73,061	365	352
167.1	Ag Hmstd 1 & b: 345K-790K: Exist	0.500	9,359,165	46,796	38,576
167.2	Ag Hmstd 1 & b: 345K-790K: NewCon	0.500	111,094	555	460
168.1	Ag Hmstd 1 & b: >790K: Exist	1.000	7,241,961	72,420	58,846
168.2	Ag Hmstd 1 & b: >790K: NewCon	1.000	34,739	347	282
170.1	Ag Non-homestead: Exist	1.000	17,453,851	174,539	146,458
170.2	Ag Non-homestead: NewCon	1.000	45,770	458	369
171.0	Private Airport	1.000	292	3	2
172.1	Migrant Housing <500K: Exist	1.000	1,389	14	14
173.1	Migrant Housing >500K: Exist	1.250	65	1	1
177.0	Timberlands	1.000	1,730,847	17,308	14,420
178.1	Non-comm SRR: <76K: Exist	1.000	9,955,750	99,558	82,409
178.2	Non-comm SRR: <76K: NewCon	1.000	122,797	1,228	1,072
179.1	Non-comm SRR: 76K-500K: Exist	1.000	11,557,955	115,580	102,902
179.2	Non-comm SRR: 76K-500K: NewCon	1.000	339,233	3,392	3,069
180.1	Non-comm SRR: >500K: Exist	1.250	1,062,348	13,279	10,879
180.2	Non-comm SRR: >500K: NewCon	1.250	46,599	582	474
183.1	Res 1b Hmstd <32K: Exist	0.450	233,960	1,053	937
184.1	Res Hmstd: <76K: Exist	1.000	104,955,857	1,049,559	962,670
184.2	Res Hmstd: <76K: NewCon	1.000	551,714	5,517	5,032
185.1	Res Hmstd: 76K-414K: Exist	1.000	198,413,397	1,984,134	2,190,732
185.2	Res Hmstd: 76K-414K: NewCon	1.000	4,200,018	42,000	46,454
186.1	Res Hmstd: 414K-500K: Exist	1.000	7,125,662	71,257	75,299
186.2	Res Hmstd: 414K-500K: NewCon	1.000	266,963	2,670	2,800
187.1	Res Hmstd: > 500K: Exist	1.250	13,710,512	171,381	172,681
187.2	Res Hmstd: > 500K: NewCon	1.250	462,861	5,786	5,742
189.1	Res NonH 1 unit: <76K: Exist	1.000	11,171,621	111,716	129,224

House Research Dept.

Simulation No. 7G6

Baseline: Projected Pay 2008: Current Law

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Alternative: Proj Pay 2008: Omnibus Tax Bill

(all figures in \$000s)

Item ID	Description	Baseline	Alternative	Current Law	Omnibus Tax Bill
189.2	Res NonH 1 unit: <76K: NewCon	1.000	524,106	5,241	5,979
190.1	Res NonH 1 unit: 76K - 500K: Exist	1.000	14,966,088	149,661	167,233
190.2	Res NonH 1 unit: 76K - 500K: NewCon	1.000	1,260,438	12,604	13,983
191.1	Res NonH 1 unit: >500K: Exist	1.250	2,088,083	26,101	26,647
191.2	Res NonH 1 unit: >500K: NewCon	1.250	202,516	2,531	2,614
193.1	Res NonH 2-3 units: Exist	1.250	8,789,493	109,869	123,104
193.2	Res NonH 2-3 units: NewCon	1.250	611,328	7,642	8,372
196.1	Regular apartments (4a): Exist	1.250	18,356,672	229,458	263,289
196.2	Regular apartments (4a): NewCon	1.250	242,604	3,033	3,397
197.1	Low-income housing (4d): Exist	0.750	2,267,809	17,009	20,467
197.2	Low-income housing (4d): NewCon	0.750	14,141	106	128
198.1	Non-profit/Comm Serv: Exist	1.500	51,140	767	912
198.2	Non-profit/Comm Serv: NewCon	1.500	85	1	1
199.1	Student housing: Exist	1.000	30,113	301	351
199.2	Student housing: NewCon	1.000	10	0	0
200.1	Manuf home park land: Exist	1.250	612,418	7,655	8,487
200.2	Manuf home park land: NewCon	1.250	139	2	2
202.1	Comm SRR 1c: <500K: Exist	0.500	403,538	2,018	1,704
202.2	Comm SRR 1c: <500K: NewCon	0.500	1,679	8	8
203.11	Comm SRR 1c: 500K-600K: Exist	0.500	56,022	280	246
203.12	Comm SRR 1c: 600K-2.2M: Exist	1.000	202,994	2,030	1,501
203.21	Comm SRR 1c: 500K-600K: NewCon	0.500	774	4	4
203.22	Comm SRR 1c: 600K-2.2M: NewCon	1.000	2,158	22	18
204.1	Comm SRR 1c: >2.2M: Exist	1.250	50,675	633	525
204.2	Comm SRR 1c: >2.2M: New con	1.250	563	7	6
205.1	Comm SRR 4c: <500K: Exist	1.000	267,136	2,671	2,795
205.2	Comm SRR 4c: <500K: NewCon	1.000	2,691	27	28
206.1	Comm SRR 4c: >500K: Exist	1.250	131,851	1,648	1,556
206.2	Comm SRR 4c: >500K: NewCon	1.250	4,814	60	51
207.1	Bed & Breakfast: Exist	1.250	25,479	318	319
207.2	Bed & Breakfast: NewCon	1.250	30	0	0
208.0	Qualifying golf courses	1.250	265,040	3,313	3,227
211.1	Commercial: <150K: Exist	1.500	8,458,080	126,871	205,105
211.2	Commercial: <150K: NewCon	1.500	129,568	1,944	3,119
212.1	Commercial: >150K: Exist	2.000	45,823,470	916,469	1,436,862
212.2	Commercial: >150K: NewCon	2.000	1,328,761	26,575	41,089
213.1	Comm border city: <150K: Exist	1.500	41,754	626	962
213.2	Comm border city: <150K: NewCon	1.500	681	10	16
214.1	Comm border city: >150K: Exist	2.000	84,689	1,694	1,948
214.2	Comm border city: >150K: NewCon	2.000	2,712	54	62
222.1	Industrial: <150K: Exist	1.500	1,303,684	19,555	31,712
222.2	Industrial: <150K: NewCon	1.500	12,844	193	311
223.1	Industrial: >150K: Exist	2.000	14,083,034	281,661	445,349
223.2	Industrial: >150K: NewCon	2.000	189,276	3,786	6,013

House Research Dept.

Simulation No. 7G6

Baseline: Projected Pay 2008: Current Law

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Alternative: Proj Pay 2008: Omnibus Tax Bill

(all figures in \$000s)

224.1	Ind'l border city: <150K: Exist	1.500	1,517	23	35
224.2	Ind'l border city: <150K: NewCon	1.500	0	0	0
225.1	Ind'l border city: >150K: Exist	2.000	66,326	1,327	1,538
225.2	Ind'l border city: >150K: NewCon	2.000	2,007	40	46
233.0	Publ Util: land & bldgs <150K	1.500	83,579	1,254	1,925
234.0	Publ Util: land & bldgs >150K	2.000	832,870	16,657	25,266
235.0	Publ Util: Electric Generat Mach	2.000	1,496,108	29,922	32,282
236.0	Publ Util: machinery (non-generat)	2.000	1,064,435	21,289	32,235
238.0	Railroad <150K	1.500	27,063	406	653
239.0	Railroad >150K	2.000	598,020	11,960	18,342
241.0	Non-comm aircraft hangars	1.500	3,145	47	51
242.0	Mineral	2.000	2,223	44	84
243.0	Misc class 5	2.000	4,862	97	137
249.0	Personal: 3f	1.000	10,223	102	103
250.0	Non-comm aircraft hangars	1.500	72,626	1,089	1,081
251.0	Pers: It31 tools&mach excl elec gen	2.000	151,661	3,033	4,387
252.0	Pers: It32 struct/lease land-non C/I,SRR	1.000	9,420	94	96
253.0	Pers: It32 struct/leased land-NCSRR<76	1.000	56,970	570	509
254.0	Pers: It32 str/lease land-NCSRR:76-500	1.000	11,013	110	95
256.0	Pers: It32 struct/leased land-C/I	2.000	19,211	384	560
257.0	Pers: Item 33 ag real estate	1.000	21,423	214	209
259.0	Pers: It41 struct/leased land - C/I	2.000	428,051	8,561	9,098
260.0	Pers: It41 struct/leased land-NCSRR<76	1.000	335	3	5
263.0	Pers: It41 str/leased land-non C/I,SRR	1.000	3,070	31	34
264.0	Pers: Item 41 Border EZ	2.000	1,265	25	29
265.0	Pers: Item 42 non-EZ struct/RR land	2.000	34,674	693	1,290
267.0	Pers: It43 leased real estate - non C/I	1.500	22,879	343	433
268.0	Pers: Item 43 leased real estate - C/I	2.000	416,689	8,334	9,663
269.0	Pers: Item 44 electric util trans lines	2.000	1,639,636	32,793	51,628
270.0	Pers: Item 44 electric util distri lines	2.000	233,081	4,662	7,735
271.0	Pers: Item 45 syst/gas utils	2.000	1,899,825	37,996	57,438
272.0	Pers: Item 46 syst/water utils	2.000	1,525	30	51
273.0	Pers: Item 48 misc	2.000	17,141	343	387
State Total			567,598,640	6,379,342	7,317,148

Baseline Levy Summary

Levy Summary Report

	County	City	Town	School District	Special District	State	Total
Certified NTC Levy	2,429,912	1,662,817	192,737	1,294,532	280,729	717,441	6,578,167
Certified MKV Levy	2,525	29,620	103	748,069	0	0	780,317
Fiscal Disparities Levy	123,139	123,771	1,168	130,156	28,259	0	406,494
Disparity Reduction Aid	9,649	0	477	7,946	0	0	18,072
Spread NTC Levy	2,297,124	1,539,046	191,091	1,207,453	257,469	717,441	6,209,624
Spread MKV Levy	2,525	29,620	103	697,046	0	0	729,294
Tax Incr Financing Levy							348,219
Homestead Credit		261,866		Taconite credit		17,178	
Agricultural Credit		25,431		Disparity Reduction Credit		5,718	

Alternative Levy Summary

Levy Summary Report

	County	City	Town	School District	Special District	State	Total
Certified NTC Levy	2,420,769	1,616,162	189,432	1,294,532	280,729	717,441	6,519,065
Certified MKV Levy	2,525	29,620	103	748,069	0	0	780,317
Fiscal Disparities Levy	123,139	123,771	1,168	130,156	28,259	0	406,494
Disparity Reduction Aid	9,608	0	479	7,891	0	0	17,977
Spread NTC Levy	2,288,022	1,492,391	187,784	1,207,508	257,469	717,441	6,150,616
Spread MKV Levy	2,525	29,620	103	697,046	0	0	729,294
Tax Incr Financing Levy							343,608
Homestead Credit		261,866		Taconite credit		17,051	
Agricultural Credit		25,431		Disparity Reduction Credit		5,282	