

# House Research Simulation Report: Property Tax

**Simulation #8A1**

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## DESCRIPTION

**BASELINE: Final Pay 2007**

**ALTERNATIVE: Prop Pay 2008: Truth-in-Taxation**

This report compares property taxes payable in 2008 to property taxes payable in 2007, if all jurisdictions adopt their 2008 proposed levies as final levies. The payable 2007 portion of the simulation is final data as reported by the counties to the Dept. of Revenue. The payable 2008 market value data is actual data supplied by the counties. The payable 2008 levies are the proposed levies filed by each local taxing jurisdiction for truth-in-taxation purposes, plus school district referendum levies that passed at the November general election. The state general levy is based on the final rates rather than the preliminary rates.

## KEY POINTS

- **Statewide, property taxes would increase by \$596 million, or 8.8%**, if all local taxing jurisdictions were to adopt their proposed levies. Approximately \$154 million of the \$596 million increase would be borne by new construction - property appearing on the tax rolls for the first time in 2008. The overall tax increases would be 9.3% in Greater Minnesota and 8.5% in the Metro area.
- **On a statewide average basis, property tax increases on existing properties vary** from 0.1% (on public utility property) to 12.5% (on residential nonhomestead property). Increases on the largest property types are 5.7% on residential homesteads, 6.9% on commercial-industrial property, and 10.5% on agricultural property.

**The simulations are estimates only.** House Research strives to make property tax simulations accurate, but simulations are only approximations of reality. Generally the results are most accurate on a statewide level, and tend to be less accurate as the jurisdiction under scrutiny gets smaller.

**BASELINE:            Final Pay 2007**

- **Property values** (taxable market values) are actual values reported by county assessors on the abstracts of assessment. (Note that property value in JOBZ zones is not included in the figures shown.)
- **Local government levies** are levies reported by county auditors on the abstracts of tax lists.
- **Property tax credits** are as reported by county auditors on the abstracts of tax lists.

**ALTERNATIVE:        Proposed Pay 2008: Truth-in-Taxation**

- **Market values** are actual values reported by county assessors on the abstracts of assessment. (Note that property value in JOBZ zones is not included in the figures shown.)
- **Local government levies** are the levies that were submitted by local taxing jurisdictions to the Dept. of Revenue in compliance with the Truth-in-taxation law. School district truth-in-taxation levies were augmented by adding new referendum levies that passed as of the November general election. The state levy is based on the actual state levy amount rather than the preliminary rates.
- **Fiscal disparities** net tax capacities were taken from the abstracts of assessment. Distribution levies were provided by the Dept. of Revenue based on information provided by the administrative auditors of each program.
- **Tax increment financing (TIF) net tax capacities** were taken from the abstracts of assessment (note that sometimes the final TIF net tax capacities will differ from the ones reported on the abstracts of assessment).
- **Property tax credits** were modeled by the House Research Dept.

**SIMULATION PARAMETERS**

	Baseline	Alternative
<b>Residential homestead:</b>		
<\$500,000	1.0%	1.0%
>\$500,000	1.25	1.25
<b>Residential non-homestead:</b>		
Single unit:		
<\$500,000	1.0	1.0
>\$500,000	1.25	1.25
2-3 unit and undeveloped land	1.25	1.25
<b>Apartments:</b>		
Regular	1.25	1.25
Low-income	0.75	0.75
<b>Commercial-industrial-public utility:</b>		
<\$150,000	1.5	1.5
>\$150,000	2.0	2.0
Electric generation machinery	2.0	2.0
<b>Seasonal recreational commercial:</b>		
Homestead resorts (1c):		
<\$500,000	0.55	0.55
\$500,000 - \$2,200,000	1.0	1.0
>\$2,200,000	1.25	1.25
Nonhomestead resorts (4c):		
<\$500,000	1.0	1.0
>\$500,000	1.25	1.25
<b>Seasonal recreational residential:</b>		
<\$500,000	1.0	1.0
>\$500,000	1.25	1.25
<b>Disabled homestead first \$32,000</b>	0.45	0.45
<b>Agricultural land &amp; buildings:</b>		
<b>Homestead:</b>		
<\$690,000	0.55	0.55
\$690,000 - \$790,000	1.0	0.55
>\$790,000	1.0	1.0
<b>Nonhomestead</b>	1.0	1.0
<b>Credits:</b>		
<b>Homestead:</b>		
Rate	0.4%	0.4%
Maximum	\$304	\$304
Phase-out rate	0.09%	0.09%
<b>Agricultural:</b>		
Rate	0.3%	0.3%
Maximum	\$345	\$345
Phase-out rate	0.05%	0.05%

House Research Department

## STATEWIDE

Tax Burdens by Property Class	Taxable Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: Exist	308,067,835	320,116,576	12,048,741	3.9	3,215,977	3,397,991	182,014	5.7	1.04	1.06
ResNonHm 1 Exist	25,294,860	28,544,893	3,250,033	12.8	291,444	332,246	40,802	14.0	1.15	1.16
ResNonHm23 Exist	8,484,472	9,252,419	767,947	9.1	120,407	131,187	10,780	9.0	1.42	1.42
Apartments Exist	17,687,965	18,080,746	392,781	2.2	256,091	262,232	6,141	2.4	1.45	1.45
Low-income Apts	2,182,151	2,283,245	101,095	4.6	19,909	20,992	1,083	5.4	0.91	0.92
Seas Rec: Exist	20,869,181	24,395,099	3,525,918	16.9	193,345	211,477	18,133	9.4	0.93	0.87
Com/Ind Lo Exist	9,460,155	9,517,690	57,535	0.6	236,285	235,752	-533	-0.2	2.50	2.48
Com/Ind Hi Exist	56,170,172	61,387,449	5,217,277	9.3	1,804,892	1,946,682	141,790	7.9	3.21	3.17
Publ U: Elec Gen	1,525,273	1,554,471	29,198	1.9	33,221	34,264	1,043	3.1	2.18	2.20
Publ U: Other	5,920,659	5,983,850	63,191	1.1	183,090	182,202	-888	-0.5	3.09	3.04
AgHm House Exist	11,826,365	12,337,297	510,932	4.3	97,141	103,192	6,052	6.2	0.82	0.84
AgHm Land: Exist	34,781,302	38,225,411	3,444,108	9.9	162,866	177,812	14,946	9.2	0.47	0.47
Ag NonHm: Exist	16,948,997	19,723,428	2,774,431	16.4	145,471	165,770	20,299	14.0	0.86	0.84
ResHmstd: NewCon	0	4,489,192	4,489,192	0.0	0	47,310	47,310	0.0	0.00	1.05
All Other NewCon	0	6,102,264	6,102,264	0.0	0	106,612	106,612	0.0	0.00	1.75
<b>Total</b>	<b>519,219,387</b>	<b>561,994,030</b>	<b>42,774,643</b>	<b>8.2</b>	<b>6,760,137</b>	<b>7,355,720</b>	<b>595,583</b>	<b>8.8</b>	<b>1.30</b>	<b>1.31</b>

## Tax Base

## Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	5,842,395	6,341,284	498,889	8.5	County	40.71	40.37	0.057	0.051
(-) TIF Tax Capacity	281,590	311,344	29,754	10.6	City/Town	30.47	30.69	0.633	0.645
(-) FD Contrib Tax Cap	305,736	350,277	44,541	14.6	School District	21.40	20.67	13.138	14.348
(=) Taxable Tax Capacity	5,255,069	5,679,663	424,595	8.1	Special District	4.53	4.62	0.000	0.006
FD Distrib Tax Cap	305,742	350,278	44,536	14.6	<b>Total</b>	97.12	96.35	13.828	15.049

## GREATER MINNESOTA

Tax Burdens by Property Class	Taxable Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: Exist	98,526,848	103,773,017	5,246,170	5.3	964,571	1,031,131	66,560	6.9	0.98	0.99
ResNonHm 1 Exist	8,435,465	9,499,259	1,063,794	12.6	96,911	110,076	13,164	13.6	1.15	1.16
ResNonHm23 Exist	2,704,739	2,820,694	115,955	4.3	38,365	40,071	1,706	4.4	1.42	1.42
Apartments Exist	3,477,501	3,586,378	108,877	3.1	52,897	55,515	2,618	4.9	1.52	1.55
Low-income Apts	771,559	795,259	23,700	3.1	7,422	7,774	352	4.7	0.96	0.98
Seas Rec: Exist	20,401,444	23,866,612	3,465,168	17.0	188,134	205,529	17,395	9.2	0.92	0.86
Com/Ind Lo Exist	5,506,361	5,564,099	57,738	1.0	139,248	139,895	647	0.5	2.53	2.51
Com/Ind Hi Exist	12,334,904	12,959,583	624,679	5.1	397,241	417,693	20,452	5.1	3.22	3.22
Publ U: Elec Gen	1,258,130	1,223,850	-34,280	-2.7	27,354	27,181	-173	-0.6	2.17	2.22
Publ U: Other	3,581,356	3,663,144	81,788	2.3	108,619	109,352	732	0.7	3.03	2.99
AgHm House Exist	10,482,309	10,961,651	479,343	4.6	85,485	90,981	5,496	6.4	0.82	0.83
AgHm Land: Exist	33,198,968	36,485,117	3,286,149	9.9	156,627	170,892	14,265	9.1	0.47	0.47
Ag NonHm: Exist	15,720,989	18,325,734	2,604,745	16.6	134,770	153,620	18,849	14.0	0.86	0.84
ResHmstd: NewCon	0	1,934,866	1,934,866	0.0	0	19,258	19,258	0.0	0.00	1.00
All Other NewCon	0	2,713,969	2,713,969	0.0	0	42,257	42,257	0.0	0.00	1.56
<b>Total</b>	216,400,573	238,173,234	21,772,661	10.1	2,397,645	2,621,223	223,578	9.3	1.11	1.10

## Tax Base

## Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	2,257,861	2,478,443	220,582	9.8	County	48.54	47.74	0.029	0.027
(-) TIF Tax Capacity	47,295	51,915	4,620	9.8	City/Town	27.74	27.77	0.121	0.307
(-) FD Contrib Tax Cap	3,015	3,426	410	13.6	School District	19.66	19.08	11.049	11.812
(=) Taxable Tax Capacity	2,207,551	2,423,103	215,552	9.8	Special District	1.57	1.55	0.000	0.019
FD Distrib Tax Cap	3,021	3,427	406	13.4	<b>Total</b>	97.51	96.14	11.199	12.165

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	101,500	106,900		5.3	822	882	59	7.2	0.81	0.82
Res Hmstd: Avg Val	152,200	160,300		5.3	1,419	1,508	89	6.3	0.93	0.94
Res Hmstd: Hi Val	202,900	213,700		5.3	2,016	2,134	118	5.9	0.99	1
Res Hmstd: Ex-Hi Val	304,400	320,600		5.3	3,211	3,388	178	5.5	1.05	1.06
Apartment (Mkt rate)	300,000	309,400		3.1	3,993	4,095	102	2.6	1.33	1.32
Seas Rec: Lo Val	100,000	115,000		15.0	1,105	1,246	141	12.8	1.11	1.08
Seas Rec: Hi Val	300,000	345,000		15.0	3,534	3,924	390	11.0	1.18	1.14
Comm/Ind: Lo Val	150,000	157,600		5.1	3,435	3,605	170	5.0	2.29	2.29
Comm/Ind: Med Val	300,000	315,200		5.1	7,959	8,276	317	4.0	2.65	2.63
Comm/Ind: Hi Val	1,000,000	1,050,600		5.1	29,069	30,071	1,001	3.4	2.91	2.86

<b>METRO AREA</b>
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<i>Tax Burdens by Property Class</i>	<b>Taxable Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alte</b>
Res Hmstd: Exist	209,540,987	216,343,558	6,802,571	3.2	2,251,406	2,366,860	115,454	5.1	1.07	1.09
ResNonHm 1 Exist	16,859,395	19,045,633	2,186,238	13.0	194,532	222,170	27,637	14.2	1.15	1.17
ResNonHm23 Exist	5,779,732	6,431,725	651,992	11.3	82,042	91,116	9,074	11.1	1.42	1.42
Apartments Exist	14,210,464	14,494,368	283,905	2.0	203,194	206,717	3,523	1.7	1.43	1.43
Low-income Apts	1,410,592	1,487,987	77,395	5.5	12,487	13,218	731	5.9	0.89	0.89
Seas Rec: Exist	467,737	528,487	60,751	13.0	5,210	5,948	738	14.2	1.11	1.13
Com/Ind Lo Exist	3,953,794	3,953,591	-203	0.0	97,036	95,857	-1,180	-1.2	2.45	2.42
Com/Ind Hi Exist	43,835,268	48,427,866	4,592,598	10.5	1,407,651	1,528,989	121,339	8.6	3.21	3.16
Publ U: Elec Gen	267,143	330,622	63,478	23.8	5,868	7,084	1,216	20.7	2.20	2.14
Publ U: Other	2,339,303	2,320,706	-18,598	-0.8	74,470	72,850	-1,620	-2.2	3.18	3.14
AgHm House Exist	1,344,057	1,375,646	31,590	2.4	11,656	12,211	555	4.8	0.87	0.89
AgHm Land: Exist	1,582,334	1,740,294	157,960	10.0	6,239	6,919	681	10.9	0.39	0.40
Ag NonHm: Exist	1,228,008	1,397,694	169,686	13.8	10,700	12,150	1,450	13.5	0.87	0.87
ResHmstd: NewCon	0	2,554,325	2,554,325	0.0	0	28,051	28,051	0.0	0.00	1.10
All Other NewCon	0	3,388,294	3,388,294	0.0	0	64,355	64,355	0.0	0.00	1.90
<b>Total</b>	<b>302,818,814</b>	<b>323,820,796</b>	<b>21,001,982</b>	<b>6.9</b>	<b>4,362,492</b>	<b>4,734,497</b>	<b>372,005</b>	<b>8.5</b>	<b>1.44</b>	<b>1.46</b>

**Tax Base****Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	3,584,533	3,862,841	278,307	7.8	County	35.04	34.88	0.070	0.063
(-) TIF Tax Capacity	234,295	259,429	25,134	10.7	City/Town	32.45	32.87	0.886	0.813
(-) FD Contrib Tax Cap	302,721	346,851	44,130	14.6	School District	22.66	21.85	14.170	15.613
(=) Taxable Tax Capacity	<u>3,047,517</u>	<u>3,256,560</u>	<u>209,043</u>	<u>6.9</u>	Special District	<u>6.68</u>	<u>6.90</u>	<u>0.000</u>	<u>0.000</u>
FD Distrib Tax Cap	302,721	346,851	44,130	14.6	<b>Total</b>	<b>96.84</b>	<b>96.50</b>	<b>15.126</b>	<b>16.488</b>

**Tax Burdens on  
Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	181,600	187,500	3.2	1,824	1,915	90	5.0	1.00	1.02
Res Hmstd: Avg Val	272,300	281,100	3.2	2,922	3,057	135	4.6	1.07	1.09
Res Hmstd: Hi Val	362,900	374,700	3.3	4,018	4,199	181	4.5	1.11	1.12
Res Hmstd: Ex-Hi Val	544,500	562,200	3.3	6,204	6,502	298	4.8	1.14	1.16
Apartment (Mkt rate)	300,000	306,000	2.0	4,085	4,196	110	2.7	1.36	1.37
Comm/Ind: Lo Val	150,000	165,700	10.5	3,635	4,081	446	12.3	2.42	2.46
Comm/Ind: Med Val	300,000	331,400	10.5	8,406	9,276	870	10.3	2.80	2.8
Comm/Ind: Hi Val	1,000,000	1,104,800	10.5	30,671	33,523	2,852	9.3	3.07	3.03

**GREATER MINNESOTA CITIES**

<i>Tax Burdens by Property Class</i>	<b>Taxable Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alte</b>
Res Hmstd: Exist	56,876,448	58,859,381	1,982,932	3.5	619,601	661,044	41,444	6.7	1.09	1.12
ResNonHm 1 Exist	5,200,954	5,813,707	612,752	11.8	65,644	74,925	9,281	14.1	1.26	1.29
ResNonHm23 Exist	1,950,616	1,941,853	-8,762	-0.4	29,422	29,844	422	1.4	1.51	1.54
Apartments Exist	3,415,183	3,524,710	109,527	3.2	52,204	54,824	2,620	5.0	1.53	1.56
Low-income Apts	770,799	794,499	23,700	3.1	7,414	7,766	352	4.7	0.96	0.98
Seas Rec: Exist	2,619,924	3,068,170	448,246	17.1	27,187	29,760	2,573	9.5	1.04	0.97
Com/Ind Lo Exist	4,515,757	4,538,036	22,280	0.5	118,298	118,803	505	0.4	2.62	2.62
Com/Ind Hi Exist	11,261,045	11,745,281	484,236	4.3	367,493	384,904	17,410	4.7	3.26	3.28
Publ U: Elec Gen	1,229,399	1,192,762	-36,637	-3.0	26,837	26,635	-202	-0.8	2.18	2.23
Publ U: Other	1,369,898	1,383,411	13,514	1.0	45,481	45,965	484	1.1	3.32	3.32
AgHm House Exist	363,044	373,126	10,081	2.8	3,993	4,144	151	3.8	1.10	1.11
AgHm Land: Exist	444,708	480,600	35,892	8.1	2,508	2,723	215	8.6	0.56	0.57
Ag NonHm: Exist	548,719	659,133	110,414	20.1	6,304	7,516	1,212	19.2	1.15	1.14
ResHmstd: NewCon	0	1,127,578	1,127,578	0.0	0	12,577	12,577	0.0	0.00	1.12
All Other NewCon	0	1,654,793	1,654,793	0.0	0	32,638	32,638	0.0	0.00	1.97
<b>Total</b>	<b>90,566,493</b>	<b>97,157,038</b>	<b>6,590,545</b>	<b>7.3</b>	<b>1,372,386</b>	<b>1,494,066</b>	<b>121,680</b>	<b>8.9</b>	<b>1.52</b>	<b>1.54</b>

**Tax Base****Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	1,077,502	1,154,982	77,480	7.2	County	47.39	47.01	0.025	0.023
(-) TIF Tax Capacity	46,635	51,362	4,727	10.1	City/Town	43.31	44.90	0.200	0.522
(-) FD Contrib Tax Cap	2,149	2,419	271	12.6	School District	20.80	20.59	11.613	12.243
(=) Taxable Tax Capacity	<u>1,028,718</u>	<u>1,101,201</u>	<u>72,482</u>	<u>7.0</u>	Special District	<u>1.72</u>	<u>1.75</u>	<u>0.000</u>	<u>0.033</u>
FD Distrib Tax Cap	2,371	2,722	351	14.8	<b>Total</b>	113.21	114.24	11.838	12.821

**Tax Burdens on  
Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	89,900	93,000	3.4	833	893	60	7.2	0.93	0.96
Res Hmstd: Avg Val	134,700	139,400	3.5	1,433	1,524	91	6.4	1.06	1.09
Res Hmstd: Hi Val	179,600	185,900	3.5	2,035	2,157	122	6.0	1.13	1.16
Res Hmstd: Ex-Hi Val	269,500	278,900	3.5	3,240	3,422	182	5.6	1.20	1.23
Apartment (Mkt rate)	300,000	309,600	3.2	4,601	4,818	217	4.7	1.53	1.56
Comm/Ind: Lo Val	150,000	156,500	4.3	3,798	4,013	216	5.7	2.53	2.56
Comm/Ind: Med Val	300,000	312,900	4.3	8,802	9,225	423	4.8	2.93	2.95
Comm/Ind: Hi Val	1,000,000	1,043,000	4.3	32,156	33,554	1,398	4.3	3.22	3.22

**GREATER MINNESOTA TOWNS**

<i>Tax Burdens by Property Class</i>	<b>Taxable Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alte</b>
Res Hmstd: Exist	41,650,399	44,913,637	3,263,238	7.8	344,970	370,087	25,117	7.3	0.83	0.82
ResNonHm 1 Exist	3,234,511	3,685,553	451,042	13.9	31,267	35,151	3,883	12.4	0.97	0.95
ResNonHm23 Exist	754,124	878,841	124,717	16.5	8,943	10,227	1,284	14.4	1.19	1.16
Apartments Exist	62,318	61,668	-650	-1.0	693	691	-2	-0.2	1.11	1.12
Low-income Apts	760	760	0	0.0	8	8	0	2.3	1.03	1.06
Seas Rec: Exist	17,781,520	20,798,442	3,016,921	17.0	160,948	175,769	14,822	9.2	0.91	0.85
Com/Ind Lo Exist	990,605	1,026,063	35,458	3.6	20,950	21,092	142	0.7	2.11	2.06
Com/Ind Hi Exist	1,073,860	1,214,303	140,443	13.1	29,748	32,789	3,041	10.2	2.77	2.70
Publ U: Elec Gen	28,730	31,087	2,357	8.2	517	546	29	5.7	1.80	1.76
Publ U: Other	2,211,458	2,279,733	68,275	3.1	63,139	63,386	248	0.4	2.86	2.78
AgHm House Exist	10,119,264	10,588,526	469,261	4.6	81,491	86,837	5,346	6.6	0.81	0.82
AgHm Land: Exist	32,754,260	36,004,518	3,250,257	9.9	154,119	168,169	14,050	9.1	0.47	0.47
Ag NonHm: Exist	15,172,270	17,666,601	2,494,331	16.4	128,467	146,104	17,637	13.7	0.85	0.83
ResHmstd: NewCon	0	807,289	807,289	0.0	0	6,682	6,682	0.0	0.00	0.83
All Other NewCon	0	1,059,177	1,059,177	0.0	0	9,619	9,619	0.0	0.00	0.91
<b>Total</b>	<b>125,834,080</b>	<b>141,016,196</b>	<b>15,182,116</b>	<b>12.1</b>	<b>1,025,259</b>	<b>1,127,157</b>	<b>101,898</b>	<b>9.9</b>	<b>0.81</b>	<b>0.80</b>

**Tax Base****Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	1,180,360	1,323,462	143,102	12.1	County	49.55	48.35	0.034	0.032
(-) TIF Tax Capacity	661	553	-107	-16.2	City/Town	14.15	13.50	0.009	0.008
(-) FD Contrib Tax Cap	867	1,006	140	16.1	School District	18.67	17.82	10.244	11.211
(=) Taxable Tax Capacity	<u>1,178,833</u>	<u>1,321,902</u>	<u>143,069</u>	<u>12.1</u>	Special District	<u>1.43</u>	<u>1.38</u>	<u>0.000</u>	<u>0.000</u>
FD Distrib Tax Cap	650	705	55	8.4	<b>Total</b>	83.81	81.06	10.287	11.251

**Tax Burdens on  
Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	123,400	133,100	7.9	900	976	76	8.5	0.73	0.73
Res Hmstd: Avg Val	185,000	199,500	7.8	1,535	1,649	114	7.4	0.83	0.83
Res Hmstd: Hi Val	246,600	265,900	7.8	2,170	2,322	152	7.0	0.88	0.87
Res Hmstd: Ex-Hi Val	370,000	399,000	7.8	3,442	3,670	228	6.6	0.93	0.92
Apartment (Mkt rate)	300,000	296,900	-1.0	3,451	3,343	-109	-3.2	1.15	1.13
Seas Rec: Lo Val	100,000	115,000	15.0	968	1,073	105	10.8	0.97	0.93
Seas Rec: Hi Val	300,000	345,000	15.0	3,123	3,404	281	9.0	1.04	0.99
Comm/Ind: Lo Val	150,000	169,600	13.1	3,113	3,547	434	13.9	2.08	2.09
Comm/Ind: Med Val	300,000	339,200	13.1	7,212	8,046	835	11.6	2.40	2.37
Comm/Ind: Hi Val	1,000,000	1,130,800	13.1	26,340	29,047	2,707	10.3	2.63	2.57



<b>NORTHWEST CITIES</b>
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<i>Tax Burdens by Property Class</i>	<b>Taxable Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alte</b>
Res Hmstd: Exist	4,631,698	4,901,103	269,405	5.8	53,084	57,690	4,606	8.7	1.15	1.18
ResNonHm 1 Exist	409,121	448,019	38,897	9.5	5,533	6,163	630	11.4	1.35	1.38
ResNonHm23 Exist	145,262	160,358	15,096	10.4	2,237	2,489	251	11.2	1.54	1.55
Apartments Exist	366,851	380,525	13,675	3.7	5,898	6,230	332	5.6	1.61	1.64
Low-income Apts	90,709	90,343	-367	-0.4	934	936	2	0.2	1.03	1.04
Seas Rec: Exist	168,193	203,667	35,474	21.1	1,942	2,238	296	15.3	1.15	1.10
Com/Ind Lo Exist	556,320	561,695	5,375	1.0	14,812	14,876	65	0.4	2.66	2.65
Com/Ind Hi Exist	952,226	1,038,547	86,321	9.1	28,861	31,303	2,442	8.5	3.03	3.01
Publ U: Elec Gen	21,247	21,839	592	2.8	434	496	62	14.2	2.04	2.27
Publ U: Other	94,982	96,901	1,919	2.0	3,349	3,433	84	2.5	3.53	3.54
AgHm House Exist	19,720	20,370	650	3.3	229	246	17	7.6	1.16	1.21
AgHm Land: Exist	36,349	41,650	5,301	14.6	242	280	37	15.3	0.67	0.67
Ag NonHm: Exist	36,905	43,335	6,431	17.4	470	550	80	17.0	1.27	1.27
ResHmstd: NewCon	0	111,586	111,586	0.0	0	1,273	1,273	0.0	0.00	1.14
All Other NewCon	0	143,526	143,526	0.0	0	2,822	2,822	0.0	0.00	1.97
<b>Total</b>	<b>7,529,583</b>	<b>8,263,464</b>	<b>733,881</b>	<b>9.7</b>	<b>118,025</b>	<b>131,024</b>	<b>13,000</b>	<b>11.0</b>	<b>1.57</b>	<b>1.59</b>

**Tax Base****Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	89,612	98,508	8,896	9.9	County	53.93	52.60	0.000	0.000
(-) TIF Tax Capacity	4,329	5,055	726	16.8	City/Town	45.79	46.74	0.353	0.311
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	21.35	22.03	10.747	11.698
(=) Taxable Tax Capacity	85,282	93,453	8,171	9.6	Special District	3.54	3.43	0.000	0.000
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	124.61	124.80	11.100	12.009

**Tax Burdens on  
Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	67,600	71,500	5.8	647	692	45	7.0	0.96	0.97
Res Hmstd: Avg Val	101,300	107,200	5.8	1,093	1,191	97	8.9	1.08	1.11
Res Hmstd: Hi Val	135,000	142,900	5.9	1,581	1,711	130	8.2	1.17	1.2
Res Hmstd: Ex-Hi Val	202,600	214,400	5.8	2,559	2,754	194	7.6	1.26	1.28
Apartment (Mkt rate)	300,000	311,200	3.7	5,006	5,229	223	4.4	1.67	1.68
Comm/Ind: Lo Val	150,000	163,600	9.1	4,043	4,503	460	11.4	2.7	2.75
Comm/Ind: Med Val	300,000	327,200	9.1	9,378	10,287	909	9.7	3.13	3.14
Comm/Ind: Hi Val	1,000,000	1,090,700	9.1	34,276	37,279	3,004	8.8	3.43	3.42

<b>NORTHWEST TOWNS</b>
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<i>Tax Burdens by Property Class</i>	<b>Taxable Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alte</b>
Res Hmstd: Exist	5,382,252	5,881,033	498,780	9.3	42,986	47,193	4,207	9.8	0.80	0.80
ResNonHm 1 Exist	352,907	375,891	22,984	6.5	3,466	3,698	232	6.7	0.98	0.98
ResNonHm23 Exist	117,161	133,616	16,456	14.0	1,265	1,430	165	13.1	1.08	1.07
Apartments Exist	9,090	9,435	345	3.8	89	92	3	2.9	0.98	0.97
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seas Rec: Exist	3,662,725	4,254,482	591,757	16.2	32,898	36,108	3,210	9.8	0.90	0.85
Com/Ind Lo Exist	151,003	152,235	1,232	0.8	3,214	3,135	-79	-2.5	2.13	2.06
Com/Ind Hi Exist	163,152	175,148	11,997	7.4	4,710	4,952	242	5.1	2.89	2.83
Publ U: Elec Gen	357	420	63	17.7	5	7	2	39.3	1.34	1.59
Publ U: Other	406,642	419,631	12,988	3.2	12,103	12,169	67	0.5	2.98	2.90
AgHm House Exist	1,432,493	1,510,734	78,241	5.5	11,637	12,356	719	6.2	0.81	0.82
AgHm Land: Exist	5,178,078	5,848,190	670,112	12.9	25,465	28,594	3,130	12.3	0.49	0.49
Ag NonHm: Exist	3,022,100	3,481,013	458,913	15.2	28,045	31,380	3,335	11.9	0.93	0.90
ResHmstd: NewCon	0	130,289	130,289	0.0	0	1,053	1,053	0.0	0.00	0.81
All Other NewCon	0	191,618	191,618	0.0	0	1,767	1,767	0.0	0.00	0.92
<b>Total</b>	<b>19,877,959</b>	<b>22,563,734</b>	<b>2,685,775</b>	<b>13.5</b>	<b>165,882</b>	<b>183,934</b>	<b>18,052</b>	<b>10.9</b>	<b>0.83</b>	<b>0.82</b>

**Tax Base****Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	185,927	210,857	24,930	13.4	County	50.78	49.33	0.000	0.000
(-) TIF Tax Capacity	43	46	3	7.9	City/Town	13.86	13.04	0.000	0.000
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	16.96	16.66	11.856	12.839
(=) Taxable Tax Capacity	185,884	210,811	24,926	13.4	Special District	3.32	3.18	0.000	0.000
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>84.92</b>	<b>82.21</b>	<b>11.856</b>	<b>12.839</b>

**Tax Burdens on  
Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	112,200	122,600	9.3	814	903	89	10.9	0.73	0.74
Res Hmstd: Avg Val	168,200	183,800	9.3	1,407	1,540	133	9.5	0.84	0.84
Res Hmstd: Hi Val	224,200	245,000	9.3	1,999	2,177	178	8.9	0.89	0.89
Res Hmstd: Ex-Hi Val	336,400	367,600	9.3	3,186	3,453	267	8.4	0.95	0.94
Seas Rec: Lo Val	100,000	115,000	15.0	979	1,086	107	10.9	0.98	0.94
Seas Rec: Hi Val	300,000	345,000	15.0	3,156	3,444	288	9.1	1.05	1
Comm/Ind: Lo Val	150,000	161,000	7.3	3,161	3,373	211	6.7	2.11	2.09
Comm/Ind: Med Val	300,000	322,100	7.4	7,317	7,709	392	5.4	2.44	2.39
Comm/Ind: Hi Val	1,000,000	1,073,500	7.4	26,711	27,936	1,225	4.6	2.67	2.60

<b>NORTH CENTRAL CITIES</b>
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<i>Tax Burdens by Property Class</i>	<b>Taxable Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alte</b>
Res Hmstd: Exist	3,617,482	3,871,490	254,008	7.0	34,126	35,287	1,161	3.4	0.94	0.91
ResNonHm 1 Exist	394,167	433,741	39,574	10.0	4,607	4,930	323	7.0	1.17	1.14
ResNonHm23 Exist	149,042	156,779	7,737	5.2	2,074	2,104	30	1.4	1.39	1.34
Apartments Exist	191,197	193,640	2,444	1.3	2,837	2,808	-30	-1.1	1.48	1.45
Low-income Apts	67,090	69,024	1,934	2.9	664	668	4	0.6	0.99	0.97
Seas Rec: Exist	1,867,666	2,144,653	276,988	14.8	17,700	18,521	821	4.6	0.95	0.86
Com/Ind Lo Exist	486,817	493,710	6,893	1.4	12,159	11,958	-200	-1.6	2.50	2.42
Com/Ind Hi Exist	983,741	1,046,262	62,521	6.4	31,278	31,889	611	2.0	3.18	3.05
Publ U: Elec Gen	1,134	1,272	138	12.2	31	33	3	8.8	2.71	2.63
Publ U: Other	80,354	77,258	-3,096	-3.9	2,670	2,491	-179	-6.7	3.32	3.22
AgHm House Exist	29,534	30,109	575	1.9	291	289	-2	-0.6	0.99	0.96
AgHm Land: Exist	34,784	41,518	6,733	19.4	144	169	26	17.9	0.41	0.41
Ag NonHm: Exist	42,064	49,574	7,510	17.9	376	414	38	10.0	0.89	0.84
ResHmstd: NewCon	0	65,618	65,618	0.0	0	579	579	0.0	0.00	0.88
All Other NewCon	0	133,897	133,897	0.0	0	2,042	2,042	0.0	0.00	1.53
<b>Total</b>	<b>7,945,071</b>	<b>8,808,544</b>	<b>863,473</b>	<b>10.9</b>	<b>108,956</b>	<b>114,184</b>	<b>5,227</b>	<b>4.8</b>	<b>1.37</b>	<b>1.30</b>

**Tax Base****Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	93,919	103,961	10,042	10.7	County	41.58	38.47	0.000	0.000
(-) TIF Tax Capacity	3,153	3,246	93	2.9	City/Town	37.92	37.52	0.098	0.091
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	18.20	15.97	8.093	8.369
(=) Taxable Tax Capacity	90,766	100,715	9,950	11.0	Special District	0.77	0.76	0.000	0.000
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>98.47</b>	<b>92.73</b>	<b>8.191</b>	<b>8.459</b>

**Tax Burdens on  
Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	88,600	94,800	7.0	652	672	20	3.0	0.74	0.71
Res Hmstd: Avg Val	132,900	142,200	7.0	1,165	1,194	30	2.5	0.88	0.84
Res Hmstd: Hi Val	177,100	189,500	7.0	1,676	1,716	40	2.4	0.95	0.91
Res Hmstd: Ex-Hi Val	265,700	284,400	7.0	2,701	2,761	60	2.2	1.02	0.97
Apartment (Mkt rate)	300,000	303,800	1.3	3,939	3,778	-160	-4.1	1.31	1.24
Comm/Ind: Lo Val	150,000	159,500	6.3	3,411	3,519	108	3.2	2.27	2.21
Comm/Ind: Med Val	300,000	319,100	6.4	7,919	8,081	162	2.0	2.64	2.53
Comm/Ind: Hi Val	1,000,000	1,063,600	6.4	28,954	29,361	407	1.4	2.9	2.76

**NORTH CENTRAL TOWNS**

<i>Tax Burdens by Property Class</i>	<b>Taxable Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alte</b>
Res Hmstd: Exist	6,337,889	6,959,777	621,888	9.8	48,035	50,432	2,398	5.0	0.76	0.72
ResNonHm 1 Exist	478,943	532,819	53,876	11.2	4,428	4,631	203	4.6	0.92	0.87
ResNonHm23 Exist	109,890	134,388	24,498	22.3	1,232	1,407	175	14.2	1.12	1.05
Apartments Exist	22,552	17,279	-5,273	-23.4	237	186	-51	-21.5	1.05	1.08
Low-income Apts	760	760	0	0.0	8	8	0	2.3	1.03	1.06
Seas Rec: Exist	5,636,371	6,568,781	932,410	16.5	47,483	51,077	3,595	7.6	0.84	0.78
Com/Ind Lo Exist	190,537	196,044	5,507	2.9	3,793	3,717	-76	-2.0	1.99	1.90
Com/Ind Hi Exist	152,696	166,748	14,052	9.2	3,921	4,048	127	3.2	2.57	2.43
Publ U: Elec Gen	3,648	3,512	-136	-3.7	77	71	-5	-7.1	2.10	2.02
Publ U: Other	325,676	358,354	32,678	10.0	9,888	10,180	292	3.0	3.04	2.84
AgHm House Exist	1,055,888	1,076,000	20,111	1.9	8,961	8,790	-171	-1.9	0.85	0.82
AgHm Land: Exist	1,887,550	2,245,095	357,544	18.9	7,921	9,234	1,313	16.6	0.42	0.41
Ag NonHm: Exist	922,579	1,160,047	237,468	25.7	8,459	9,982	1,523	18.0	0.92	0.86
ResHmstd: NewCon	0	151,949	151,949	0.0	0	1,120	1,120	0.0	0.00	0.74
All Other NewCon	0	217,717	217,717	0.0	0	1,847	1,847	0.0	0.00	0.85
<b>Total</b>	<b>17,124,979</b>	<b>19,789,269</b>	<b>2,664,290</b>	<b>15.6</b>	<b>144,442</b>	<b>156,731</b>	<b>12,289</b>	<b>8.5</b>	<b>0.84</b>	<b>0.79</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	169,612	195,861	26,249	15.5	County	45.47	42.30	0.000	0.000
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	13.66	12.84	0.000	0.000
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	19.41	17.67	8.371	8.951
(=) Taxable Tax Capacity	169,612	195,861	26,249	15.5	Special District	0.82	0.86	0.000	0.000
FD Distrib Tax Cap	0	0	0	3.8	<b>Total</b>	<b>79.35</b>	<b>73.68</b>	<b>8.371</b>	<b>8.951</b>

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	115,700	127,100	9.9	747	792	46	6.1	0.65	0.62
Res Hmstd: Avg Val	173,400	190,400	9.8	1,305	1,372	67	5.2	0.75	0.72
Res Hmstd: Hi Val	231,200	253,900	9.8	1,864	1,954	90	4.8	0.81	0.77
Res Hmstd: Ex-Hi Val	346,800	380,800	9.8	2,982	3,117	135	4.5	0.86	0.82
Seas Rec: Lo Val	100,000	115,000	15.0	924	988	64	7.0	0.92	0.86
Seas Rec: Hi Val	300,000	345,000	15.0	2,989	3,149	160	5.4	1	0.91
Comm/Ind: Lo Val	150,000	163,800	9.2	2,984	3,169	185	6.2	1.99	1.93
Comm/Ind: Med Val	300,000	327,600	9.2	6,921	7,235	314	4.5	2.31	2.21
Comm/Ind: Hi Val	1,000,000	1,092,000	9.2	25,291	26,210	918	3.6	2.53	2.40

<b>TACONITE CITIES</b>
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<i>Tax Burdens by Property Class</i>	<b>Taxable Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alte</b>
Res Hmstd: Exist	2,450,740	2,612,503	161,763	6.6	20,597	20,735	138	0.7	0.84	0.79
ResNonHm 1 Exist	237,153	252,087	14,934	6.3	3,407	3,442	35	1.0	1.44	1.37
ResNonHm23 Exist	58,741	65,844	7,103	12.1	1,032	1,090	58	5.6	1.76	1.66
Apartments Exist	91,472	95,460	3,988	4.4	1,677	1,642	-35	-2.1	1.83	1.72
Low-income Apts	38,246	39,119	874	2.3	420	411	-9	-2.2	1.10	1.05
Seas Rec: Exist	260,109	319,507	59,398	22.8	3,115	3,624	508	16.3	1.20	1.13
Com/Ind Lo Exist	300,046	305,594	5,548	1.8	8,630	8,403	-228	-2.6	2.88	2.75
Com/Ind Hi Exist	372,158	427,991	55,833	15.0	14,016	15,301	1,286	9.2	3.77	3.58
Publ U: Elec Gen	196,943	194,972	-1,970	-1.0	4,110	3,707	-403	-9.8	2.09	1.90
Publ U: Other	122,167	128,767	6,600	5.4	4,225	4,164	-61	-1.4	3.46	3.23
AgHm House Exist	6,758	7,562	804	11.9	55	62	7	13.2	0.81	0.82
AgHm Land: Exist	5,061	6,192	1,131	22.3	15	20	5	36.0	0.29	0.32
Ag NonHm: Exist	58,671	71,962	13,291	22.7	776	904	128	16.4	1.32	1.26
ResHmstd: NewCon	0	27,807	27,807	0.0	0	218	218	0.0	0.00	0.78
All Other NewCon	0	54,631	54,631	0.0	0	1,141	1,141	0.0	0.00	2.09
<b>Total</b>	<b>4,198,263</b>	<b>4,609,997</b>	<b>411,733</b>	<b>9.8</b>	<b>62,075</b>	<b>64,863</b>	<b>2,788</b>	<b>4.5</b>	<b>1.48</b>	<b>1.41</b>

**Tax Base****Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	50,627	55,626	4,998	9.9	County	51.63	47.99	0.000	0.000
(-) TIF Tax Capacity	1,432	1,627	195	13.6	City/Town	66.32	63.04	0.220	0.198
(-) FD Contrib Tax Cap	2,149	2,419	271	12.6	School District	10.35	8.06	8.875	8.655
(=) Taxable Tax Capacity	47,047	51,579	4,533	9.6	Special District	1.21	2.21	0.000	0.000
FD Distrib Tax Cap	2,371	2,722	351	14.8	<b>Total</b>	129.51	121.30	9.096	8.853

**Tax Burdens on  
Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Pctg Chng</b>	<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>		<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	59,100	63,000	6.6	268	253	-15	-5.5	0.45	0.40	
Res Hmstd: Avg Val	88,600	94,400	6.5	620	626	6	0.9	0.70	0.66	
Res Hmstd: Hi Val	118,200	126,000	6.6	1,057	1,066	9	0.8	0.89	0.85	
Res Hmstd: Ex-Hi Val	177,300	189,000	6.6	1,930	1,943	13	0.7	1.09	1.03	
Apartment (Mkt rate)	300,000	313,100	4.4	5,129	5,025	-105	-2.0	1.71	1.60	
Comm/Ind: Lo Val	150,000	172,500	15.0	4,158	4,737	580	13.9	2.77	2.75	
Comm/Ind: Med Val	300,000	345,000	15.0	9,656	10,748	1,092	11.3	3.22	3.12	
Comm/Ind: Hi Val	1,000,000	1,150,000	15.0	35,315	38,799	3,484	9.9	3.53	3.37	

**TACONITE TOWNS**

<i>Tax Burdens by Property Class</i>	<b>Taxable Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alte</b>
Res Hmstd: Exist	4,908,618	5,461,462	552,844	11.3	30,489	31,634	1,146	3.8	0.62	0.58
ResNonHm 1 Exist	347,450	394,262	46,811	13.5	3,176	3,298	122	3.8	0.91	0.84
ResNonHm23 Exist	41,734	49,366	7,632	18.3	481	505	25	5.2	1.15	1.02
Apartments Exist	5,167	5,535	368	7.1	58	55	-3	-4.5	1.12	1.00
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seas Rec: Exist	4,754,509	5,640,776	886,267	18.6	42,920	46,795	3,876	9.0	0.90	0.83
Com/Ind Lo Exist	85,988	89,414	3,426	4.0	1,874	1,834	-40	-2.2	2.18	2.05
Com/Ind Hi Exist	125,992	158,885	32,893	26.1	3,682	4,379	698	18.9	2.92	2.76
Publ U: Elec Gen	810	3,244	2,434	300.4	15	50	35	236.9	1.82	1.53
Publ U: Other	249,020	264,970	15,950	6.4	7,238	7,139	-99	-1.4	2.91	2.69
AgHm House Exist	195,833	203,271	7,438	3.8	762	731	-31	-4.0	0.39	0.36
AgHm Land: Exist	274,885	330,574	55,689	20.3	551	586	35	6.4	0.20	0.18
Ag NonHm: Exist	651,143	791,427	140,284	21.5	5,519	6,041	523	9.5	0.85	0.76
ResHmstd: NewCon	0	81,754	81,754	0.0	0	452	452	0.0	0.00	0.55
All Other NewCon	0	125,907	125,907	0.0	0	1,085	1,085	0.0	0.00	0.86
<b>Total</b>	<b>11,641,150</b>	<b>13,600,846</b>	<b>1,959,697</b>	<b>16.8</b>	<b>96,762</b>	<b>104,585</b>	<b>7,823</b>	<b>8.1</b>	<b>0.83</b>	<b>0.77</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	119,641	139,990	20,349	17.0	County	53.24	49.45	0.000	0.000
(-) TIF Tax Capacity	259	278	18	7.1	City/Town	14.31	13.05	0.000	0.000
(-) FD Contrib Tax Cap	867	1,006	140	16.1	School District	10.01	8.24	5.883	5.535
(=) Taxable Tax Capacity	<u>118,515</u>	<u>138,706</u>	<u>20,191</u>	<u>17.0</u>	Special District	<u>2.37</u>	<u>1.99</u>	<u>0.000</u>	<u>0.000</u>
FD Distrib Tax Cap	650	704	55	8.4	<b>Total</b>	<b>79.93</b>	<b>72.74</b>	<b>5.883</b>	<b>5.535</b>

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	117,700	131,000	11.3	454	481	27	6.0	0.39	0.37
Res Hmstd: Avg Val	176,400	196,300	11.3	1,010	1,051	41	4.0	0.57	0.54
Res Hmstd: Hi Val	235,200	261,700	11.3	1,568	1,622	54	3.4	0.67	0.62
Res Hmstd: Ex-Hi Val	352,800	392,500	11.3	2,683	2,763	81	3.0	0.76	0.70
Seas Rec: Lo Val	100,000	115,000	15.0	929	977	48	5.2	0.93	0.85
Seas Rec: Hi Val	300,000	345,000	15.0	3,006	3,117	111	3.7	1.00	0.90
Comm/Ind: Lo Val	150,000	189,200	26.1	3,059	3,858	799	26.1	2.04	2.04
Comm/Ind: Med Val	300,000	378,300	26.1	7,108	8,641	1,533	21.6	2.37	2.28
Comm/Ind: Hi Val	1,000,000	1,261,100	26.1	26,004	30,970	4,965	19.1	2.60	2.46

<b>DULUTH AREA</b>
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<i>Tax Burdens by Property Class</i>	<b>Taxable Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alte</b>
Res Hmstd: Exist	5,074,675	5,329,823	255,148	5.0	50,329	55,885	5,556	11.0	0.99	1.05
ResNonHm 1 Exist	553,147	587,939	34,792	6.3	6,242	6,952	710	11.4	1.13	1.18
ResNonHm23 Exist	212,590	240,683	28,093	13.2	2,944	3,517	573	19.5	1.38	1.46
Apartments Exist	281,113	291,137	10,024	3.6	3,910	4,278	369	9.4	1.39	1.47
Low-income Apts	56,281	57,816	1,535	2.7	478	523	44	9.3	0.85	0.90
Seas Rec: Exist	108,070	121,976	13,906	12.9	1,225	1,358	133	10.8	1.13	1.11
Com/Ind Lo Exist	219,299	215,475	-3,824	-1.7	5,206	5,218	12	0.2	2.37	2.42
Com/Ind Hi Exist	802,933	815,751	12,818	1.6	25,121	26,192	1,071	4.3	3.13	3.21
Publ U: Elec Gen	475	824	348	73.3	10	19	9	86.5	2.16	2.32
Publ U: Other	150,587	147,154	-3,433	-2.3	4,722	4,653	-70	-1.5	3.14	3.16
AgHm House Exist	16,434	16,537	103	0.6	157	158	1	0.5	0.95	0.95
AgHm Land: Exist	16,877	19,169	2,292	13.6	67	79	12	18.3	0.40	0.41
Ag NonHm: Exist	26,117	32,492	6,375	24.4	265	327	62	23.4	1.01	1.01
ResHmstd: NewCon	0	65,013	65,013	0.0	0	675	675	0.0	0.00	1.04
All Other NewCon	0	123,749	123,749	0.0	0	2,196	2,196	0.0	0.00	1.77
<b>Total</b>	<b>7,518,599</b>	<b>8,065,536</b>	<b>546,937</b>	<b>7.3</b>	<b>100,678</b>	<b>112,031</b>	<b>11,353</b>	<b>11.3</b>	<b>1.34</b>	<b>1.39</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>			<b>Ref Mkt Val</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	86,921	92,999	6,077	7.0	County	64.51	61.15	0.000	0.000
(-) TIF Tax Capacity	6,831	7,302	471	6.9	City/Town	22.81	23.30	0.016	0.015
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	12.40	19.73	8.057	8.339
(=) Taxable Tax Capacity	80,090	85,696	5,606	7.0	Special District	4.85	4.53	0.000	0.000
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	104.57	108.71	8.072	8.354

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	111,200	116,800	5.0	980	1,100	120	12.2	0.88	0.94
Res Hmstd: Avg Val	166,800	175,200	5.0	1,657	1,836	180	10.8	0.99	1.05
Res Hmstd: Hi Val	222,300	233,500	5.0	2,332	2,571	239	10.3	1.05	1.10
Res Hmstd: Ex-Hi Val	333,600	350,400	5.0	3,686	4,045	359	9.7	1.10	1.15
Apartment (Mkt rate)	300,000	310,700	3.6	4,164	4,482	318	7.6	1.39	1.44
Comm/Ind: Lo Val	150,000	152,400	1.6	3,547	3,682	135	3.8	2.36	2.42
Comm/Ind: Med Val	300,000	304,800	1.6	8,236	8,524	288	3.5	2.75	2.8
Comm/Ind: Hi Val	1,000,000	1,016,000	1.6	30,116	31,119	1,002	3.3	3.01	3.06

## EAST CENTRAL CITIES

Tax Burdens by Property Class	Taxable Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: Exist	3,793,236	3,904,591	111,355	2.9	44,398	46,011	1,613	3.6	1.17	1.18
ResNonHm 1 Exist	377,337	417,938	40,601	10.8	4,898	5,457	559	11.4	1.30	1.31
ResNonHm23 Exist	115,190	139,636	24,445	21.2	1,870	2,268	398	21.3	1.62	1.62
Apartments Exist	171,368	181,542	10,174	5.9	2,737	2,921	184	6.7	1.60	1.61
Low-income Apts	57,592	56,568	-1,024	-1.8	562	561	-1	-0.3	0.98	0.99
Seas Rec: Exist	87,148	104,976	17,828	20.5	1,247	1,462	215	17.2	1.43	1.39
Com/Ind Lo Exist	307,604	311,225	3,620	1.2	8,111	8,178	67	0.8	2.64	2.63
Com/Ind Hi Exist	591,460	621,259	29,798	5.0	20,421	21,483	1,062	5.2	3.45	3.46
Publ U: Elec Gen	1,135	1,196	61	5.4	30	32	2	5.9	2.67	2.68
Publ U: Other	84,764	86,217	1,453	1.7	2,952	2,979	28	0.9	3.48	3.46
AgHm House Exist	85,723	90,474	4,751	5.5	936	983	47	5.0	1.09	1.09
AgHm Land: Exist	66,928	77,021	10,093	15.1	306	376	70	23.0	0.46	0.49
Ag NonHm: Exist	44,454	50,793	6,339	14.3	532	605	73	13.6	1.20	1.19
ResHmstd: NewCon	0	60,584	60,584	0.0	0	709	709	0.0	0.00	1.17
All Other NewCon	0	95,363	95,363	0.0	0	1,754	1,754	0.0	0.00	1.84
<b>Total</b>	<b>5,783,940</b>	<b>6,199,382</b>	<b>415,442</b>	<b>7.2</b>	<b>89,000</b>	<b>95,778</b>	<b>6,778</b>	<b>7.6</b>	<b>1.54</b>	<b>1.54</b>

## Tax Base

## Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	66,430	71,229	4,799	7.2	County	55.45	56.15	0.073	0.066
(-) TIF Tax Capacity	2,747	2,536	-211	-7.7	City/Town	43.34	44.80	0.215	0.201
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	23.46	21.45	6.632	6.889
(=) Taxable Tax Capacity	63,683	68,693	5,010	7.9	Special District	0.91	0.83	0.000	0.000
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	123.15	123.23	6.920	7.156

Tax Burdens on  
Hypothetical Properties

	Taxable Market Value			Pctg Chng	Net Tax			Effective Tax Rates	
	Baseline	Alternative	Chng		Baseline	Alternative	Change	Pctg Chng	Base
Res Hmstd: Lo Val	108,700	111,900	2.9	1,139	1,187	48	4.2	1.05	1.06
Res Hmstd: Avg Val	162,900	167,700	2.9	1,893	1,965	72	3.8	1.16	1.17
Res Hmstd: Hi Val	217,200	223,600	2.9	2,648	2,744	96	3.6	1.22	1.23
Res Hmstd: Ex-Hi Val	325,900	335,500	2.9	4,160	4,304	144	3.5	1.28	1.28
Apartment (Mkt rate)	300,000	317,800	5.9	4,826	5,123	297	6.2	1.61	1.61
Comm/Ind: Lo Val	150,000	157,600	5.1	3,947	4,177	229	5.8	2.63	2.65
Comm/Ind: Med Val	300,000	315,100	5.0	9,176	9,619	443	4.8	3.06	3.05
Comm/Ind: Hi Val	1,000,000	1,050,400	5.0	33,577	35,027	1,450	4.3	3.36	3.33



## EAST CENTRAL TOWNS

Tax Burdens by Property Class	Taxable Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: Exist	5,803,166	6,206,299	403,134	6.9	54,292	58,738	4,446	8.2	0.94	0.95
ResNonHm 1 Exist	485,053	555,581	70,528	14.5	4,986	5,670	684	13.7	1.03	1.02
ResNonHm23 Exist	131,485	153,294	21,809	16.6	1,718	1,983	264	15.4	1.31	1.29
Apartments Exist	4,849	5,401	552	11.4	60	65	5	8.9	1.24	1.21
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seas Rec: Exist	1,656,864	1,918,921	262,057	15.8	17,133	18,821	1,688	9.9	1.03	0.98
Com/Ind Lo Exist	99,707	103,050	3,342	3.4	2,217	2,261	45	2.0	2.22	2.19
Com/Ind Hi Exist	81,505	88,540	7,036	8.6	2,361	2,564	203	8.6	2.90	2.90
Publ U: Elec Gen	10,093	10,002	-92	-0.9	226	225	-1	-0.3	2.24	2.25
Publ U: Other	164,425	172,582	8,157	5.0	5,015	5,218	204	4.1	3.05	3.02
AgHm House Exist	1,258,211	1,344,688	86,477	6.9	10,926	11,809	883	8.1	0.87	0.88
AgHm Land: Exist	1,234,968	1,404,004	169,036	13.7	4,403	5,174	772	17.5	0.36	0.37
Ag NonHm: Exist	519,633	618,116	98,483	19.0	4,967	5,771	804	16.2	0.96	0.93
ResHmstd: NewCon	0	105,172	105,172	0.0	0	1,005	1,005	0.0	0.00	0.96
All Other NewCon	0	115,538	115,538	0.0	0	1,218	1,218	0.0	0.00	1.05
<b>Total</b>	<b>11,449,959</b>	<b>12,801,189</b>	<b>1,351,230</b>	<b>11.8</b>	<b>108,302</b>	<b>120,523</b>	<b>12,220</b>	<b>11.3</b>	<b>0.95</b>	<b>0.94</b>

## Tax Base

## Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	112,430	125,510	13,080	11.6	County	55.63	55.38	0.171	0.158
(-) TIF Tax Capacity	116	0	-116	100.0	City/Town	16.88	16.71	0.000	0.000
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	22.31	21.21	6.530	7.200
(=) Taxable Tax Capacity	112,313	125,510	13,196	11.7	Special District	0.75	0.71	0.000	0.000
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	95.58	94.01	6.702	7.358

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	128,900	137,900	7.0	1,062	1,150	88	8.2	0.82	0.83	
Res Hmstd: Avg Val	193,200	206,600	6.9	1,778	1,908	130	7.3	0.92	0.92	
Res Hmstd: Hi Val	257,500	275,400	7.0	2,493	2,667	174	7.0	0.97	0.97	
Res Hmstd: Ex-Hi Val	386,400	413,200	6.9	3,927	4,188	260	6.6	1.02	1.01	
Seas Rec: Lo Val	100,000	115,000	15.0	1,086	1,222	136	12.5	1.09	1.06	
Seas Rec: Hi Val	300,000	345,000	15.0	3,476	3,851	375	10.8	1.16	1.12	
Comm/Ind: Lo Val	150,000	162,900	8.6	3,324	3,630	306	9.2	2.22	2.23	
Comm/Ind: Med Val	300,000	325,900	8.6	7,722	8,313	591	7.7	2.57	2.55	
Comm/Ind: Hi Val	1,000,000	1,086,300	8.6	28,248	30,159	1,911	6.8	2.82	2.78	

## CENTRAL MINN CITIES

Tax Burdens by Property Class	Taxable Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: Exist	12,523,922	12,941,324	417,402	3.3	135,482	142,939	7,457	5.5	1.08	1.10
ResNonHm 1 Exist	1,122,289	1,223,279	100,990	9.0	13,297	14,791	1,494	11.2	1.18	1.21
ResNonHm23 Exist	474,880	490,812	15,932	3.4	6,867	7,153	287	4.2	1.45	1.46
Apartments Exist	834,840	859,114	24,273	2.9	12,446	12,856	410	3.3	1.49	1.50
Low-income Apts	143,402	159,880	16,478	11.5	1,291	1,447	156	12.1	0.90	0.91
Seas Rec: Exist	95,173	110,576	15,403	16.2	1,210	1,389	179	14.8	1.27	1.26
Com/Ind Lo Exist	677,054	661,334	-15,720	-2.3	16,896	16,407	-489	-2.9	2.50	2.48
Com/Ind Hi Exist	2,552,465	2,805,358	252,893	9.9	82,794	90,725	7,931	9.6	3.24	3.23
Publ U: Elec Gen	638,720	600,434	-38,285	-6.0	13,120	12,999	-121	-0.9	2.05	2.16
Publ U: Other	423,877	415,799	-8,078	-1.9	13,249	13,147	-102	-0.8	3.13	3.16
AgHm House Exist	142,921	145,982	3,061	2.1	1,555	1,596	40	2.6	1.09	1.09
AgHm Land: Exist	132,120	134,663	2,544	1.9	604	592	-12	-2.0	0.46	0.44
Ag NonHm: Exist	168,098	210,631	42,533	25.3	1,772	2,236	464	26.2	1.05	1.06
ResHmstd: NewCon	0	359,278	359,278	0.0	0	3,966	3,966	0.0	0.00	1.10
All Other NewCon	0	457,286	457,286	0.0	0	9,048	9,048	0.0	0.00	1.98
<b>Total</b>	<b>19,929,760</b>	<b>21,575,751</b>	<b>1,645,991</b>	<b>8.3</b>	<b>300,584</b>	<b>331,291</b>	<b>30,707</b>	<b>10.2</b>	<b>1.51</b>	<b>1.54</b>

## Tax Base

## Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	241,271	261,546	20,275	8.4	County	41.11	41.60	0.000	0.000
(-) TIF Tax Capacity	11,104	12,508	1,404	12.6	City/Town	37.58	39.22	0.220	1.644
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	26.91	25.67	10.753	10.137
(=) Taxable Tax Capacity	230,167	249,039	18,871	8.2	Special District	2.04	2.02	0.000	0.147
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	107.65	108.51	10.972	11.927

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	122,900	127,000	3.3	1,196	1,271	75	6.3	0.97	1.00	
Res Hmstd: Avg Val	184,200	190,300	3.3	1,978	2,091	112	5.7	1.07	1.1	
Res Hmstd: Hi Val	245,500	253,700	3.3	2,761	2,911	151	5.5	1.12	1.15	
Res Hmstd: Ex-Hi Val	368,400	380,700	3.3	4,329	4,555	226	5.2	1.18	1.2	
Apartment (Mkt rate)	300,000	308,700	2.9	4,366	4,555	189	4.3	1.46	1.48	
Comm/Ind: Lo Val	150,000	164,900	9.9	3,659	4,133	473	12.9	2.44	2.51	
Comm/Ind: Med Val	300,000	329,700	9.9	8,484	9,420	937	11.0	2.83	2.86	
Comm/Ind: Hi Val	1,000,000	1,099,100	9.9	30,998	34,108	3,110	10.0	3.1	3.10	

## CENTRAL MINN TOWNS

Tax Burdens by Property Class	Taxable Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: Exist	7,042,981	7,410,620	367,640	5.2	62,298	66,335	4,037	6.5	0.88	0.90
ResNonHm 1 Exist	443,716	473,989	30,273	6.8	4,265	4,586	321	7.5	0.96	0.97
ResNonHm23 Exist	162,279	188,195	25,916	16.0	1,914	2,213	298	15.6	1.18	1.18
Apartments Exist	4,451	5,212	761	17.1	51	60	9	17.2	1.15	1.16
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seas Rec: Exist	969,999	1,152,030	182,031	18.8	9,271	10,698	1,427	15.4	0.96	0.93
Com/Ind Lo Exist	149,719	150,549	829	0.6	3,152	3,096	-57	-1.8	2.11	2.06
Com/Ind Hi Exist	183,896	205,865	21,969	11.9	4,999	5,443	444	8.9	2.72	2.64
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	172,585	169,841	-2,743	-1.6	4,867	4,683	-185	-3.8	2.82	2.76
AgHm House Exist	1,495,754	1,545,518	49,764	3.3	12,793	13,363	570	4.5	0.86	0.86
AgHm Land: Exist	1,786,133	1,938,595	152,462	8.5	7,051	7,724	672	9.5	0.39	0.40
Ag NonHm: Exist	482,840	560,820	77,980	16.2	4,238	4,872	634	15.0	0.88	0.87
ResHmstd: NewCon	0	125,735	125,735	0.0	0	1,157	1,157	0.0	0.00	0.92
All Other NewCon	0	97,759	97,759	0.0	0	1,021	1,021	0.0	0.00	1.04
<b>Total</b>	12,894,353	14,024,728	1,130,375	8.8	114,899	125,250	10,350	9.0	0.89	0.89

## Tax Base

## Tax Rates

	Taxable Market Value				Net Tax Cap (Pctg)				Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alter	Change	Pctg Chng	Base	Alter
Total Tax Capacity	126,198	137,300	11,101	8.8	County	41.89	42.37		0.000	0.000
(-) TIF Tax Capacity	30	24	-6	-20.0	City/Town	17.09	16.71		0.042	0.039
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	25.73	24.52		9.849	10.889
(=) Taxable Tax Capacity	126,168	137,276	11,107	8.8	Special District	1.20	1.16		0.000	0.000
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	85.91	84.77		9.891	10.928

Tax Burdens on  
Hypothetical Properties

	Taxable Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	157,800	166,000	8,200	5.2	1,281	1,366	84	6.6	0.81	0.82
Res Hmstd: Avg Val	236,600	249,000	12,400	5.2	2,107	2,234	127	6.0	0.89	0.9
Res Hmstd: Hi Val	315,400	331,900	16,500	5.2	2,933	3,102	169	5.8	0.93	0.93
Res Hmstd: Ex-Hi Val	473,200	497,900	24,700	5.2	4,533	4,765	231	5.1	0.96	0.96
Seas Rec: Lo Val	100,000	115,000	15,000	15.0	989	1,116	126	12.8	0.99	0.97
Seas Rec: Hi Val	300,000	345,000	45,000	15.0	3,186	3,532	346	10.9	1.06	1.02
Comm/Ind: Lo Val	150,000	167,900	17,900	11.9	3,154	3,593	439	13.9	2.10	2.14
Comm/Ind: Med Val	300,000	335,800	35,800	11.9	7,310	8,166	856	11.7	2.44	2.43
Comm/Ind: Hi Val	1,000,000	1,119,500	119,500	12.0	26,705	29,513	2,808	10.5	2.67	2.64

**SOUTHWEST CITIES**

<i>Tax Burdens by Property Class</i>	<b>Taxable Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alte</b>
Res Hmstd: Exist	4,963,282	5,180,277	216,996	4.4	63,993	68,924	4,932	7.7	1.29	1.33
ResNonHm 1 Exist	404,342	435,162	30,820	7.6	6,273	6,886	613	9.8	1.55	1.58
ResNonHm23 Exist	92,266	102,151	9,885	10.7	1,666	1,874	208	12.5	1.81	1.83
Apartments Exist	265,469	278,198	12,729	4.8	4,860	5,152	293	6.0	1.83	1.85
Low-income Apts	65,891	65,450	-441	-0.7	746	769	22	3.0	1.13	1.17
Seas Rec: Exist	24,597	31,132	6,535	26.6	412	518	107	25.9	1.67	1.67
Com/Ind Lo Exist	560,474	563,448	2,974	0.5	16,553	16,712	159	1.0	2.95	2.97
Com/Ind Hi Exist	845,307	874,999	29,692	3.5	31,846	32,905	1,058	3.3	3.77	3.76
Publ U: Elec Gen	3,943	3,700	-243	-6.2	116	119	3	2.5	2.95	3.23
Publ U: Other	81,143	78,863	-2,280	-2.8	3,227	3,150	-77	-2.4	3.98	3.99
AgHm House Exist	20,457	21,468	1,012	4.9	280	303	23	8.3	1.37	1.41
AgHm Land: Exist	52,583	57,602	5,019	9.5	444	495	51	11.5	0.85	0.86
Ag NonHm: Exist	53,597	63,289	9,692	18.1	774	903	129	16.6	1.44	1.43
ResHmstd: NewCon	0	75,281	75,281	0.0	0	988	988	0.0	0.00	1.31
All Other NewCon	0	93,778	93,778	0.0	0	2,629	2,629	0.0	0.00	2.80
<b>Total</b>	<b>7,433,350</b>	<b>7,924,798</b>	<b>491,448</b>	<b>6.6</b>	<b>131,190</b>	<b>142,327</b>	<b>11,137</b>	<b>8.5</b>	<b>1.76</b>	<b>1.80</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	86,947	92,766	5,818	6.7	County	53.92	52.34	0.240	0.220
(-) TIF Tax Capacity	3,832	4,034	201	5.3	City/Town	60.89	63.33	0.414	0.214
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	19.92	19.00	15.911	18.702
(=) Taxable Tax Capacity	83,115	88,732	5,617	6.8	Special District	1.69	1.66	0.000	0.000
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	136.41	136.34	16.565	19.136

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Pctg Chng</b>	<b>Net Tax</b>			<b>Effective Tax Rates</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Value</b>		<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	60,500	63,100		4.3	684	729	45	6.6	1.13	1.15
Res Hmstd: Avg Val	90,700	94,700		4.4	1,097	1,185	88	8.1	1.21	1.25
Res Hmstd: Hi Val	120,800	126,100		4.4	1,584	1,702	117	7.4	1.31	1.35
Res Hmstd: Ex-Hi Val	181,300	189,200		4.4	2,564	2,739	175	6.8	1.41	1.45
Apartment (Mkt rate)	300,000	314,400		4.8	5,612	5,960	347	6.2	1.87	1.9
Comm/Ind: Lo Val	150,000	155,300		3.5	4,391	4,592	202	4.6	2.93	2.96
Comm/Ind: Med Val	300,000	310,500		3.5	10,162	10,548	386	3.8	3.39	3.4
Comm/Ind: Hi Val	1,000,000	1,035,100		3.5	37,095	38,353	1,259	3.4	3.71	3.71

**SOUTHWEST TOWNS**

<i>Tax Burdens by Property Class</i>	<b>Taxable Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alte</b>
Res Hmstd: Exist	2,871,905	3,127,956	256,051	8.9	26,102	28,211	2,109	8.1	0.91	0.90
ResNonHm 1 Exist	283,417	304,827	21,410	7.6	2,932	3,132	200	6.8	1.03	1.03
ResNonHm23 Exist	44,359	51,151	6,793	15.3	564	630	66	11.6	1.27	1.23
Apartments Exist	3,770	4,035	265	7.0	42	50	8	19.0	1.12	1.24
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seas Rec: Exist	609,174	712,333	103,159	16.9	6,649	7,275	626	9.4	1.09	1.02
Com/Ind Lo Exist	108,964	114,109	5,145	4.7	2,404	2,459	54	2.3	2.21	2.15
Com/Ind Hi Exist	158,139	168,631	10,492	6.6	4,361	4,638	277	6.4	2.76	2.75
Publ U: Elec Gen	502	506	4	0.8	7	7	0	-1.3	1.45	1.42
Publ U: Other	359,713	350,201	-9,513	-2.6	9,707	9,485	-222	-2.3	2.70	2.71
AgHm House Exist	1,436,856	1,561,015	124,159	8.6	11,122	12,414	1,292	11.6	0.77	0.80
AgHm Land: Exist	9,686,976	10,700,660	1,013,684	10.5	47,968	51,791	3,824	8.0	0.50	0.48
Ag NonHm: Exist	4,787,575	5,462,252	674,677	14.1	39,292	43,494	4,202	10.7	0.82	0.80
ResHmstd: NewCon	0	63,915	63,915	0.0	0	585	585	0.0	0.00	0.92
All Other NewCon	0	115,627	115,627	0.0	0	961	961	0.0	0.00	0.83
<b>Total</b>	<b>20,351,351</b>	<b>22,737,219</b>	<b>2,385,869</b>	<b>11.7</b>	<b>151,151</b>	<b>165,134</b>	<b>13,982</b>	<b>9.3</b>	<b>0.74</b>	<b>0.73</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	176,143	196,423	20,280	11.5	County	53.98	52.43	0.135	0.129
(-) TIF Tax Capacity	73	73	0	0.1	City/Town	11.73	11.23	0.000	0.000
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	17.12	16.36	15.412	17.952
(=) Taxable Tax Capacity	<u>176,070</u>	<u>196,350</u>	<u>20,280</u>	<u>11.5</u>	Special District	<u>1.42</u>	<u>1.41</u>	<u>0.000</u>	<u>0.000</u>
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	84.25	81.43	15.547	18.081

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	101,300	110,300	8.9	730	824	95	13.0	0.72	0.75
Res Hmstd: Avg Val	151,900	165,400	8.9	1,280	1,422	142	11.1	0.84	0.86
Res Hmstd: Hi Val	202,400	220,400	8.9	1,830	2,019	190	10.4	0.90	0.92
Res Hmstd: Ex-Hi Val	303,700	330,800	8.9	2,932	3,217	285	9.7	0.97	0.97
Comm/Ind: Lo Val	150,000	160,000	6.7	3,202	3,410	209	6.5	2.13	2.13
Comm/Ind: Med Val	300,000	319,900	6.6	7,393	7,773	381	5.1	2.46	2.43
Comm/Ind: Hi Val	1,000,000	1,066,300	6.6	26,951	28,139	1,188	4.4	2.7	2.64

<b>SOUTH CENTRAL CITIES</b>
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<i>Tax Burdens by Property Class</i>	<b>Taxable Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alte</b>
Res Hmstd: Exist	5,626,775	5,821,148	194,372	3.5	61,303	65,861	4,558	7.4	1.09	1.13
ResNonHm 1 Exist	485,083	514,057	28,974	6.0	6,081	6,650	569	9.4	1.25	1.29
ResNonHm23 Exist	143,321	145,940	2,619	1.8	2,183	2,249	66	3.0	1.52	1.54
Apartments Exist	418,988	431,065	12,077	2.9	5,907	6,185	278	4.7	1.41	1.43
Low-income Apts	75,731	75,899	168	0.2	687	704	17	2.4	0.91	0.93
Seas Rec: Exist	26,711	39,048	12,337	46.2	356	490	134	37.5	1.33	1.25
Com/Ind Lo Exist	446,694	453,955	7,261	1.6	11,593	11,828	234	2.0	2.60	2.61
Com/Ind Hi Exist	1,018,298	1,153,374	135,076	13.3	32,380	36,423	4,043	12.5	3.18	3.16
Publ U: Elec Gen	15,698	18,076	2,378	15.1	314	387	73	23.3	2.00	2.14
Publ U: Other	86,936	82,435	-4,501	-5.2	2,831	2,688	-143	-5.1	3.26	3.26
AgHm House Exist	13,606	13,599	-8	-0.1	162	170	7	4.5	1.19	1.25
AgHm Land: Exist	30,534	31,961	1,426	4.7	228	241	13	5.5	0.75	0.75
Ag NonHm: Exist	45,218	53,302	8,084	17.9	523	608	85	16.3	1.16	1.14
ResHmstd: NewCon	0	113,856	113,856	0.0	0	1,241	1,241	0.0	0.00	1.09
All Other NewCon	0	153,740	153,740	0.0	0	3,095	3,095	0.0	0.00	2.01
<b>Total</b>	<b>8,433,596</b>	<b>9,101,456</b>	<b>667,861</b>	<b>7.9</b>	<b>124,549</b>	<b>138,818</b>	<b>14,270</b>	<b>11.5</b>	<b>1.48</b>	<b>1.53</b>

**Tax Base****Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	98,861	107,567	8,705	8.8	County	45.25	45.46	0.000	0.000
(-) TIF Tax Capacity	4,586	5,124	538	11.7	City/Town	49.47	50.92	0.225	0.229
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	17.17	15.83	12.230	14.459
(=) Taxable Tax Capacity	94,275	102,443	8,168	8.7	Special District	0.54	0.52	0.000	0.000
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	112.42	112.73	12.454	14.688

**Tax Burdens on  
Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	79,300	82,000	3.4	689	746	57	8.3	0.87	0.91
Res Hmstd: Avg Val	118,900	123,000	3.4	1,219	1,306	86	7.1	1.03	1.06
Res Hmstd: Hi Val	158,500	164,000	3.5	1,750	1,865	115	6.6	1.10	1.14
Res Hmstd: Ex-Hi Val	237,900	246,100	3.4	2,813	2,985	172	6.1	1.18	1.21
Apartment (Mkt rate)	300,000	308,600	2.9	4,590	4,802	212	4.6	1.53	1.56
Comm/Ind: Lo Val	150,000	169,900	13.3	3,789	4,452	663	17.5	2.53	2.62
Comm/Ind: Med Val	300,000	339,800	13.3	8,779	10,094	1,314	15.0	2.93	2.97
Comm/Ind: Hi Val	1,000,000	1,132,600	13.3	32,066	36,420	4,354	13.6	3.21	3.22

**SOUTH CENTRAL TOWNS**

<i>Tax Burdens by Property Class</i>	<b>Taxable Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alte</b>
Res Hmstd: Exist	2,415,447	2,594,477	179,030	7.4	19,001	20,783	1,783	9.4	0.79	0.80
ResNonHm 1 Exist	242,531	276,648	34,117	14.1	2,173	2,512	340	15.6	0.90	0.91
ResNonHm23 Exist	33,222	37,973	4,751	14.3	367	410	43	11.6	1.10	1.08
Apartments Exist	4,061	4,702	641	15.8	46	51	5	11.0	1.14	1.09
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seas Rec: Exist	174,770	199,065	24,295	13.9	1,454	1,575	121	8.3	0.83	0.79
Com/Ind Lo Exist	65,614	73,068	7,454	11.4	1,294	1,418	124	9.6	1.97	1.94
Com/Ind Hi Exist	84,503	106,450	21,948	26.0	2,184	2,684	501	22.9	2.58	2.52
Publ U: Elec Gen	11,514	11,627	113	1.0	163	164	1	0.5	1.42	1.41
Publ U: Other	237,737	228,485	-9,251	-3.9	6,105	5,794	-310	-5.1	2.57	2.54
AgHm House Exist	1,121,878	1,182,897	61,018	5.4	8,057	8,945	888	11.0	0.72	0.76
AgHm Land: Exist	5,843,227	6,232,394	389,167	6.7	27,710	29,354	1,643	5.9	0.47	0.47
Ag NonHm: Exist	2,452,664	2,720,437	267,773	10.9	18,613	20,559	1,946	10.5	0.76	0.76
ResHmstd: NewCon	0	41,019	41,019	0.0	0	326	326	0.0	0.00	0.79
All Other NewCon	0	66,234	66,234	0.0	0	514	514	0.0	0.00	0.78
<b>Total</b>	<b>12,687,168</b>	<b>13,775,476</b>	<b>1,088,308</b>	<b>8.6</b>	<b>87,166</b>	<b>95,090</b>	<b>7,924</b>	<b>9.1</b>	<b>0.69</b>	<b>0.69</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	111,191	120,500	9,309	8.4	County	48.26	48.31	0.000	0.000
(-) TIF Tax Capacity	47	39	-7	-15.9	City/Town	10.89	10.78	0.000	0.000
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	17.06	16.36	12.599	14.653
(=) Taxable Tax Capacity	111,144	120,460	9,317	8.4	Special District	0.56	0.53	0.000	0.000
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>76.78</b>	<b>75.98</b>	<b>12.599</b>	<b>14.653</b>

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	98,300	105,600	7.4	595	680	85	14.3	0.60	0.64
Res Hmstd: Avg Val	147,400	158,300	7.4	1,078	1,205	127	11.8	0.73	0.76
Res Hmstd: Hi Val	196,500	211,100	7.4	1,561	1,731	170	10.9	0.79	0.82
Res Hmstd: Ex-Hi Val	294,800	316,700	7.4	2,528	2,783	255	10.1	0.86	0.88
Comm/Ind: Lo Val	150,000	189,000	26.0	2,989	3,972	983	32.9	1.99	2.10
Comm/Ind: Med Val	300,000	377,900	26.0	6,912	8,856	1,944	28.1	2.30	2.34
Comm/Ind: Hi Val	1,000,000	1,259,700	26.0	25,218	31,654	6,436	25.5	2.52	2.51

<b>OLMSTED COUNTY</b>
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<i>Tax Burdens by Property Class</i>	<b>Taxable Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alte</b>
Res Hmstd: Exist	7,028,850	6,941,078	-87,772	-1.2	75,362	80,079	4,716	6.3	1.07	1.15
ResNonHm 1 Exist	680,261	971,661	291,400	42.8	8,235	12,343	4,108	49.9	1.21	1.27
ResNonHm23 Exist	343,700	213,558	-130,143	-37.9	5,114	3,350	-1,765	-34.5	1.49	1.57
Apartments Exist	340,899	354,444	13,545	4.0	5,128	5,628	500	9.7	1.50	1.59
Low-income Apts	70,026	71,595	1,568	2.2	643	705	62	9.6	0.92	0.98
Seas Rec: Exist	10,725	10,258	-467	-4.4	154	158	4	2.6	1.43	1.54
Com/Ind Lo Exist	290,649	300,974	10,325	3.6	7,166	7,728	562	7.8	2.47	2.57
Com/Ind Hi Exist	1,760,068	1,469,771	-290,297	-16.5	55,504	49,571	-5,933	-10.7	3.15	3.37
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	53,766	80,364	26,598	49.5	1,688	2,630	943	55.9	3.14	3.27
AgHm House Exist	361,543	345,251	-16,292	-4.5	3,253	3,384	131	4.0	0.90	0.98
AgHm Land: Exist	669,901	664,402	-5,499	-0.8	3,386	3,602	215	6.4	0.51	0.54
Ag NonHm: Exist	236,965	330,698	93,733	39.6	2,201	3,266	1,065	48.4	0.93	0.99
ResHmstd: NewCon	0	120,067	120,067	0.0	0	1,395	1,395	0.0	0.00	1.16
All Other NewCon	0	188,641	188,641	0.0	0	3,453	3,453	0.0	0.00	1.83
<b>Total</b>	<b>11,847,353</b>	<b>12,062,761</b>	<b>215,408</b>	<b>1.8</b>	<b>167,834</b>	<b>177,291</b>	<b>9,456</b>	<b>5.6</b>	<b>1.42</b>	<b>1.47</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>			<b>Ref Mkt Val</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	137,399	137,243	-156	-0.1	County	49.45	53.05	0.000	0.000
(-) TIF Tax Capacity	1,483	1,678	194	13.1	City/Town	34.12	36.78	0.000	0.166
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	22.49	24.00	10.766	11.380
(=) Taxable Tax Capacity	135,916	135,565	-351	-0.3	Special District	0.00	0.00	0.000	0.000
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	106.06	113.83	10.766	11.545

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	120,100	118,600	-1.2	1,139	1,221	83	7.2	0.95	1.03
Res Hmstd: Avg Val	180,000	177,800	-1.2	1,893	2,017	124	6.6	1.05	1.13
Res Hmstd: Hi Val	240,000	237,000	-1.3	2,647	2,812	165	6.2	1.10	1.19
Res Hmstd: Ex-Hi Val	360,100	355,600	-1.2	4,159	4,406	247	6.0	1.15	1.24
Apartment (Mkt rate)	300,000	311,900	4.0	4,300	4,798	498	11.6	1.43	1.54
Comm/Ind: Lo Val	150,000	125,300	-16.5	3,621	3,148	-473	-13.1	2.41	2.51
Comm/Ind: Med Val	300,000	250,500	-16.5	8,395	7,096	-1,298	-15.5	2.8	2.83
Comm/Ind: Hi Val	1,000,000	835,100	-16.5	30,672	26,455	-4,217	-13.8	3.07	3.17



<b>SOUTHEAST CITIES</b>
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<i>Tax Burdens by Property Class</i>	<b>Taxable Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alte</b>
Res Hmstd: Exist	9,845,846	10,125,736	279,890	2.8	107,199	115,491	8,292	7.7	1.09	1.14
ResNonHm 1 Exist	736,709	816,882	80,173	10.9	9,163	10,387	1,224	13.4	1.24	1.27
ResNonHm23 Exist	267,452	285,922	18,469	6.9	4,101	4,541	440	10.7	1.53	1.59
Apartments Exist	458,841	466,619	7,777	1.7	6,884	7,220	336	4.9	1.50	1.55
Low-income Apts	105,831	108,805	2,974	2.8	988	1,043	55	5.6	0.93	0.96
Seas Rec: Exist	77,948	96,477	18,530	23.8	1,023	1,253	230	22.4	1.31	1.30
Com/Ind Lo Exist	721,428	721,156	-271	0.0	18,310	18,642	332	1.8	2.54	2.58
Com/Ind Hi Exist	1,437,061	1,558,713	121,652	8.5	46,906	51,103	4,196	8.9	3.26	3.28
Publ U: Elec Gen	350,106	350,449	344	0.1	8,671	8,842	171	2.0	2.48	2.52
Publ U: Other	236,044	240,895	4,852	2.1	7,922	8,146	225	2.8	3.36	3.38
AgHm House Exist	38,830	38,354	-477	-1.2	424	433	9	2.2	1.09	1.13
AgHm Land: Exist	78,088	83,775	5,687	7.3	468	510	42	9.0	0.60	0.61
Ag NonHm: Exist	76,565	86,761	10,196	13.3	819	947	128	15.6	1.07	1.09
ResHmstd: NewCon	0	162,701	162,701	0.0	0	1,875	1,875	0.0	0.00	1.15
All Other NewCon	0	250,843	250,843	0.0	0	4,936	4,936	0.0	0.00	1.97
<b>Total</b>	<b>14,430,748</b>	<b>15,394,088</b>	<b>963,341</b>	<b>6.7</b>	<b>212,877</b>	<b>235,367</b>	<b>22,489</b>	<b>10.6</b>	<b>1.48</b>	<b>1.53</b>

**Tax Base****Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	169,398	181,305	11,907	7.0	County	42.26	42.55	0.000	0.000
(-) TIF Tax Capacity	7,136	8,252	1,116	15.6	City/Town	44.26	46.73	0.212	0.206
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	20.67	20.76	16.666	17.548
(=) Taxable Tax Capacity	162,262	173,053	10,791	6.7	Special District	1.57	1.64	0.000	0.000
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	108.76	111.68	16.878	17.754

**Tax Burdens on  
Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Pctg Chng</b>	<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>		<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	93,000	95,600	2,600	2.8	880	951	71	8.1	0.95	0.99
Res Hmstd: Avg Val	139,400	143,400	4,000	2.9	1,504	1,613	108	7.2	1.08	1.12
Res Hmstd: Hi Val	185,800	191,100	5,300	2.9	2,129	2,273	144	6.8	1.15	1.19
Res Hmstd: Ex-Hi Val	278,800	286,700	7,900	2.8	3,381	3,597	215	6.4	1.21	1.25
Apartment (Mkt rate)	300,000	305,100	5,100	1.7	4,585	4,801	216	4.7	1.53	1.57
Comm/Ind: Lo Val	150,000	162,700	12,700	8.5	3,773	4,236	463	12.3	2.52	2.60
Comm/Ind: Med Val	300,000	325,400	25,400	8.5	8,720	9,655	935	10.7	2.91	2.97
Comm/Ind: Hi Val	1,000,000	1,084,700	84,700	8.5	31,803	34,943	3,140	9.9	3.18	3.22

**SOUTHEAST TOWNS**

<i>Tax Burdens by Property Class</i>	<b>Taxable Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alte</b>
Res Hmstd: Exist	4,208,085	4,502,321	294,237	7.0	35,496	38,902	3,406	9.6	0.84	0.86
ResNonHm 1 Exist	401,839	484,477	82,639	20.6	3,751	4,548	796	21.2	0.93	0.94
ResNonHm23 Exist	62,164	71,029	8,864	14.3	735	857	122	16.6	1.18	1.21
Apartments Exist	2,522	3,035	513	20.3	30	35	5	18.1	1.19	1.17
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seas Rec: Exist	210,692	237,954	27,262	12.9	1,944	2,169	225	11.6	0.92	0.91
Com/Ind Lo Exist	88,445	97,065	8,621	9.7	1,863	2,026	163	8.7	2.11	2.09
Com/Ind Hi Exist	69,305	77,290	7,985	11.5	1,896	2,089	193	10.2	2.74	2.70
Publ U: Elec Gen	1,806	1,777	-29	-1.6	24	22	-2	-8.9	1.34	1.24
Publ U: Other	250,939	264,427	13,488	5.4	6,864	7,203	338	4.9	2.74	2.72
AgHm House Exist	1,749,868	1,807,823	57,955	3.3	13,884	14,948	1,064	7.7	0.79	0.83
AgHm Land: Exist	6,183,927	6,627,653	443,726	7.2	29,654	32,071	2,417	8.2	0.48	0.48
Ag NonHm: Exist	2,093,801	2,538,783	444,982	21.3	17,130	20,762	3,632	21.2	0.82	0.82
ResHmstd: NewCon	0	73,242	73,242	0.0	0	641	641	0.0	0.00	0.87
All Other NewCon	0	88,115	88,115	0.0	0	730	730	0.0	0.00	0.83
<b>Total</b>	<b>15,323,393</b>	<b>16,874,993</b>	<b>1,551,600</b>	<b>10.1</b>	<b>113,273</b>	<b>127,003</b>	<b>13,730</b>	<b>12.1</b>	<b>0.74</b>	<b>0.75</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	135,334	149,255	13,921	10.3	County	44.41	44.82	0.000	0.000
(-) TIF Tax Capacity	92	93	1	0.9	City/Town	15.36	14.55	0.000	0.000
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	20.62	20.81	15.001	16.464
(=) Taxable Tax Capacity	<u>135,241</u>	<u>149,162</u>	<u>13,920</u>	<u>10.3</u>	Special District	<u>0.58</u>	<u>0.69</u>	<u>0.000</u>	<u>0.000</u>
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	80.97	80.87	15.001	16.464

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	129,000	138,000	7.0	982	1,095	113	11.5	0.76	0.79
Res Hmstd: Avg Val	193,400	206,900	7.0	1,658	1,828	170	10.3	0.86	0.88
Res Hmstd: Hi Val	257,900	275,900	7.0	2,335	2,561	227	9.7	0.91	0.93
Res Hmstd: Ex-Hi Val	386,900	414,000	7.0	3,689	4,030	341	9.2	0.95	0.97
Comm/Ind: Lo Val	150,000	167,300	11.5	3,120	3,568	448	14.4	2.08	2.13
Comm/Ind: Med Val	300,000	334,600	11.5	7,204	8,087	883	12.3	2.40	2.42
Comm/Ind: Hi Val	1,000,000	1,115,200	11.5	26,265	29,174	2,909	11.1	2.63	2.62

**ANOKA COUNTY**

<i>Tax Burdens by Property Class</i>	<b>Taxable Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alte</b>
Res Hmstd: Exist	22,301,638	22,834,456	532,817	2.4	217,065	240,570	23,505	10.8	0.97	1.05
ResNonHm 1 Exist	1,360,116	1,529,832	169,716	12.5	14,249	17,145	2,897	20.3	1.05	1.12
ResNonHm23 Exist	522,823	599,296	76,473	14.6	6,735	8,123	1,388	20.6	1.29	1.36
Apartments Exist	845,527	837,086	-8,441	-1.0	10,969	11,467	498	4.5	1.30	1.37
Low-income Apts	158,291	153,300	-4,991	-3.2	1,273	1,318	45	3.5	0.80	0.86
Seas Rec: Exist	75,001	80,781	5,780	7.7	875	989	114	13.1	1.17	1.22
Com/Ind Lo Exist	469,016	468,055	-961	-0.2	11,108	11,232	125	1.1	2.37	2.40
Com/Ind Hi Exist	3,328,385	3,663,590	335,205	10.1	103,625	114,710	11,085	10.7	3.11	3.13
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	223,172	222,776	-396	-0.2	6,875	6,925	51	0.7	3.08	3.11
AgHm House Exist	130,628	136,455	5,827	4.5	1,154	1,323	169	14.6	0.88	0.97
AgHm Land: Exist	92,121	103,824	11,703	12.7	360	432	72	20.0	0.39	0.42
Ag NonHm: Exist	90,023	101,262	11,239	12.5	756	916	160	21.2	0.84	0.90
ResHmstd: NewCon	0	296,397	296,397	0.0	0	3,097	3,097	0.0	0.00	1.04
All Other NewCon	0	301,794	301,794	0.0	0	6,014	6,014	0.0	0.00	1.99
<b>Total</b>	<b>29,596,741</b>	<b>31,328,905</b>	<b>1,732,163</b>	<b>5.9</b>	<b>375,042</b>	<b>424,261</b>	<b>49,219</b>	<b>13.1</b>	<b>1.27</b>	<b>1.35</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	337,037	359,337	22,299	6.6	County	30.93	31.32	0.000	0.000
(-) TIF Tax Capacity	20,353	21,695	1,343	6.6	City/Town	32.08	32.76	0.302	0.340
(-) FD Contrib Tax Cap	25,612	29,079	3,467	13.5	School District	22.10	21.47	13.654	19.283
(=) Taxable Tax Capacity	291,072	308,562	17,489	6.0	Special District	5.19	6.53	0.000	0.000
FD Distrib Tax Cap	40,309	45,942	5,634	14.0	<b>Total</b>	90.30	92.08	13.956	19.623

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	157,000	160,800	2.4	1,406	1,569	163	11.6	0.9	0.98
Res Hmstd: Avg Val	235,400	241,000	2.4	2,294	2,537	243	10.6	0.97	1.05
Res Hmstd: Hi Val	313,700	321,200	2.4	3,180	3,505	324	10.2	1.01	1.09
Res Hmstd: Ex-Hi Val	470,700	481,900	2.4	4,907	5,383	476	9.7	1.04	1.12
Apartment (Mkt rate)	300,000	297,000	-1.0	3,805	4,001	197	5.2	1.27	1.35
Comm/Ind: Lo Val	150,000	165,100	10.1	3,530	4,048	519	14.7	2.35	2.45
Comm/Ind: Med Val	300,000	330,200	10.1	8,166	9,191	1,025	12.6	2.72	2.78
Comm/Ind: Hi Val	1,000,000	1,100,700	10.1	29,803	33,192	3,389	11.4	2.98	3.02

## WASHINGTON COUNTY

Tax Burdens by Property Class	Taxable Market Value				Net Tax			Effective Tax Rates		
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: Exist	20,139,605	20,546,755	407,149	2.0	187,376	195,056	7,681	4.1	0.93	0.95
ResNonHm 1 Exist	1,664,489	1,760,471	95,982	5.8	16,428	17,584	1,156	7.0	0.99	1.00
ResNonHm23 Exist	558,406	568,150	9,744	1.7	6,321	6,482	161	2.6	1.13	1.14
Apartments Exist	520,308	537,868	17,561	3.4	6,459	6,691	232	3.6	1.24	1.24
Low-income Apts	101,100	101,844	743	0.7	745	765	21	2.8	0.74	0.75
Seas Rec: Exist	144,258	160,281	16,023	11.1	1,337	1,491	154	11.5	0.93	0.93
Com/Ind Lo Exist	275,279	275,039	-240	-0.1	6,241	6,229	-12	-0.2	2.27	2.26
Com/Ind Hi Exist	2,329,416	2,438,526	109,110	4.7	69,586	72,499	2,913	4.2	2.99	2.97
Publ U: Elec Gen	67,367	134,637	67,270	99.9	1,323	2,633	1,309	98.9	1.96	1.96
Publ U: Other	228,124	221,808	-6,316	-2.8	6,829	6,614	-215	-3.1	2.99	2.98
AgHm House Exist	318,430	316,720	-1,710	-0.5	2,560	2,597	37	1.4	0.80	0.82
AgHm Land: Exist	177,908	185,358	7,450	4.2	446	497	51	11.5	0.25	0.27
Ag NonHm: Exist	209,312	241,659	32,346	15.5	1,585	1,874	289	18.3	0.76	0.78
ResHmstd: NewCon	0	360,207	360,207	0.0	0	3,582	3,582	0.0	0.00	0.99
All Other NewCon	0	393,362	393,362	0.0	0	7,278	7,278	0.0	0.00	1.85
<b>Total</b>	<b>26,734,004</b>	<b>28,242,685</b>	<b>1,508,681</b>	<b>5.6</b>	<b>307,234</b>	<b>331,872</b>	<b>24,638</b>	<b>8.0</b>	<b>1.15</b>	<b>1.18</b>

## Tax Base

## Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	299,522	318,394	18,872	6.3	County	25.48	25.76	0.000	0.000
(-) TIF Tax Capacity	8,087	8,039	-49	-0.6	City/Town	27.96	28.72	0.646	0.614
(-) FD Contrib Tax Cap	17,107	21,174	4,067	23.8	School District	22.35	22.25	15.441	15.844
(=) Taxable Tax Capacity	274,328	289,182	14,854	5.4	Special District	4.43	4.67	0.000	0.000
FD Distrib Tax Cap	22,437	26,116	3,679	16.4	<b>Total</b>	80.22	81.40	16.088	16.458

Tax Burdens on  
Hypothetical Properties

	Taxable Market Value			Pctg Chng	Net Tax			Effective Tax Rates	
	Baseline	Alternative	Chng		Baseline	Alternative	Change	Pctg Chng	Base
Res Hmstd: Lo Val	197,700	201,700	2.0	1,709	1,783	73	4.3	0.86	0.88
Res Hmstd: Avg Val	296,400	302,400	2.0	2,749	2,859	110	4.0	0.93	0.95
Res Hmstd: Hi Val	395,100	403,100	2.0	3,788	3,935	147	3.9	0.96	0.98
Res Hmstd: Ex-Hi Val	592,700	604,700	2.0	5,894	6,130	237	4.0	0.99	1.01
Apartment (Mkt rate)	300,000	310,100	3.4	3,491	3,666	175	5.0	1.16	1.18
Comm/Ind: Lo Val	150,000	157,000	4.7	3,386	3,577	191	5.6	2.26	2.28
Comm/Ind: Med Val	300,000	314,100	4.7	7,821	8,199	378	4.8	2.61	2.61
Comm/Ind: Hi Val	1,000,000	1,046,800	4.7	28,516	29,754	1,238	4.3	2.85	2.84

<b>DAKOTA COUNTY</b>
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<i>Tax Burdens by Property Class</i>	<b>Taxable Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alte</b>
Res Hmstd: Exist	30,344,395	30,854,407	510,012	1.7	301,027	317,395	16,368	5.4	0.99	1.03
ResNonHm 1 Exist	1,866,944	1,890,720	23,776	1.3	19,582	20,566	984	5.0	1.05	1.09
ResNonHm23 Exist	511,631	538,895	27,264	5.3	6,605	7,215	610	9.2	1.29	1.34
Apartments Exist	1,754,561	1,741,477	-13,084	-0.7	21,524	22,157	633	2.9	1.23	1.27
Low-income Apts	75,128	79,856	4,728	6.3	611	680	69	11.3	0.81	0.85
Seas Rec: Exist	42,391	44,369	1,979	4.7	493	536	44	8.9	1.16	1.21
Com/Ind Lo Exist	505,128	502,571	-2,557	-0.5	11,768	11,753	-15	-0.1	2.33	2.34
Com/Ind Hi Exist	4,941,072	5,296,043	354,972	7.2	149,681	160,088	10,407	7.0	3.03	3.02
Publ U: Elec Gen	80,376	83,487	3,112	3.9	1,661	1,803	142	8.5	2.07	2.16
Publ U: Other	431,566	439,987	8,422	2.0	13,189	13,437	248	1.9	3.06	3.05
AgHm House Exist	245,404	245,191	-213	-0.1	2,088	2,121	32	1.6	0.85	0.87
AgHm Land: Exist	416,150	502,592	86,442	20.8	1,701	2,090	389	22.9	0.41	0.42
Ag NonHm: Exist	265,918	314,711	48,792	18.3	2,171	2,583	412	19.0	0.82	0.82
ResHmstd: NewCon	0	433,456	433,456	0.0	0	4,647	4,647	0.0	0.00	1.07
All Other NewCon	0	411,525	411,525	0.0	0	7,693	7,693	0.0	0.00	1.87
<b>Total</b>	<b>41,480,664</b>	<b>43,379,288</b>	<b>1,898,624</b>	<b>4.6</b>	<b>532,101</b>	<b>574,764</b>	<b>42,663</b>	<b>8.0</b>	<b>1.28</b>	<b>1.32</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	477,474	501,878	24,405	5.1	County	25.04	25.14	0.516	0.470
(-) TIF Tax Capacity	20,473	20,988	515	2.5	City/Town	32.86	33.68	0.649	0.693
(-) FD Contrib Tax Cap	38,248	44,154	5,906	15.4	School District	23.17	23.42	16.514	18.834
(=) Taxable Tax Capacity	418,752	436,736	17,984	4.3	Special District	4.50	4.41	0.000	0.000
FD Distrib Tax Cap	41,787	47,507	5,720	13.7	<b>Total</b>	<b>85.58</b>	<b>86.66</b>	<b>17.679</b>	<b>19.997</b>

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	178,800	181,800	1.7	1,635	1,730	95	5.8	0.91	0.95
Res Hmstd: Avg Val	268,100	272,600	1.7	2,637	2,780	143	5.4	0.98	1.02
Res Hmstd: Hi Val	357,400	363,400	1.7	3,640	3,830	191	5.2	1.02	1.05
Res Hmstd: Ex-Hi Val	536,300	545,300	1.7	5,615	5,914	299	5.3	1.05	1.08
Apartment (Mkt rate)	300,000	297,800	-0.7	3,739	3,821	82	2.2	1.25	1.28
Comm/Ind: Lo Val	150,000	160,800	7.2	3,514	3,841	327	9.3	2.34	2.39
Comm/Ind: Med Val	300,000	321,600	7.2	8,110	8,753	642	7.9	2.70	2.72
Comm/Ind: Hi Val	1,000,000	1,071,800	7.2	29,561	31,667	2,106	7.1	2.96	2.95

**CARVER & SCOTT COUNTIES**

<i>Tax Burdens by Property Class</i>	<b>Taxable Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alte</b>
Res Hmstd: Exist	17,007,199	17,916,792	909,593	5.3	190,172	201,320	11,148	5.9	1.12	1.12
ResNonHm 1 Exist	1,388,748	1,636,093	247,345	17.8	16,148	19,436	3,288	20.4	1.16	1.19
ResNonHm23 Exist	475,954	612,377	136,423	28.7	6,629	8,520	1,891	28.5	1.39	1.39
Apartments Exist	335,043	335,814	770	0.2	4,826	4,837	11	0.2	1.44	1.44
Low-income Apts	77,048	84,645	7,598	9.9	685	752	67	9.8	0.89	0.89
Seas Rec: Exist	63,005	69,712	6,707	10.6	741	797	56	7.5	1.18	1.14
Com/Ind Lo Exist	348,784	361,485	12,701	3.6	8,640	8,823	183	2.1	2.48	2.44
Com/Ind Hi Exist	1,850,918	2,100,291	249,373	13.5	60,251	67,195	6,944	11.5	3.26	3.20
Publ U: Elec Gen	18,734	19,134	400	2.1	403	397	-6	-1.4	2.15	2.08
Publ U: Other	145,960	146,462	501	0.3	4,651	4,589	-62	-1.3	3.19	3.13
AgHm House Exist	487,777	513,050	25,273	5.2	4,054	4,333	278	6.9	0.83	0.84
AgHm Land: Exist	728,370	765,223	36,853	5.1	2,893	2,983	90	3.1	0.40	0.39
Ag NonHm: Exist	356,642	379,589	22,948	6.4	3,200	3,284	84	2.6	0.90	0.87
ResHmstd: NewCon	0	436,304	436,304	0.0	0	4,957	4,957	0.0	0.00	1.14
All Other NewCon	0	311,792	311,792	0.0	0	4,865	4,865	0.0	0.00	1.56
<b>Total</b>	<b>23,284,183</b>	<b>25,688,764</b>	<b>2,404,581</b>	<b>10.3</b>	<b>303,294</b>	<b>337,089</b>	<b>33,796</b>	<b>11.1</b>	<b>1.30</b>	<b>1.31</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	255,747	284,311	28,564	11.2	County	35.08	34.70	0.000	0.000
(-) TIF Tax Capacity	8,740	9,604	864	9.9	City/Town	28.95	28.92	1.361	1.162
(-) FD Contrib Tax Cap	15,422	17,344	1,922	12.5	School District	29.68	29.04	14.436	15.574
(=) Taxable Tax Capacity	231,585	257,364	25,778	11.1	Special District	4.86	4.84	0.000	0.000
FD Distrib Tax Cap	19,299	21,992	2,693	14.0	<b>Total</b>	<b>98.57</b>	<b>97.50</b>	<b>15.798</b>	<b>16.737</b>

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	192,300	202,600	5.4	2,000	2,124	124	6.2	1.04	1.05
Res Hmstd: Avg Val	288,300	303,700	5.3	3,184	3,370	186	5.8	1.10	1.11
Res Hmstd: Hi Val	384,300	404,900	5.4	4,369	4,617	249	5.7	1.14	1.14
Res Hmstd: Ex-Hi Val	576,600	607,400	5.3	6,783	7,201	417	6.2	1.18	1.19
Apartment (Mkt rate)	300,000	300,700	0.2	4,170	4,168	-2	-0.1	1.39	1.39
Comm/Ind: Lo Val	150,000	170,200	13.5	3,687	4,254	568	15.4	2.46	2.5
Comm/Ind: Med Val	300,000	340,400	13.5	8,523	9,630	1,107	13.0	2.84	2.83
Comm/Ind: Hi Val	1,000,000	1,134,700	13.5	31,094	34,719	3,625	11.7	3.11	3.06

**NORTHERN HENNEPIN CO.**

<i>Tax Burdens by Property Class</i>	<b>Taxable Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alte</b>
Res Hmstd: Exist	19,283,613	19,825,213	541,599	2.8	224,683	236,585	11,902	5.3	1.17	1.19
ResNonHm 1 Exist	1,140,511	1,351,642	211,131	18.5	14,196	17,180	2,983	21.0	1.24	1.27
ResNonHm23 Exist	431,979	470,526	38,547	8.9	6,476	7,081	605	9.3	1.50	1.50
Apartments Exist	995,270	999,772	4,502	0.5	15,552	15,769	216	1.4	1.56	1.58
Low-income Apts	106,145	110,498	4,353	4.1	1,024	1,070	46	4.5	0.97	0.97
Seas Rec: Exist	12,624	12,832	208	1.6	203	206	3	1.7	1.61	1.61
Com/Ind Lo Exist	315,851	309,794	-6,058	-1.9	8,106	7,858	-248	-3.1	2.57	2.54
Com/Ind Hi Exist	3,800,084	4,247,449	447,365	11.8	127,632	140,515	12,883	10.1	3.36	3.31
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	206,734	208,520	1,786	0.9	6,855	6,804	-51	-0.7	3.32	3.26
AgHm House Exist	83,527	84,761	1,234	1.5	963	983	20	2.1	1.15	1.16
AgHm Land: Exist	96,863	102,084	5,221	5.4	514	517	3	0.6	0.53	0.51
Ag NonHm: Exist	139,989	177,569	37,579	26.8	1,497	1,866	369	24.6	1.07	1.05
ResHmstd: NewCon	0	279,377	279,377	0.0	0	3,312	3,312	0.0	0.00	1.19
All Other NewCon	0	399,647	399,647	0.0	0	9,467	9,467	0.0	0.00	2.37
<b>Total</b>	<b>26,613,189</b>	<b>28,579,682</b>	<b>1,966,493</b>	<b>7.4</b>	<b>407,701</b>	<b>449,212</b>	<b>41,511</b>	<b>10.2</b>	<b>1.53</b>	<b>1.57</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>			<b>Ref Mkt Val</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	311,230	338,024	26,794	8.6	County	39.08	38.77	0.000	0.000
(-) TIF Tax Capacity	27,080	29,001	1,921	7.1	City/Town	34.92	35.53	1.006	0.913
(-) FD Contrib Tax Cap	27,441	31,836	4,395	16.0	School District	25.19	23.01	15.232	18.688
(=) Taxable Tax Capacity	<u>256,709</u>	<u>277,187</u>	<u>20,478</u>	<u>8.0</u>	Special District	<u>7.88</u>	<u>8.19</u>	<u>0.000</u>	<u>0.000</u>
FD Distrib Tax Cap	31,822	35,923	4,101	12.9	<b>Total</b>	<b>107.06</b>	<b>105.50</b>	<b>16.238</b>	<b>19.601</b>

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	162,100	166,700	2.8	1,772	1,863	91	5.1	1.09	1.12
Res Hmstd: Avg Val	243,000	249,800	2.8	2,843	2,977	135	4.7	1.17	1.19
Res Hmstd: Hi Val	323,900	333,000	2.8	3,913	4,093	180	4.6	1.21	1.23
Res Hmstd: Ex-Hi Val	486,000	499,600	2.8	5,992	6,250	257	4.3	1.23	1.25
Apartment (Mkt rate)	300,000	301,400	0.5	4,502	4,565	63	1.4	1.50	1.51
Comm/Ind: Lo Val	150,000	167,700	11.8	3,816	4,360	544	14.2	2.54	2.6
Comm/Ind: Med Val	300,000	335,300	11.8	8,823	9,877	1,054	11.9	2.94	2.95
Comm/Ind: Hi Val	1,000,000	1,117,700	11.8	32,188	35,633	3,445	10.7	3.22	3.19

**SOUTHEAST HENNEPIN CO.**

<i>Tax Burdens by Property Class</i>	<b>Taxable Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alte</b>
Res Hmstd: Exist	22,225,141	22,613,917	388,776	1.7	242,045	248,066	6,021	2.5	1.09	1.10
ResNonHm 1 Exist	1,487,421	1,645,600	158,180	10.6	17,074	18,981	1,907	11.2	1.15	1.15
ResNonHm23 Exist	257,290	300,078	42,788	16.6	3,569	4,144	575	16.1	1.39	1.38
Apartments Exist	1,984,006	2,063,588	79,582	4.0	27,721	28,679	957	3.5	1.40	1.39
Low-income Apts	131,272	123,377	-7,895	-6.0	1,142	1,049	-93	-8.1	0.87	0.85
Seas Rec: Exist	6,042	5,754	-288	-4.8	68	63	-5	-7.5	1.13	1.10
Com/Ind Lo Exist	336,800	340,051	3,251	1.0	8,289	8,192	-97	-1.2	2.46	2.41
Com/Ind Hi Exist	7,082,562	7,937,765	855,204	12.1	226,297	248,443	22,146	9.8	3.20	3.13
Publ U: Elec Gen	653	594	-59	-9.0	16	14	-1	-8.7	2.38	2.39
Publ U: Other	174,641	170,025	-4,616	-2.6	5,599	5,329	-270	-4.8	3.21	3.13
AgHm House Exist	843	214	-629	-74.7	9	2	-7	-77.6	1.10	0.98
AgHm Land: Exist	205	65	-140	-68.3	1	0	0	-74.1	0.28	0.23
Ag NonHm: Exist	62	154	92	147.3	1	1	1	144.5	0.97	0.96
ResHmstd: NewCon	0	137,592	137,592	0.0	0	1,510	1,510	0.0	0.00	1.10
All Other NewCon	0	308,937	308,937	0.0	0	6,043	6,043	0.0	0.00	1.96
<b>Total</b>	<b>33,686,938</b>	<b>35,647,712</b>	<b>1,960,774</b>	<b>5.8</b>	<b>531,830</b>	<b>570,517</b>	<b>38,687</b>	<b>7.3</b>	<b>1.58</b>	<b>1.60</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	421,129	451,516	30,387	7.2	County	39.08	38.77	0.000	0.000
(-) TIF Tax Capacity	33,993	39,840	5,847	17.2	City/Town	31.52	31.59	0.180	0.167
(-) FD Contrib Tax Cap	45,963	51,842	5,879	12.8	School District	19.10	18.62	13.383	13.672
(=) Taxable Tax Capacity	341,174	359,834	18,660	5.5	Special District	8.87	9.27	0.000	0.000
FD Distrib Tax Cap	21,762	25,205	3,443	15.8	<b>Total</b>	98.56	98.26	13.562	13.840

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	195,800	199,200	1.7	1,999	2,040	41	2.0	1.02	1.02
Res Hmstd: Avg Val	293,500	298,600	1.7	3,183	3,244	61	1.9	1.08	1.09
Res Hmstd: Hi Val	391,200	398,000	1.7	4,366	4,447	81	1.9	1.12	1.12
Res Hmstd: Ex-Hi Val	587,000	597,300	1.8	6,796	6,935	138	2.0	1.16	1.16
Apartment (Mkt rate)	300,000	312,000	4.0	4,103	4,264	161	3.9	1.37	1.37
Comm/Ind: Lo Val	150,000	168,100	12.1	3,638	4,140	501	13.8	2.43	2.46
Comm/Ind: Med Val	300,000	336,200	12.1	8,422	9,401	979	11.6	2.81	2.8
Comm/Ind: Hi Val	1,000,000	1,120,700	12.1	30,744	33,955	3,211	10.4	3.07	3.03



**SOUTHWEST HENNEPIN CO.**

<i>Tax Burdens by Property Class</i>	<b>Taxable Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alte</b>
Res Hmstd: Exist	29,046,694	30,253,752	1,207,058	4.2	319,093	332,930	13,837	4.3	1.10	1.10
ResNonHm 1 Exist	2,693,686	3,132,835	439,150	16.3	30,102	35,049	4,947	16.4	1.12	1.12
ResNonHm23 Exist	474,346	522,316	47,970	10.1	6,121	6,693	572	9.3	1.29	1.28
Apartments Exist	1,590,074	1,700,966	110,892	7.0	21,584	22,963	1,380	6.4	1.36	1.35
Low-income Apts	77,484	85,355	7,871	10.2	652	716	64	9.9	0.84	0.84
Seas Rec: Exist	110,632	124,123	13,491	12.2	1,322	1,431	109	8.2	1.20	1.15
Com/Ind Lo Exist	337,222	335,059	-2,163	-0.6	8,131	7,937	-194	-2.4	2.41	2.37
Com/Ind Hi Exist	5,671,418	6,354,703	683,286	12.0	180,417	197,913	17,496	9.7	3.18	3.11
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	210,535	199,266	-11,269	-5.4	6,648	6,161	-486	-7.3	3.16	3.09
AgHm House Exist	75,463	77,830	2,368	3.1	809	839	30	3.7	1.07	1.08
AgHm Land: Exist	68,504	79,850	11,346	16.6	316	395	79	25.0	0.46	0.49
Ag NonHm: Exist	143,165	163,129	19,964	13.9	1,295	1,450	156	12.0	0.90	0.89
ResHmstd: NewCon	0	268,457	268,457	0.0	0	2,940	2,940	0.0	0.00	1.10
All Other NewCon	0	329,738	329,738	0.0	0	5,418	5,418	0.0	0.00	1.64
<b>Total</b>	<b>40,499,222</b>	<b>43,627,380</b>	<b>3,128,158</b>	<b>7.7</b>	<b>576,489</b>	<b>622,834</b>	<b>46,345</b>	<b>8.0</b>	<b>1.42</b>	<b>1.43</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	483,989	526,205	42,216	8.7	County	39.08	38.77	0.000	0.000
(-) TIF Tax Capacity	10,386	11,825	1,439	13.9	City/Town	25.32	25.26	0.897	0.674
(-) FD Contrib Tax Cap	42,321	47,484	5,163	12.2	School District	20.77	19.85	14.569	14.976
(=) Taxable Tax Capacity	431,282	466,896	35,614	8.3	Special District	8.14	8.68	0.000	0.000
FD Distrib Tax Cap	17,958	20,219	2,261	12.6	<b>Total</b>	93.31	92.56	15.466	15.650

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	261,600	272,500	4.2	2,709	2,822	113	4.2	1.04	1.04
Res Hmstd: Avg Val	392,200	408,500	4.2	4,247	4,416	169	4.0	1.08	1.08
Res Hmstd: Hi Val	522,900	544,600	4.1	5,741	5,996	255	4.4	1.1	1.10
Res Hmstd: Ex-Hi Val	784,500	817,100	4.2	9,197	9,575	379	4.1	1.17	1.17
Apartment (Mkt rate)	300,000	320,900	7.0	3,963	4,215	252	6.4	1.32	1.31
Comm/Ind: Lo Val	150,000	168,100	12.1	3,608	4,090	483	13.4	2.41	2.43
Comm/Ind: Med Val	300,000	336,100	12.0	8,341	9,276	936	11.2	2.78	2.76
Comm/Ind: Hi Val	1,000,000	1,120,500	12.1	30,428	33,491	3,063	10.1	3.04	2.99

**SUBURBAN RAMSEY CO.**

<i>Tax Burdens by Property Class</i>	<b>Taxable Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alte</b>
Res Hmstd: Exist	17,121,552	17,318,556	197,004	1.2	182,167	186,912	4,745	2.6	1.06	1.08
ResNonHm 1 Exist	1,048,674	1,193,731	145,057	13.8	11,769	13,516	1,747	14.8	1.12	1.13
ResNonHm23 Exist	334,602	370,877	36,276	10.8	4,600	5,115	516	11.2	1.37	1.38
Apartments Exist	1,224,456	1,258,196	33,740	2.8	16,880	17,279	398	2.4	1.38	1.37
Low-income Apts	170,830	175,592	4,762	2.8	1,485	1,536	51	3.4	0.87	0.87
Seas Rec: Exist	12,441	13,219	778	6.3	153	159	6	4.1	1.23	1.21
Com/Ind Lo Exist	328,456	329,238	781	0.2	8,001	7,917	-85	-1.1	2.44	2.40
Com/Ind Hi Exist	4,338,682	4,745,567	406,885	9.4	139,258	149,181	9,923	7.1	3.21	3.14
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	200,753	216,901	16,148	8.0	6,427	6,809	382	5.9	3.20	3.14
AgHm House Exist	1,986	1,426	-560	-28.2	19	15	-4	-21.3	0.95	1.04
AgHm Land: Exist	2,211	1,297	-915	-41.4	9	6	-3	-36.8	0.40	0.43
Ag NonHm: Exist	20,453	17,687	-2,766	-13.5	170	154	-16	-9.5	0.83	0.87
ResHmstd: NewCon	0	106,392	106,392	0.0	0	1,170	1,170	0.0	0.00	1.10
All Other NewCon	0	239,291	239,291	0.0	0	5,265	5,265	0.0	0.00	2.20
<b>Total</b>	<b>24,805,095</b>	<b>25,987,969</b>	<b>1,182,873</b>	<b>4.8</b>	<b>370,938</b>	<b>395,034</b>	<b>24,096</b>	<b>6.5</b>	<b>1.50</b>	<b>1.52</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>				<b>Ref Mkt Val</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>
Total Tax Capacity	300,237	318,001	17,764	5.9	County	44.91	44.09	0.000	0.000	
(-) TIF Tax Capacity	17,608	20,276	2,668	15.2	City/Town	23.80	23.60	0.852	0.799	
(-) FD Contrib Tax Cap	31,822	35,312	3,490	11.0	School District	18.13	18.07	15.879	18.281	
(=) Taxable Tax Capacity	<u>250,807</u>	<u>262,413</u>	<u>11,607</u>	<u>4.6</u>	Special District	<u>8.01</u>	<u>7.62</u>	<u>0.000</u>	<u>0.000</u>	
FD Distrib Tax Cap	24,250	28,621	4,371	18.0	<b>Total</b>	<b>94.86</b>	<b>93.38</b>	<b>16.732</b>	<b>19.080</b>	

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	176,900	178,900	1.1	1,761	1,800	40	2.3	1	1.01
Res Hmstd: Avg Val	265,200	268,300	1.2	2,826	2,886	61	2.1	1.07	1.08
Res Hmstd: Hi Val	353,500	357,600	1.2	3,890	3,971	81	2.1	1.10	1.11
Res Hmstd: Ex-Hi Val	530,400	536,500	1.2	5,991	6,119	128	2.1	1.13	1.14
Apartment (Mkt rate)	300,000	308,300	2.8	4,059	4,187	128	3.1	1.35	1.36
Comm/Ind: Lo Val	150,000	164,100	9.4	3,643	4,029	387	10.6	2.43	2.46
Comm/Ind: Med Val	300,000	328,100	9.4	8,416	9,156	740	8.8	2.81	2.79
Comm/Ind: Hi Val	1,000,000	1,093,800	9.4	30,691	33,093	2,402	7.8	3.07	3.03

**CITY OF MINNEAPOLIS**

<i>Tax Burdens by Property Class</i>	<b>Taxable Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alte</b>
Res Hmstd: Exist	19,219,002	20,422,290	1,203,288	6.3	247,072	257,456	10,384	4.2	1.29	1.26
ResNonHm 1 Exist	2,835,528	3,303,672	468,144	16.5	38,689	44,070	5,381	13.9	1.36	1.33
ResNonHm23 Exist	1,490,392	1,610,207	119,815	8.0	24,628	25,865	1,238	5.0	1.65	1.61
Apartments Exist	3,023,074	3,058,251	35,177	1.2	49,871	49,099	-772	-1.5	1.65	1.61
Low-income Apts	273,583	311,064	37,482	13.7	2,757	3,049	292	10.6	1.01	0.98
Seas Rec: Exist	273	16,279	16,006	5865.0	4	261	257	803.3	1.38	1.60
Com/Ind Lo Exist	599,986	601,583	1,597	0.3	15,959	15,513	-446	-2.8	2.66	2.58
Com/Ind Hi Exist	6,871,488	7,546,198	674,710	9.8	240,947	256,635	15,688	6.5	3.51	3.40
Publ U: Elec Gen	66,162	63,836	-2,326	-3.5	1,689	1,584	-105	-6.2	2.55	2.48
Publ U: Other	292,575	276,192	-16,383	-5.6	10,240	9,371	-869	-8.5	3.50	3.39
AgHm House Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
AgHm Land: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag NonHm: Exist	1,110	1,255	145	13.0	14	15	1	10.3	1.22	1.19
ResHmstd: NewCon	0	151,667	151,667	0.0	0	1,912	1,912	0.0	0.00	1.26
All Other NewCon	0	491,348	491,348	0.0	0	8,528	8,528	0.0	0.00	1.74
<b>Total</b>	<b>34,673,173</b>	<b>37,853,841</b>	<b>3,180,669</b>	<b>9.2</b>	<b>631,869</b>	<b>673,358</b>	<b>41,489</b>	<b>6.6</b>	<b>1.82</b>	<b>1.78</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	435,692	476,354	40,662	9.3	County	34.75	34.48	0.000	0.000
(-) TIF Tax Capacity	64,601	70,371	5,770	8.9	City/Town	56.67	56.25	2.691	2.464
(-) FD Contrib Tax Cap	39,467	45,265	5,798	14.7	School District	24.19	21.91	9.320	8.750
(=) Taxable Tax Capacity	<u>331,625</u>	<u>360,718</u>	<u>29,094</u>	<u>8.8</u>	Special District	<u>6.76</u>	<u>6.82</u>	<u>0.000</u>	<u>0.000</u>
FD Distrib Tax Cap	43,325	50,008	6,682	15.4	<b>Total</b>	<b>122.37</b>	<b>119.47</b>	<b>12.011</b>	<b>11.214</b>

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	157,800	167,700	6.3	1,890	1,970	80	4.2	1.2	1.17
Res Hmstd: Avg Val	236,600	251,400	6.3	3,020	3,139	119	3.9	1.28	1.25
Res Hmstd: Hi Val	315,300	335,000	6.2	4,148	4,307	159	3.8	1.32	1.29
Res Hmstd: Ex-Hi Val	473,100	502,700	6.3	6,357	6,577	220	3.5	1.34	1.31
Apartment (Mkt rate)	300,000	303,500	1.2	4,949	4,873	-76	-1.5	1.65	1.61
Comm/Ind: Lo Val	150,000	164,700	9.8	3,990	4,368	378	9.5	2.66	2.65
Comm/Ind: Med Val	300,000	329,500	9.8	9,250	9,973	723	7.8	3.08	3.03
Comm/Ind: Hi Val	1,000,000	1,098,200	9.8	33,795	36,115	2,320	6.9	3.38	3.29

## CITY OF ST. PAUL

Tax Burdens by Property Class	Taxable Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: Exist	12,852,148	13,757,421	905,273	7.0	140,708	150,570	9,862	7.0	1.09	1.09
ResNonHm 1 Exist	1,373,279	1,601,037	227,758	16.6	16,295	18,642	2,347	14.4	1.19	1.16
ResNonHm23 Exist	722,309	839,002	116,694	16.2	10,360	11,879	1,519	14.7	1.43	1.42
Apartments Exist	1,938,144	1,961,350	23,206	1.2	27,808	27,776	-32	-0.1	1.43	1.42
Low-income Apts	239,712	262,455	22,743	9.5	2,113	2,283	169	8.0	0.88	0.87
Seas Rec: Exist	1,070	1,138	67	6.3	14	14	0	3.4	1.30	1.27
Com/Ind Lo Exist	437,271	430,715	-6,556	-1.5	10,794	10,402	-391	-3.6	2.47	2.42
Com/Ind Hi Exist	3,293,781	3,726,630	432,849	13.1	106,886	118,339	11,453	10.7	3.25	3.18
Publ U: Elec Gen	33,852	28,933	-4,919	-14.5	776	653	-123	-15.8	2.29	2.26
Publ U: Other	218,664	212,630	-6,034	-2.8	7,096	6,752	-344	-4.8	3.25	3.18
AgHm House Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
AgHm Land: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag NonHm: Exist	1,334	681	-653	-49.0	14	7	-7	-49.5	1.04	1.03
ResHmstd: NewCon	0	84,476	84,476	0.0	0	925	925	0.0	0.00	1.09
All Other NewCon	0	200,860	200,860	0.0	0	3,785	3,785	0.0	0.00	1.88
<b>Total</b>	<b>21,111,565</b>	<b>23,107,330</b>	<b>1,995,765</b>	<b>9.5</b>	<b>322,863</b>	<b>352,027</b>	<b>29,164</b>	<b>9.0</b>	<b>1.53</b>	<b>1.52</b>

## Tax Base

## Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	255,795	281,275	25,480	10.0	County	41.81	41.06	0.000	0.000
(-) TIF Tax Capacity	22,973	27,790	4,817	21.0	City/Town	28.23	30.35	0.000	0.000
(-) FD Contrib Tax Cap	19,319	23,362	4,043	20.9	School District	25.38	23.47	13.837	13.402
(=) Taxable Tax Capacity	213,503	230,123	16,620	7.8	Special District	8.29	7.69	0.000	0.000
FD Distrib Tax Cap	39,773	45,319	5,546	13.9	<b>Total</b>	103.71	102.57	13.837	13.402

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	143,300	153,400	10,100	7.0	1,441	1,545	104	7.2	1.01	1.01
Res Hmstd: Avg Val	214,900	230,000	15,100	7.0	2,347	2,502	155	6.6	1.09	1.09
Res Hmstd: Hi Val	286,400	306,600	20,200	7.1	3,252	3,459	207	6.4	1.14	1.13
Res Hmstd: Ex-Hi Val	429,700	460,000	30,300	7.1	5,051	5,335	284	5.6	1.18	1.16
Apartment (Mkt rate)	300,000	303,600	3,600	1.2	4,304	4,299	-5	-0.1	1.43	1.42
Comm/Ind: Lo Val	150,000	169,700	19,700	13.1	3,703	4,248	546	14.7	2.47	2.50
Comm/Ind: Med Val	300,000	339,400	39,400	13.1	8,570	9,637	1,067	12.4	2.86	2.84
Comm/Ind: Hi Val	1,000,000	1,131,400	131,400	13.1	31,286	34,787	3,501	11.2	3.13	3.07

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	14,901	67	19
159.2	Farm 1b Hmstd HGA: <32K: NewCon	0.450	137	1	0
160.1	Ag Hmstd HGA: <76K: Exist	1.000	6,416,158	64,162	44,230
160.2	Ag Hmstd HGA: <76K: NewCon	1.000	53,443	534	366
161.1	Ag Hmstd HGA: 76K-414K: Exist	1.000	5,147,833	51,478	50,487
161.2	Ag Hmstd HGA: 76K-414K: NewCon	1.000	45,437	454	444
162.1	Ag Hmstd HGA: 414K-500K: Exist	1.000	59,788	598	562
162.2	Ag Hmstd HGA: 414K-500K: NewCon	1.000	483	5	5
163.1	Ag Hmstd HGA: >500K: Exist	1.250	87,480	1,093	1,019
163.2	Ag Hmstd HGA: >500K: NewCon	1.250	705	9	8
164.1	Farm 1b Hmstd land <32K: Exist	0.450	354	2	1
164.2	Farm 1b Hmstd land <32K: NewCon	0.450	3	0	0
165.1	Ag Hmstd 1 & b: <115K: Exist	0.550	10,034,647	55,191	24,007
165.2	Ag Hmstd 1 & b: <115K: NewCon	0.550	77,507	426	181
166.1	Ag Hmstd 1 & b: 115K-345K: Exist	0.550	10,858,185	59,720	51,408
166.2	Ag Hmstd 1 & b: 115K-345K: NewCon	0.550	68,993	379	330
167.1	Ag Hmstd 1 & b: 345K-690K: Exist	0.550	7,230,109	39,766	33,318
167.2	Ag Hmstd 1 & b: 345K-690K: NewCon	0.550	37,625	207	174
168.1	Ag Hmstd 1 & b: >690K: Exist	1.000	6,443,985	64,440	53,199
168.2	Ag Hmstd 1 & b: >690K: NewCon	1.000	29,894	299	247
170.1	Ag Non-homestead: Exist	1.000	15,405,520	154,055	131,937
170.2	Ag Non-homestead: NewCon	1.000	40,050	400	329
171.0	Private Airport	1.000	292	3	2
172.1	Migrant Housing <500K: Exist	1.000	1,387	14	14
172.2	Migrant Housing <500K: NewCon	1.000	2	0	0
173.1	Migrant Housing >500K: Exist	1.250	65	1	1
177.0	Timberlands	1.000	1,482,236	14,822	12,992
178.1	Non-comm SRR: <76K: Exist	1.000	9,069,065	90,691	79,578
178.2	Non-comm SRR: <76K: NewCon	1.000	210,813	2,108	1,878
179.1	Non-comm SRR: 76K-500K: Exist	1.000	9,217,570	92,176	88,461
179.2	Non-comm SRR: 76K-500K: NewCon	1.000	203,515	2,035	1,981
180.1	Non-comm SRR: >500K: Exist	1.250	754,234	9,428	8,359
180.2	Non-comm SRR: >500K: NewCon	1.250	15,533	194	171
183.1	Res 1b Hmstd <32K: Exist	0.450	229,755	1,034	904
183.2	Res 1b Hmstd <32K: NewCon	0.450	4,204	19	16
184.1	Res Hmstd: <76K: Exist	1.000	101,754,825	1,017,548	917,021
184.2	Res Hmstd: <76K: NewCon	1.000	1,940,533	19,405	17,267
185.1	Res Hmstd: 76K-414K: Exist	1.000	182,559,442	1,825,594	2,025,707
185.2	Res Hmstd: 76K-414K: NewCon	1.000	3,431,418	34,314	37,992
186.1	Res Hmstd: 414K-500K: Exist	1.000	6,184,061	61,841	65,515
186.2	Res Hmstd: 414K-500K: NewCon	1.000	103,641	1,036	1,094

House Research Dept.

Simulation No. 8A1

Baseline: Final Pay 2007

Page 35

1/8/2008 9:18 AM

Alternative: Proposed Pay 2008: Truth-in-taxation

(all figures in \$000s)

Item ID	Description	Baseline	Final Pay 2007	Proposed Pay 2008	Truth-in-taxation
187.1	Res Hmstd: > 500K: Exist	1.250	11,689,972	146,125	148,324
187.2	Res Hmstd: > 500K: NewCon	1.250	169,984	2,125	2,137
189.1	Res NonH 1 unit: <76K: Exist	1.000	9,602,552	96,026	112,187
189.2	Res NonH 1 unit: <76K: NewCon	1.000	830,688	8,307	9,577
190.1	Res NonH 1 unit: 76K - 500K: Exist	1.000	11,946,389	119,464	134,095
190.2	Res NonH 1 unit: 76K - 500K: NewCon	1.000	1,147,342	11,473	12,885
191.1	Res NonH 1 unit: >500K: Exist	1.250	1,630,901	20,386	20,923
191.2	Res NonH 1 unit: >500K: NewCon	1.250	136,988	1,712	1,777
193.1	Res NonH 2-3 units: Exist	1.250	7,115,709	88,946	101,085
193.2	Res NonH 2-3 units: NewCon	1.250	678,764	8,485	9,538
196.1	Regular apartments (4a): Exist	1.250	17,326,349	216,579	250,835
196.2	Regular apartments (4a): NewCon	1.250	361,616	4,520	5,256
197.1	Low-income housing (4d): Exist	0.750	2,156,294	16,172	19,674
197.2	Low-income housing (4d): NewCon	0.750	25,856	194	234
198.1	Non-profit/Comm Serv: Exist	1.500	46,748	701	853
198.2	Non-profit/Comm Serv: NewCon	1.500	88	1	1
199.1	Student housing: Exist	1.000	27,116	271	325
199.2	Student housing: NewCon	1.000	9	0	0
200.1	Manuf home park land: Exist	1.250	573,187	7,165	7,960
200.2	Manuf home park land: NewCon	1.250	132	2	2
202.1	Comm SRR 1c: <500K: Exist	0.550	380,483	2,093	1,776
202.2	Comm SRR 1c: <500K: NewCon	0.550	3,316	18	17
203.1	Comm SRR 1c: 500K-2.2M: Exist	1.000	219,406	2,194	1,673
203.2	Comm SRR 1c: 500K-2.2M: NewCon	1.000	2,014	20	17
204.1	Comm SRR 1c: >2.2M: Exist	1.250	38,322	479	420
204.2	Comm SRR 1c: >2.2M: New con	1.250	262	3	3
205.1	Comm SRR 4c: <500K: Exist	1.000	239,539	2,395	2,645
205.2	Comm SRR 4c: <500K: NewCon	1.000	4,263	43	42
206.1	Comm SRR 4c: >500K: Exist	1.250	104,722	1,309	1,322
206.2	Comm SRR 4c: >500K: NewCon	1.250	5,404	68	54
207.1	Bed & Breakfast: Exist	1.250	23,547	294	300
207.2	Bed & Breakfast: NewCon	1.250	288	4	3
208.0	Qualifying golf courses	1.250	245,929	3,074	3,008
211.1	Commercial: <150K: Exist	1.500	7,915,449	118,732	197,724
211.2	Commercial: <150K: NewCon	1.500	226,612	3,399	5,596
212.1	Commercial: >150K: Exist	2.000	40,657,993	813,160	1,309,192
212.2	Commercial: >150K: NewCon	2.000	1,073,390	21,468	34,071
213.1	Comm border city: <150K: Exist	1.500	41,211	618	957
213.2	Comm border city: <150K: NewCon	1.500	227	3	5
214.1	Comm border city: >150K: Exist	2.000	82,951	1,659	1,949
214.2	Comm border city: >150K: NewCon	2.000	157	3	4
222.1	Industrial: <150K: Exist	1.500	1,218,589	18,279	30,557
222.2	Industrial: <150K: NewCon	1.500	31,804	477	794
223.1	Industrial: >150K: Exist	2.000	12,650,987	253,020	412,356

1/8/2008 9:18 AM

Alternative: Proposed Pay 2008: Truth-in-taxation

(all figures in \$000s)

223.2	Industrial: >150K: NewCon	2.000	254,059	5,081	8,349
224.1	Ind'l border city: <150K: Exist	1.500	1,497	22	35
224.2	Ind'l border city: <150K: NewCon	1.500	3	0	0
225.1	Ind'l border city: >150K: Exist	2.000	63,165	1,263	1,477
225.2	Ind'l border city: >150K: NewCon	2.000	617	12	14
233.0	Publ Util: land & bldgs <150K	1.500	83,819	1,257	1,983
234.0	Publ Util: land & bldgs >150K	2.000	844,006	16,880	26,304
235.0	Publ Util: Electric Generat Mach	2.000	1,525,273	30,505	33,221
236.0	Publ Util: machinery (non-generat)	2.000	1,063,632	21,273	32,390
238.0	Railroad <150K	1.500	24,763	371	617
239.0	Railroad >150K	2.000	534,328	10,687	16,927
241.0	Non-comm aircraft hangars	1.500	2,755	41	44
242.0	Mineral	2.000	2,217	44	90
243.0	Misc class 5	2.000	4,641	93	133
249.0	Personal: 3f	1.000	9,408	94	97
250.0	Non-comm aircraft hangars	1.500	67,390	1,011	1,021
251.0	Pers: It31 tools&mach excl elec gen	2.000	152,374	3,047	4,532
252.0	Pers: It32 struct/lease land-non C/I,SRR	1.000	8,957	90	92
253.0	Pers: It32 struct/leased land-NCSRR<76	1.000	50,806	508	475
254.0	Pers: It32 str/lease land-NCSRR:76-500	1.000	9,672	97	90
256.0	Pers: It32 struct/leased land-C/I	2.000	18,262	365	534
257.0	Pers: Item 33 ag real estate	1.000	19,447	194	196
259.0	Pers: It41 struct/leased land - C/I	2.000	395,647	7,913	8,838
260.0	Pers: It41 struct/leased land-NCSRR<76	1.000	332	3	5
263.0	Pers: It41 str/leased land-non C/I,SRR	1.000	2,607	26	30
264.0	Pers: Item 41 Border EZ	2.000	1,157	23	27
265.0	Pers: Item 42 non-EZ struct/RR land	2.000	33,660	673	1,294
267.0	Pers: It43 leased real estate - non C/I	1.500	21,749	326	425
268.0	Pers: Item 43 leased real estate - C/I	2.000	380,939	7,619	9,275
269.0	Pers: Item 44 electric util trans lines	2.000	1,661,589	33,232	52,828
270.0	Pers: Item 44 electric util distri lines	2.000	234,147	4,683	7,804
271.0	Pers: Item 45 syst/gas utils	2.000	1,879,708	37,594	57,203
272.0	Pers: Item 46 syst/water utils	2.000	1,383	28	46
273.0	Pers: Item 48 misc	2.000	16,002	320	359
<b>State Total</b>			519,219,387	5,842,395	6,760,137

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	15,861	71	21
159.2	Farm 1b Hmstd HGA: <32K: NewCon	0.450	125	1	0
160.1	Ag Hmstd HGA: <76K: Exist	1.000	6,431,858	64,319	45,267
160.2	Ag Hmstd HGA: <76K: NewCon	1.000	45,268	453	318
161.1	Ag Hmstd HGA: 76K-414K: Exist	1.000	5,736,320	57,363	56,281
161.2	Ag Hmstd HGA: 76K-414K: NewCon	1.000	42,697	427	420
162.1	Ag Hmstd HGA: 414K-500K: Exist	1.000	68,837	688	647
162.2	Ag Hmstd HGA: 414K-500K: NewCon	1.000	462	5	4
163.1	Ag Hmstd HGA: >500K: Exist	1.250	84,421	1,055	976
163.2	Ag Hmstd HGA: >500K: NewCon	1.250	557	7	6
164.1	Farm 1b Hmstd land <32K: Exist	0.450	416	2	1
164.2	Farm 1b Hmstd land <32K: NewCon	0.450	2	0	0
165.1	Ag Hmstd 1 & b: <115K: Exist	0.550	10,185,575	56,021	18,236
165.2	Ag Hmstd 1 & b: <115K: NewCon	0.550	67,909	374	125
166.1	Ag Hmstd 1 & b: 115K-345K: Exist	0.550	11,644,238	64,043	60,029
166.2	Ag Hmstd 1 & b: 115K-345K: NewCon	0.550	68,182	375	353
167.1	Ag Hmstd 1 & b: 345K-690K: Exist	0.550	9,507,836	52,293	43,257
167.2	Ag Hmstd 1 & b: 345K-690K: NewCon	0.550	48,241	265	219
168.1	Ag Hmstd 1 & b: >690K: Exist	1.000	6,887,345	68,873	56,290
168.2	Ag Hmstd 1 & b: >690K: NewCon	1.000	31,932	319	260
170.1	Ag Non-homestead: Exist	1.000	17,865,950	178,659	150,616
170.2	Ag Non-homestead: NewCon	1.000	57,514	575	481
171.0	Private Airport	1.000	298	3	2
172.0	Migrant Housing <500K	1.000	1,093	11	12
177.0	Timberlands	1.000	1,835,436	18,354	14,936
178.1	Non-comm SRR: <76K: Exist	1.000	9,887,301	98,873	81,212
178.2	Non-comm SRR: <76K: NewCon	1.000	204,551	2,046	1,699
179.1	Non-comm SRR: 76K-500K: Exist	1.000	11,850,002	118,500	104,960
179.2	Non-comm SRR: 76K-500K: NewCon	1.000	232,461	2,325	2,084
180.1	Non-comm SRR: >500K: Exist	1.250	1,170,846	14,636	11,888
180.2	Non-comm SRR: >500K: NewCon	1.250	25,043	313	279
183.1	Res 1b Hmstd <32K: Exist	0.450	245,559	1,105	1,001
183.2	Res 1b Hmstd <32K: NewCon	0.450	3,492	16	14
184.1	Res Hmstd: <76K: Exist	1.000	103,248,954	1,032,490	962,025
184.2	Res Hmstd: <76K: NewCon	1.000	1,489,108	14,891	13,729
185.1	Res Hmstd: 76K-414K: Exist	1.000	195,079,862	1,950,799	2,177,591
185.2	Res Hmstd: 76K-414K: NewCon	1.000	2,739,396	27,394	30,547
186.1	Res Hmstd: 414K-500K: Exist	1.000	7,255,179	72,552	76,787
186.2	Res Hmstd: 414K-500K: NewCon	1.000	93,664	937	985
187.1	Res Hmstd: > 500K: Exist	1.250	14,287,022	178,588	180,587



## House Research Dept.

Simulation No. 8A1

Baseline: Final Pay 2007

Page 38

1/8/2008 9:18 AM

Alternative: Proposed Pay 2008: Truth-in-taxation

(all figures in \$000s)

Simulation No.	Description	Baseline	Final Pay 2007	Proposed Pay 2008	Truth-in-taxation	(all figures in \$000s)
187.2	Res Hmstd: > 500K: NewCon	1.250	163,532	2,044	2,035	
189.1	Res NonH 1 unit: <76K: Exist	1.000	10,957,974	109,580	128,938	
189.2	Res NonH 1 unit: <76K: NewCon	1.000	839,073	8,391	9,890	
190.1	Res NonH 1 unit: 76K - 500K: Exist	1.000	15,200,214	152,002	172,364	
190.2	Res NonH 1 unit: 76K - 500K: NewCon	1.000	1,285,631	12,856	14,807	
191.1	Res NonH 1 unit: >500K: Exist	1.250	2,386,705	29,834	30,944	
191.2	Res NonH 1 unit: >500K: NewCon	1.250	172,215	2,153	2,275	
193.1	Res NonH 2-3 units: Exist	1.250	8,546,903	106,836	121,088	
193.2	Res NonH 2-3 units: NewCon	1.250	703,773	8,797	10,066	
196.1	Regular apartments (4a): Exist	1.250	18,080,746	226,009	262,232	
196.2	Regular apartments (4a): NewCon	1.250	351,424	4,393	5,129	
197.1	Low-income housing (4d): Exist	0.750	2,283,245	17,124	20,992	
197.2	Low-income housing (4d): NewCon	0.750	23,223	174	211	
198.1	Non-profit/Comm Serv: Exist	1.500	35,104	527	604	
198.2	Non-profit/Comm Serv: NewCon	1.500	729	11	12	
199.1	Student housing: Exist	1.000	27,796	278	325	
199.2	Student housing: NewCon	1.000	90	1	1	
200.1	Manuf home park land: Exist	1.250	595,107	7,439	8,435	
200.2	Manuf home park land: NewCon	1.250	115	1	2	
202.1	Comm SRR 1c: <500K: Exist	0.550	386,461	2,126	1,712	
202.2	Comm SRR 1c: <500K: NewCon	0.550	3,654	20	16	
203.1	Comm SRR 1c: 500K-2.2M: Exist	1.000	248,384	2,484	1,798	
203.2	Comm SRR 1c: 500K-2.2M: NewCon	1.000	2,856	29	21	
204.1	Comm SRR 1c: >2.2M: Exist	1.250	40,970	512	399	
204.2	Comm SRR 1c: >2.2M: New con	1.250	271	3	3	
205.1	Comm SRR 4c: <500K: Exist	1.000	246,849	2,468	2,541	
205.2	Comm SRR 4c: <500K: NewCon	1.000	1,937	19	21	
206.1	Comm SRR 4c: >500K: Exist	1.250	119,831	1,498	1,399	
206.2	Comm SRR 4c: >500K: NewCon	1.250	817	10	10	
207.1	Bed & Breakfast: Exist	1.250	26,439	330	346	
207.2	Bed & Breakfast: NewCon	1.250	59	1	1	
208.0	Qualifying golf courses	1.250	255,424	3,193	3,147	
209.0	Metro Non-profit Indoor Rec	1.250	15,423	193	247	
211.1	Commercial: <150K: Exist	1.500	8,202,554	123,038	203,256	
211.2	Commercial: <150K: NewCon	1.500	255,140	3,827	6,238	
212.1	Commercial: >150K: Exist	2.000	45,640,801	912,816	1,450,882	
212.2	Commercial: >150K: NewCon	2.000	1,363,494	27,270	43,024	
213.1	Comm border city: <150K: Exist	1.500	41,006	615	945	
213.2	Comm border city: <150K: NewCon	1.500	2,295	34	53	
214.1	Comm border city: >150K: Exist	2.000	84,180	1,684	1,937	
214.2	Comm border city: >150K: NewCon	2.000	5,116	102	118	
222.1	Industrial: <150K: Exist	1.500	1,247,664	18,715	30,901	
222.2	Industrial: <150K: NewCon	1.500	31,254	469	796	
223.1	Industrial: >150K: Exist	2.000	13,998,987	279,980	449,762	

1/8/2008 9:18 AM

Alternative: Proposed Pay 2008: Truth-in-taxation

(all figures in \$000s)

223.2	Industrial: >150K: NewCon	2.000	232,781	4,656	7,637
224.1	Ind'l border city: <150K: Exist	1.500	1,124	17	26
224.2	Ind'l border city: <150K: NewCon	1.500	41	1	1
225.1	Ind'l border city: >150K: Exist	2.000	60,625	1,212	1,408
225.2	Ind'l border city: >150K: NewCon	2.000	1,330	27	31
233.0	Publ Util: land & bldgs <150K	1.500	83,549	1,253	1,949
234.0	Publ Util: land & bldgs >150K	2.000	896,892	17,938	27,806
235.0	Publ Util: Electric Generat Mach	2.000	1,554,471	31,089	34,264
236.0	Publ Util: machinery (non-generat)	2.000	1,089,601	21,792	32,516
238.0	Railroad <150K	1.500	25,343	380	623
239.0	Railroad >150K	2.000	647,000	12,940	20,059
241.0	Non-comm aircraft hangars	1.500	4,100	62	68
242.0	Mineral	2.000	2,122	42	80
243.0	Misc class 5	2.000	5,043	101	138
249.0	Personal: 3f	1.000	9,379	94	93
250.0	Non-comm aircraft hangars	1.500	73,806	1,107	1,149
251.0	Pers: It31 tools&mach excl elec gen	2.000	154,915	3,098	4,494
252.0	Pers: It32 struct/lease land-non C/I,SRR	1.000	7,439	74	80
253.0	Pers: It32 struct/leased land-NCSRR<76	1.000	55,133	551	486
254.0	Pers: It32 str/lease land-NCSRR:76-500	1.000	13,781	138	119
256.0	Pers: It32 struct/leased land-C/I	2.000	17,186	344	497
257.0	Pers: Item 33 ag real estate	1.000	20,652	207	205
259.0	Pers: It41 struct/leased land - C/I	2.000	449,104	8,982	10,615
260.0	Pers: It41 struct/leased land-NCSRR<76	1.000	348	3	5
263.0	Pers: It41 str/leased land-non C/I,SRR	1.000	3,236	32	40
264.0	Pers: Item 41 Border EZ	2.000	1,140	23	26
265.0	Pers: Item 42 non-EZ struct/RR land	2.000	34,313	686	1,306
267.0	Pers: It43 leased real estate - non C/I	1.500	27,455	412	522
268.0	Pers: Item 43 leased real estate - C/I	2.000	431,641	8,633	9,616
269.0	Pers: Item 44 electric util trans lines	2.000	1,619,134	32,383	50,626
270.0	Pers: Item 44 electric util distri lines	2.000	241,445	4,829	8,056
271.0	Pers: Item 45 syst/gas utils	2.000	1,896,933	37,939	56,708
272.0	Pers: Item 46 syst/water utils	2.000	1,382	28	46
273.0	Pers: Item 48 misc	2.000	15,307	306	355
<b>State Total</b>			561,994,030	6,341,284	7,355,720

**Baseline Levy Summary***Levy Summary Report*

	County	City	Town	School District	Special District	State	Total
Certified NTC Levy	2,261,683	1,529,730	186,118	1,205,626	258,013	691,014	6,132,183
Certified MKV Levy	2,529	28,197	102	630,895	0	0	661,724
Fiscal Disparities Levy	112,502	111,227	1,164	116,325	24,744	0	365,962
Disparity Reduction Aid	9,706	0	502	8,065	0	0	18,273
Spread NTC Levy	2,139,474	1,418,503	184,452	1,124,750	238,269	691,014	5,796,463
Spread MKV Levy	2,529	28,197	102	587,381	0	0	618,209
Tax Incr Financing Levy							300,434
	<b>Homestead Credit</b>	272,673		<b>Taconite credit</b>		16,644	
	<b>Agricultural Credit</b>	25,090		<b>Disparity Reduction Credit</b>		5,147	

**Alternative Levy Summary***Levy Summary Report*

	County	City	Town	School District	Special District	State	Total
Certified NTC Levy	2,425,593	1,671,226	197,987	1,258,921	285,548	734,504	6,573,779
Certified MKV Levy	2,424	30,800	101	740,250	0	0	773,575
Fiscal Disparities Levy	123,350	124,269	1,116	129,539	28,218	0	406,492
Disparity Reduction Aid	9,582	0	460	7,935	0	0	17,977
Spread NTC Levy	2,292,661	1,546,957	196,411	1,173,826	262,330	734,504	6,206,690
Spread MKV Levy	2,424	30,800	101	687,844	0	0	721,169
Tax Incr Financing Levy							331,218
	<b>Homestead Credit</b>	262,683		<b>Taconite credit</b>		16,711	
	<b>Agricultural Credit</b>	24,906		<b>Disparity Reduction Credit</b>		5,835	