

House Research Simulation Report: Property Tax

Simulation #11C4

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DESCRIPTION

BASELINE: Actual Pay 2011

ALTERNATIVE: Pay 2011 as if HF 481 w/ A6 amendment in effect – 3/15/11

This report compares actual property taxes payable in 2011 to estimated property tax burdens if the elements of the House Division report were in effect for taxes payable in 2011. The payable 2011 baseline is based on actual data reported by the counties. The alternative models the aid cuts and associated levy back amounts, the conversion of the market value homestead credit to a tax capacity reduction and its associated levy impact, the effects of the levy limits in the Report, and the modification to disparity reduction aid. Note that this simulation is for taxes in the same year –when we are able to model it on projected taxes payable in 2012, the tax increases will be higher due to “normal” growth in property taxes from one year to the next.

KEY POINTS

- **Statewide, property taxes would be higher by \$391 million, or 4.9%**, according to the simulation. The overall tax effects are 5.9% in Greater Minnesota and 4.3% in the Metro area. Overall tax change effects vary by region from a low of 2.2% in SW Hennepin County to a high of 15% in the Duluth area.
- **On a statewide average basis, property tax changes vary by property type from +3.8% (on commercial-industrial property) to +8.1% (on apartments).** Increases on other large property types are 4.9% on residential homesteads, 7.3% on residential non-homestead property, 5.7% on agricultural property, 4.1% on public utility property, and 4% on seasonal-recreational property.

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

ASSUMPTIONS:**BASELINE: Actual Pay 2011**

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

ALTERNATIVE: Pay 2011 as if HF 481 w/ A6 amendment in effect – 3/15/11

- **Market values** are the same as baseline.
- **County, city and town levies** have been adjusted for changes in aids and the elimination of the market value homestead credit, with associated levy-back effects, based on microdata assumptions of 50% levy back for increases up to 10% of levy, and 30% levy back over 10% of levy.
- **School district and special taxing district levies** were assumed not to change.
- **The state property tax levy** was not changed.

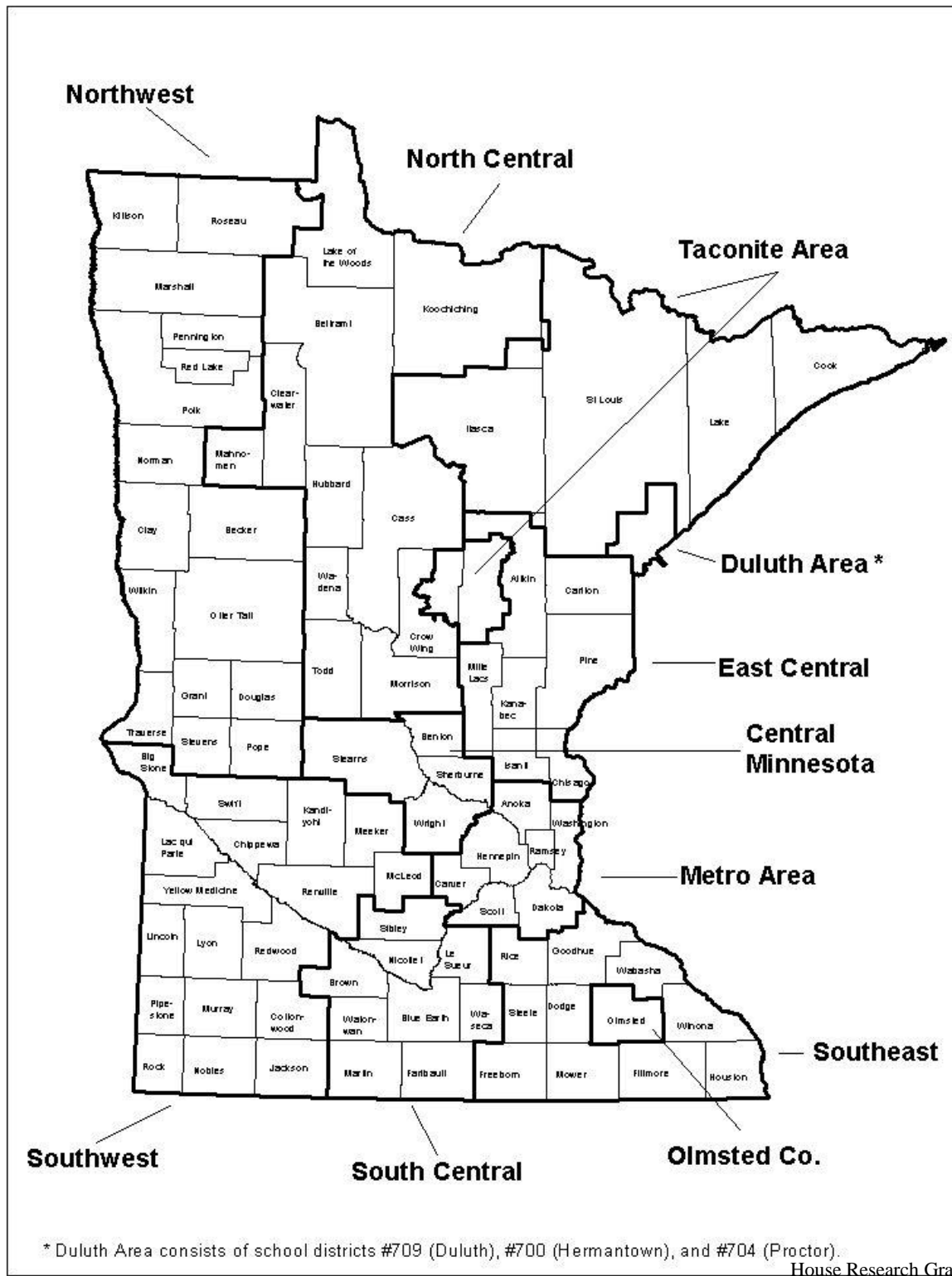
SIMULATION PARAMETERS

	Baseline	Alternative
Disabled homestead	0.45%	0.45%
Residential homestead:		
<\$500,000	1.0	1.0*
>\$500,000	1.25	1.25
Residential non-homestead:		
Single unit:		
<\$500,000	1.0	1.0
>\$500,000	1.25	1.25
2-3 unit and undeveloped land	1.25	1.25
Apartments:		
Regular	1.25	1.25
Low-income	0.75	0.75
Commercial-industrial-public utility:		
<\$150,000	1.5	1.5
>\$150,000	2.0	2.0
Electric generation machinery	2.0	2.0
Commercial seasonal recreational:		
Homestead resorts (1c):		
<\$600,000	0.5	0.5
\$600,000 - \$2,300,000	1.0	1.0
>\$2,300,000	1.25	1.25
Nonhomestead resorts (4c):		
<\$500,000	1.0	1.0
>\$500,000	1.25	1.25
Non-commercial seasonal recreational:		
<\$500,000	1.0	1.0
>\$500,000	1.25	1.25
Agricultural land & buildings:		
Homestead:		
<\$1,140,000	0.5	0.5
>\$1,140,000	1.0	1.0
Nonhomestead		
Agricultural and rural vacant	1.0	1.0
Managed forest land	0.65	0.65
Credits:		
Homestead:		
Rate	0.4%	0%
Maximum	\$304	\$0
Phase-out rate	0.09%	0%
Agricultural homestead land:		
Rate	0.3%	0%
Maximum	\$345	\$0
Phase-out rate	0.05%	0%

House Research Department

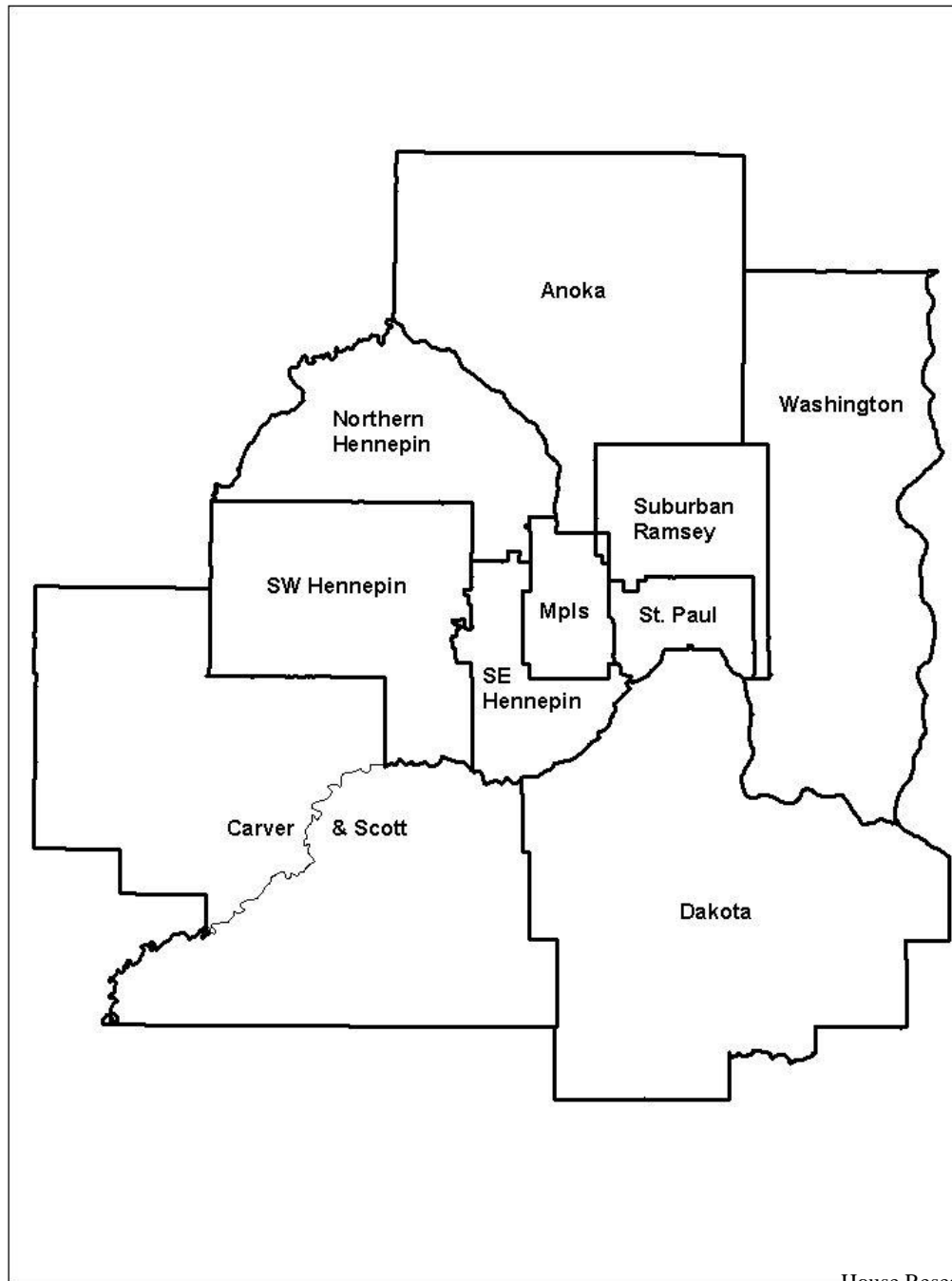
* Tax capacity reduced by amount of market value homestead credit under current law.

Property Tax Model Regions (Greater Minnesota)



House Research Graphics

Note: In most regions results are displayed separately for cities and for towns.

Property Tax Model Regions (Metro Area)

Notes: **North Hennepin** consists of Hassan Township plus the following cities: Brooklyn Center, Brooklyn Park, Champlin, Corcoran, Crystal, Dayton (Hennepin portion), Greenfield, Hanover (Hennepin portion), Maple Grove, New Hope, Osseo, Robbinsdale, Rockford (Hennepin portion), Rogers, and St. Anthony (Hennepin portion). **Southeast Hennepin** consists of the cities of: Bloomington, Edina, Golden Valley, Hopkins, Richfield, and St. Louis Park. The balance of the County (excluding Minneapolis) is considered **Southwest Hennepin**.

STATEWIDE

<i>Tax Burdens by Property Class</i>	Taxable Market Value				Net Tax			Effective Tax Rates		
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Exist	293,428,816	293,428,816	0	0.0	3,535,037	3,708,927	173,890	4.9	1.20	1.26
ResNonHm Exist	38,825,892	38,825,892	0	0.0	542,065	581,780	39,715	7.3	1.40	1.50
Misc props	885,928	885,928	0	0.0	15,060	16,144	1,084	7.2	1.70	1.82
Apartments Exist	17,618,203	17,618,203	0	0.0	303,538	327,889	24,351	8.0	1.72	1.86
Low-inc Apts Exi	2,784,493	2,784,493	0	0.0	29,744	32,300	2,556	8.6	1.07	1.16
Seas Rec: Exist	27,214,499	27,214,499	0	0.0	234,024	243,282	9,258	4.0	0.86	0.89
Com/Ind Lo Exist	10,162,968	10,162,968	0	0.0	273,332	287,499	14,167	5.2	2.69	2.83
Com/Ind Hi Exist	62,943,595	62,943,595	0	0.0	2,251,588	2,334,093	82,506	3.7	3.58	3.71
Publ U: Elec Gen	1,655,111	1,655,111	0	0.0	38,945	40,955	2,010	5.2	2.35	2.47
Publ U: Other	7,351,722	7,351,722	0	0.0	235,092	244,151	9,059	3.9	3.20	3.32
AgHm House Exist	11,185,950	11,185,950	0	0.0	94,866	102,391	7,525	7.9	0.85	0.92
AgHm Land: Exist	53,262,094	53,262,094	0	0.0	221,972	234,009	12,037	5.4	0.42	0.44
Ag NonHm: Exist	33,064,886	33,064,886	0	0.0	255,706	268,805	13,099	5.1	0.77	0.81
Total	560,384,158	560,384,158	0	0.0	8,030,969	8,422,226	391,256	4.9	1.43	1.50

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	6,258,123	5,971,392	-286,731	-4.6	County	44.22	46.83	0.067	0.067
(-) TIF Tax Capacity	226,446	226,446	0	0.0	City/Town	33.57	36.58	0.725	0.725
(-) FD Contrib Tax Cap	426,361	426,361	0	0.0	School District	23.06	24.38	17.024	17.024
(=) Taxable Tax Capacity	<u>5,605,316</u>	<u>5,318,585</u>	<u>-286,731</u>	<u>-5.1</u>	Special District	<u>4.96</u>	<u>5.23</u>	<u>0.010</u>	<u>0.010</u>
FD Distrib Tax Cap	426,250	426,250	0	0.0	Total	105.81	113.01	17.826	17.826

GREATER MINNESOTA

<i>Tax Burdens by Property Class</i>	Taxable Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Exist	103,454,590	103,454,590	0	0.0	1,072,265	1,134,256	61,991	5.8	1.04	1.10
ResNonHm Exist	13,946,250	13,946,250	0	0.0	177,117	191,931	14,814	8.4	1.27	1.38
Misc props	340,375	340,375	0	0.0	5,778	6,295	517	8.9	1.70	1.85
Apartments Exist	3,949,188	3,949,188	0	0.0	64,367	70,387	6,020	9.4	1.63	1.78
Low-inc Apts Exi	970,911	970,911	0	0.0	10,011	10,995	984	9.8	1.03	1.13
Seas Rec: Exist	26,716,397	26,716,397	0	0.0	227,935	236,947	9,012	4.0	0.85	0.89
Com/Ind Lo Exist	5,972,509	5,972,509	0	0.0	156,403	166,781	10,378	6.6	2.62	2.79
Com/Ind Hi Exist	14,966,711	14,966,711	0	0.0	508,730	539,713	30,983	6.1	3.40	3.61
Publ U: Elec Gen	1,282,577	1,282,577	0	0.0	29,313	30,919	1,606	5.5	2.29	2.41
Publ U: Other	4,771,354	4,771,354	0	0.0	142,456	148,815	6,359	4.5	2.99	3.12
AgHm House Exist	10,210,043	10,210,043	0	0.0	84,976	92,050	7,074	8.3	0.83	0.90
AgHm Land: Exist	51,149,702	51,149,702	0	0.0	212,625	224,166	11,540	5.4	0.42	0.44
Ag NonHm: Exist	31,268,562	31,268,562	0	0.0	237,933	250,168	12,235	5.1	0.76	0.80
Total	268,999,170	268,999,170	0	0.0	2,929,911	3,103,421	173,510	5.9	1.09	1.15

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	2,747,054	2,588,879	-158,174	-5.8	County	46.73	49.51	0.026	0.026
(-) TIF Tax Capacity	36,545	36,545	0	0.0	City/Town	27.37	29.54	0.305	0.305
(-) FD Contrib Tax Cap	5,647	5,647	0	0.0	School District	19.47	20.81	13.895	13.895
(=) Taxable Tax Capacity	<u>2,704,862</u>	<u>2,546,688</u>	<u>-158,174</u>	<u>-5.8</u>	Special District	<u>1.67</u>	<u>1.77</u>	<u>0.028</u>	<u>0.028</u>
FD Distrib Tax Cap	5,536	5,536	0	0.0	Total	95.23	101.63	14.255	14.255

Tax Burdens on Hypothetical Properties

	Taxable Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	109,800	109,800	0.0	929	994	66	7.1	0.85	0.91
Res Hmstd: Avg Val	164,600	164,600	0.0	1,578	1,679	102	6.4	0.96	1.02
Res Hmstd: Hi Val	219,400	219,400	0.0	2,227	2,365	137	6.2	1.02	1.08
Res Hmstd: Ex-Hi Val	329,100	329,100	0.0	3,527	3,736	209	5.9	1.07	1.14
Apartment	300,000	300,000	0.0	3,999	4,239	240	6.0	1.33	1.41
Comm/Ind: Lo Val	150,000	150,000	0.0	3,460	3,604	144	4.2	2.31	2.40
Comm/Ind: Med Val	300,000	300,000	0.0	8,003	8,339	336	4.2	2.67	2.78
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	29,202	30,432	1,230	4.2	2.92	3.04

METRO AREA

<i>Tax Burdens by Property Class</i>	Taxable Market Value				Net Tax			Effective Tax Rates		
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Exist	189,974,226	189,974,226	0	0.0	2,462,772	2,574,671	111,900	4.5	1.30	1.36
ResNonHm Exist	24,879,642	24,879,642	0	0.0	364,948	389,849	24,901	6.8	1.47	1.57
Misc props	545,553	545,553	0	0.0	9,283	9,850	567	6.1	1.70	1.81
Apartments Exist	13,669,015	13,669,015	0	0.0	239,171	257,502	18,332	7.7	1.75	1.88
Low-inc Apts Exi	1,813,582	1,813,582	0	0.0	19,733	21,305	1,572	8.0	1.09	1.17
Seas Rec: Exist	498,102	498,102	0	0.0	6,089	6,334	246	4.0	1.22	1.27
Com/Ind Lo Exist	4,190,460	4,190,460	0	0.0	116,929	120,718	3,789	3.2	2.79	2.88
Com/Ind Hi Exist	47,976,884	47,976,884	0	0.0	1,742,858	1,794,380	51,523	3.0	3.63	3.74
Publ U: Elec Gen	372,533	372,533	0	0.0	9,632	10,036	404	4.2	2.59	2.69
Publ U: Other	2,580,368	2,580,368	0	0.0	92,636	95,336	2,700	2.9	3.59	3.69
AgHm House Exist	975,908	975,908	0	0.0	9,890	10,341	451	4.6	1.01	1.06
AgHm Land: Exist	2,112,392	2,112,392	0	0.0	9,347	9,844	497	5.3	0.44	0.47
Ag NonHm: Exist	1,796,324	1,796,324	0	0.0	17,773	18,637	864	4.9	0.99	1.04
Total	291,384,987	291,384,987	0	0.0	5,101,059	5,318,805	217,746	4.3	1.75	1.83

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	3,511,069	3,382,513	-128,557	-3.7	County	41.88	44.38	0.090	0.090
(-) TIF Tax Capacity	189,901	189,901	0	0.0	City/Town	39.36	43.04	0.960	0.960
(-) FD Contrib Tax Cap	420,714	420,714	0	0.0	School District	26.41	27.65	18.776	18.776
(=) Taxable Tax Capacity	<u>2,900,454</u>	<u>2,771,898</u>	<u>-128,557</u>	<u>-4.4</u>	Special District	<u>8.03</u>	<u>8.40</u>	<u>0.000</u>	<u>0.000</u>
FD Distrib Tax Cap	420,714	420,714	0	0.0	Total	115.67	123.48	19.825	19.825

Tax Burdens on Hypothetical Properties

	Taxable Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	175,400	175,400	0.0	2,162	2,249	87	4.0	1.23	1.28
Res Hmstd: Avg Val	262,900	262,900	0.0	3,426	3,600	173	5.1	1.30	1.37
Res Hmstd: Hi Val	350,500	350,500	0.0	4,692	4,953	260	5.5	1.34	1.41
Res Hmstd: Ex-Hi Val	525,800	525,800	0.0	7,199	7,615	416	5.8	1.37	1.45
Apartment	300,000	300,000	0.0	4,932	5,225	293	5.9	1.64	1.74
Comm/Ind: Lo Val	150,000	150,000	0.0	4,004	4,179	176	4.4	2.67	2.79
Comm/Ind: Med Val	300,000	300,000	0.0	9,243	9,653	410	4.4	3.08	3.22
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	33,693	35,196	1,503	4.5	3.37	3.52

GREATER MINNESOTA CITIES

<i>Tax Burdens by Property Class</i>	Taxable Market Value				Net Tax			Effective Tax Rates		
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Exist	58,298,928	58,298,928	0	0.0	689,744	726,798	37,054	5.4	1.18	1.25
ResNonHm Exist	8,714,864	8,714,864	0	0.0	124,191	136,398	12,207	9.8	1.43	1.57
Misc props	283,373	283,373	0	0.0	5,091	5,572	481	9.5	1.80	1.97
Apartments Exist	3,877,243	3,877,243	0	0.0	63,540	69,518	5,978	9.4	1.64	1.79
Low-inc Apts Exi	970,713	970,713	0	0.0	10,009	10,992	983	9.8	1.03	1.13
Seas Rec: Exist	3,587,475	3,587,475	0	0.0	35,391	36,991	1,600	4.5	0.99	1.03
Com/Ind Lo Exist	4,889,714	4,889,714	0	0.0	133,413	143,060	9,646	7.2	2.73	2.93
Com/Ind Hi Exist	13,520,738	13,520,738	0	0.0	468,591	498,354	29,763	6.4	3.47	3.69
Publ U: Elec Gen	1,243,543	1,243,543	0	0.0	28,646	30,220	1,574	5.5	2.30	2.43
Publ U: Other	1,549,692	1,549,692	0	0.0	54,372	58,008	3,637	6.7	3.51	3.74
AgHm House Exist	285,211	285,211	0	0.0	3,356	3,530	174	5.2	1.18	1.24
AgHm Land: Exist	616,591	616,591	0	0.0	3,573	3,986	414	11.6	0.58	0.65
Ag NonHm: Exist	1,022,084	1,022,084	0	0.0	12,007	13,189	1,182	9.8	1.17	1.29
Total	98,860,168	98,860,168	0	0.0	1,631,924	1,736,617	104,693	6.4	1.65	1.76

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	1,188,481	1,091,618	-96,863	-8.2	County	47.50	50.66	0.022	0.022
(-) TIF Tax Capacity	35,950	35,950	0	0.0	City/Town	47.26	53.45	0.510	0.510
(-) FD Contrib Tax Cap	4,095	4,095	0	0.0	School District	22.18	24.06	14.371	14.371
(=) Taxable Tax Capacity	<u>1,148,436</u>	<u>1,051,573</u>	<u>-96,863</u>	<u>-8.4</u>	Special District	<u>1.94</u>	<u>2.09</u>	<u>0.049</u>	<u>0.049</u>
FD Distrib Tax Cap	4,393	4,393	0	0.0	Total	118.88	130.26	14.952	14.952

Tax Burdens on Hypothetical Properties

	Taxable Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	95,000	95,000	0.0	985	1,006	21	2.2	1.04	1.06
Res Hmstd: Avg Val	142,400	142,400	0.0	1,662	1,750	88	5.3	1.17	1.23
Res Hmstd: Hi Val	189,800	189,800	0.0	2,339	2,493	155	6.6	1.23	1.31
Res Hmstd: Ex-Hi Val	284,800	284,800	0.0	3,696	3,984	289	7.8	1.3	1.4
Apartment	300,000	300,000	0.0	4,907	5,333	427	8.7	1.64	1.78
Comm/Ind: Lo Val	150,000	150,000	0.0	4,003	4,259	256	6.4	2.67	2.84
Comm/Ind: Med Val	300,000	300,000	0.0	9,266	9,863	597	6.4	3.09	3.29
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	33,824	36,014	2,189	6.5	3.38	3.60

GREATER MINNESOTA TOWNS

<i>Tax Burdens by Property Class</i>	Taxable Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Exist	45,155,662	45,155,662	0	0.0	382,521	407,458	24,937	6.5	0.85	0.90
ResNonHm Exist	5,231,387	5,231,387	0	0.0	52,926	55,533	2,606	4.9	1.01	1.06
Misc props	57,002	57,002	0	0.0	687	722	35	5.1	1.20	1.27
Apartments Exist	71,945	71,945	0	0.0	827	869	42	5.0	1.15	1.21
Low-inc Apts Exi	198	198	0	0.0	2	2	0	6.0	1.03	1.09
Seas Rec: Exist	23,128,921	23,128,921	0	0.0	192,544	199,956	7,412	3.8	0.83	0.86
Com/Ind Lo Exist	1,082,795	1,082,795	0	0.0	22,990	23,721	732	3.2	2.12	2.19
Com/Ind Hi Exist	1,445,973	1,445,973	0	0.0	40,139	41,360	1,220	3.0	2.78	2.86
Publ U: Elec Gen	39,035	39,035	0	0.0	667	699	32	4.8	1.71	1.79
Publ U: Other	3,221,663	3,221,663	0	0.0	88,084	90,807	2,722	3.1	2.73	2.82
AgHm House Exist	9,924,832	9,924,832	0	0.0	81,620	88,520	6,899	8.5	0.82	0.89
AgHm Land: Exist	50,533,112	50,533,112	0	0.0	209,053	220,179	11,127	5.3	0.41	0.44
Ag NonHm: Exist	30,246,478	30,246,478	0	0.0	225,926	236,979	11,053	4.9	0.75	0.78
Total	170,139,002	170,139,002	0	0.0	1,297,987	1,366,804	68,817	5.3	0.76	0.80

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	1,558,572	1,497,261	-61,311	-3.9	County	46.16	48.69	0.032	0.032
(-) TIF Tax Capacity	595	595	0	0.0	City/Town	12.69	12.72	0.019	0.019
(-) FD Contrib Tax Cap	1,552	1,552	0	0.0	School District	17.47	18.53	13.231	13.231
(=) Taxable Tax Capacity	<u>1,556,426</u>	<u>1,495,115</u>	<u>-61,311</u>	<u>-3.9</u>	Special District	<u>1.46</u>	<u>1.55</u>	<u>0.000</u>	<u>0.000</u>
FD Distrib Tax Cap	1,142	1,142	0	0.0	Total	77.78	81.49	13.282	13.282

Tax Burdens on Hypothetical Properties

	Taxable Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	137,500	137,500	0.0	1,004	1,100	97	9.7	0.73	0.80
Res Hmstd: Avg Val	206,100	206,100	0.0	1,690	1,801	111	6.6	0.82	0.87
Res Hmstd: Hi Val	274,700	274,700	0.0	2,376	2,501	125	5.3	0.87	0.91
Res Hmstd: Ex-Hi Val	412,200	412,200	0.0	3,752	3,905	153	4.1	0.91	0.95
Apartment	300,000	300,000	0.0	3,315	3,454	139	4.2	1.11	1.15
Comm/Ind: Lo Val	150,000	150,000	0.0	3,053	3,137	83	2.7	2.04	2.09
Comm/Ind: Med Val	300,000	300,000	0.0	7,058	7,252	194	2.8	2.35	2.42
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	25,746	26,458	713	2.8	2.57	2.65

NORTHWEST CITIES

<i>Tax Burdens by Property Class</i>	Taxable Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Exist	5,381,407	5,381,407	0	0.0	63,781	66,363	2,582	4.0	1.19	1.23
ResNonHm Exist	753,411	753,411	0	0.0	10,674	11,613	939	8.8	1.42	1.54
Misc props	36,525	36,525	0	0.0	637	694	56	8.9	1.74	1.90
Apartments Exist	483,430	483,430	0	0.0	7,964	8,649	685	8.6	1.65	1.79
Low-inc Apts Exi	110,832	110,832	0	0.0	1,131	1,236	105	9.3	1.02	1.12
Seas Rec: Exist	323,255	323,255	0	0.0	3,559	3,751	192	5.4	1.10	1.16
Com/Ind Lo Exist	616,252	616,252	0	0.0	16,253	17,257	1,004	6.2	2.64	2.80
Com/Ind Hi Exist	1,241,938	1,241,938	0	0.0	37,267	38,968	1,701	4.6	3.00	3.14
Publ U: Elec Gen	25,150	25,150	0	0.0	561	608	46	8.3	2.23	2.42
Publ U: Other	114,385	114,385	0	0.0	3,976	4,262	286	7.2	3.48	3.73
AgHm House Exist	18,276	18,276	0	0.0	210	217	7	3.2	1.15	1.19
AgHm Land: Exist	54,964	54,964	0	0.0	323	359	36	11.2	0.59	0.65
Ag NonHm: Exist	78,072	78,072	0	0.0	910	996	86	9.4	1.17	1.28
Total	9,237,896	9,237,896	0	0.0	147,247	154,971	7,724	5.2	1.59	1.68

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	110,477	99,791	-10,686	-9.7	County	47.90	50.58	0.000	0.000
(-) TIF Tax Capacity	4,768	4,768	0	0.0	City/Town	47.06	53.28	0.288	0.288
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	20.44	22.23	16.833	16.833
(=) Taxable Tax Capacity	105,709	95,023	-10,686	#####	Special District	3.29	3.48	0.228	0.228
FD Distrib Tax Cap	0	0	0	0.0	Total	118.70	129.58	17.349	17.349

Tax Burdens on Hypothetical Properties

	Taxable Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	77,200	77,200	0.0	747	742	-6	-0.7	0.97	0.96
Res Hmstd: Avg Val	115,700	115,700	0.0	1,306	1,352	47	3.6	1.13	1.17
Res Hmstd: Hi Val	154,200	154,200	0.0	1,864	1,963	99	5.3	1.21	1.27
Res Hmstd: Ex-Hi Val	231,400	231,400	0.0	2,984	3,187	203	6.8	1.29	1.38
Apartment	300,000	300,000	0.0	4,972	5,380	408	8.2	1.66	1.79
Comm/Ind: Lo Val	150,000	150,000	0.0	4,035	4,280	245	6.1	2.69	2.85
Comm/Ind: Med Val	300,000	300,000	0.0	9,328	9,899	571	6.1	3.11	3.3
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	34,028	36,122	2,094	6.2	3.40	3.61

NORTHWEST TOWNS

<i>Tax Burdens by Property Class</i>	Taxable Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Exist	6,404,012	6,404,012	0	0.0	50,842	54,021	3,179	6.3	0.79	0.84
ResNonHm Exist	652,663	652,663	0	0.0	6,347	6,599	251	4.0	0.97	1.01
Misc props	5,875	5,875	0	0.0	71	75	4	5.5	1.21	1.28
Apartments Exist	10,511	10,511	0	0.0	103	107	4	4.0	0.98	1.02
Low-inc Apts Exi	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seas Rec: Exist	5,292,541	5,292,541	0	0.0	43,305	44,656	1,351	3.1	0.82	0.84
Com/Ind Lo Exist	167,738	167,738	0	0.0	3,448	3,545	97	2.8	2.06	2.11
Com/Ind Hi Exist	214,677	214,677	0	0.0	5,891	6,059	168	2.9	2.74	2.82
Publ U: Elec Gen	509	509	0	0.0	8	8	0	5.2	1.53	1.61
Publ U: Other	666,859	666,859	0	0.0	17,799	18,310	511	2.9	2.67	2.75
AgHm House Exist	1,534,467	1,534,467	0	0.0	11,928	13,066	1,138	9.5	0.78	0.85
AgHm Land: Exist	8,693,003	8,693,003	0	0.0	35,873	37,735	1,862	5.2	0.41	0.43
Ag NonHm: Exist	5,856,752	5,856,752	0	0.0	43,907	45,874	1,966	4.5	0.75	0.78
Total	29,499,607	29,499,607	0	0.0	219,523	230,056	10,533	4.8	0.74	0.78

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	270,549	260,836	-9,713	-3.6	County	44.62	46.71	0.000	0.000
(-) TIF Tax Capacity	142	142	0	0.0	City/Town	12.07	12.07	0.000	0.000
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	14.24	15.03	15.055	15.055
(=) Taxable Tax Capacity	<u>270,407</u>	<u>260,694</u>	<u>-9,713</u>	<u>-3.6</u>	Special District	<u>3.35</u>	<u>3.54</u>	<u>0.000</u>	<u>0.000</u>
FD Distrib Tax Cap	0	0	0	0.0	Total	74.27	77.35	15.055	15.055

Tax Burdens on Hypothetical Properties

	Taxable Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	130,600	130,600	0.0	912	1,010	98	10.7	0.7	0.77
Res Hmstd: Avg Val	195,700	195,700	0.0	1,552	1,657	105	6.7	0.79	0.85
Res Hmstd: Hi Val	260,900	260,900	0.0	2,193	2,304	112	5.1	0.84	0.88
Res Hmstd: Ex-Hi Val	391,500	391,500	0.0	3,477	3,602	125	3.6	0.89	0.92
Apartment	300,000	300,000	0.0	3,237	3,352	116	3.6	1.08	1.12
Comm/Ind: Lo Val	150,000	150,000	0.0	3,001	3,070	69	2.3	2.00	2.05
Comm/Ind: Med Val	300,000	300,000	0.0	6,926	7,088	162	2.3	2.31	2.36
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	25,246	25,839	593	2.3	2.52	2.58

NORTH CENTRAL CITIES

<i>Tax Burdens by Property Class</i>	Taxable Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Exist	3,771,870	3,771,870	0	0.0	34,692	36,208	1,516	4.4	0.92	0.96
ResNonHm Exist	686,247	686,247	0	0.0	8,358	9,044	686	8.2	1.22	1.32
Misc props	21,197	21,197	0	0.0	362	393	30	8.4	1.71	1.85
Apartments Exist	225,226	225,226	0	0.0	3,387	3,675	288	8.5	1.50	1.63
Low-inc Apts Exi	80,560	80,560	0	0.0	801	879	78	9.7	0.99	1.09
Seas Rec: Exist	2,395,108	2,395,108	0	0.0	20,732	21,289	557	2.7	0.87	0.89
Com/Ind Lo Exist	517,635	517,635	0	0.0	13,012	13,848	836	6.4	2.51	2.68
Com/Ind Hi Exist	1,039,899	1,039,899	0	0.0	33,318	35,116	1,798	5.4	3.20	3.38
Publ U: Elec Gen	2,484	2,484	0	0.0	73	82	9	11.9	2.94	3.28
Publ U: Other	85,228	85,228	0	0.0	2,808	3,005	197	7.0	3.29	3.53
AgHm House Exist	28,340	28,340	0	0.0	262	279	17	6.5	0.93	0.99
AgHm Land: Exist	49,028	49,028	0	0.0	186	211	25	13.5	0.38	0.43
Ag NonHm: Exist	109,337	109,337	0	0.0	874	925	51	5.8	0.80	0.85
Total	9,012,158	9,012,158	0	0.0	118,867	124,953	6,087	5.1	1.32	1.39

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	106,091	100,060	-6,031	-5.7	County	36.43	38.14	0.000	0.000
(-) TIF Tax Capacity	3,415	3,415	0	0.0	City/Town	39.93	42.79	0.046	0.046
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	16.67	17.66	9.208	9.208
(=) Taxable Tax Capacity	102,676	96,645	-6,031	-5.9	Special District	0.82	0.85	0.000	0.000
FD Distrib Tax Cap	0	0	0	0.0	Total	93.85	99.44	9.254	9.254

Tax Burdens on Hypothetical Properties

	Taxable Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	98,300	98,300	0.0	730	786	57	7.7	0.74	0.8
Res Hmstd: Avg Val	147,300	147,300	0.0	1,279	1,363	84	6.5	0.87	0.93
Res Hmstd: Hi Val	196,400	196,400	0.0	1,829	1,940	111	6.1	0.93	0.99
Res Hmstd: Ex-Hi Val	294,600	294,600	0.0	2,930	3,095	165	5.6	0.99	1.05
Apartment	300,000	300,000	0.0	3,797	4,007	210	5.5	1.27	1.34
Comm/Ind: Lo Val	150,000	150,000	0.0	3,354	3,480	126	3.7	2.24	2.32
Comm/Ind: Med Val	300,000	300,000	0.0	7,780	8,074	293	3.8	2.59	2.69
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	28,436	29,511	1,076	3.8	2.84	2.95

NORTH CENTRAL TOWNS

<i>Tax Burdens by Property Class</i>	Taxable Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Exist	7,029,946	7,029,946	0	0.0	49,031	52,983	3,951	8.1	0.70	0.75
ResNonHm Exist	784,673	784,673	0	0.0	6,887	7,214	327	4.7	0.88	0.92
Misc props	9,542	9,542	0	0.0	99	104	5	5.0	1.04	1.09
Apartments Exist	22,582	22,582	0	0.0	252	265	12	5.0	1.12	1.17
Low-inc Apts Exi	191	191	0	0.0	2	2	0	6.1	1.05	1.11
Seas Rec: Exist	7,202,194	7,202,194	0	0.0	54,396	56,290	1,893	3.5	0.76	0.78
Com/Ind Lo Exist	197,890	197,890	0	0.0	3,791	3,901	110	2.9	1.92	1.97
Com/Ind Hi Exist	179,387	179,387	0	0.0	4,429	4,557	128	2.9	2.47	2.54
Publ U: Elec Gen	3,342	3,342	0	0.0	65	69	4	5.9	1.94	2.05
Publ U: Other	632,243	632,243	0	0.0	16,698	17,228	530	3.2	2.64	2.72
AgHm House Exist	1,049,853	1,049,853	0	0.0	7,950	8,689	739	9.3	0.76	0.83
AgHm Land: Exist	2,859,570	2,859,570	0	0.0	10,459	11,355	897	8.6	0.37	0.40
Ag NonHm: Exist	2,647,622	2,647,622	0	0.0	20,000	21,191	1,192	6.0	0.76	0.80
Total	22,619,035	22,619,035	0	0.0	174,059	183,848	9,790	5.6	0.77	0.81

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	223,103	213,130	-9,973	-4.5	County	40.41	42.62	0.000	0.000
(-) TIF Tax Capacity	5	5	0	0.0	City/Town	12.32	12.34	0.000	0.000
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	16.58	17.50	9.688	9.688
(=) Taxable Tax Capacity	<u>223,098</u>	<u>213,125</u>	<u>-9,973</u>	<u>-4.5</u>	Special District	<u>1.10</u>	<u>1.16</u>	<u>0.000</u>	<u>0.000</u>
FD Distrib Tax Cap	0	0	0	0.0	Total	70.40	73.61	9.688	9.688

Tax Burdens on Hypothetical Properties

	Taxable Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	129,800	129,800	0.0	784	893	109	13.9	0.60	0.69
Res Hmstd: Avg Val	194,600	194,600	0.0	1,361	1,476	114	8.4	0.7	0.76
Res Hmstd: Hi Val	259,500	259,500	0.0	1,940	2,059	120	6.2	0.75	0.79
Res Hmstd: Ex-Hi Val	389,300	389,300	0.0	3,096	3,227	131	4.2	0.8	0.83
Apartment	300,000	300,000	0.0	2,931	3,051	120	4.1	0.98	1.02
Comm/Ind: Lo Val	150,000	150,000	0.0	2,833	2,905	72	2.5	1.89	1.94
Comm/Ind: Med Val	300,000	300,000	0.0	6,562	6,731	168	2.6	2.19	2.24
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	23,965	24,583	618	2.6	2.4	2.46

TACONITE CITIES

<i>Tax Burdens by Property Class</i>	Taxable Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Exist	2,888,639	2,888,639	0	0.0	23,287	25,367	2,080	8.9	0.81	0.88
ResNonHm Exist	433,763	433,763	0	0.0	6,052	6,948	895	14.8	1.40	1.60
Misc props	15,835	15,835	0	0.0	333	375	42	12.5	2.10	2.37
Apartments Exist	119,539	119,539	0	0.0	2,011	2,313	302	15.0	1.68	1.93
Low-inc Apts Exi	54,946	54,946	0	0.0	562	644	82	14.7	1.02	1.17
Seas Rec: Exist	411,680	411,680	0	0.0	4,654	4,968	313	6.7	1.13	1.21
Com/Ind Lo Exist	331,452	331,452	0	0.0	9,197	9,960	764	8.3	2.77	3.01
Com/Ind Hi Exist	518,375	518,375	0	0.0	18,749	20,163	1,414	7.5	3.62	3.89
Publ U: Elec Gen	238,051	238,051	0	0.0	4,412	4,659	246	5.6	1.85	1.96
Publ U: Other	159,255	159,255	0	0.0	5,284	5,641	357	6.8	3.32	3.54
AgHm House Exist	7,482	7,482	0	0.0	67	75	8	12.3	0.89	1.00
AgHm Land: Exist	8,618	8,618	0	0.0	30	36	6	21.5	0.35	0.42
Ag NonHm: Exist	182,369	182,369	0	0.0	2,202	2,497	295	13.4	1.21	1.37
Total	5,370,005	5,370,005	0	0.0	76,840	83,644	6,805	8.9	1.43	1.56

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	64,820	58,360	-6,459	#####	County	45.09	49.65	0.000	0.000
(-) TIF Tax Capacity	1,319	1,319	0	0.0	City/Town	58.51	66.35	0.176	0.176
(-) FD Contrib Tax Cap	4,095	4,095	0	0.0	School District	13.72	15.97	7.958	7.958
(=) Taxable Tax Capacity	<u>59,406</u>	<u>52,947</u>	<u>-6,459</u>	<u>#####</u>	Special District	<u>2.14</u>	<u>2.32</u>	<u>0.000</u>	<u>0.000</u>
FD Distrib Tax Cap	4,393	4,393	0	0.0	Total	119.46	134.29	8.134	8.134

Tax Burdens on Hypothetical Properties

	Taxable Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	69,400	69,400	0.0	318	326	8	2.4	0.46	0.47
Res Hmstd: Avg Val	104,000	104,000	0.0	758	817	59	7.7	0.73	0.79
Res Hmstd: Hi Val	138,600	138,600	0.0	1,231	1,352	121	9.8	0.89	0.98
Res Hmstd: Ex-Hi Val	208,000	208,000	0.0	2,179	2,424	245	11.3	1.05	1.17
Apartment	300,000	300,000	0.0	4,724	5,280	556	11.8	1.57	1.76
Comm/Ind: Lo Val	150,000	150,000	0.0	3,914	4,247	334	8.5	2.61	2.83
Comm/Ind: Med Val	300,000	300,000	0.0	9,091	9,870	779	8.6	3.03	3.29
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	33,253	36,109	2,856	8.6	3.33	3.61

TACONITE TOWNS

<i>Tax Burdens by Property Class</i>	Taxable Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Exist	5,596,474	5,596,474	0	0.0	33,022	36,060	3,038	9.2	0.59	0.64
ResNonHm Exist	573,518	573,518	0	0.0	4,977	5,279	302	6.1	0.87	0.92
Misc props	9,151	9,151	0	0.0	93	98	5	5.8	1.01	1.07
Apartments Exist	9,431	9,431	0	0.0	97	103	6	5.8	1.03	1.09
Low-inc Apts Exi	7	7	0	0.0	0	0	0	3.3	0.48	0.50
Seas Rec: Exist	6,025,034	6,025,034	0	0.0	50,500	52,622	2,122	4.2	0.84	0.87
Com/Ind Lo Exist	90,615	90,615	0	0.0	1,944	1,992	49	2.5	2.14	2.20
Com/Ind Hi Exist	182,294	182,294	0	0.0	5,364	5,517	153	2.8	2.94	3.03
Publ U: Elec Gen	1,145	1,145	0	0.0	20	21	1	3.0	1.78	1.83
Publ U: Other	323,477	323,477	0	0.0	9,040	9,356	316	3.5	2.79	2.89
AgHm House Exist	189,157	189,157	0	0.0	705	855	150	21.3	0.37	0.45
AgHm Land: Exist	375,331	375,331	0	0.0	711	794	83	11.6	0.19	0.21
Ag NonHm: Exist	2,609,931	2,609,931	0	0.0	19,810	21,028	1,218	6.1	0.76	0.81
Total	15,985,566	15,985,566	0	0.0	126,283	133,725	7,441	5.9	0.79	0.84

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	164,399	158,839	-5,560	-3.4	County	45.83	48.77	0.000	0.000
(-) TIF Tax Capacity	290	290	0	0.0	City/Town	11.91	12.03	0.000	0.000
(-) FD Contrib Tax Cap	1,552	1,552	0	0.0	School District	14.02	14.79	5.110	5.110
(=) Taxable Tax Capacity	<u>162,557</u>	<u>156,997</u>	<u>-5,560</u>	<u>-3.4</u>	Special District	<u>2.18</u>	<u>2.28</u>	<u>0.000</u>	<u>0.000</u>
FD Distrib Tax Cap	1,142	1,142	0	0.0	Total	73.94	77.87	5.110	5.110

Tax Burdens on Hypothetical Properties

	Taxable Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	138,800	138,800	0.0	535	644	109	20.5	0.39	0.46
Res Hmstd: Avg Val	208,200	208,200	0.0	1,146	1,268	123	10.7	0.55	0.61
Res Hmstd: Hi Val	277,500	277,500	0.0	1,756	1,892	136	7.8	0.63	0.68
Res Hmstd: Ex-Hi Val	416,300	416,300	0.0	2,976	3,139	164	5.5	0.71	0.75
Apartment	300,000	300,000	0.0	2,926	3,073	147	5.0	0.98	1.02
Comm/Ind: Lo Val	150,000	150,000	0.0	2,844	2,932	88	3.1	1.9	1.95
Comm/Ind: Med Val	300,000	300,000	0.0	6,611	6,817	206	3.1	2.20	2.27
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	24,188	24,944	756	3.1	2.42	2.49

DULUTH AREA

<i>Tax Burdens by Property Class</i>	Taxable Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Exist	5,237,271	5,237,271	0	0.0	55,259	63,513	8,254	14.9	1.06	1.21
ResNonHm Exist	1,010,155	1,010,155	0	0.0	12,827	15,264	2,437	19.0	1.27	1.51
Misc props	22,997	22,997	0	0.0	320	384	64	20.0	1.39	1.67
Apartments Exist	324,964	324,964	0	0.0	4,842	5,819	977	20.2	1.49	1.79
Low-inc Apts Exi	63,660	63,660	0	0.0	585	708	123	21.0	0.92	1.11
Seas Rec: Exist	144,473	144,473	0	0.0	1,621	1,776	156	9.6	1.12	1.23
Com/Ind Lo Exist	231,469	231,469	0	0.0	5,767	6,528	760	13.2	2.49	2.82
Com/Ind Hi Exist	948,548	948,548	0	0.0	31,353	35,802	4,450	14.2	3.31	3.77
Publ U: Elec Gen	5,295	5,295	0	0.0	125	153	28	22.8	2.35	2.89
Publ U: Other	155,548	155,548	0	0.0	5,040	5,621	580	11.5	3.24	3.61
AgHm House Exist	10,046	10,046	0	0.0	97	106	9	9.0	0.97	1.06
AgHm Land: Exist	14,213	14,213	0	0.0	58	64	6	10.3	0.41	0.45
Ag NonHm: Exist	162,190	162,190	0	0.0	1,609	1,724	115	7.1	0.99	1.06
Total	8,330,828	8,330,828	0	0.0	119,503	137,462	17,959	15.0	1.43	1.65

Tax Base**Tax Rates**

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	96,895	90,349	-6,546	-6.8	County	57.14	62.91	0.000	0.000
(-) TIF Tax Capacity	1,950	1,950	0	0.0	City/Town	26.61	38.21	0.099	0.099
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	22.04	24.82	8.255	8.255
(=) Taxable Tax Capacity	<u>94,945</u>	<u>88,399</u>	<u>-6,546</u>	<u>-6.9</u>	Special District	<u>4.25</u>	<u>4.56</u>	<u>0.000</u>	<u>0.000</u>
FD Distrib Tax Cap	0	0	0	0.0	Total	110.03	130.50	8.353	8.353

**Tax Burdens on
Hypothetical Properties**

	Taxable Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	117,700	117,700	0.0	1,127	1,287	160	14.2	0.96	1.09
Res Hmstd: Avg Val	176,500	176,500	0.0	1,876	2,172	296	15.8	1.06	1.23
Res Hmstd: Hi Val	235,300	235,300	0.0	2,625	3,058	433	16.5	1.12	1.3
Res Hmstd: Ex-Hi Val	353,100	353,100	0.0	4,126	4,832	706	17.1	1.17	1.37
Apartment	300,000	300,000	0.0	4,377	5,144	768	17.5	1.46	1.71
Comm/Ind: Lo Val	150,000	150,000	0.0	3,705	4,165	461	12.4	2.47	2.78
Comm/Ind: Med Val	300,000	300,000	0.0	8,603	9,678	1,075	12.5	2.87	3.23
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	31,461	35,401	3,940	12.5	3.15	3.54

EAST CENTRAL CITIES

<i>Tax Burdens by Property Class</i>	Taxable Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Exist	3,657,047	3,657,047	0	0.0	47,957	49,861	1,903	4.0	1.31	1.36
ResNonHm Exist	587,867	587,867	0	0.0	9,128	10,033	905	9.9	1.55	1.71
Misc props	25,316	25,316	0	0.0	496	545	49	9.9	1.96	2.15
Apartments Exist	202,206	202,206	0	0.0	3,675	4,053	379	10.3	1.82	2.00
Low-inc Apts Exi	70,927	70,927	0	0.0	792	874	82	10.3	1.12	1.23
Seas Rec: Exist	112,839	112,839	0	0.0	1,656	1,779	123	7.4	1.47	1.58
Com/Ind Lo Exist	335,467	335,467	0	0.0	9,706	10,453	747	7.7	2.89	3.12
Com/Ind Hi Exist	688,970	688,970	0	0.0	26,386	28,346	1,960	7.4	3.83	4.11
Publ U: Elec Gen	1,130	1,130	0	0.0	32	36	4	11.8	2.87	3.21
Publ U: Other	104,416	104,416	0	0.0	3,996	4,303	307	7.7	3.83	4.12
AgHm House Exist	70,059	70,059	0	0.0	849	893	44	5.2	1.21	1.28
AgHm Land: Exist	97,922	97,922	0	0.0	520	578	58	11.2	0.53	0.59
Ag NonHm: Exist	93,505	93,505	0	0.0	1,234	1,354	120	9.7	1.32	1.45
Total	6,047,672	6,047,672	0	0.0	106,427	113,109	6,682	6.3	1.76	1.87

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter
Total Tax Capacity	70,351	64,549	-5,801	-8.2	County	61.64 66.92	0.072	0.072
(-) TIF Tax Capacity	2,116	2,116	0	0.0	City/Town	46.39 52.19	0.251	0.251
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	26.34 28.70	7.994	7.994
(=) Taxable Tax Capacity	<u>68,235</u>	<u>62,433</u>	<u>-5,801</u>	<u>-8.5</u>	Special District	<u>3.80</u> <u>4.13</u>	<u>0.000</u>	<u>0.000</u>
FD Distrib Tax Cap	0	0	0	0.0	Total	138.16 151.93	8.318	8.318

Tax Burdens on Hypothetical Properties

	Taxable Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	110,200	110,200	0.0	1,341	1,351	10	0.7	1.22	1.23
Res Hmstd: Avg Val	165,100	165,100	0.0	2,195	2,306	111	5.1	1.33	1.4
Res Hmstd: Hi Val	220,100	220,100	0.0	3,050	3,262	213	7.0	1.39	1.48
Res Hmstd: Ex-Hi Val	330,300	330,300	0.0	4,763	5,179	416	8.7	1.44	1.57
Apartment	300,000	300,000	0.0	5,431	5,947	516	9.5	1.81	1.98
Comm/Ind: Lo Val	150,000	150,000	0.0	4,337	4,647	310	7.1	2.89	3.1
Comm/Ind: Med Val	300,000	300,000	0.0	10,079	10,802	723	7.2	3.36	3.60
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	36,872	39,523	2,651	7.2	3.69	3.95

EAST CENTRAL TOWNS

<i>Tax Burdens by Property Class</i>	Taxable Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Exist	5,257,160	5,257,160	0	0.0	53,869	57,048	3,179	5.9	1.02	1.09
ResNonHm Exist	709,257	709,257	0	0.0	8,264	8,819	555	6.7	1.17	1.24
Misc props	7,426	7,426	0	0.0	105	112	6	6.0	1.42	1.50
Apartments Exist	4,361	4,361	0	0.0	67	72	5	7.1	1.54	1.65
Low-inc Apts Exi	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seas Rec: Exist	1,852,553	1,852,553	0	0.0	18,203	19,153	950	5.2	0.98	1.03
Com/Ind Lo Exist	100,896	100,896	0	0.0	2,383	2,497	114	4.8	2.36	2.47
Com/Ind Hi Exist	84,944	84,944	0	0.0	2,593	2,711	119	4.6	3.05	3.19
Publ U: Elec Gen	10,736	10,736	0	0.0	256	275	19	7.2	2.39	2.56
Publ U: Other	200,212	200,212	0	0.0	6,492	6,804	312	4.8	3.24	3.40
AgHm House Exist	1,092,501	1,092,501	0	0.0	10,379	10,989	610	5.9	0.95	1.01
AgHm Land: Exist	1,581,517	1,581,517	0	0.0	6,194	6,818	625	10.1	0.39	0.43
Ag NonHm: Exist	1,471,515	1,471,515	0	0.0	14,316	15,314	998	7.0	0.97	1.04
Total	12,373,078	12,373,078	0	0.0	123,120	130,612	7,492	6.1	1.00	1.06

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	119,526	111,586	-7,940	-6.6	County	58.38	62.83	0.183	0.183
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	17.71	18.11	0.000	0.000
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	24.43	26.32	8.014	8.014
(=) Taxable Tax Capacity	119,526	111,586	-7,940	-6.6	Special District	0.87	0.94	0.000	0.000
FD Distrib Tax Cap	0	0	0	0.0	Total	101.39	108.20	8.197	8.197

Tax Burdens on Hypothetical Properties

	Taxable Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	130,400	130,400	0.0	1,174	1,242	68	5.8	0.90	0.95
Res Hmstd: Avg Val	195,500	195,500	0.0	1,946	2,063	117	6.0	1	1.06
Res Hmstd: Hi Val	260,600	260,600	0.0	2,718	2,884	166	6.1	1.04	1.11
Res Hmstd: Ex-Hi Val	391,000	391,000	0.0	4,264	4,529	265	6.2	1.09	1.16
Apartment	300,000	300,000	0.0	4,048	4,304	255	6.3	1.35	1.43
Comm/Ind: Lo Val	150,000	150,000	0.0	3,508	3,661	153	4.4	2.34	2.44
Comm/Ind: Med Val	300,000	300,000	0.0	8,145	8,502	358	4.4	2.71	2.83
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	29,781	31,093	1,312	4.4	2.98	3.11

CENTRAL MINN CITIES

<i>Tax Burdens by Property Class</i>	Taxable Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Exist	11,860,000	11,860,000	0	0.0	149,339	155,455	6,116	4.1	1.26	1.31
ResNonHm Exist	1,691,796	1,691,796	0	0.0	24,867	26,638	1,771	7.1	1.47	1.57
Misc props	58,845	58,845	0	0.0	1,067	1,145	78	7.3	1.81	1.95
Apartments Exist	888,250	888,250	0	0.0	14,989	16,106	1,117	7.5	1.69	1.81
Low-inc Apts Exi	179,700	179,700	0	0.0	1,873	2,013	140	7.5	1.04	1.12
Seas Rec: Exist	114,211	114,211	0	0.0	1,624	1,738	114	7.0	1.42	1.52
Com/Ind Lo Exist	714,332	714,332	0	0.0	19,705	20,821	1,116	5.7	2.76	2.91
Com/Ind Hi Exist	3,168,133	3,168,133	0	0.0	114,366	120,272	5,906	5.2	3.61	3.80
Publ U: Elec Gen	611,287	611,287	0	0.0	14,303	14,888	585	4.1	2.34	2.44
Publ U: Other	473,784	473,784	0	0.0	16,562	17,247	685	4.1	3.50	3.64
AgHm House Exist	86,261	86,261	0	0.0	1,037	1,076	40	3.8	1.20	1.25
AgHm Land: Exist	146,116	146,116	0	0.0	759	820	61	8.0	0.52	0.56
Ag NonHm: Exist	216,697	216,697	0	0.0	2,647	2,835	189	7.1	1.22	1.31
Total	20,209,412	20,209,412	0	0.0	363,139	381,055	17,916	4.9	1.80	1.89

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	250,734	235,008	-15,727	-6.3	County	47.23	50.37	0.000	0.000
(-) TIF Tax Capacity	9,411	9,411	0	0.0	City/Town	42.66	46.57	1.632	1.632
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	30.24	32.12	13.832	13.832
(=) Taxable Tax Capacity	<u>241,323</u>	<u>225,597</u>	<u>-15,727</u>	<u>-6.5</u>	Special District	<u>2.15</u>	<u>2.30</u>	<u>0.130</u>	<u>0.130</u>
FD Distrib Tax Cap	0	0	0	0.0	Total	122.28	131.35	15.594	15.594

Tax Burdens on Hypothetical Properties

	Taxable Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	119,500	119,500	0.0	1,383	1,408	25	1.8	1.16	1.18
Res Hmstd: Avg Val	179,200	179,200	0.0	2,260	2,356	96	4.3	1.26	1.31
Res Hmstd: Hi Val	238,800	238,800	0.0	3,135	3,302	167	5.3	1.31	1.38
Res Hmstd: Ex-Hi Val	358,300	358,300	0.0	4,890	5,199	309	6.3	1.36	1.45
Apartment	300,000	300,000	0.0	5,053	5,393	340	6.7	1.68	1.8
Comm/Ind: Lo Val	150,000	150,000	0.0	4,089	4,293	204	5.0	2.73	2.86
Comm/Ind: Med Val	300,000	300,000	0.0	9,463	9,939	476	5.0	3.15	3.31
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	34,543	36,288	1,745	5.1	3.45	3.63

CENTRAL MINN TOWNS

<i>Tax Burdens by Property Class</i>	Taxable Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Exist	7,289,510	7,289,510	0	0.0	73,095	76,905	3,810	5.2	1.00	1.06
ResNonHm Exist	681,377	681,377	0	0.0	7,856	8,252	396	5.0	1.15	1.21
Misc props	9,000	9,000	0	0.0	115	121	6	5.1	1.28	1.34
Apartments Exist	5,194	5,194	0	0.0	67	70	3	4.9	1.29	1.35
Low-inc Apts Exi	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seas Rec: Exist	1,262,441	1,262,441	0	0.0	12,302	12,841	540	4.4	0.97	1.02
Com/Ind Lo Exist	157,575	157,575	0	0.0	3,574	3,704	129	3.6	2.27	2.35
Com/Ind Hi Exist	229,509	229,509	0	0.0	6,782	7,024	242	3.6	2.96	3.06
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	239,341	239,341	0	0.0	7,121	7,380	259	3.6	2.98	3.08
AgHm House Exist	1,147,674	1,147,674	0	0.0	10,959	11,559	600	5.5	0.95	1.01
AgHm Land: Exist	2,633,237	2,633,237	0	0.0	11,533	12,334	801	6.9	0.44	0.47
Ag NonHm: Exist	982,440	982,440	0	0.0	9,126	9,655	529	5.8	0.93	0.98
Total	14,637,298	14,637,298	0	0.0	142,529	149,844	7,315	5.1	0.97	1.02

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	140,335	133,279	-7,057	-5.0	County	47.94	51.12	0.000	0.000
(-) TIF Tax Capacity	85	85	0	0.0	City/Town	17.29	17.45	0.046	0.046
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	26.33	28.03	13.797	13.797
(=) Taxable Tax Capacity	<u>140,251</u>	<u>133,194</u>	<u>-7,057</u>	<u>-5.0</u>	Special District	<u>1.35</u>	<u>1.43</u>	<u>0.000</u>	<u>0.000</u>
FD Distrib Tax Cap	0	0	0	0.0	Total	92.92	98.03	13.843	13.843

Tax Burdens on Hypothetical Properties

	Taxable Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	161,300	161,300	0.0	1,495	1,582	87	5.8	0.93	0.98
Res Hmstd: Avg Val	241,800	241,800	0.0	2,427	2,553	127	5.2	1.00	1.06
Res Hmstd: Hi Val	322,300	322,300	0.0	3,359	3,525	166	5.0	1.04	1.09
Res Hmstd: Ex-Hi Val	483,600	483,600	0.0	5,163	5,410	247	4.8	1.07	1.12
Apartment	300,000	300,000	0.0	3,900	4,091	192	4.9	1.3	1.36
Comm/Ind: Lo Val	150,000	150,000	0.0	3,402	3,517	115	3.4	2.27	2.34
Comm/Ind: Med Val	300,000	300,000	0.0	7,869	8,138	268	3.4	2.62	2.71
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	28,715	29,699	984	3.4	2.87	2.97

SOUTHWEST CITIES

<i>Tax Burdens by Property Class</i>	Taxable Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Exist	5,289,290	5,289,290	0	0.0	69,657	71,925	2,268	3.3	1.32	1.36
ResNonHm Exist	644,623	644,623	0	0.0	10,339	11,422	1,084	10.5	1.60	1.77
Misc props	19,173	19,173	0	0.0	397	437	40	10.0	2.07	2.28
Apartments Exist	299,380	299,380	0	0.0	5,419	5,953	534	9.9	1.81	1.99
Low-inc Apts Exi	91,996	91,996	0	0.0	1,060	1,166	106	10.0	1.15	1.27
Seas Rec: Exist	38,827	38,827	0	0.0	628	681	53	8.4	1.62	1.75
Com/Ind Lo Exist	609,995	609,995	0	0.0	18,042	19,579	1,537	8.5	2.96	3.21
Com/Ind Hi Exist	1,097,692	1,097,692	0	0.0	40,819	43,709	2,890	7.1	3.72	3.98
Publ U: Elec Gen	3,346	3,346	0	0.0	111	127	15	13.7	3.33	3.78
Publ U: Other	93,031	93,031	0	0.0	3,766	4,144	378	10.0	4.05	4.45
AgHm House Exist	21,073	21,073	0	0.0	286	299	13	4.7	1.36	1.42
AgHm Land: Exist	95,473	95,473	0	0.0	744	844	100	13.5	0.78	0.88
Ag NonHm: Exist	85,087	85,087	0	0.0	1,148	1,301	152	13.3	1.35	1.53
Total	8,388,986	8,388,986	0	0.0	152,415	161,587	9,171	6.0	1.82	1.93

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	99,362	87,143	-12,219	#####	County	46.08	48.90	0.198	0.198
(-) TIF Tax Capacity	3,397	3,397	0	0.0	City/Town	65.88	75.94	0.361	0.361
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	17.28	19.13	22.259	22.259
(=) Taxable Tax Capacity	95,966	83,747	-12,219	#####	Special District	1.53	1.67	0.000	0.000
FD Distrib Tax Cap	0	0	0	0.0	Total	130.77	145.64	22.818	22.818

Tax Burdens on Hypothetical Properties

	Taxable Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	66,600	66,600	0.0	757	734	-23	-3.0	1.14	1.10
Res Hmstd: Avg Val	99,900	99,900	0.0	1,252	1,271	20	1.6	1.25	1.27
Res Hmstd: Hi Val	133,200	133,200	0.0	1,793	1,876	83	4.6	1.35	1.41
Res Hmstd: Ex-Hi Val	199,800	199,800	0.0	2,876	3,085	209	7.3	1.44	1.54
Apartment	300,000	300,000	0.0	5,589	6,146	557	10.0	1.86	2.05
Comm/Ind: Lo Val	150,000	150,000	0.0	4,389	4,723	334	7.6	2.93	3.15
Comm/Ind: Med Val	300,000	300,000	0.0	10,126	10,906	780	7.7	3.38	3.64
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	36,900	39,761	2,861	7.8	3.69	3.98

SOUTHWEST TOWNS

<i>Tax Burdens by Property Class</i>	Taxable Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Exist	3,435,647	3,435,647	0	0.0	30,153	32,322	2,168	7.2	0.88	0.94
ResNonHm Exist	436,739	436,739	0	0.0	4,424	4,576	152	3.4	1.01	1.05
Misc props	3,330	3,330	0	0.0	44	46	2	3.8	1.33	1.38
Apartments Exist	4,137	4,137	0	0.0	48	49	1	2.6	1.15	1.18
Low-inc Apts Exi	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seas Rec: Exist	867,949	867,949	0	0.0	8,320	8,631	311	3.7	0.96	0.99
Com/Ind Lo Exist	131,476	131,476	0	0.0	2,763	2,833	70	2.5	2.10	2.15
Com/Ind Hi Exist	232,723	232,723	0	0.0	6,185	6,319	134	2.2	2.66	2.72
Publ U: Elec Gen	12,329	12,329	0	0.0	162	167	5	3.2	1.31	1.35
Publ U: Other	501,905	501,905	0	0.0	12,989	13,253	264	2.0	2.59	2.64
AgHm House Exist	1,628,514	1,628,514	0	0.0	12,172	13,679	1,508	12.4	0.75	0.84
AgHm Land: Exist	16,588,099	16,588,099	0	0.0	66,431	69,113	2,682	4.0	0.40	0.42
Ag NonHm: Exist	8,621,105	8,621,105	0	0.0	57,539	59,701	2,162	3.8	0.67	0.69
Total	32,463,953	32,463,953	0	0.0	201,230	210,689	9,459	4.7	0.62	0.65

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	272,808	265,190	-7,618	-2.8	County	44.52	46.44	0.120	0.120
(-) TIF Tax Capacity	68	68	0	0.0	City/Town	9.59	9.51	0.000	0.000
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	13.98	14.77	23.082	23.082
(=) Taxable Tax Capacity	<u>272,741</u>	<u>265,122</u>	<u>-7,618</u>	<u>-2.8</u>	Special District	<u>1.13</u>	<u>1.19</u>	<u>0.000</u>	<u>0.000</u>
FD Distrib Tax Cap	0	0	0	0.0	Total	69.22	71.90	23.203	23.203

Tax Burdens on Hypothetical Properties

	Taxable Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	118,100	118,100	0.0	825	932	106	12.9	0.7	0.79
Res Hmstd: Avg Val	177,000	177,000	0.0	1,423	1,530	107	7.5	0.80	0.86
Res Hmstd: Hi Val	235,900	235,900	0.0	2,020	2,128	108	5.4	0.86	0.90
Res Hmstd: Ex-Hi Val	354,000	354,000	0.0	3,218	3,328	110	3.4	0.91	0.94
Apartment	300,000	300,000	0.0	3,292	3,392	101	3.1	1.1	1.13
Comm/Ind: Lo Val	150,000	150,000	0.0	3,009	3,070	60	2.0	2.01	2.05
Comm/Ind: Med Val	300,000	300,000	0.0	6,905	7,046	141	2.0	2.30	2.35
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	25,088	25,604	516	2.1	2.51	2.56

SOUTH CENTRAL CITIES

<i>Tax Burdens by Property Class</i>	Taxable Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Exist	5,728,250	5,728,250	0	0.0	67,879	71,515	3,637	5.4	1.18	1.25
ResNonHm Exist	781,486	781,486	0	0.0	11,094	12,163	1,070	9.6	1.42	1.56
Misc props	25,086	25,086	0	0.0	428	466	38	9.0	1.70	1.86
Apartments Exist	443,424	443,424	0	0.0	6,837	7,426	589	8.6	1.54	1.67
Low-inc Apts Exi	87,689	87,689	0	0.0	861	943	82	9.5	0.98	1.08
Seas Rec: Exist	53,730	53,730	0	0.0	624	674	50	8.0	1.16	1.25
Com/Ind Lo Exist	480,962	480,962	0	0.0	13,089	14,115	1,026	7.8	2.72	2.93
Com/Ind Hi Exist	1,313,645	1,313,645	0	0.0	44,342	47,146	2,804	6.3	3.38	3.59
Publ U: Elec Gen	26,472	26,472	0	0.0	604	640	36	5.9	2.28	2.42
Publ U: Other	93,837	93,837	0	0.0	3,279	3,519	241	7.3	3.49	3.75
AgHm House Exist	12,973	12,973	0	0.0	168	178	10	5.8	1.29	1.37
AgHm Land: Exist	44,229	44,229	0	0.0	319	365	46	14.6	0.72	0.83
Ag NonHm: Exist	81,217	81,217	0	0.0	966	1,073	107	11.1	1.19	1.32
Total	9,173,000	9,173,000	0	0.0	150,489	160,224	9,736	6.5	1.64	1.75

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	109,624	99,021	-10,603	-9.7	County	44.61	46.88	0.000	0.000
(-) TIF Tax Capacity	3,866	3,866	0	0.0	City/Town	54.55	62.40	0.343	0.343
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	18.51	20.09	15.565	15.565
(=) Taxable Tax Capacity	105,758	95,155	-10,603	#####	Special District	0.40	0.43	0.000	0.000
FD Distrib Tax Cap	0	0	0	0.0	Total	118.08	129.80	15.908	15.908

Tax Burdens on Hypothetical Properties

	Taxable Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	86,600	86,600	0.0	866	880	14	1.6	1	1.02
Res Hmstd: Avg Val	129,800	129,800	0.0	1,484	1,560	76	5.1	1.14	1.20
Res Hmstd: Hi Val	173,000	173,000	0.0	2,101	2,239	138	6.6	1.21	1.29
Res Hmstd: Ex-Hi Val	259,600	259,600	0.0	3,339	3,602	263	7.9	1.29	1.39
Apartment	300,000	300,000	0.0	4,905	5,345	440	9.0	1.64	1.78
Comm/Ind: Lo Val	150,000	150,000	0.0	3,999	4,263	264	6.6	2.67	2.84
Comm/Ind: Med Val	300,000	300,000	0.0	9,252	9,867	616	6.7	3.08	3.29
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	33,764	36,021	2,257	6.7	3.38	3.60

SOUTH CENTRAL TOWNS

<i>Tax Burdens by Property Class</i>	Taxable Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Exist	2,782,941	2,782,941	0	0.0	22,651	24,212	1,561	6.9	0.81	0.87
ResNonHm Exist	388,012	388,012	0	0.0	3,611	3,742	131	3.6	0.93	0.96
Misc props	1,208	1,208	0	0.0	13	14	1	3.9	1.11	1.15
Apartments Exist	5,341	5,341	0	0.0	58	60	2	3.9	1.08	1.12
Low-inc Apts Exi	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seas Rec: Exist	277,972	277,972	0	0.0	2,160	2,234	74	3.4	0.78	0.80
Com/Ind Lo Exist	78,709	78,709	0	0.0	1,575	1,615	40	2.5	2.00	2.05
Com/Ind Hi Exist	144,620	144,620	0	0.0	3,742	3,839	96	2.6	2.59	2.65
Publ U: Elec Gen	10,945	10,945	0	0.0	155	158	3	2.1	1.42	1.45
Publ U: Other	267,458	267,458	0	0.0	6,936	7,096	160	2.3	2.59	2.65
AgHm House Exist	1,145,779	1,145,779	0	0.0	8,558	9,428	870	10.2	0.75	0.82
AgHm Land: Exist	8,543,732	8,543,732	0	0.0	35,743	37,413	1,671	4.7	0.42	0.44
Ag NonHm: Exist	4,025,108	4,025,108	0	0.0	28,047	29,235	1,188	4.2	0.70	0.73
Total	17,671,825	17,671,825	0	0.0	113,250	119,046	5,796	5.1	0.64	0.67

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	149,565	145,012	-4,553	-3.0	County	45.63	47.82	0.000	0.000
(-) TIF Tax Capacity	6	6	0	0.0	City/Town	10.32	10.27	0.000	0.000
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	15.11	16.06	17.080	17.080
(=) Taxable Tax Capacity	149,559	145,006	-4,553	-3.0	Special District	0.31	0.33	0.000	0.000
FD Distrib Tax Cap	0	0	0	0.0	Total	71.38	74.48	17.080	17.080

Tax Burdens on Hypothetical Properties

	Taxable Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	134,900	134,900	0.0	942	1,048	106	11.2	0.7	0.78
Res Hmstd: Avg Val	202,200	202,200	0.0	1,598	1,709	111	7.0	0.79	0.85
Res Hmstd: Hi Val	269,500	269,500	0.0	2,254	2,371	117	5.2	0.84	0.88
Res Hmstd: Ex-Hi Val	404,400	404,400	0.0	3,569	3,696	127	3.6	0.88	0.91
Apartment	300,000	300,000	0.0	3,189	3,305	116	3.6	1.06	1.10
Comm/Ind: Lo Val	150,000	150,000	0.0	2,966	3,036	70	2.4	1.98	2.02
Comm/Ind: Med Val	300,000	300,000	0.0	6,835	6,998	163	2.4	2.28	2.33
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	24,892	25,489	596	2.4	2.49	2.55

OLMSTED COUNTY

<i>Tax Burdens by Property Class</i>	Taxable Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Exist	7,464,887	7,464,887	0	0.0	87,984	91,835	3,851	4.4	1.18	1.23
ResNonHm Exist	1,220,603	1,220,603	0	0.0	16,481	17,541	1,060	6.4	1.35	1.44
Misc props	21,554	21,554	0	0.0	360	384	24	6.7	1.67	1.78
Apartments Exist	398,527	398,527	0	0.0	6,434	6,870	436	6.8	1.61	1.72
Low-inc Apts Exi	92,006	92,006	0	0.0	916	978	62	6.8	1.00	1.06
Seas Rec: Exist	10,351	10,351	0	0.0	156	166	10	6.2	1.51	1.60
Com/Ind Lo Exist	331,153	331,153	0	0.0	8,776	9,210	434	4.9	2.65	2.78
Com/Ind Hi Exist	1,858,045	1,858,045	0	0.0	64,686	67,895	3,208	5.0	3.48	3.65
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	70,055	70,055	0	0.0	2,348	2,452	105	4.5	3.35	3.50
AgHm House Exist	353,262	353,262	0	0.0	3,591	3,764	173	4.8	1.02	1.07
AgHm Land: Exist	790,299	790,299	0	0.0	4,014	4,251	237	5.9	0.51	0.54
Ag NonHm: Exist	379,096	379,096	0	0.0	3,840	4,056	216	5.6	1.01	1.07
Total	12,989,839	12,989,839	0	0.0	199,586	209,402	9,816	4.9	1.54	1.61

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	149,247	140,955	-8,292	-5.6	County	54.55	57.71	0.000	0.000
(-) TIF Tax Capacity	2,040	2,040	0	0.0	City/Town	38.33	41.66	0.136	0.136
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	23.47	24.89	11.075	11.075
(=) Taxable Tax Capacity	<u>147,207</u>	<u>138,915</u>	<u>-8,292</u>	<u>-5.6</u>	Special District	<u>0.00</u>	<u>0.00</u>	<u>0.000</u>	<u>0.000</u>
FD Distrib Tax Cap	0	0	0	0.0	Total	116.36	124.26	11.211	11.211

Tax Burdens on Hypothetical Properties

	Taxable Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	127,700	127,700	0.0	1,372	1,410	39	2.8	1.07	1.10
Res Hmstd: Avg Val	191,500	191,500	0.0	2,243	2,346	103	4.6	1.17	1.22
Res Hmstd: Hi Val	255,300	255,300	0.0	3,114	3,281	167	5.4	1.22	1.29
Res Hmstd: Ex-Hi Val	383,000	383,000	0.0	4,858	5,154	296	6.1	1.27	1.35
Apartment	300,000	300,000	0.0	4,700	4,996	297	6.3	1.57	1.67
Comm/Ind: Lo Val	150,000	150,000	0.0	3,890	4,068	178	4.6	2.59	2.71
Comm/Ind: Med Val	300,000	300,000	0.0	9,021	9,436	415	4.6	3.01	3.15
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	32,964	34,486	1,522	4.6	3.3	3.45

SOUTHEAST CITIES

<i>Tax Burdens by Property Class</i>	Taxable Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Exist	9,792,204	9,792,204	0	0.0	118,072	124,457	6,385	5.4	1.21	1.27
ResNonHm Exist	1,265,474	1,265,474	0	0.0	18,387	19,963	1,576	8.6	1.45	1.58
Misc props	42,327	42,327	0	0.0	762	826	63	8.3	1.80	1.95
Apartments Exist	499,094	499,094	0	0.0	8,074	8,750	677	8.4	1.62	1.75
Low-inc Apts Exi	138,397	138,397	0	0.0	1,427	1,551	124	8.7	1.03	1.12
Seas Rec: Exist	103,043	103,043	0	0.0	1,442	1,556	114	7.9	1.40	1.51
Com/Ind Lo Exist	773,941	773,941	0	0.0	21,099	22,571	1,472	7.0	2.73	2.92
Com/Ind Hi Exist	1,726,636	1,726,636	0	0.0	59,782	63,512	3,730	6.2	3.46	3.68
Publ U: Elec Gen	330,328	330,328	0	0.0	8,424	9,028	604	7.2	2.55	2.73
Publ U: Other	256,146	256,146	0	0.0	9,027	9,593	566	6.3	3.52	3.74
AgHm House Exist	36,434	36,434	0	0.0	426	456	30	7.1	1.17	1.25
AgHm Land: Exist	111,254	111,254	0	0.0	637	711	74	11.6	0.57	0.64
Ag NonHm: Exist	114,224	114,224	0	0.0	1,268	1,391	123	9.7	1.11	1.22
Total	15,189,501	15,189,501	0	0.0	248,826	264,364	15,538	6.2	1.64	1.74

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	180,347	163,695	-16,652	-9.2	County	43.80	46.31	0.000	0.000
(-) TIF Tax Capacity	3,669	3,669	0	0.0	City/Town	49.65	56.27	0.192	0.192
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	21.16	22.95	19.973	19.973
(=) Taxable Tax Capacity	<u>176,679</u>	<u>160,027</u>	<u>-16,652</u>	<u>-9.4</u>	Special District	<u>1.81</u>	<u>1.98</u>	<u>0.000</u>	<u>0.000</u>
FD Distrib Tax Cap	0	0	0	0.0	Total	116.42	127.51	20.165	20.165

Tax Burdens on Hypothetical Properties

	Taxable Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	95,500	95,500	0.0	1,018	1,045	27	2.7	1.07	1.09
Res Hmstd: Avg Val	143,200	143,200	0.0	1,712	1,804	92	5.4	1.2	1.26
Res Hmstd: Hi Val	190,800	190,800	0.0	2,405	2,562	156	6.5	1.26	1.34
Res Hmstd: Ex-Hi Val	286,300	286,300	0.0	3,796	4,082	286	7.5	1.33	1.43
Apartment	300,000	300,000	0.0	4,971	5,387	416	8.4	1.66	1.8
Comm/Ind: Lo Val	150,000	150,000	0.0	4,026	4,275	250	6.2	2.68	2.85
Comm/Ind: Med Val	300,000	300,000	0.0	9,293	9,875	582	6.3	3.1	3.29
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	33,871	36,006	2,135	6.3	3.39	3.60

SOUTHEAST TOWNS

<i>Tax Burdens by Property Class</i>	Taxable Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Exist	4,588,037	4,588,037	0	0.0	41,695	44,207	2,512	6.0	0.91	0.96
ResNonHm Exist	644,587	644,587	0	0.0	6,544	6,820	276	4.2	1.02	1.06
Misc props	5,989	5,989	0	0.0	75	78	3	4.5	1.25	1.30
Apartments Exist	3,592	3,592	0	0.0	44	47	2	4.8	1.24	1.30
Low-inc Apts Exi	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seas Rec: Exist	228,194	228,194	0	0.0	2,053	2,142	89	4.3	0.90	0.94
Com/Ind Lo Exist	104,951	104,951	0	0.0	2,281	2,354	73	3.2	2.17	2.24
Com/Ind Hi Exist	96,674	96,674	0	0.0	2,675	2,757	82	3.1	2.77	2.85
Publ U: Elec Gen	28	28	0	0.0	1	1	0	5.7	2.31	2.44
Publ U: Other	334,173	334,173	0	0.0	9,296	9,602	307	3.3	2.78	2.87
AgHm House Exist	1,777,894	1,777,894	0	0.0	15,332	16,441	1,109	7.2	0.86	0.92
AgHm Land: Exist	8,463,097	8,463,097	0	0.0	38,093	40,363	2,270	6.0	0.45	0.48
Ag NonHm: Exist	3,552,295	3,552,295	0	0.0	28,490	30,018	1,528	5.4	0.80	0.85
Total	19,799,510	19,799,510	0	0.0	146,577	154,829	8,252	5.6	0.74	0.78

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	168,820	162,075	-6,744	-4.0	County	46.01	48.67	0.000	0.000
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	13.85	13.95	0.000	0.000
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	20.58	22.08	18.983	18.983
(=) Taxable Tax Capacity	<u>168,820</u>	<u>162,075</u>	<u>-6,744</u>	<u>-4.0</u>	Special District	<u>0.62</u>	<u>0.67</u>	<u>0.000</u>	<u>0.000</u>
FD Distrib Tax Cap	0	0	0	0.0	Total	81.06	85.36	18.983	18.983

Tax Burdens on Hypothetical Properties

	Taxable Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	141,100	141,100	0.0	1,166	1,263	97	8.3	0.83	0.9
Res Hmstd: Avg Val	211,500	211,500	0.0	1,934	2,052	118	6.1	0.91	0.97
Res Hmstd: Hi Val	282,000	282,000	0.0	2,703	2,841	139	5.1	0.96	1.01
Res Hmstd: Ex-Hi Val	423,100	423,100	0.0	4,233	4,415	182	4.3	1.00	1.04
Apartment	300,000	300,000	0.0	3,609	3,771	161	4.5	1.20	1.26
Comm/Ind: Lo Val	150,000	150,000	0.0	3,212	3,309	97	3.0	2.14	2.21
Comm/Ind: Med Val	300,000	300,000	0.0	7,401	7,627	226	3.1	2.47	2.54
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	26,947	27,775	828	3.1	2.69	2.78

ANOKA COUNTY

<i>Tax Burdens by Property Class</i>	Taxable Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Exist	19,059,913	19,059,913	0	0.0	235,331	246,713	11,382	4.8	1.23	1.29
ResNonHm Exist	2,050,475	2,050,475	0	0.0	28,606	30,390	1,784	6.2	1.40	1.48
Misc props	144,899	144,899	0	0.0	2,441	2,589	147	6.0	1.68	1.79
Apartments Exist	760,604	760,604	0	0.0	12,688	13,631	943	7.4	1.67	1.79
Low-inc Apts Exi	151,324	151,324	0	0.0	1,562	1,671	109	7.0	1.03	1.10
Seas Rec: Exist	49,379	49,379	0	0.0	620	654	34	5.5	1.26	1.33
Com/Ind Lo Exist	486,333	486,333	0	0.0	13,357	13,730	373	2.8	2.75	2.82
Com/Ind Hi Exist	3,746,798	3,746,798	0	0.0	134,409	138,093	3,684	2.7	3.59	3.69
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	262,912	262,912	0	0.0	9,356	9,592	236	2.5	3.56	3.65
AgHm House Exist	107,119	107,119	0	0.0	1,216	1,276	60	4.9	1.13	1.19
AgHm Land: Exist	107,463	107,463	0	0.0	468	507	39	8.3	0.44	0.47
Ag NonHm: Exist	123,033	123,033	0	0.0	1,348	1,438	91	6.7	1.10	1.17
Total	27,050,251	27,050,251	0	0.0	441,402	460,283	18,882	4.3	1.63	1.70

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	315,783	297,339	-18,444	-5.8	County	40.19	43.16	0.000	0.000
(-) TIF Tax Capacity	14,817	14,817	0	0.0	City/Town	38.82	41.43	0.345	0.345
(-) FD Contrib Tax Cap	36,111	36,111	0	0.0	School District	27.46	29.52	20.917	20.917
(=) Taxable Tax Capacity	264,854	246,411	-18,444	-7.0	Special District	5.55	5.91	0.000	0.000
FD Distrib Tax Cap	56,477	56,477	0	0.0	Total	112.02	120.03	21.262	21.262

Tax Burdens on Hypothetical Properties

	Taxable Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	148,400	148,400	0.0	1,739	1,810	71	4.1	1.17	1.22
Res Hmstd: Avg Val	222,500	222,500	0.0	2,793	2,937	144	5.1	1.26	1.32
Res Hmstd: Hi Val	296,700	296,700	0.0	3,849	4,066	217	5.6	1.3	1.37
Res Hmstd: Ex-Hi Val	445,100	445,100	0.0	5,932	6,289	357	6.0	1.33	1.41
Apartment	300,000	300,000	0.0	4,838	5,139	301	6.2	1.61	1.71
Comm/Ind: Lo Val	150,000	150,000	0.0	3,943	4,123	180	4.6	2.63	2.75
Comm/Ind: Med Val	300,000	300,000	0.0	9,094	9,515	421	4.6	3.03	3.17
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	33,133	34,676	1,543	4.7	3.31	3.47

WASHINGTON COUNTY

<i>Tax Burdens by Property Class</i>	Taxable Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Exist	18,642,293	18,642,293	0	0.0	203,431	211,724	8,293	4.1	1.09	1.14
ResNonHm Exist	2,221,917	2,221,917	0	0.0	26,183	27,280	1,097	4.2	1.18	1.23
Misc props	37,324	37,324	0	0.0	488	507	20	4.1	1.31	1.36
Apartments Exist	572,971	572,971	0	0.0	8,421	8,784	363	4.3	1.47	1.53
Low-inc Apts Exi	106,786	106,786	0	0.0	946	992	46	4.8	0.89	0.93
Seas Rec: Exist	157,764	157,764	0	0.0	1,624	1,685	61	3.7	1.03	1.07
Com/Ind Lo Exist	301,228	301,228	0	0.0	7,717	7,863	146	1.9	2.56	2.61
Com/Ind Hi Exist	2,693,810	2,693,810	0	0.0	91,295	92,992	1,697	1.9	3.39	3.45
Publ U: Elec Gen	152,977	152,977	0	0.0	3,581	3,653	71	2.0	2.34	2.39
Publ U: Other	240,625	240,625	0	0.0	8,129	8,284	156	1.9	3.38	3.44
AgHm House Exist	147,077	147,077	0	0.0	1,358	1,420	62	4.6	0.92	0.97
AgHm Land: Exist	203,525	203,525	0	0.0	663	701	38	5.7	0.33	0.34
Ag NonHm: Exist	419,622	419,622	0	0.0	3,667	3,835	169	4.6	0.87	0.91
Total	25,897,921	25,897,921	0	0.0	357,501	369,720	12,219	3.4	1.38	1.43

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	295,231	284,250	-10,981	-3.7	County	29.63	31.55	0.229	0.229
(-) TIF Tax Capacity	7,897	7,897	0	0.0	City/Town	32.81	33.88	0.675	0.675
(-) FD Contrib Tax Cap	25,869	25,869	0	0.0	School District	26.89	28.08	18.037	18.037
(=) Taxable Tax Capacity	261,465	250,484	-10,981	-4.2	Special District	5.62	5.86	0.000	0.000
FD Distrib Tax Cap	31,708	31,708	0	0.0	Total	94.95	99.38	18.941	18.941

Tax Burdens on Hypothetical Properties

	Taxable Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	188,900	188,900	0.0	1,949	2,034	85	4.4	1.03	1.08
Res Hmstd: Avg Val	283,200	283,200	0.0	3,108	3,234	126	4.1	1.1	1.14
Res Hmstd: Hi Val	377,500	377,500	0.0	4,267	4,434	168	3.9	1.13	1.17
Res Hmstd: Ex-Hi Val	566,400	566,400	0.0	6,608	6,867	259	3.9	1.17	1.21
Apartment	300,000	300,000	0.0	4,129	4,295	166	4.0	1.38	1.43
Comm/Ind: Lo Val	150,000	150,000	0.0	3,524	3,624	100	2.8	2.35	2.42
Comm/Ind: Med Val	300,000	300,000	0.0	8,128	8,361	233	2.9	2.71	2.79
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	29,615	30,469	854	2.9	2.96	3.05

DAKOTA COUNTY

<i>Tax Burdens by Property Class</i>	Taxable Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Exist	26,348,987	26,348,987	0	0.0	309,502	321,598	12,095	3.9	1.17	1.22
ResNonHm Exist	2,166,431	2,166,431	0	0.0	28,229	29,490	1,261	4.5	1.30	1.36
Misc props	135,301	135,301	0	0.0	2,188	2,292	104	4.7	1.62	1.69
Apartments Exist	1,604,628	1,604,628	0	0.0	23,841	24,967	1,126	4.7	1.49	1.56
Low-inc Apts Exi	124,731	124,731	0	0.0	1,215	1,272	57	4.7	0.97	1.02
Seas Rec: Exist	26,305	26,305	0	0.0	329	342	13	4.1	1.25	1.30
Com/Ind Lo Exist	523,210	523,210	0	0.0	13,848	14,129	281	2.0	2.65	2.70
Com/Ind Hi Exist	5,560,048	5,560,048	0	0.0	190,457	193,857	3,400	1.8	3.43	3.49
Publ U: Elec Gen	79,195	79,195	0	0.0	1,965	2,011	46	2.4	2.48	2.54
Publ U: Other	533,687	533,687	0	0.0	18,438	18,788	350	1.9	3.45	3.52
AgHm House Exist	205,174	205,174	0	0.0	1,996	2,096	100	5.0	0.97	1.02
AgHm Land: Exist	625,420	625,420	0	0.0	2,826	2,974	148	5.2	0.45	0.48
Ag NonHm: Exist	326,539	326,539	0	0.0	3,025	3,174	149	4.9	0.93	0.97
Total	38,259,657	38,259,657	0	0.0	597,858	616,988	19,130	3.2	1.56	1.61

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	450,548	430,713	-19,835	-4.4	County	29.11	31.03	0.537	0.537
(-) TIF Tax Capacity	14,889	14,889	0	0.0	City/Town	40.00	41.45	0.995	0.995
(-) FD Contrib Tax Cap	52,609	52,609	0	0.0	School District	27.24	28.69	20.439	20.439
(=) Taxable Tax Capacity	<u>383,050</u>	<u>363,215</u>	<u>-19,835</u>	<u>-5.2</u>	Special District	<u>5.18</u>	<u>5.43</u>	<u>0.000</u>	<u>0.000</u>
FD Distrib Tax Cap	58,690	58,690	0	0.0	Total	101.52	106.61	21.971	21.971

Tax Burdens on Hypothetical Properties

	Taxable Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	164,200	164,200	0.0	1,803	1,872	69	3.8	1.1	1.14
Res Hmstd: Avg Val	246,200	246,200	0.0	2,890	3,005	115	4.0	1.17	1.22
Res Hmstd: Hi Val	328,200	328,200	0.0	3,976	4,138	162	4.1	1.21	1.26
Res Hmstd: Ex-Hi Val	492,400	492,400	0.0	6,081	6,331	251	4.1	1.23	1.29
Apartment	300,000	300,000	0.0	4,466	4,657	191	4.3	1.49	1.55
Comm/Ind: Lo Val	150,000	150,000	0.0	3,718	3,832	115	3.1	2.48	2.55
Comm/Ind: Med Val	300,000	300,000	0.0	8,565	8,832	267	3.1	2.85	2.94
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	31,184	32,164	980	3.1	3.12	3.22

CARVER & SCOTT COUNTIES

<i>Tax Burdens by Property Class</i>	Taxable Market Value				Net Tax			Effective Tax Rates		
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Exist	16,914,539	16,914,539	0	0.0	209,836	217,225	7,389	3.5	1.24	1.28
ResNonHm Exist	2,088,328	2,088,328	0	0.0	28,436	29,664	1,228	4.3	1.36	1.42
Misc props	24,861	24,861	0	0.0	389	411	22	5.7	1.56	1.65
Apartments Exist	393,623	393,623	0	0.0	6,266	6,556	289	4.6	1.59	1.67
Low-inc Apts Exi	109,756	109,756	0	0.0	1,098	1,154	55	5.0	1.00	1.05
Seas Rec: Exist	80,259	80,259	0	0.0	1,021	1,058	37	3.7	1.27	1.32
Com/Ind Lo Exist	382,406	382,406	0	0.0	10,333	10,574	240	2.3	2.70	2.77
Com/Ind Hi Exist	2,407,602	2,407,602	0	0.0	85,088	86,735	1,647	1.9	3.53	3.60
Publ U: Elec Gen	18,924	18,924	0	0.0	445	456	11	2.4	2.35	2.41
Publ U: Other	200,960	200,960	0	0.0	6,826	6,961	135	2.0	3.40	3.46
AgHm House Exist	379,769	379,769	0	0.0	3,596	3,779	183	5.1	0.95	1.00
AgHm Land: Exist	930,361	930,361	0	0.0	3,909	4,122	213	5.4	0.42	0.44
Ag NonHm: Exist	486,182	486,182	0	0.0	4,701	4,940	239	5.1	0.97	1.02
Total	24,417,571	24,417,571	0	0.0	361,945	373,633	11,688	3.2	1.48	1.53

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	272,375	262,924	-9,451	-3.5	County	38.03	40.38	0.000	0.000
(-) TIF Tax Capacity	7,258	7,258	0	0.0	City/Town	32.33	33.54	1.054	1.054
(-) FD Contrib Tax Cap	22,257	22,257	0	0.0	School District	32.20	33.54	18.305	18.305
(=) Taxable Tax Capacity	242,859	233,409	-9,451	-3.9	Special District	5.37	5.60	0.000	0.000
FD Distrib Tax Cap	28,261	28,261	0	0.0	Total	107.94	113.06	19.359	19.359

Tax Burdens on Hypothetical Properties

	Taxable Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	191,300	191,300	0.0	2,235	2,307	72	3.2	1.17	1.21
Res Hmstd: Avg Val	286,900	286,900	0.0	3,538	3,670	132	3.7	1.23	1.28
Res Hmstd: Hi Val	382,400	382,400	0.0	4,840	5,032	192	4.0	1.27	1.32
Res Hmstd: Ex-Hi Val	573,700	573,700	0.0	7,502	7,805	303	4.0	1.31	1.36
Apartment	300,000	300,000	0.0	4,628	4,821	192	4.2	1.54	1.61
Comm/Ind: Lo Val	150,000	150,000	0.0	3,823	3,938	115	3.0	2.55	2.63
Comm/Ind: Med Val	300,000	300,000	0.0	8,823	9,092	269	3.0	2.94	3.03
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	32,158	33,144	986	3.1	3.22	3.31

NORTHERN HENNEPIN CO.

<i>Tax Burdens by Property Class</i>	Taxable Market Value				Net Tax			Effective Tax Rates		
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Exist	16,744,285	16,744,285	0	0.0	238,793	246,068	7,275	3.0	1.43	1.47
ResNonHm Exist	1,608,827	1,608,827	0	0.0	25,638	27,027	1,389	5.4	1.59	1.68
Misc props	23,423	23,423	0	0.0	462	486	24	5.2	1.97	2.07
Apartments Exist	914,764	914,764	0	0.0	17,803	19,001	1,198	6.7	1.95	2.08
Low-inc Apts Exi	136,362	136,362	0	0.0	1,626	1,724	98	6.0	1.19	1.26
Seas Rec: Exist	7,901	7,901	0	0.0	136	141	5	3.7	1.72	1.79
Com/Ind Lo Exist	341,583	341,583	0	0.0	9,992	10,259	267	2.7	2.93	3.00
Com/Ind Hi Exist	4,180,910	4,180,910	0	0.0	158,906	162,943	4,037	2.5	3.80	3.90
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	221,346	221,346	0	0.0	8,305	8,501	196	2.4	3.75	3.84
AgHm House Exist	67,076	67,076	0	0.0	900	924	24	2.6	1.34	1.38
AgHm Land: Exist	121,729	121,729	0	0.0	699	731	32	4.6	0.57	0.60
Ag NonHm: Exist	230,025	230,025	0	0.0	2,894	3,035	141	4.9	1.26	1.32
Total	24,598,230	24,598,230	0	0.0	466,154	480,839	14,685	3.2	1.90	1.95

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	294,483	279,635	-14,848	-5.0	County	45.73	48.13	0.000	0.000
(-) TIF Tax Capacity	21,767	21,767	0	0.0	City/Town	43.92	47.01	1.072	1.072
(-) FD Contrib Tax Cap	37,581	37,581	0	0.0	School District	28.47	30.28	22.213	22.213
(=) Taxable Tax Capacity	<u>235,134</u>	<u>220,286</u>	<u>-14,848</u>	<u>-6.3</u>	Special District	<u>10.18</u>	<u>10.59</u>	<u>0.000</u>	<u>0.000</u>
FD Distrib Tax Cap	46,749	46,749	0	0.0	Total	128.30	136.00	23.285	23.285

Tax Burdens on Hypothetical Properties

	Taxable Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	152,500	152,500	0.0	2,077	2,109	33	1.6	1.36	1.38
Res Hmstd: Avg Val	228,600	228,600	0.0	3,299	3,415	116	3.5	1.44	1.49
Res Hmstd: Hi Val	304,800	304,800	0.0	4,522	4,722	199	4.4	1.48	1.55
Res Hmstd: Ex-Hi Val	457,300	457,300	0.0	6,932	7,284	352	5.1	1.52	1.59
Apartment	300,000	300,000	0.0	5,510	5,799	289	5.2	1.84	1.93
Comm/Ind: Lo Val	150,000	150,000	0.0	4,340	4,513	173	4.0	2.89	3.01
Comm/Ind: Med Val	300,000	300,000	0.0	10,010	10,414	404	4.0	3.34	3.47
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	36,471	37,953	1,483	4.1	3.65	3.8

SOUTHEAST HENNEPIN CO.

<i>Tax Burdens by Property Class</i>	Taxable Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Exist	20,168,135	20,168,135	0	0.0	269,874	276,610	6,736	2.5	1.34	1.37
ResNonHm Exist	2,134,320	2,134,320	0	0.0	30,444	31,545	1,101	3.6	1.43	1.48
Misc props	7,878	7,878	0	0.0	157	165	8	4.8	2.00	2.09
Apartments Exist	1,984,129	1,984,129	0	0.0	33,927	35,311	1,384	4.1	1.71	1.78
Low-inc Apts Exi	156,223	156,223	0	0.0	1,653	1,717	64	3.9	1.06	1.10
Seas Rec: Exist	3,470	3,470	0	0.0	44	45	1	3.0	1.26	1.30
Com/Ind Lo Exist	375,557	375,557	0	0.0	10,533	10,716	183	1.7	2.80	2.85
Com/Ind Hi Exist	7,452,706	7,452,706	0	0.0	271,926	276,466	4,540	1.7	3.65	3.71
Publ U: Elec Gen	202	202	0	0.0	6	6	0	2.3	2.86	2.92
Publ U: Other	172,922	172,922	0	0.0	6,328	6,434	106	1.7	3.66	3.72
AgHm House Exist	167	167	0	0.0	2	2	0	1.3	1.24	1.26
AgHm Land: Exist	60	60	0	0.0	0	0	0	8.2	0.30	0.33
Ag NonHm: Exist	194	194	0	0.0	2	2	0	4.1	1.21	1.25
Total	32,455,961	32,455,961	0	0.0	624,896	639,020	14,124	2.3	1.93	1.97

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	412,670	401,547	-11,124	-2.7	County	45.73	48.13	0.000	0.000
(-) TIF Tax Capacity	28,448	28,448	0	0.0	City/Town	38.95	40.00	0.190	0.190
(-) FD Contrib Tax Cap	64,861	64,861	0	0.0	School District	23.53	24.41	17.337	17.337
(=) Taxable Tax Capacity	<u>319,361</u>	<u>308,238</u>	<u>-11,124</u>	<u>-3.5</u>	Special District	<u>11.53</u>	<u>11.96</u>	<u>0.000</u>	<u>0.000</u>
FD Distrib Tax Cap	29,166	29,166	0	0.0	Total	119.74	124.50	17.527	17.527

Tax Burdens on Hypothetical Properties

	Taxable Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	190,700	190,700	0.0	2,417	2,458	42	1.7	1.27	1.29
Res Hmstd: Avg Val	285,900	285,900	0.0	3,809	3,917	108	2.8	1.33	1.37
Res Hmstd: Hi Val	381,100	381,100	0.0	5,202	5,376	174	3.3	1.36	1.41
Res Hmstd: Ex-Hi Val	571,700	571,700	0.0	8,062	8,343	281	3.5	1.41	1.46
Apartment	300,000	300,000	0.0	5,016	5,194	178	3.6	1.67	1.73
Comm/Ind: Lo Val	150,000	150,000	0.0	4,061	4,168	107	2.6	2.71	2.78
Comm/Ind: Med Val	300,000	300,000	0.0	9,388	9,637	250	2.7	3.13	3.21
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	34,246	35,162	916	2.7	3.42	3.52

SOUTHWEST HENNEPIN CO.

<i>Tax Burdens by Property Class</i>	Taxable Market Value				Net Tax			Effective Tax Rates		
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Exist	27,300,565	27,300,565	0	0.0	349,277	358,521	9,245	2.6	1.28	1.31
ResNonHm Exist	3,979,734	3,979,734	0	0.0	52,920	54,451	1,531	2.9	1.33	1.37
Misc props	18,302	18,302	0	0.0	329	338	9	2.9	1.79	1.85
Apartments Exist	1,488,134	1,488,134	0	0.0	23,829	24,578	749	3.1	1.60	1.65
Low-inc Apts Exi	112,663	112,663	0	0.0	1,111	1,144	33	3.0	0.99	1.02
Seas Rec: Exist	145,013	145,013	0	0.0	1,838	1,890	52	2.8	1.27	1.30
Com/Ind Lo Exist	357,224	357,224	0	0.0	9,618	9,745	127	1.3	2.69	2.73
Com/Ind Hi Exist	6,082,008	6,082,008	0	0.0	215,961	218,705	2,744	1.3	3.55	3.60
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	211,377	211,377	0	0.0	7,420	7,513	94	1.3	3.51	3.55
AgHm House Exist	68,576	68,576	0	0.0	809	831	22	2.7	1.18	1.21
AgHm Land: Exist	123,556	123,556	0	0.0	781	808	28	3.5	0.63	0.65
Ag NonHm: Exist	192,524	192,524	0	0.0	1,944	2,008	64	3.3	1.01	1.04
Total	40,079,677	40,079,677	0	0.0	665,836	680,533	14,697	2.2	1.66	1.70

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	484,514	477,341	-7,174	-1.5	County	45.73	48.13	0.000	0.000
(-) TIF Tax Capacity	8,585	8,585	0	0.0	City/Town	28.11	28.41	1.001	1.001
(-) FD Contrib Tax Cap	53,864	53,864	0	0.0	School District	23.85	24.35	17.186	17.186
(=) Taxable Tax Capacity	<u>422,065</u>	<u>414,892</u>	<u>-7,174</u>	<u>-1.7</u>	Special District	<u>10.66</u>	<u>11.05</u>	<u>0.000</u>	<u>0.000</u>
FD Distrib Tax Cap	22,919	22,919	0	0.0	Total	108.34	111.94	18.186	18.186

Tax Burdens on Hypothetical Properties

	Taxable Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	264,100	264,100	0.0	3,207	3,286	79	2.5	1.21	1.24
Res Hmstd: Avg Val	395,900	395,900	0.0	4,993	5,134	140	2.8	1.26	1.3
Res Hmstd: Hi Val	527,800	527,800	0.0	6,754	6,946	192	2.8	1.28	1.32
Res Hmstd: Ex-Hi Val	791,900	791,900	0.0	10,811	11,122	311	2.9	1.37	1.40
Apartment	300,000	300,000	0.0	4,609	4,743	135	2.9	1.54	1.58
Comm/Ind: Lo Val	150,000	150,000	0.0	3,814	3,895	81	2.1	2.54	2.6
Comm/Ind: Med Val	300,000	300,000	0.0	8,809	8,998	189	2.1	2.94	3
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	32,119	32,811	692	2.2	3.21	3.28

SUBURBAN RAMSEY CO.

<i>Tax Burdens by Property Class</i>	Taxable Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Exist	14,931,372	14,931,372	0	0.0	190,972	198,428	7,455	3.9	1.28	1.33
ResNonHm Exist	1,403,887	1,403,887	0	0.0	19,598	20,572	975	5.0	1.40	1.47
Misc props	93,198	93,198	0	0.0	1,615	1,705	90	5.6	1.73	1.83
Apartments Exist	1,175,080	1,175,080	0	0.0	19,559	20,601	1,043	5.3	1.66	1.75
Low-inc Apts Exi	227,784	227,784	0	0.0	2,392	2,519	127	5.3	1.05	1.11
Seas Rec: Exist	12,765	12,765	0	0.0	172	180	8	4.5	1.35	1.41
Com/Ind Lo Exist	343,506	343,506	0	0.0	9,480	9,699	219	2.3	2.76	2.82
Com/Ind Hi Exist	4,727,770	4,727,770	0	0.0	170,969	174,841	3,872	2.3	3.62	3.70
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	219,070	219,070	0	0.0	7,909	8,092	183	2.3	3.61	3.69
AgHm House Exist	949	949	0	0.0	12	13	1	4.0	1.31	1.36
AgHm Land: Exist	279	279	0	0.0	1	1	0	12.6	0.24	0.28
Ag NonHm: Exist	15,981	15,981	0	0.0	161	170	9	5.4	1.01	1.06
Total	23,151,640	23,151,640	0	0.0	422,840	436,820	13,980	3.3	1.83	1.89

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	287,389	276,138	-11,251	-3.9	County	54.67	58.16	0.000	0.000
(-) TIF Tax Capacity	18,044	18,044	0	0.0	City/Town	28.81	30.21	0.992	0.992
(-) FD Contrib Tax Cap	39,746	39,746	0	0.0	School District	22.64	23.82	19.884	19.884
(=) Taxable Tax Capacity	<u>229,598</u>	<u>218,347</u>	<u>-11,251</u>	<u>-4.9</u>	Special District	<u>7.83</u>	<u>8.25</u>	<u>0.000</u>	<u>0.000</u>
FD Distrib Tax Cap	33,353	33,353	0	0.0	Total	113.95	120.44	20.876	20.876

Tax Burdens on Hypothetical Properties

	Taxable Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	162,700	162,700	0.0	1,968	2,027	59	3.0	1.21	1.25
Res Hmstd: Avg Val	244,000	244,000	0.0	3,137	3,264	127	4.1	1.29	1.34
Res Hmstd: Hi Val	325,300	325,300	0.0	4,306	4,501	195	4.5	1.32	1.38
Res Hmstd: Ex-Hi Val	488,000	488,000	0.0	6,580	6,896	317	4.8	1.35	1.41
Apartment	300,000	300,000	0.0	4,900	5,143	243	5.0	1.63	1.71
Comm/Ind: Lo Val	150,000	150,000	0.0	3,981	4,127	146	3.7	2.65	2.75
Comm/Ind: Med Val	300,000	300,000	0.0	9,184	9,525	341	3.7	3.06	3.18
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	33,468	34,717	1,249	3.7	3.35	3.47

CITY OF MINNEAPOLIS

<i>Tax Burdens by Property Class</i>	Taxable Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Exist	18,313,843	18,313,843	0	0.0	295,181	319,752	24,572	8.3	1.61	1.75
ResNonHm Exist	5,148,331	5,148,331	0	0.0	91,989	101,972	9,982	10.9	1.79	1.98
Misc props	54,165	54,165	0	0.0	1,104	1,231	127	11.5	2.04	2.27
Apartments Exist	2,930,518	2,930,518	0	0.0	59,393	65,941	6,548	11.0	2.03	2.25
Low-inc Apts Exi	357,183	357,183	0	0.0	4,458	4,937	479	10.7	1.25	1.38
Seas Rec: Exist	14,798	14,798	0	0.0	299	332	33	11.0	2.02	2.24
Com/Ind Lo Exist	654,032	654,032	0	0.0	19,878	20,993	1,115	5.6	3.04	3.21
Com/Ind Hi Exist	7,112,826	7,112,826	0	0.0	283,179	299,347	16,168	5.7	3.98	4.21
Publ U: Elec Gen	120,360	120,360	0	0.0	3,611	3,884	274	7.6	3.00	3.23
Publ U: Other	283,933	283,933	0	0.0	11,303	11,948	645	5.7	3.98	4.21
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	1,496	1,496	0	0.0	22	24	3	12.3	1.45	1.63
Total	34,991,486	34,991,486	0	0.0	770,415	830,361	59,946	7.8	2.20	2.37

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	442,296	428,488	-13,808	-3.1	County	45.01	47.42	0.000	0.000
(-) TIF Tax Capacity	44,386	44,386	0	0.0	City/Town	69.06	83.17	2.667	2.667
(-) FD Contrib Tax Cap	58,331	58,331	0	0.0	School District	22.94	23.98	18.648	18.648
(=) Taxable Tax Capacity	<u>339,579</u>	<u>325,771</u>	<u>-13,808</u>	<u>-4.1</u>	Special District	<u>8.07</u>	<u>8.39</u>	<u>0.000</u>	<u>0.000</u>
FD Distrib Tax Cap	57,452	57,452	0	0.0	Total	145.08	162.96	21.316	21.316

Tax Burdens on Hypothetical Properties

	Taxable Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	160,300	160,300	0.0	2,439	2,582	143	5.9	1.52	1.61
Res Hmstd: Avg Val	240,300	240,300	0.0	3,842	4,174	331	8.6	1.6	1.74
Res Hmstd: Hi Val	320,300	320,300	0.0	5,246	5,765	520	9.9	1.64	1.8
Res Hmstd: Ex-Hi Val	480,600	480,600	0.0	7,997	8,856	859	10.7	1.66	1.84
Apartment	300,000	300,000	0.0	6,080	6,750	670	11.0	2.03	2.25
Comm/Ind: Lo Val	150,000	150,000	0.0	4,688	5,090	402	8.6	3.13	3.39
Comm/Ind: Med Val	300,000	300,000	0.0	10,832	11,771	939	8.7	3.61	3.92
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	39,504	42,945	3,441	8.7	3.95	4.29

CITY OF ST. PAUL

<i>Tax Burdens by Property Class</i>	Taxable Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Exist	11,550,293	11,550,293	0	0.0	160,576	178,033	17,457	10.9	1.39	1.54
ResNonHm Exist	2,077,392	2,077,392	0	0.0	32,905	37,458	4,553	13.8	1.58	1.80
Misc props	6,203	6,203	0	0.0	110	126	16	14.5	1.78	2.04
Apartments Exist	1,844,564	1,844,564	0	0.0	33,443	38,132	4,689	14.0	1.81	2.07
Low-inc Apts Exi	330,770	330,770	0	0.0	3,672	4,177	504	13.7	1.11	1.26
Seas Rec: Exist	448	448	0	0.0	7	8	1	13.7	1.48	1.69
Com/Ind Lo Exist	425,379	425,379	0	0.0	12,173	13,011	838	6.9	2.86	3.06
Com/Ind Hi Exist	3,619,036	3,619,036	0	0.0	136,286	145,797	9,510	7.0	3.77	4.03
Publ U: Elec Gen	876	876	0	0.0	24	27	2	9.4	2.78	3.05
Publ U: Other	227,223	227,223	0	0.0	8,553	9,150	597	7.0	3.76	4.03
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	727	727	0	0.0	10	11	1	15.3	1.33	1.53
Total	20,082,911	20,082,911	0	0.0	387,759	425,929	38,170	9.8	1.93	2.12

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	247,786	236,144	-11,642	-4.7	County	50.56	53.86	0.000	0.000
(-) TIF Tax Capacity	23,810	23,810	0	0.0	City/Town	38.16	52.33	0.000	0.000
(-) FD Contrib Tax Cap	29,483	29,483	0	0.0	School District	34.79	37.09	14.916	14.916
(=) Taxable Tax Capacity	194,493	182,851	-11,642	-6.0	Special District	9.61	10.16	0.000	0.000
FD Distrib Tax Cap	55,940	55,940	0	0.0	Total	133.11	153.45	14.916	14.916

Tax Burdens on Hypothetical Properties

	Taxable Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	141,000	141,000	0.0	1,842	1,997	156	8.4	1.31	1.42
Res Hmstd: Avg Val	211,300	211,300	0.0	2,946	3,278	332	11.3	1.39	1.55
Res Hmstd: Hi Val	281,700	281,700	0.0	4,051	4,560	509	12.6	1.44	1.62
Res Hmstd: Ex-Hi Val	422,700	422,700	0.0	6,257	7,117	860	13.7	1.48	1.68
Apartment	300,000	300,000	0.0	5,439	6,202	763	14.0	1.81	2.07
Comm/Ind: Lo Val	150,000	150,000	0.0	4,323	4,780	458	10.6	2.88	3.19
Comm/Ind: Med Val	300,000	300,000	0.0	10,012	11,079	1,068	10.7	3.34	3.69
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	36,560	40,474	3,915	10.7	3.66	4.05

Baseline Legal Class Report

	Legal Class	Class Rate	Mkt Val	Net Tax Cap	Net Tax
179.0	Blind/disabled Hmstd HGA: <50K	0.450	26,243	118	33
180.0	Ag Hmstd HGA: <76K	1.000	6,037,449	60,374	42,235
181.0	Ag Hmstd HGA: 76K-414K	1.000	5,032,336	50,323	51,531
182.0	Ag Hmstd HGA: 414K-500K	1.000	37,019	370	381
183.0	Ag Hmstd HGA: >500K	1.250	52,904	661	687
184.0	Blind/disabled 2a Hmstd land <50K	0.450	813	4	1
185.0	Ag Hmstd 2a 1 & b: <115K	0.500	9,058,189	45,291	10,428
186.0	Ag Hmstd 2a 1 & b: 115K-345K	0.500	11,924,128	59,621	53,371
187.0	Ag Hmstd 2a 1 & b: 345K-1.14M	0.500	18,443,281	92,216	69,346
188.0	Ag Hmstd 2a 1 & b: >1.14M	1.000	10,601,338	106,013	76,514
189.0	Blind/disabled Hmstd 2b land <50K	0.450	173	1	0
190.0	Ag Hmstd 2b 1 & b: <115K	0.500	944,886	4,724	1,300
191.0	Ag Hmstd 2b 1 & b: 115K-345K	0.500	1,238,012	6,190	5,797
192.0	Ag Hmstd 2b 1 & b: 345K-1.14M	0.500	847,816	4,239	3,496
193.0	Ag Hmstd 2b 1 & b: >1.14M	1.000	203,458	2,035	1,720
197.0	Ag 2a Non-homestead	1.000	24,356,671	243,567	184,970
198.0	Ag 2b Non-homestead	1.000	8,361,321	83,613	68,704
199.0	Migrant Housing <500K	1.000	946	9	11
202.0	Managed forest land (2c)	0.650	311,378	2,024	1,676
203.0	Private Airport (2d)	1.000	814	8	8
204.0	Unmined commercial aggregate deposit	1.000	12	0	0
209.0	Res 1b Homestead: <50K	0.450	471,965	2,124	2,096
210.0	Res Homestead: <76K	1.000	105,093,941	1,050,939	1,111,465
211.0	Res Homestead: 76K-414K	1.000	172,509,055	1,725,091	2,207,736
212.0	Res Homestead: 414K-500K	1.000	3,230,904	32,309	36,330
213.0	Res Homestead: > 500K	1.250	12,122,951	151,537	177,410
215.0	Res NonHmstd 1 unit: <76K	1.000	13,170,097	131,701	174,737
216.0	Res NonHmstd 1 unit: 76K - 500K	1.000	14,873,460	148,735	194,951
217.0	Res NonHmstd 1 unit: >500K	1.250	2,267,382	28,342	33,868
219.0	Res NonHmstd 2-3 units	1.250	8,514,952	106,437	138,509
222.0	Regular apartments (4a)	1.250	17,618,203	220,228	303,538
223.0	Low-income housing (4d)	0.750	2,784,493	20,884	29,744
224.0	Student housing	1.000	25,178	252	358
225.0	Manuf home park land	1.250	607,468	7,593	9,783
227.0	Non-comm SeasRec: <76K	1.000	9,622,721	96,227	77,440
228.0	Non-Comm SeasRec: 76K-500K	1.000	14,546,541	145,465	127,565
229.0	Non-comm SeasRec: >500K	1.250	1,628,197	20,352	16,329
231.0	Comm SeasRec 1c: <600K	0.500	411,763	2,059	1,663
232.0	Com SeasRec 1c: 600K-2.3M	1.000	208,868	2,089	1,548
233.0	Com SeasRec 1c: >2.3M	1.250	26,574	332	262
234.0	Com SeasRec 4c: <500K	1.000	213,644	2,136	2,280

House Research Dept.

Simulation No. 11C4

Baseline: Actual Pay 2011

Page 35

3/15/2011 10:21 PM

Alternative: Pay 2011 as if HF481w/A6 in effect - 3/15/11

(all figures in \$000s)

235.0	Com SeasRec 4c: >500K	1.250	161,124	2,014	1,857
236.0	Bed & Breakfast	1.250	23,057	288	318
237.0	Qualifying golf courses	1.250	252,491	3,156	3,384
238.0	Metro Non-profit Indoor Rec	1.250	14,556	182	295
239.0	Non-profit/Comm Serv - NonRev	1.500	36,027	540	703
240.0	Non-profit/Comm Serv - donation	1.500	72,174	1,083	1,603
241.0	Seasonal Restaurant on Lake	1.250	18,238	228	185
242.0	Qualifying Marina <500K	1.000	10,766	108	127
243.0	Qualifying Marina >500K	1.250	20,218	253	285
245.0	Commercial: <150K	1.500	8,682,082	130,231	232,531
246.0	Commercial: >150K	2.000	46,877,493	937,550	1,683,204
247.0	Comm'l border city: <150K	1.500	740	11	19
248.0	Comm'l border city: >150K	2.000	12,597	252	291
256.0	Industrial: <150K	1.500	1,316,012	19,740	36,159
257.0	Industrial: >150K	2.000	14,227,269	284,545	514,149
259.0	Ind'l border city: >150K	2.000	4,282	86	98
267.0	Publ Util: land & bldgs <150K	1.500	72,897	1,093	1,771
268.0	Publ Util: land & bldgs >150K	2.000	957,436	19,149	32,090
269.0	Publ Util: Electric Generat Mach	2.000	1,655,111	33,102	38,945
270.0	Publ Util: machinery (non-generat)	2.000	1,416,027	28,321	43,048
272.0	Railroad <150K	1.500	164,135	2,462	4,623
273.0	Railroad >150K	2.000	790,705	15,814	26,005
275.0	Non-comm aircraft hangars	1.500	4,121	62	77
276.0	Mineral	2.000	2,202	44	87
277.0	Misc class 5	2.000	2,327	47	60
283.0	Personal: 3f	1.000	12,421	124	120
284.0	Non-comm aircraft hangars	1.500	82,447	1,237	1,471
285.0	Pers: It31 tools&mach excl elec gen	2.000	208,961	4,179	6,257
286.0	Pers: It32 struct/lease land-non C/I,SRR	1.000	15,946	159	200
287.0	Pers: It32 struct/leased land-NCSRR<76	1.000	50,460	505	448
288.0	Pers: It32 NCSRR: 76K-500K	1.000	5,282	53	39
290.0	Pers: It32 struct/leased land-C/I	2.000	22,833	457	710
291.0	Pers: Item 33 ag real estate	1.000	34,557	346	345
293.0	Pers: It41 struct/leased land - C/I	2.000	464,039	9,281	12,559
298.0	Pers: Item 41 Border EZ	2.000	29	1	1
299.0	Pers: Item 42 non-EZ struct/RR land	2.000	34,142	683	1,264
301.0	Pers: It43 leased real estate - non C/I	1.500	24,803	372	592
302.0	Pers: Item 43 leased real estate - C/I	2.000	494,560	9,891	12,949
303.0	Pers: Item 44 electric util trans lines	2.000	1,834,076	36,682	62,163
304.0	Pers: Item 44 electric util distri lines	2.000	266,300	5,326	9,299
305.0	Pers: Item 45 syst/gas utils	2.000	2,595,954	51,919	80,463
306.0	Pers: Item 46 syst/water utils	2.000	71	1	2
307.0	Pers: Item 48 misc	2.000	15,645	313	357

State Total

560,384,158

6,258,123

8,030,969

Alternative Legal Class Report

	Legal Class	Class Rate	Mkt Val	Net Tax Cap	Net Tax
179.0	Blind/disabled Hmstd HGA: <50K	0.050	26,243	13	29
180.0	Ag Hmstd HGA: <76K	0.600	6,037,449	36,225	43,133
181.0	Ag Hmstd HGA: 76K-414K	1.090	5,032,336	54,852	58,115
182.0	Ag Hmstd HGA: 414K-500K	1.000	37,019	370	397
183.0	Ag Hmstd HGA: >500K	1.250	52,904	661	717
184.0	Blind/disabled 2a Hmstd land <50K	0.450	813	4	1
185.0	Ag Hmstd 2a 1 & b: <115K	0.500	9,058,189	45,291	12,520
186.0	Ag Hmstd 2a 1 & b: 115K-345K	0.500	11,924,128	59,621	55,829
187.0	Ag Hmstd 2a 1 & b: 345K-1.14M	0.500	18,443,281	92,216	72,613
188.0	Ag Hmstd 2a 1 & b: >1.14M	1.000	10,601,338	106,013	79,875
189.0	Blind/disabled Hmstd 2b land <50K	0.450	173	1	0
190.0	Ag Hmstd 2b 1 & b: <115K	0.500	944,886	4,724	1,554
191.0	Ag Hmstd 2b 1 & b: 115K-345K	0.500	1,238,012	6,190	6,117
192.0	Ag Hmstd 2b 1 & b: 345K-1.14M	0.500	847,816	4,239	3,693
193.0	Ag Hmstd 2b 1 & b: >1.14M	1.000	203,458	2,035	1,806
197.0	Ag 2a Non-homestead	1.000	24,356,671	243,567	193,675
198.0	Ag 2b Non-homestead	1.000	8,361,321	83,613	72,967
199.0	Migrant Housing <500K	1.000	946	9	12
202.0	Managed forest land (2c)	0.650	311,378	2,024	1,776
203.0	Private Airport (2d)	1.000	814	8	8
204.0	Unmined commercial aggregate deposit	1.000	12	0	0
209.0	Res 1b Homestead: <50K	0.050	471,965	236	617
210.0	Res Homestead: <76K	0.600	105,093,941	630,564	959,338
211.0	Res Homestead: 76K-414K	1.090	172,509,055	1,880,349	2,524,629
212.0	Res Homestead: 414K-500K	1.000	3,230,904	32,309	38,249
213.0	Res Homestead: > 500K	1.250	12,122,951	151,537	186,094
215.0	Res NonHmstd 1 unit: <76K	1.000	13,170,097	131,701	188,593
216.0	Res NonHmstd 1 unit: 76K - 500K	1.000	14,873,460	148,735	208,006
217.0	Res NonHmstd 1 unit: >500K	1.250	2,267,382	28,342	35,547
219.0	Res NonHmstd 2-3 units	1.250	8,514,952	106,437	149,634
222.0	Regular apartments (4a)	1.250	17,618,203	220,228	327,889
223.0	Low-income housing (4d)	0.750	2,784,493	20,884	32,300
224.0	Student housing	1.000	25,178	252	403
225.0	Manuf home park land	1.250	607,468	7,593	10,413
227.0	Non-comm SeasRec: <76K	1.000	9,622,721	96,227	81,022
228.0	Non-Comm SeasRec: 76K-500K	1.000	14,546,541	145,465	132,168
229.0	Non-comm SeasRec: >500K	1.250	1,628,197	20,352	16,805
231.0	Comm SeasRec 1c: <600K	0.500	411,763	2,059	1,738
232.0	Com SeasRec 1c: 600K-2.3M	1.000	208,868	2,089	1,609
233.0	Com SeasRec 1c: >2.3M	1.250	26,574	332	269

House Research Dept.

Simulation No. 11C4

Baseline: Actual Pay 2011

Page 38

3/15/2011 10:21 PM

Alternative: Pay 2011 as if HF481w/A6 in effect - 3/15/11

(all figures in \$000s)

234.0	Com SeasRec 4c: <500K	1.000	213,644	2,136	2,375
235.0	Com SeasRec 4c: >500K	1.250	161,124	2,014	1,918
236.0	Bed & Breakfast	1.250	23,057	288	346
237.0	Qualifying golf courses	1.250	252,491	3,156	3,567
238.0	Metro Non-profit Indoor Rec	1.250	14,556	182	328
239.0	Non-profit/Comm Serv - NonRev	1.500	36,027	540	766
240.0	Non-profit/Comm Serv - donation	1.500	72,174	1,083	1,725
241.0	Seasonal Restaurant on Lake	1.250	18,238	228	193
242.0	Qualifying Marina <500K	1.000	10,766	108	133
243.0	Qualifying Marina >500K	1.250	20,218	253	296
245.0	Commercial: <150K	1.500	8,682,082	130,231	244,974
246.0	Commercial: >150K	2.000	46,877,493	937,550	1,745,081
247.0	Comm'l border city: <150K	1.500	740	11	20
248.0	Comm'l border city: >150K	2.000	12,597	252	292
256.0	Industrial: <150K	1.500	1,316,012	19,740	37,711
257.0	Industrial: >150K	2.000	14,227,269	284,545	531,808
259.0	Ind'l border city: >150K	2.000	4,282	86	98
267.0	Publ Util: land & bldgs <150K	1.500	72,897	1,093	1,849
268.0	Publ Util: land & bldgs >150K	2.000	957,436	19,149	33,314
269.0	Publ Util: Electric Generat Mach	2.000	1,655,111	33,102	40,955
270.0	Publ Util: machinery (non-generat)	2.000	1,416,027	28,321	44,661
272.0	Railroad <150K	1.500	164,135	2,462	4,794
273.0	Railroad >150K	2.000	790,705	15,814	27,367
275.0	Non-comm aircraft hangars	1.500	4,121	62	81
276.0	Mineral	2.000	2,202	44	100
277.0	Misc class 5	2.000	2,327	47	65
283.0	Personal: 3f	1.000	12,421	124	127
284.0	Non-comm aircraft hangars	1.500	82,447	1,237	1,563
285.0	Pers: It31 tools&mach excl elec gen	2.000	208,961	4,179	6,504
286.0	Pers: It32 struct/lease land-non C/L,SRR	1.000	15,946	159	235
287.0	Pers: It32 struct/leased land-NCSRR<76	1.000	50,460	505	473
288.0	Pers: It32 NCSRR: 76K-500K	1.000	5,282	53	41
290.0	Pers: It32 struct/leased land-C/I	2.000	22,833	457	745
291.0	Pers: Item 33 ag real estate	1.000	34,557	346	375
293.0	Pers: It41 struct/leased land - C/I	2.000	464,039	9,281	13,387
298.0	Pers: Item 41 Border EZ	2.000	29	1	1
299.0	Pers: Item 42 non-EZ struct/RR land	2.000	34,142	683	1,356
301.0	Pers: It43 leased real estate - non C/I	1.500	24,803	372	658
302.0	Pers: Item 43 leased real estate - C/I	2.000	494,560	9,891	13,582
303.0	Pers: Item 44 electric util trans lines	2.000	1,834,076	36,682	64,747
304.0	Pers: Item 44 electric util distri lines	2.000	266,300	5,326	9,757
305.0	Pers: Item 45 syst/gas utils	2.000	2,595,954	51,919	83,317
306.0	Pers: Item 46 syst/water utils	2.000	71	1	3
307.0	Pers: Item 48 misc	2.000	15,645	313	377

State Total

560,384,158

5,971,392

8,422,226

Baseline Levy Summary*Levy Summary Report*

	County	City	Town	School District	Special District	State	Total
Certified NTC Levy	2,654,733	1,834,378	217,690	1,407,014	313,685	800,307	7,222,807
Certified MKV Levy	2,992	32,202	194	834,270	457	0	869,658
Fiscal Disparities Levy	166,529	168,292	1,490	179,693	35,748	0	551,752
Disparity Reduction Aid	9,635	0	472	8,022	0	0	18,129
Spread NTC Levy	2,478,569	1,666,086	215,728	1,292,596	277,938	800,307	6,731,223
Spread MKV Levy	2,992	32,202	194	760,973	457	0	796,817
Tax Incr Financing Levy							284,699
	Homestead Credit	286,793		Taconite credit		16,872	
	Agricultural Credit	23,431		Disparity Reduction Credit		6,572	

Alternative Levy Summary*Levy Summary Report*

	County	City	Town	School District	Special District	State	Total
Certified NTC Levy	2,662,356	1,905,810	209,603	1,407,014	313,685	800,307	7,298,775
Certified MKV Levy	2,992	32,202	194	834,270	457	0	869,658
Fiscal Disparities Levy	166,529	168,292	1,490	179,693	35,748	0	551,752
Disparity Reduction Aid	4,878	0	253	4,084	0	0	9,215
Spread NTC Levy	2,490,949	1,737,518	207,860	1,296,534	277,938	800,307	6,811,105
Spread MKV Levy	2,992	32,202	194	760,973	457	0	796,817
Tax Incr Financing Levy							310,658
	Homestead Credit	0		Taconite credit		17,091	
	Agricultural Credit	23,431		Disparity Reduction Credit		7,731	