

# House Research Simulation Report: Property Tax

**Simulation #7F7**

**Date 4/21/2007**

Steve Hinze, Legislative Analyst (651-296-8956)

## DESCRIPTION

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

**ALTERNATIVE: Projected Pay 2008: House Tax Bill & E-12 Bill**

This report is a projection of property taxes payable in 2008 under the provisions of the House Tax Bill and the House E-12 Finance bill (HF 6), as of 4/21/07, compared to property taxes payable in 2008 under current law. The baseline payable 2008 projections result from a joint working group consisting of staff from the House and Senate and the departments of Education and Revenue. Note that the simulation does not reflect the impact of the proposed homestead credit state refund program.

## KEY POINTS

- **Statewide, property taxes would be \$206 million less, or 2.8%**, according to the simulation. The overall tax reductions are projected to be 4.2% in Greater Minnesota and 2% in the Metro area.
- **On a statewide average basis, property tax changes vary by property type from -8.3% (on agricultural property) to +11% (on public utility property).** Impacts on the largest property types are -3.2% on residential homesteads, -5.7% on residential non-homestead property, -2.8% on apartments, -1.7% on commercial-industrial property, and -2.6% on seasonal-recreational property.

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

## **ASSUMPTIONS:**

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

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

**ALTERNATIVE:      Projected Pay 2008: House Tax Bill & E-12 Bill**

- **Baseline market values** were adjusted for the limited market value provisions in the Tax Bill. The residential nonhomestead class was split between vacant land and properties containing duplexes or triplexes based on Dept. of Revenue data.
- **School district levies** start with the pay 2008 baseline levies. All levy changes in the House E-12 bill (HF 6) were modeled. ANTCs were modified to account for the class rate changes in the Tax bill and the change in sales ratio in HF 6.
- **Special taxing district levies** are unchanged from the pay 2008 baseline.
- **County, city and town levies** started from the pay 2008 baseline, and were increased or decreased for changes in city and town LGA, and County Program Aid (CPA) using a relationship of \$1 of aid change resulting in a \$.67 change in levy.
- The new **school bond agricultural credit** was modeled at a rate of 22%, resulting in a state cost of approximately \$10 million.
- **The state property tax levy** is the same as baseline pay 2008.

**SIMULATION PARAMETERS**

	Baseline	Alternative
<b>Disabled homestead</b>	0.45%	0.45%
<b>Residential Homestead:</b>		
<\$500,000	1.0	1.0
>\$500,000	1.25	1.25
<b>Residential Non-homestead:</b>		
Single unit:		
<\$500,000	1.0	1.0
>\$500,000	1.25	1.25
2-3 unit <\$500,000	1.25	1.0
Undeveloped land	1.25	1.25
<b>Apartments:</b>		
Regular	1.25	1.25
Low-income	0.75	0.75
<b>Commercial-Industrial-Public Utility:</b>		
<\$150,000	1.5	1.5
>\$150,000	2.0	2.0
Electric generation machinery	2.0	3.0
Other public utility pers property	2.0	2.25
<b>Seasonal Recreational Commercial:</b>		
Homestead resorts (1c):		
<\$500,000	0.55	0.5
\$500,000 - \$600,000	1.0	0.5
\$600,000 - \$2,200,000	1.0	1.0
\$2,200,000 - \$2,300,000	1.25	1.0
>\$2,300,000	1.25	1.25
Nonhomestead resorts (4c):		
<\$500,000	1.0	1.0
>\$500,000	1.25	1.25
<b>Seasonal Recreational Residential:</b>		
<\$500,000	1.0	1.0
>\$500,000	1.25	1.25
<b>Agricultural land &amp; buildings:</b>		
<b>Homestead:</b>		
<\$790,000	0.55	0.5
>\$790,000	1.0	1.0
<b>Nonhomestead</b>	1.0	1.0
<b>Credits:</b>		
<b>Market Value Homestead:</b>		
Rate	0.4%	0.4%
Maximum	\$304	\$304
Phase-out rate	0.09%	0.09%
<b>Market Value Agricultural:</b>		
Rate	0.3%	0.3%
Maximum	\$345	\$345
Phase-out rate	0.05%	0.05%
<b>School Bond Agricultural</b>	0%	22%

## STATEWIDE

Tax Burdens by Property Class	Taxable Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Homestead	329,920,942	329,901,303	-19,638	0.0	3,490,554	3,378,794	-111,760	-3.2	1.06	1.02
Res Non-Hmstd 1	30,212,853	29,931,111	-281,742	-0.9	348,856	335,452	-13,404	-3.8	1.15	1.12
Res Non-Hmstd 23	4,104,263	4,061,645	-42,617	-1.0	60,065	49,199	-10,866	-18.1	1.46	1.21
Apartments	18,599,277	18,599,277	0	0.0	269,876	262,597	-7,279	-2.7	1.45	1.41
Low-income Apts	2,281,950	2,281,950	0	0.0	20,911	20,206	-705	-3.4	0.92	0.89
Seasonal Rec	24,644,223	24,544,797	-99,425	-0.4	215,038	209,472	-5,566	-2.6	0.87	0.85
Com/Ind Lo Tier	9,975,192	9,975,192	0	0.0	244,874	238,413	-6,461	-2.6	2.45	2.39
Com/Ind Hi Tier	63,102,411	63,102,411	0	0.0	1,985,685	1,953,240	-32,444	-1.6	3.15	3.10
Publ U: Elec Gen	1,496,108	1,496,108	0	0.0	32,438	43,243	10,805	33.3	2.17	2.89
Publ U: Other	5,906,612	5,906,612	0	0.0	178,426	190,826	12,399	6.9	3.02	3.23
Ag Hmstd House	12,898,617	12,889,709	-8,908	-0.1	107,659	102,516	-5,144	-4.8	0.83	0.80
Ag Hmstd Land	39,166,506	39,138,005	-28,501	-0.1	181,292	157,887	-23,405	-12.9	0.46	0.40
Ag Non-Hmstd	19,253,637	19,162,461	-91,176	-0.5	161,103	152,293	-8,810	-5.5	0.84	0.79
ResNonHmLandOnl	6,036,054	5,941,202	-94,852	-1.6	83,428	79,712	-3,716	-4.5	1.38	1.34
<b>Total</b>	<b>567,598,645</b>	<b>566,931,785</b>	<b>-666,860</b>	<b>-0.1</b>	<b>7,380,204</b>	<b>7,173,849</b>	<b>-206,355</b>	<b>-2.8</b>	<b>1.30</b>	<b>1.27</b>

## Tax Base

## Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	6,395,774	6,391,505	-4,269	-0.1	County	40.17	39.92	0.052	0.052
(-) TIF Tax Capacity	326,946	326,946	0	0.0	City/Town	30.20	29.49	0.613	0.613
(-) FD Contrib Tax Cap	349,828	349,828	0	0.0	School District	21.11	19.48	14.369	13.638
(=) Taxable Tax Capacity	<u>5,719,000</u>	<u>5,714,731</u>	<u>-4,269</u>	<u>-0.1</u>	Special District	<u>4.50</u>	<u>4.51</u>	<u>0.000</u>	<u>0.000</u>
FD Distrib Tax Cap	349,828	349,828	0	0.0	<b>Total</b>	<b>95.98</b>	<b>93.39</b>	<b>15.034</b>	<b>14.303</b>

## GREATER MINNESOTA

Tax Burdens by Property Class	Taxable Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Homestead	108,866,163	108,847,361	-18,803	0.0	1,087,151	1,032,387	-54,763	-5.0	1.00	0.95
Res Non-Hmstd 1	10,033,886	10,002,136	-31,751	-0.3	115,750	110,238	-5,513	-4.8	1.15	1.10
Res Non-Hmstd 23	663,479	662,681	-798	-0.1	9,477	8,008	-1,470	-15.5	1.43	1.21
Apartments	3,795,091	3,795,091	0	0.0	58,108	55,536	-2,572	-4.4	1.53	1.46
Low-income Apts	817,384	817,384	0	0.0	7,965	7,570	-395	-5.0	0.97	0.93
Seasonal Rec	24,119,319	24,021,466	-97,853	-0.4	209,387	203,944	-5,442	-2.6	0.87	0.85
Com/Ind Lo Tier	5,834,163	5,834,163	0	0.0	145,481	140,482	-4,998	-3.4	2.49	2.41
Com/Ind Hi Tier	13,677,518	13,677,518	0	0.0	436,863	423,425	-13,438	-3.1	3.19	3.10
Publ U: Elec Gen	1,235,152	1,235,152	0	0.0	26,672	34,990	8,318	31.2	2.16	2.83
Publ U: Other	3,604,497	3,604,497	0	0.0	106,749	112,863	6,113	5.7	2.96	3.13
Ag Hmstd House	11,465,791	11,458,411	-7,380	-0.1	95,116	90,400	-4,716	-5.0	0.83	0.79
Ag Hmstd Land	37,388,361	37,363,213	-25,148	-0.1	174,232	152,034	-22,198	-12.7	0.47	0.41
Ag Non-Hmstd	17,837,657	17,764,823	-72,834	-0.4	148,935	141,042	-7,893	-5.3	0.83	0.79
ResNonHmLandOnl	2,563,871	2,556,687	-7,185	-0.3	36,446	34,793	-1,652	-4.5	1.42	1.36
<b>Total</b>	<b>241,902,334</b>	<b>241,640,582</b>	<b>-261,752</b>	<b>-0.1</b>	<b>2,658,331</b>	<b>2,547,712</b>	<b>-110,620</b>	<b>-4.2</b>	<b>1.10</b>	<b>1.05</b>

## Tax Base

## Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	2,516,510	2,517,047	536	0.0	County	47.47	47.07	0.026	0.026
(-) TIF Tax Capacity	60,421	60,421	0	0.0	City/Town	27.15	26.11	0.118	0.118
(-) FD Contrib Tax Cap	3,500	3,500	0	0.0	School District	19.45	17.51	12.813	11.654
(=) Taxable Tax Capacity	<u>2,452,589</u>	<u>2,453,126</u>	<u>536</u>	<u>0.0</u>	Special District	<u>1.53</u>	<u>1.53</u>	<u>0.000</u>	<u>0.000</u>
FD Distrib Tax Cap	3,500	3,500	0	0.0	<b>Total</b>	<b>95.60</b>	<b>92.22</b>	<b>12.957</b>	<b>11.798</b>

Tax Burdens on  
Hypothetical Properties

	Taxable Market Value			Pctg Chng	Net Tax			Effective Tax Rates	
	Baseline	Alternative	Change		Baseline	Alternative	Change	Pctg Chng	Base
Res Hmstd: Lo Val	109,500	109,500	0.0	915	865	-50	-5.4	0.84	0.79
Res Hmstd: Avg Val	164,100	164,100	0.0	1,557	1,482	-74	-4.8	0.95	0.90
Res Hmstd: Hi Val	218,800	218,800	0.0	2,200	2,101	-99	-4.5	1.01	0.96
Res Hmstd: Ex-Hi Val	328,300	328,200	0.0	3,487	3,337	-150	-4.3	1.06	1.02
Apartment (Mkt rate)	300,000	300,000	0.0	3,974	3,812	-161	-4.1	1.32	1.27
Seas Rec: Lo Val	100,000	99,600	-0.4	1,065	1,027	-38	-3.5	1.07	1.03
Seas Rec: Hi Val	300,000	298,800	-0.4	3,379	3,266	-113	-3.3	1.13	1.09
Comm/Ind: Lo Val	150,000	150,000	0.0	3,353	3,252	-101	-3.0	2.24	2.17
Comm/Ind: Med Val	300,000	300,000	0.0	7,759	7,528	-231	-3.0	2.59	2.51
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	28,321	27,486	-835	-2.9	2.83	2.75

<b>METRO AREA</b>
-------------------

<i>Tax Burdens by Property Class</i>	<b>Taxable Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alte</b>
Res Homestead	221,054,778	221,053,942	-836	0.0	2,403,403	2,346,407	-56,996	-2.4	1.09	1.06
Res Non-Hmstd 1	20,178,967	19,928,976	-249,991	-1.2	233,106	225,214	-7,891	-3.4	1.16	1.13
Res Non-Hmstd 23	3,440,783	3,398,964	-41,819	-1.2	50,588	41,192	-9,396	-18.6	1.47	1.21
Apartments	14,804,186	14,804,186	0	0.0	211,768	207,061	-4,707	-2.2	1.43	1.40
Low-income Apts	1,464,566	1,464,566	0	0.0	12,946	12,636	-310	-2.4	0.88	0.86
Seasonal Rec	524,904	523,331	-1,573	-0.3	5,651	5,527	-124	-2.2	1.08	1.06
Com/Ind Lo Tier	4,141,030	4,141,030	0	0.0	99,393	97,930	-1,463	-1.5	2.40	2.36
Com/Ind Hi Tier	49,424,893	49,424,893	0	0.0	1,548,822	1,529,816	-19,006	-1.2	3.13	3.10
Publ U: Elec Gen	260,956	260,956	0	0.0	5,766	8,253	2,487	43.1	2.21	3.16
Publ U: Other	2,302,114	2,302,114	0	0.0	71,677	77,963	6,286	8.8	3.11	3.39
Ag Hmstd House	1,432,827	1,431,298	-1,528	-0.1	12,543	12,115	-428	-3.4	0.88	0.85
Ag Hmstd Land	1,778,145	1,774,792	-3,352	-0.2	7,060	5,853	-1,207	-17.1	0.40	0.33
Ag Non-Hmstd	1,415,980	1,397,638	-18,342	-1.3	12,168	11,252	-917	-7.5	0.86	0.81
ResNonHmLandOnl	3,472,183	3,384,516	-87,667	-2.5	46,983	44,919	-2,064	-4.4	1.35	1.33
<b>Total</b>	<b>325,696,311</b>	<b>325,291,203</b>	<b>-405,108</b>	<b>-0.1</b>	<b>4,721,873</b>	<b>4,626,138</b>	<b>-95,735</b>	<b>-2.0</b>	<b>1.45</b>	<b>1.42</b>

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

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	3,879,263	3,874,458	-4,805	-0.1	County	34.69	34.53	0.065	0.065
(-) TIF Tax Capacity	266,524	266,524	0	0.0	City/Town	32.48	32.02	0.864	0.865
(-) FD Contrib Tax Cap	346,328	346,328	0	0.0	School District	22.36	20.96	15.159	14.646
(=) Taxable Tax Capacity	<u>3,266,411</u>	<u>3,261,605</u>	<u>-4,805</u>	<u>-0.1</u>	Special District	<u>6.73</u>	<u>6.74</u>	<u>0.000</u>	<u>0.000</u>
FD Distrib Tax Cap	346,328	346,328	0	0.0	<b>Total</b>	96.26	94.27	16.089	15.577

**Tax Burdens on  
Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Pctg Chng</b>	<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>		<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	189,100	189,100	0.0	1,922	1,875	-47	-2.5	1.02	0.99	
Res Hmstd: Avg Val	283,500	283,500	0.0	3,068	2,997	-71	-2.3	1.08	1.06	
Res Hmstd: Hi Val	377,900	377,900	0.0	4,214	4,119	-95	-2.3	1.11	1.09	
Res Hmstd: Ex-Hi Val	567,000	567,000	0.0	6,532	6,386	-146	-2.2	1.15	1.13	
Apartment (Mkt rate)	300,000	300,000	0.0	4,093	4,002	-90	-2.2	1.36	1.33	
Comm/Ind: Lo Val	150,000	150,000	0.0	3,554	3,506	-48	-1.3	2.37	2.34	
Comm/Ind: Med Val	300,000	300,000	0.0	8,212	8,104	-109	-1.3	2.74	2.70	
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	29,951	29,558	-394	-1.3	3	2.96	

**GREATER MINNESOTA URBAN**

<i>Tax Burdens by Property Class</i>	<b>Taxable Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alte</b>
Res Homestead	62,000,847	62,000,368	-479	0.0	695,320	657,225	-38,095	-5.5	1.12	1.06
Res Non-Hmstd 1	6,225,124	6,211,555	-13,569	-0.2	79,268	75,293	-3,975	-5.0	1.27	1.21
Res Non-Hmstd 23	498,348	497,982	-366	-0.1	7,572	6,401	-1,172	-15.5	1.52	1.29
Apartments	3,726,677	3,726,677	0	0.0	57,356	54,809	-2,547	-4.4	1.54	1.47
Low-income Apts	816,624	816,624	0	0.0	7,957	7,563	-395	-5.0	0.97	0.93
Seasonal Rec	3,112,450	3,102,798	-9,652	-0.3	30,449	29,706	-743	-2.4	0.98	0.96
Com/Ind Lo Tier	4,760,231	4,760,231	0	0.0	123,438	118,987	-4,451	-3.6	2.59	2.50
Com/Ind Hi Tier	12,446,248	12,446,248	0	0.0	403,798	391,166	-12,633	-3.1	3.24	3.14
Publ U: Elec Gen	1,206,621	1,206,621	0	0.0	26,151	34,268	8,117	31.0	2.17	2.84
Publ U: Other	1,354,968	1,354,968	0	0.0	44,243	45,547	1,303	2.9	3.27	3.36
Ag Hmstd House	393,948	393,315	-633	-0.2	4,416	4,134	-282	-6.4	1.12	1.05
Ag Hmstd Land	502,255	501,123	-1,132	-0.2	2,876	2,374	-502	-17.5	0.57	0.47
Ag Non-Hmstd	624,601	620,003	-4,598	-0.7	7,068	6,514	-554	-7.8	1.13	1.05
ResNonHmLandOnl	1,836,014	1,832,209	-3,805	-0.2	27,902	26,625	-1,277	-4.6	1.52	1.45
<b>Total</b>	<b>99,504,954</b>	<b>99,470,721</b>	<b>-34,233</b>	<b>0.0</b>	<b>1,517,816</b>	<b>1,460,609</b>	<b>-57,207</b>	<b>-3.8</b>	<b>1.53</b>	<b>1.47</b>

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

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	1,181,608	1,194,567	12,958	1.1	County	46.64	46.16	0.022	0.022
(-) TIF Tax Capacity	59,631	59,631	0	0.0	City/Town	43.89	41.30	0.197	0.197
(-) FD Contrib Tax Cap	2,488	2,488	0	0.0	School District	20.65	18.66	13.377	12.155
(=) Taxable Tax Capacity	<u>1,119,489</u>	<u>1,132,447</u>	<u>12,958</u>	<u>1.2</u>	Special District	<u>1.72</u>	<u>1.71</u>	<u>0.000</u>	<u>0.000</u>
FD Distrib Tax Cap	2,748	2,748	0	0.0	<b>Total</b>	<b>112.91</b>	<b>107.83</b>	<b>13.596</b>	<b>12.373</b>

**Tax Burdens on  
Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	95,600	95,600	0.0	923	863	-60	-6.5	0.97	0.90
Res Hmstd: Avg Val	143,200	143,200	0.0	1,568	1,478	-90	-5.8	1.1	1.03
Res Hmstd: Hi Val	190,900	190,900	0.0	2,214	2,094	-120	-5.4	1.16	1.1
Res Hmstd: Ex-Hi Val	286,500	286,500	0.0	3,510	3,329	-180	-5.1	1.23	1.16
Apartment (Mkt rate)	300,000	300,000	0.0	4,642	4,415	-227	-4.9	1.55	1.47
Comm/Ind: Lo Val	150,000	150,000	0.0	3,752	3,612	-141	-3.8	2.50	2.41
Comm/Ind: Med Val	300,000	300,000	0.0	8,688	8,365	-322	-3.7	2.9	2.79
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	31,718	30,549	-1,169	-3.7	3.17	3.05



**GREATER MINNESOTA RURAL**

<i>Tax Burdens by Property Class</i>	<b>Taxable Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alte</b>
Res Homestead	46,865,316	46,846,993	-18,323	0.0	391,831	375,163	-16,668	-4.3	0.84	0.80
Res Non-Hmstd 1	3,808,763	3,790,581	-18,182	-0.5	36,482	34,945	-1,537	-4.2	0.96	0.92
Res Non-Hmstd 23	165,132	164,699	-432	-0.3	1,905	1,607	-298	-15.7	1.15	0.98
Apartments	68,414	68,414	0	0.0	752	727	-25	-3.3	1.10	1.06
Low-income Apts	760	760	0	0.0	8	7	0	-2.6	1.01	0.99
Seasonal Rec	21,006,869	20,918,668	-88,201	-0.4	178,937	174,239	-4,699	-2.6	0.85	0.83
Com/Ind Lo Tier	1,073,931	1,073,931	0	0.0	22,043	21,496	-547	-2.5	2.05	2.00
Com/Ind Hi Tier	1,231,270	1,231,270	0	0.0	33,064	32,259	-805	-2.4	2.69	2.62
Publ U: Elec Gen	28,532	28,532	0	0.0	520	722	201	38.7	1.82	2.53
Publ U: Other	2,249,529	2,249,529	0	0.0	62,506	67,316	4,810	7.7	2.78	2.99
Ag Hmstd House	11,071,843	11,065,096	-6,747	-0.1	90,700	86,267	-4,434	-4.9	0.82	0.78
Ag Hmstd Land	36,886,106	36,862,089	-24,017	-0.1	171,356	149,660	-21,696	-12.7	0.46	0.41
Ag Non-Hmstd	17,213,056	17,144,820	-68,236	-0.4	141,867	134,528	-7,339	-5.2	0.82	0.78
ResNonHmLandOnl	727,858	724,478	-3,380	-0.5	8,544	8,168	-375	-4.4	1.17	1.13
<b>Total</b>	<b>142,397,379</b>	<b>142,169,861</b>	<b>-227,519</b>	<b>-0.2</b>	<b>1,140,515</b>	<b>1,087,103</b>	<b>-53,413</b>	<b>-4.7</b>	<b>0.80</b>	<b>0.76</b>

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

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	1,334,902	1,322,480	-12,422	-0.9	County	48.15	47.85	0.031	0.031
(-) TIF Tax Capacity	790	790	0	0.0	City/Town	13.09	13.08	0.008	0.008
(-) FD Contrib Tax Cap	1,012	1,012	0	0.0	School District	18.44	16.53	12.024	10.953
(=) Taxable Tax Capacity	<u>1,333,100</u>	<u>1,320,678</u>	<u>-12,422</u>	<u>-0.9</u>	Special District	<u>1.37</u>	<u>1.38</u>	<u>0.000</u>	<u>0.000</u>
FD Distrib Tax Cap	752	752	0	0.0	<b>Total</b>	81.06	78.84	12.063	10.992

**Tax Burdens on  
Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Pctg Chng</b>	<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>		<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	135,700	135,600	-100	-0.1	1,013	968	-46	-4.5	0.75	0.71
Res Hmstd: Avg Val	203,400	203,300	-100	0.0	1,705	1,637	-68	-4.0	0.84	0.81
Res Hmstd: Hi Val	271,100	271,000	-100	0.0	2,396	2,306	-90	-3.8	0.88	0.85
Res Hmstd: Ex-Hi Val	406,800	406,600	-200	0.0	3,782	3,646	-136	-3.6	0.93	0.9
Apartment (Mkt rate)	300,000	300,000	0	0.0	3,401	3,286	-115	-3.4	1.13	1.1
Seas Rec: Lo Val	100,000	99,600	-400	-0.4	920	894	-26	-2.8	0.92	0.9
Seas Rec: Hi Val	300,000	298,700	-1,300	-0.4	2,943	2,865	-77	-2.6	0.98	0.96
Comm/Ind: Lo Val	150,000	150,000	0	0.0	3,013	2,939	-74	-2.5	2.01	1.96
Comm/Ind: Med Val	300,000	300,000	0	0.0	6,969	6,802	-168	-2.4	2.32	2.27
Comm/Ind: Hi Val	1,000,000	1,000,000	0	0.0	25,433	24,829	-604	-2.4	2.54	2.48

<b>NORTHWEST CITIES</b>
-------------------------

<i>Tax Burdens by Property Class</i>	<b>Taxable Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alte</b>
Res Homestead	5,089,627	5,089,484	-143	0.0	59,657	55,672	-3,985	-6.7	1.17	1.09
Res Non-Hmstd 1	479,862	479,462	-400	-0.1	6,533	6,156	-377	-5.8	1.36	1.28
Res Non-Hmstd 23	52,024	51,988	-35	-0.1	821	701	-121	-14.7	1.58	1.35
Apartments	404,190	404,190	0	0.0	6,538	6,176	-362	-5.5	1.62	1.53
Low-income Apts	97,354	97,354	0	0.0	1,009	948	-60	-6.0	1.04	0.97
Seasonal Rec	200,658	198,868	-1,789	-0.9	2,211	2,123	-88	-4.0	1.10	1.07
Com/Ind Lo Tier	585,677	585,677	0	0.0	15,395	14,820	-575	-3.7	2.63	2.53
Com/Ind Hi Tier	1,070,959	1,070,959	0	0.0	31,836	30,938	-898	-2.8	2.97	2.89
Publ U: Elec Gen	21,315	21,315	0	0.0	448	622	174	38.7	2.10	2.92
Publ U: Other	95,120	95,120	0	0.0	3,321	3,470	148	4.5	3.49	3.65
Ag Hmstd House	21,729	21,594	-135	-0.6	260	241	-19	-7.4	1.20	1.12
Ag Hmstd Land	41,451	41,215	-237	-0.6	280	234	-46	-16.4	0.68	0.57
Ag Non-Hmstd	40,691	40,524	-166	-0.4	517	479	-37	-7.2	1.27	1.18
ResNonHmLandOnl	116,261	116,186	-75	-0.1	1,775	1,680	-95	-5.4	1.53	1.45
<b>Total</b>	<b>8,316,919</b>	<b>8,313,937</b>	<b>-2,982</b>	<b>0.0</b>	<b>130,602</b>	<b>124,261</b>	<b>-6,342</b>	<b>-4.9</b>	<b>1.57</b>	<b>1.49</b>

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

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	98,954	99,235	282	0.3	County	52.51	52.29	0.000	0.000
(-) TIF Tax Capacity	5,044	5,044	0	0.0	City/Town	46.15	42.62	0.344	0.344
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	21.39	18.58	12.458	11.439
(=) Taxable Tax Capacity	<u>93,910</u>	<u>94,192</u>	<u>282</u>	<u>0.3</u>	Special District	<u>3.58</u>	<u>3.58</u>	<u>0.000</u>	<u>0.000</u>
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>123.63</b>	<b>117.07</b>	<b>12.803</b>	<b>11.783</b>

**Tax Burdens on  
Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	72,400	72,400	0.0	698	643	-55	-7.9	0.96	0.89
Res Hmstd: Avg Val	108,500	108,500	0.0	1,206	1,123	-82	-6.8	1.11	1.04
Res Hmstd: Hi Val	144,500	144,500	0.0	1,729	1,620	-110	-6.3	1.2	1.12
Res Hmstd: Ex-Hi Val	216,900	216,900	0.0	2,782	2,618	-164	-5.9	1.28	1.21
Apartment (Mkt rate)	300,000	300,000	0.0	5,020	4,744	-277	-5.5	1.67	1.58
Comm/Ind: Lo Val	150,000	150,000	0.0	3,982	3,811	-171	-4.3	2.65	2.54
Comm/Ind: Med Val	300,000	300,000	0.0	9,227	8,832	-394	-4.3	3.08	2.94
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	33,703	32,268	-1,435	-4.3	3.37	3.23

<b>NORTHWEST TOWNS</b>
------------------------

<i>Tax Burdens by Property Class</i>	<b>Taxable Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alte</b>
Res Homestead	6,078,939	6,076,551	-2,388	0.0	49,089	47,269	-1,820	-3.7	0.81	0.78
Res Non-Hmstd 1	405,668	404,680	-988	-0.2	3,959	3,814	-145	-3.7	0.98	0.94
Res Non-Hmstd 23	37,850	37,812	-39	-0.1	399	331	-67	-16.9	1.05	0.88
Apartments	9,512	9,512	0	0.0	92	90	-2	-2.5	0.97	0.94
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	4,309,534	4,297,280	-12,253	-0.3	36,480	35,674	-806	-2.2	0.85	0.83
Com/Ind Lo Tier	163,259	163,259	0	0.0	3,378	3,296	-83	-2.5	2.07	2.02
Com/Ind Hi Tier	179,067	179,067	0	0.0	5,013	4,895	-118	-2.4	2.80	2.73
Publ U: Elec Gen	360	360	0	0.0	5	7	2	39.9	1.31	1.83
Publ U: Other	417,756	417,756	0	0.0	12,082	13,009	927	7.7	2.89	3.11
Ag Hmstd House	1,582,064	1,580,374	-1,690	-0.1	13,087	12,456	-632	-4.8	0.83	0.79
Ag Hmstd Land	5,875,427	5,867,812	-7,615	-0.1	28,581	24,816	-3,766	-13.2	0.49	0.42
Ag Non-Hmstd	3,440,705	3,427,222	-13,483	-0.4	31,102	29,646	-1,456	-4.7	0.90	0.87
ResNonHmLandOnl	95,944	95,839	-104	-0.1	1,026	993	-33	-3.2	1.07	1.04
<b>Total</b>	<b>22,596,083</b>	<b>22,557,524</b>	<b>-38,559</b>	<b>-0.2</b>	<b>184,294</b>	<b>176,295</b>	<b>-7,999</b>	<b>-4.3</b>	<b>0.82</b>	<b>0.78</b>

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

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	210,993	208,971	-2,022	-1.0	County	49.36	49.20	0.000	0.000
(-) TIF Tax Capacity	58	58	0	0.0	City/Town	12.70	12.70	0.000	0.000
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	16.85	14.88	13.522	12.546
(=) Taxable Tax Capacity	210,935	208,913	-2,022	-1.0	Special District	3.27	3.29	0.000	0.000
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	82.19	80.07	13.522	12.546

**Tax Burdens on  
Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Pctg Chng</b>	<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>		<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	123,300	123,300	0.0	919	881	-38	-4.1	0.75	0.71	
Res Hmstd: Avg Val	184,900	184,800	-0.1	1,564	1,505	-58	-3.7	0.85	0.81	
Res Hmstd: Hi Val	246,500	246,400	0.0	2,209	2,131	-77	-3.5	0.9	0.87	
Res Hmstd: Ex-Hi Val	369,800	369,700	0.0	3,500	3,384	-115	-3.3	0.95	0.92	
Seas Rec: Lo Val	100,000	99,700	-0.3	931	907	-24	-2.5	0.93	0.91	
Seas Rec: Hi Val	300,000	299,100	-0.3	2,977	2,906	-71	-2.4	0.99	0.97	
Comm/Ind: Lo Val	150,000	150,000	0.0	3,060	2,990	-70	-2.3	2.04	1.99	
Comm/Ind: Med Val	300,000	300,000	0.0	7,072	6,913	-159	-2.3	2.36	2.30	
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	25,796	25,221	-575	-2.2	2.58	2.52	

<b>NORTH CENTRAL CITIES</b>
-----------------------------

<i>Tax Burdens by Property Class</i>	<b>Taxable Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alte</b>
Res Homestead	4,037,315	4,037,145	-169	0.0	38,332	36,538	-1,793	-4.7	0.95	0.91
Res Non-Hmstd 1	463,509	461,672	-1,837	-0.4	5,405	5,146	-259	-4.8	1.17	1.11
Res Non-Hmstd 23	49,618	49,482	-135	-0.3	680	558	-121	-17.9	1.37	1.13
Apartments	226,088	226,088	0	0.0	3,286	3,150	-136	-4.1	1.45	1.39
Low-income Apts	70,606	70,606	0	0.0	702	665	-36	-5.2	0.99	0.94
Seasonal Rec	2,215,394	2,214,270	-1,124	-0.1	19,672	19,410	-262	-1.3	0.89	0.88
Com/Ind Lo Tier	522,897	522,897	0	0.0	12,751	12,324	-428	-3.4	2.44	2.36
Com/Ind Hi Tier	1,123,304	1,123,304	0	0.0	34,622	33,693	-929	-2.7	3.08	3.00
Publ U: Elec Gen	1,114	1,114	0	0.0	31	43	12	39.7	2.76	3.86
Publ U: Other	80,091	80,091	0	0.0	2,597	2,774	177	6.8	3.24	3.46
Ag Hmstd House	32,677	32,651	-25	-0.1	325	300	-25	-7.6	0.99	0.92
Ag Hmstd Land	39,303	39,272	-30	-0.1	162	124	-38	-23.3	0.41	0.32
Ag Non-Hmstd	47,196	46,923	-273	-0.6	406	383	-22	-5.5	0.86	0.82
ResNonHmLandOnl	126,135	125,637	-498	-0.4	1,743	1,671	-72	-4.1	1.38	1.33
<b>Total</b>	<b>9,035,246</b>	<b>9,031,153</b>	<b>-4,093</b>	<b>0.0</b>	<b>120,712</b>	<b>116,780</b>	<b>-3,932</b>	<b>-3.3</b>	<b>1.34</b>	<b>1.29</b>

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

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	106,913	106,929	17	0.0	County	39.63	39.50	0.000	0.000
(-) TIF Tax Capacity	3,669	3,669	0	0.0	City/Town	37.16	35.59	0.094	0.094
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	17.49	16.08	9.797	8.986
(=) Taxable Tax Capacity	<u>103,243</u>	<u>103,260</u>	<u>17</u>	<u>0.0</u>	Special District	<u>0.71</u>	<u>0.71</u>	<u>0.000</u>	<u>0.000</u>
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>95.00</b>	<b>91.88</b>	<b>9.891</b>	<b>9.080</b>

**Tax Burdens on  
Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	96,900	96,900	0.0	731	693	-38	-5.2	0.75	0.72
Res Hmstd: Avg Val	145,300	145,300	0.0	1,282	1,225	-57	-4.4	0.88	0.84
Res Hmstd: Hi Val	193,600	193,600	0.0	1,833	1,757	-76	-4.1	0.95	0.91
Res Hmstd: Ex-Hi Val	290,500	290,500	0.0	2,936	2,822	-114	-3.9	1.01	0.97
Apartment (Mkt rate)	300,000	300,000	0.0	3,859	3,718	-141	-3.7	1.29	1.24
Comm/Ind: Lo Val	150,000	150,000	0.0	3,294	3,203	-90	-2.7	2.2	2.14
Comm/Ind: Med Val	300,000	300,000	0.0	7,636	7,429	-207	-2.7	2.55	2.48
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	27,900	27,149	-751	-2.7	2.79	2.71

<b>NORTH CENTRAL TOWNS</b>
----------------------------

<i>Tax Burdens by Property Class</i>	<b>Taxable Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alte</b>
Res Homestead	7,281,843	7,279,169	-2,674	0.0	55,050	53,080	-1,970	-3.6	0.76	0.73
Res Non-Hmstd 1	570,398	567,694	-2,703	-0.5	5,136	4,941	-195	-3.8	0.90	0.87
Res Non-Hmstd 23	31,205	31,117	-87	-0.3	334	279	-56	-16.7	1.07	0.90
Apartments	25,891	25,891	0	0.0	269	260	-9	-3.4	1.04	1.00
Low-income Apts	760	760	0	0.0	8	7	0	-2.6	1.01	0.99
Seasonal Rec	6,669,837	6,651,007	-18,830	-0.3	52,772	51,524	-1,248	-2.4	0.79	0.77
Com/Ind Lo Tier	207,170	207,170	0	0.0	3,968	3,878	-89	-2.2	1.92	1.87
Com/Ind Hi Tier	169,774	169,774	0	0.0	4,187	4,082	-105	-2.5	2.47	2.40
Publ U: Elec Gen	3,610	3,610	0	0.0	74	104	30	40.3	2.06	2.89
Publ U: Other	332,882	332,882	0	0.0	9,756	10,406	650	6.7	2.93	3.13
Ag Hmstd House	1,157,009	1,155,717	-1,292	-0.1	9,742	9,248	-494	-5.1	0.84	0.80
Ag Hmstd Land	2,187,380	2,184,378	-3,002	-0.1	8,969	7,236	-1,733	-19.3	0.41	0.33
Ag Non-Hmstd	1,070,504	1,062,917	-7,587	-0.7	9,396	8,707	-688	-7.3	0.88	0.82
ResNonHmLandOnl	100,505	100,018	-487	-0.5	1,093	1,053	-40	-3.7	1.09	1.05
<b>Total</b>	<b>19,808,769</b>	<b>19,772,107</b>	<b>-36,663</b>	<b>-0.2</b>	<b>160,754</b>	<b>154,806</b>	<b>-5,948</b>	<b>-3.7</b>	<b>0.81</b>	<b>0.78</b>

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

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	196,040	195,174	-866	-0.4	County	43.26	43.03	0.000	0.000
(-) TIF Tax Capacity	46	46	0	0.0	City/Town	12.42	12.35	0.000	0.000
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	18.86	17.02	10.085	9.338
(=) Taxable Tax Capacity	<u>195,994</u>	<u>195,128</u>	<u>-866</u>	<u>-0.4</u>	Special District	<u>0.76</u>	<u>0.77</u>	<u>0.000</u>	<u>0.000</u>
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>75.30</b>	<b>73.18</b>	<b>10.085</b>	<b>9.338</b>

**Tax Burdens on  
Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	129,200	129,200	0.0	847	810	-37	-4.4	0.66	0.63
Res Hmstd: Avg Val	193,700	193,600	-0.1	1,456	1,399	-57	-3.9	0.75	0.72
Res Hmstd: Hi Val	258,200	258,100	0.0	2,065	1,990	-75	-3.6	0.8	0.77
Res Hmstd: Ex-Hi Val	387,300	387,200	0.0	3,283	3,171	-112	-3.4	0.85	0.82
Seas Rec: Lo Val	100,000	99,700	-0.3	862	839	-24	-2.7	0.86	0.84
Seas Rec: Hi Val	300,000	299,200	-0.3	2,770	2,701	-69	-2.5	0.92	0.90
Comm/Ind: Lo Val	150,000	150,000	0.0	2,854	2,786	-67	-2.4	1.90	1.86
Comm/Ind: Med Val	300,000	300,000	0.0	6,608	6,455	-153	-2.3	2.20	2.15
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	24,128	23,574	-554	-2.3	2.41	2.36

<b>TACONITE CITIES</b>
------------------------

<i>Tax Burdens by Property Class</i>	<b>Taxable Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alte</b>
Res Homestead	2,661,617	2,661,470	-147	0.0	22,757	20,471	-2,286	-10.0	0.86	0.77
Res Non-Hmstd 1	270,910	270,252	-659	-0.2	3,813	3,570	-243	-6.4	1.41	1.32
Res Non-Hmstd 23	27,455	27,441	-14	-0.1	492	398	-94	-19.0	1.79	1.45
Apartments	96,636	96,636	0	0.0	1,743	1,645	-98	-5.6	1.80	1.70
Low-income Apts	39,490	39,490	0	0.0	431	404	-27	-6.2	1.09	1.02
Seasonal Rec	321,440	316,532	-4,909	-1.5	3,605	3,452	-153	-4.2	1.12	1.09
Com/Ind Lo Tier	312,068	312,068	0	0.0	8,794	8,456	-338	-3.8	2.82	2.71
Com/Ind Hi Tier	396,316	396,316	0	0.0	14,488	13,975	-513	-3.5	3.66	3.53
Publ U: Elec Gen	194,734	194,734	0	0.0	3,909	5,263	1,354	34.6	2.01	2.70
Publ U: Other	121,641	121,641	0	0.0	4,085	4,168	82	2.0	3.36	3.43
Ag Hmstd House	7,908	7,868	-39	-0.5	71	64	-7	-10.2	0.90	0.81
Ag Hmstd Land	6,005	5,973	-32	-0.5	21	16	-5	-25.3	0.35	0.26
Ag Non-Hmstd	68,210	67,367	-843	-1.2	862	792	-69	-8.1	1.26	1.18
ResNonHmLandOnl	39,075	38,930	-145	-0.4	646	605	-41	-6.3	1.65	1.56
<b>Total</b>	<b>4,563,506</b>	<b>4,556,719</b>	<b>-6,788</b>	<b>-0.1</b>	<b>65,716</b>	<b>63,278</b>	<b>-2,438</b>	<b>-3.7</b>	<b>1.44</b>	<b>1.39</b>

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

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	54,601	56,607	2,006	3.7	County	48.97	48.17	0.000	0.000
(-) TIF Tax Capacity	1,500	1,500	0	0.0	City/Town	64.04	57.50	0.220	0.220
(-) FD Contrib Tax Cap	2,488	2,488	0	0.0	School District	9.98	8.70	10.547	9.592
(=) Taxable Tax Capacity	<u>50,613</u>	<u>52,619</u>	<u>2,006</u>	<u>4.0</u>	Special District	<u>2.14</u>	<u>2.07</u>	<u>0.000</u>	<u>0.000</u>
FD Distrib Tax Cap	2,748	2,748	0	0.0	<b>Total</b>	125.14	116.43	10.768	9.812

**Tax Burdens on  
Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	63,400	63,400	0.0	293	232	-61	-20.9	0.46	0.37
Res Hmstd:Avg Val	95,100	95,100	0.0	691	599	-92	-13.3	0.73	0.63
Res Hmstd: Hi Val	126,800	126,800	0.0	1,150	1,027	-122	-10.6	0.91	0.81
Res Hmstd: Ex-Hi Val	190,200	190,200	0.0	2,069	1,885	-184	-8.9	1.09	0.99
Apartment (Mkt rate)	300,000	300,000	0.0	5,016	4,661	-355	-7.1	1.67	1.55
Comm/Ind: Lo Val	150,000	150,000	0.0	4,043	3,842	-201	-5.0	2.7	2.56
Comm/Ind: Med Val	300,000	300,000	0.0	9,380	8,915	-464	-5.0	3.13	2.97
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	34,285	32,592	-1,693	-4.9	3.43	3.26

<b>TACONITE TOWNS</b>
-----------------------

<i>Tax Burdens by Property Class</i>	<b>Taxable Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alte</b>
Res Homestead	5,589,591	5,587,663	-1,929	0.0	35,259	33,819	-1,440	-4.1	0.63	0.61
Res Non-Hmstd 1	408,378	405,352	-3,026	-0.7	3,656	3,529	-127	-3.5	0.90	0.87
Res Non-Hmstd 23	18,990	18,908	-83	-0.4	219	181	-37	-17.1	1.15	0.96
Apartments	5,521	5,521	0	0.0	59	57	-2	-2.7	1.07	1.04
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	5,658,449	5,619,218	-39,231	-0.7	48,140	46,695	-1,445	-3.0	0.85	0.83
Com/Ind Lo Tier	92,042	92,042	0	0.0	1,960	1,924	-36	-1.8	2.13	2.09
Com/Ind Hi Tier	140,843	140,843	0	0.0	4,023	3,951	-72	-1.8	2.86	2.81
Publ U: Elec Gen	796	796	0	0.0	15	22	7	45.9	1.91	2.79
Publ U: Other	252,598	252,598	0	0.0	7,131	7,641	510	7.1	2.82	3.02
Ag Hmstd House	219,532	218,528	-1,003	-0.5	962	861	-101	-10.5	0.44	0.39
Ag Hmstd Land	327,099	325,245	-1,854	-0.6	651	482	-170	-26.1	0.20	0.15
Ag Non-Hmstd	770,251	759,319	-10,931	-1.4	6,217	5,836	-382	-6.1	0.81	0.77
ResNonHmLandOnl	29,218	29,086	-132	-0.5	325	313	-12	-3.6	1.11	1.08
<b>Total</b>	<b>13,513,306</b>	<b>13,455,117</b>	<b>-58,189</b>	<b>-0.4</b>	<b>108,617</b>	<b>105,310</b>	<b>-3,307</b>	<b>-3.0</b>	<b>0.80</b>	<b>0.78</b>

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

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	138,676	138,323	-354	-0.3	County	50.06	49.35	0.000	0.000
(-) TIF Tax Capacity	280	280	0	0.0	City/Town	13.18	13.13	0.000	0.000
(-) FD Contrib Tax Cap	1,012	1,012	0	0.0	School District	10.44	9.12	7.558	7.130
(=) Taxable Tax Capacity	<u>137,384</u>	<u>137,030</u>	<u>-354</u>	<u>-0.3</u>	Special District	<u>2.37</u>	<u>2.37</u>	<u>0.000</u>	<u>0.000</u>
FD Distrib Tax Cap	751	751	0	0.0	<b>Total</b>	<b>76.05</b>	<b>73.97</b>	<b>7.558</b>	<b>7.130</b>

**Tax Burdens on  
Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	131,600	131,600	0.0	557	524	-33	-5.9	0.42	0.4
Res Hmstd: Avg Val	197,200	197,100	-0.1	1,164	1,114	-50	-4.3	0.59	0.57
Res Hmstd: Hi Val	263,000	262,900	0.0	1,774	1,707	-67	-3.8	0.67	0.65
Res Hmstd: Ex-Hi Val	394,500	394,400	0.0	2,991	2,891	-100	-3.3	0.76	0.73
Seas Rec: Lo Val	100,000	99,300	-0.7	870	843	-27	-3.1	0.87	0.85
Seas Rec: Hi Val	300,000	297,900	-0.7	2,793	2,713	-80	-2.9	0.93	0.91
Comm/Ind: Lo Val	150,000	150,000	0.0	2,949	2,887	-62	-2.1	1.97	1.92
Comm/Ind: Med Val	300,000	300,000	0.0	6,844	6,701	-143	-2.1	2.28	2.23
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	25,020	24,501	-520	-2.1	2.50	2.45

<b>DULUTH AREA</b>
--------------------

<i>Tax Burdens by Property Class</i>	<b>Taxable Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alte</b>
Res Homestead	5,407,182	5,407,182	0	0.0	54,237	51,681	-2,555	-4.7	1.00	0.96
Res Non-Hmstd 1	659,055	658,756	-299	0.0	7,439	7,109	-330	-4.4	1.13	1.08
Res Non-Hmstd 23	145,196	145,174	-22	0.0	2,006	1,592	-414	-20.6	1.38	1.10
Apartments	309,619	309,619	0	0.0	4,302	4,107	-195	-4.5	1.39	1.33
Low-income Apts	57,174	57,174	0	0.0	488	465	-24	-4.8	0.85	0.81
Seasonal Rec	118,018	117,997	-20	0.0	1,272	1,244	-28	-2.2	1.08	1.05
Com/Ind Lo Tier	229,966	229,966	0	0.0	5,331	5,157	-174	-3.3	2.32	2.24
Com/Ind Hi Tier	866,628	866,628	0	0.0	26,453	25,580	-873	-3.3	3.05	2.95
Publ U: Elec Gen	470	470	0	0.0	10	14	4	40.6	2.15	3.03
Publ U: Other	148,554	148,554	0	0.0	4,523	4,851	328	7.3	3.04	3.27
Ag Hmstd House	18,191	18,078	-113	-0.6	173	166	-7	-4.0	0.95	0.92
Ag Hmstd Land	19,529	19,419	-110	-0.6	77	63	-14	-18.2	0.39	0.32
Ag Non-Hmstd	30,431	30,251	-181	-0.6	296	283	-13	-4.3	0.97	0.94
ResNonHmLandOnl	106,066	106,049	-17	0.0	1,469	1,402	-66	-4.5	1.38	1.32
<b>Total</b>	<b>8,116,080</b>	<b>8,115,318</b>	<b>-762</b>	<b>0.0</b>	<b>108,076</b>	<b>103,715</b>	<b>-4,361</b>	<b>-4.0</b>	<b>1.33</b>	<b>1.28</b>

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

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	93,766	93,747	-19	0.0	County	62.54	61.87	0.000	0.000
(-) TIF Tax Capacity	7,167	7,167	0	0.0	City/Town	22.49	20.80	0.015	0.015
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	12.28	10.88	10.303	9.264
(=) Taxable Tax Capacity	<u>86,599</u>	<u>86,580</u>	<u>-19</u>	<u>0.0</u>	Special District	<u>4.73</u>	<u>4.73</u>	<u>0.000</u>	<u>0.000</u>
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>102.05</b>	<b>98.29</b>	<b>10.318</b>	<b>9.279</b>

**Tax Burdens on  
Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	116,700	116,700	0.0	1,044	988	-56	-5.4	0.89	0.85
Res Hmstd: Avg Val	175,000	175,000	0.0	1,752	1,668	-84	-4.8	1.00	0.95
Res Hmstd: Hi Val	233,200	233,200	0.0	2,458	2,346	-112	-4.6	1.05	1.01
Res Hmstd: Ex-Hi Val	350,000	350,000	0.0	3,876	3,708	-168	-4.3	1.11	1.06
Apartment (Mkt rate)	300,000	300,000	0.0	4,137	3,964	-172	-4.2	1.38	1.32
Comm/Ind: Lo Val	150,000	150,000	0.0	3,459	3,351	-108	-3.1	2.31	2.23
Comm/Ind: Med Val	300,000	300,000	0.0	8,019	7,771	-248	-3.1	2.67	2.59
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	29,301	28,403	-898	-3.1	2.93	2.84



<b>EAST CENTRAL CITIES</b>
----------------------------

<i>Tax Burdens by Property Class</i>	<b>Taxable Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alte</b>
Res Homestead	4,229,779	4,229,759	-20	0.0	49,477	47,198	-2,279	-4.6	1.17	1.12
Res Non-Hmstd 1	458,885	457,532	-1,353	-0.3	5,856	5,596	-260	-4.4	1.28	1.22
Res Non-Hmstd 23	21,118	21,118	0	0.0	339	314	-25	-7.4	1.60	1.49
Apartments	183,679	183,679	0	0.0	2,867	2,753	-114	-4.0	1.56	1.50
Low-income Apts	61,176	61,176	0	0.0	590	563	-27	-4.5	0.96	0.92
Seasonal Rec	102,454	101,553	-901	-0.9	1,401	1,324	-77	-5.5	1.37	1.30
Com/Ind Lo Tier	327,652	327,652	0	0.0	8,382	8,098	-283	-3.4	2.56	2.47
Com/Ind Hi Tier	663,319	663,319	0	0.0	22,162	21,499	-663	-3.0	3.34	3.24
Publ U: Elec Gen	1,122	1,122	0	0.0	28	40	12	41.8	2.52	3.57
Publ U: Other	84,881	84,881	0	0.0	2,857	3,042	184	6.4	3.37	3.58
Ag Hmstd House	93,419	93,365	-54	-0.1	1,030	964	-67	-6.5	1.10	1.03
Ag Hmstd Land	74,294	74,258	-36	0.0	340	261	-79	-23.3	0.46	0.35
Ag Non-Hmstd	50,412	50,212	-200	-0.4	591	541	-49	-8.3	1.17	1.08
ResNonHmLandOnl	116,198	115,942	-256	-0.2	1,839	1,764	-75	-4.1	1.58	1.52
<b>Total</b>	<b>6,468,389</b>	<b>6,465,568</b>	<b>-2,821</b>	<b>0.0</b>	<b>97,758</b>	<b>93,956</b>	<b>-3,802</b>	<b>-3.9</b>	<b>1.51</b>	<b>1.45</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	74,152	74,271	119	0.2	County	53.92	53.51	0.063	0.063
(-) TIF Tax Capacity	2,850	2,850	0	0.0	City/Town	42.80	40.94	0.207	0.207
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	21.84	19.40	8.518	7.828
(=) Taxable Tax Capacity	<u>71,302</u>	<u>71,421</u>	<u>119</u>	<u>0.2</u>	Special District	<u>0.84</u>	<u>0.84</u>	<u>0.000</u>	<u>0.000</u>
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>119.40</b>	<b>114.69</b>	<b>8.787</b>	<b>8.098</b>

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	117,800	117,800	0.0	1,244	1,180	-64	-5.1	1.06	1.00
Res Hmstd: Avg Val	176,500	176,500	0.0	2,049	1,954	-95	-4.7	1.16	1.11
Res Hmstd: Hi Val	235,300	235,300	0.0	2,856	2,729	-127	-4.4	1.21	1.16
Res Hmstd: Ex-Hi Val	353,100	353,100	0.0	4,472	4,281	-191	-4.3	1.27	1.21
Apartment (Mkt rate)	300,000	300,000	0.0	4,741	4,544	-197	-4.2	1.58	1.51
Comm/Ind: Lo Val	150,000	150,000	0.0	3,826	3,702	-124	-3.3	2.55	2.47
Comm/Ind: Med Val	300,000	300,000	0.0	8,884	8,597	-287	-3.2	2.96	2.87
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	32,487	31,442	-1,046	-3.2	3.25	3.14

**EAST CENTRAL TOWNS**

<i>Tax Burdens by Property Class</i>	<b>Taxable Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alte</b>
Res Homestead	6,499,981	6,498,787	-1,194	0.0	60,880	58,344	-2,537	-4.2	0.94	0.90
Res Non-Hmstd 1	581,182	579,598	-1,584	-0.3	5,870	5,645	-225	-3.8	1.01	0.97
Res Non-Hmstd 23	11,205	11,204	-2	0.0	139	124	-15	-10.7	1.24	1.11
Apartments	4,976	4,976	0	0.0	61	59	-3	-4.3	1.23	1.18
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	1,955,603	1,947,931	-7,672	-0.4	18,887	18,341	-546	-2.9	0.97	0.94
Com/Ind Lo Tier	106,246	106,246	0	0.0	2,282	2,224	-58	-2.6	2.15	2.09
Com/Ind Hi Tier	96,384	96,384	0	0.0	2,683	2,622	-61	-2.3	2.78	2.72
Publ U: Elec Gen	9,981	9,981	0	0.0	227	315	89	39.2	2.27	3.16
Publ U: Other	164,847	164,847	0	0.0	4,902	5,273	371	7.6	2.97	3.20
Ag Hmstd House	1,384,010	1,383,558	-452	0.0	11,953	11,428	-525	-4.4	0.86	0.83
Ag Hmstd Land	1,395,980	1,395,308	-672	0.0	4,890	3,817	-1,073	-22.0	0.35	0.27
Ag Non-Hmstd	586,532	585,010	-1,522	-0.3	5,353	4,972	-380	-7.1	0.91	0.85
ResNonHmLandOnl	146,456	145,959	-497	-0.3	1,883	1,811	-71	-3.8	1.29	1.24
<b>Total</b>	<b>12,943,384</b>	<b>12,929,789</b>	<b>-13,595</b>	<b>-0.1</b>	<b>120,009</b>	<b>114,974</b>	<b>-5,035</b>	<b>-4.2</b>	<b>0.93</b>	<b>0.89</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	126,958	126,592	-366	-0.3	County	53.81	53.43	0.154	0.154
(-) TIF Tax Capacity	141	141	0	0.0	City/Town	15.60	15.47	0.000	0.000
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	21.53	19.05	8.460	7.759
(=) Taxable Tax Capacity	<u>126,817</u>	<u>126,451</u>	<u>-366</u>	<u>-0.3</u>	Special District	<u>0.70</u>	<u>0.70</u>	<u>0.000</u>	<u>0.000</u>
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>91.65</b>	<b>88.64</b>	<b>8.614</b>	<b>7.913</b>

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	141,300	141,300	0.0	1,171	1,119	-52	-4.5	0.83	0.79
Res Hmstd: Avg Val	211,800	211,800	0.0	1,942	1,863	-78	-4.0	0.92	0.88
Res Hmstd: Hi Val	282,300	282,200	0.0	2,712	2,606	-106	-3.9	0.96	0.92
Res Hmstd: Ex-Hi Val	423,600	423,500	0.0	4,247	4,089	-158	-3.7	1.00	0.97
Seas Rec: Lo Val	100,000	99,600	-0.4	1,026	992	-34	-3.3	1.03	1
Seas Rec: Hi Val	300,000	298,800	-0.4	3,261	3,159	-101	-3.1	1.09	1.06
Comm/Ind: Lo Val	150,000	150,000	0.0	3,199	3,113	-86	-2.7	2.13	2.08
Comm/Ind: Med Val	300,000	300,000	0.0	7,422	7,224	-198	-2.7	2.47	2.41
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	27,127	26,408	-718	-2.6	2.71	2.64

## CENTRAL MINN CITIES

Tax Burdens by Property Class	Taxable Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Homestead	14,072,606	14,072,606	0	0.0	154,579	146,429	-8,150	-5.3	1.10	1.04
Res Non-Hmstd 1	1,379,320	1,374,812	-4,508	-0.3	16,300	15,413	-887	-5.4	1.18	1.12
Res Non-Hmstd 23	50,516	50,516	0	0.0	706	669	-37	-5.2	1.40	1.32
Apartments	923,155	923,155	0	0.0	13,701	13,134	-567	-4.1	1.48	1.42
Low-income Apts	157,119	157,119	0	0.0	1,418	1,347	-70	-5.0	0.90	0.86
Seasonal Rec	111,075	110,535	-541	-0.5	1,372	1,300	-72	-5.2	1.24	1.18
Com/Ind Lo Tier	719,366	719,366	0	0.0	17,644	16,995	-649	-3.7	2.45	2.36
Com/Ind Hi Tier	2,917,726	2,917,726	0	0.0	92,232	89,168	-3,064	-3.3	3.16	3.06
Publ U: Elec Gen	628,578	628,578	0	0.0	12,986	16,665	3,679	28.3	2.07	2.65
Publ U: Other	417,866	417,866	0	0.0	12,830	12,698	-132	-1.0	3.07	3.04
Ag Hmstd House	154,087	153,861	-226	-0.1	1,702	1,609	-93	-5.5	1.10	1.05
Ag Hmstd Land	150,490	150,000	-490	-0.3	705	561	-144	-20.5	0.47	0.37
Ag Non-Hmstd	198,294	195,704	-2,590	-1.3	2,036	1,831	-205	-10.1	1.03	0.94
ResNonHmLandOnl	534,673	532,823	-1,849	-0.3	7,697	7,296	-401	-5.2	1.44	1.37
<b>Total</b>	<b>22,414,870</b>	<b>22,404,666</b>	<b>-10,204</b>	<b>0.0</b>	<b>335,909</b>	<b>325,117</b>	<b>-10,792</b>	<b>-3.2</b>	<b>1.50</b>	<b>1.45</b>

## Tax Base

## Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	270,286	276,856	6,570	2.4	County	40.42	39.59	0.000	0.000
(-) TIF Tax Capacity	13,068	13,068	0	0.0	City/Town	37.38	35.41	0.210	0.210
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	26.20	23.51	12.457	11.414
(=) Taxable Tax Capacity	<u>257,218</u>	<u>263,788</u>	<u>6,570</u>	<u>2.6</u>	Special District	<u>2.02</u>	<u>1.98</u>	<u>0.000</u>	<u>0.000</u>
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	106.02	100.49	12.667	11.624

Tax Burdens on  
Hypothetical Properties

	Taxable Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	132,500	132,500	0.0	1,319	1,232	-87	-6.6	1	0.93	
Res Hmstd: Avg Val	198,600	198,600	0.0	2,164	2,033	-131	-6.0	1.09	1.02	
Res Hmstd: Hi Val	264,700	264,700	0.0	3,008	2,834	-174	-5.8	1.14	1.07	
Res Hmstd: Ex-Hi Val	397,200	397,200	0.0	4,699	4,438	-261	-5.6	1.18	1.12	
Apartment (Mkt rate)	300,000	300,000	0.0	4,356	4,117	-239	-5.5	1.45	1.37	
Comm/Ind: Lo Val	150,000	150,000	0.0	3,583	3,435	-148	-4.1	2.39	2.29	
Comm/Ind: Med Val	300,000	300,000	0.0	8,298	7,957	-341	-4.1	2.77	2.65	
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	30,300	29,061	-1,239	-4.1	3.03	2.91	

## CENTRAL MINN TOWNS

<i>Tax Burdens by Property Class</i>	<b>Taxable Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alte</b>
Res Homestead	7,918,485	7,918,426	-59	0.0	70,809	66,654	-4,155	-5.9	0.89	0.84
Res Non-Hmstd 1	535,152	533,893	-1,259	-0.2	5,124	4,818	-306	-6.0	0.96	0.90
Res Non-Hmstd 23	9,274	9,274	0	0.0	105	101	-4	-4.0	1.13	1.09
Apartments	4,935	4,935	0	0.0	56	53	-3	-4.9	1.13	1.07
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	1,140,586	1,134,372	-6,214	-0.5	10,404	10,032	-372	-3.6	0.91	0.88
Com/Ind Lo Tier	160,079	160,079	0	0.0	3,270	3,159	-110	-3.4	2.04	1.97
Com/Ind Hi Tier	219,220	219,220	0	0.0	5,757	5,564	-193	-3.4	2.63	2.54
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	171,878	171,878	0	0.0	4,745	5,065	320	6.7	2.76	2.95
Ag Hmstd House	1,656,549	1,655,562	-987	-0.1	14,388	13,477	-911	-6.3	0.87	0.81
Ag Hmstd Land	2,013,370	2,011,978	-1,392	-0.1	7,975	6,304	-1,671	-20.9	0.40	0.31
Ag Non-Hmstd	562,776	558,283	-4,493	-0.8	4,803	4,351	-451	-9.4	0.85	0.78
ResNonHmLandOnl	190,107	189,607	-500	-0.3	2,223	2,087	-136	-6.1	1.17	1.10
<b>Total</b>	<b>14,582,413</b>	<b>14,567,508</b>	<b>-14,905</b>	<b>-0.1</b>	<b>129,658</b>	<b>121,665</b>	<b>-7,993</b>	<b>-6.2</b>	<b>0.89</b>	<b>0.84</b>

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

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	142,737	142,007	-731	-0.5	County	41.47	40.61	0.000	0.000
(-) TIF Tax Capacity	33	33	0	0.0	City/Town	15.90	15.81	0.038	0.038
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	24.98	22.06	11.756	10.509
(=) Taxable Tax Capacity	<u>142,704</u>	<u>141,974</u>	<u>-731</u>	<u>-0.5</u>	Special District	<u>1.15</u>	<u>1.13</u>	<u>0.000</u>	<u>0.000</u>
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>83.50</b>	<b>79.61</b>	<b>11.794</b>	<b>10.546</b>

**Tax Burdens on  
Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	173,200	173,200	0.0	1,434	1,345	-89	-6.2	0.83	0.78
Res Hmstd: Avg Val	259,600	259,600	0.0	2,335	2,202	-133	-5.7	0.9	0.85
Res Hmstd: Hi Val	346,100	346,100	0.0	3,237	3,059	-178	-5.5	0.94	0.88
Res Hmstd: Ex-Hi Val	519,300	519,300	0.0	4,989	4,720	-269	-5.4	0.96	0.91
Seas Rec: Lo Val	100,000	99,500	-0.5	944	901	-43	-4.6	0.94	0.91
Seas Rec: Hi Val	300,000	298,400	-0.5	3,016	2,885	-131	-4.3	1.01	0.97
Comm/Ind: Lo Val	150,000	150,000	0.0	3,064	2,949	-114	-3.7	2.04	1.97
Comm/Ind: Med Val	300,000	300,000	0.0	7,089	6,829	-261	-3.7	2.36	2.28
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	25,876	24,933	-943	-3.6	2.59	2.49

<b>SOUTHWEST CITIES</b>
-------------------------

<i>Tax Burdens by Property Class</i>	<b>Taxable Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alte</b>
Res Homestead	5,315,616	5,315,616	0	0.0	71,108	66,910	-4,197	-5.9	1.34	1.26
Res Non-Hmstd 1	469,964	468,669	-1,296	-0.3	7,406	7,014	-392	-5.3	1.58	1.50
Res Non-Hmstd 23	37,528	37,460	-69	-0.2	692	576	-116	-16.8	1.84	1.54
Apartments	278,724	278,724	0	0.0	5,205	4,960	-245	-4.7	1.87	1.78
Low-income Apts	67,522	67,522	0	0.0	781	744	-37	-4.8	1.16	1.10
Seasonal Rec	28,633	28,349	-284	-1.0	442	421	-21	-4.8	1.54	1.49
Com/Ind Lo Tier	580,948	580,948	0	0.0	17,124	16,453	-671	-3.9	2.95	2.83
Com/Ind Hi Tier	924,178	924,178	0	0.0	34,662	33,465	-1,196	-3.5	3.75	3.62
Publ U: Elec Gen	3,828	3,828	0	0.0	113	153	40	35.4	2.96	4.00
Publ U: Other	80,087	80,087	0	0.0	3,167	3,363	196	6.2	3.95	4.20
Ag Hmstd House	21,967	21,924	-43	-0.2	309	287	-22	-7.2	1.41	1.31
Ag Hmstd Land	59,572	59,482	-90	-0.2	506	442	-64	-12.6	0.85	0.74
Ag Non-Hmstd	58,368	58,228	-140	-0.2	851	799	-51	-6.0	1.46	1.37
ResNonHmLandOnl	69,260	69,153	-107	-0.2	1,260	1,198	-61	-4.9	1.82	1.73
<b>Total</b>	<b>7,996,196</b>	<b>7,994,167</b>	<b>-2,029</b>	<b>0.0</b>	<b>143,625</b>	<b>136,785</b>	<b>-6,839</b>	<b>-4.8</b>	<b>1.80</b>	<b>1.71</b>

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

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	93,505	93,616	112	0.1	County	52.60	52.69	0.220	0.220
(-) TIF Tax Capacity	3,732	3,732	0	0.0	City/Town	63.41	59.33	0.414	0.414
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	19.92	18.05	17.744	15.866
(=) Taxable Tax Capacity	<u>89,772</u>	<u>89,884</u>	<u>112</u>	<u>0.1</u>	Special District	<u>1.62</u>	<u>1.63</u>	<u>0.000</u>	<u>0.000</u>
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>137.55</b>	<b>131.70</b>	<b>18.377</b>	<b>16.500</b>

**Tax Burdens on  
Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	63,800	63,800	0.0	740	690	-49	-6.7	1.16	1.08
Res Hmstd: Avg Val	95,600	95,600	0.0	1,204	1,130	-74	-6.1	1.26	1.18
Res Hmstd: Hi Val	127,300	127,300	0.0	1,727	1,629	-98	-5.7	1.36	1.28
Res Hmstd: Ex-Hi Val	191,100	191,100	0.0	2,779	2,632	-148	-5.3	1.45	1.38
Apartment (Mkt rate)	300,000	300,000	0.0	5,709	5,434	-276	-4.8	1.90	1.81
Comm/Ind: Lo Val	150,000	150,000	0.0	4,378	4,210	-168	-3.8	2.92	2.81
Comm/Ind: Med Val	300,000	300,000	0.0	10,124	9,742	-383	-3.8	3.37	3.25
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	36,939	35,555	-1,384	-3.7	3.69	3.56

<b>SOUTHWEST TOWNS</b>
------------------------

Tax Burdens by Property Class	Taxable Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Homestead	3,228,532	3,225,742	-2,790	-0.1	29,342	28,230	-1,112	-3.8	0.91	0.88
Res Non-Hmstd 1	322,048	320,952	-1,096	-0.3	3,294	3,171	-124	-3.8	1.02	0.99
Res Non-Hmstd 23	16,372	16,349	-23	-0.1	204	166	-38	-18.5	1.24	1.01
Apartments	4,017	4,017	0	0.0	45	43	-2	-3.6	1.11	1.07
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	710,777	708,389	-2,389	-0.3	7,248	7,095	-153	-2.1	1.02	1.00
Com/Ind Lo Tier	115,663	115,663	0	0.0	2,466	2,411	-55	-2.2	2.13	2.08
Com/Ind Hi Tier	181,390	181,390	0	0.0	4,841	4,738	-102	-2.1	2.67	2.61
Publ U: Elec Gen	500	500	0	0.0	7	10	3	37.5	1.45	2.00
Publ U: Other	367,777	367,777	0	0.0	9,637	10,463	826	8.6	2.62	2.85
Ag Hmstd House	1,569,439	1,568,745	-694	0.0	12,368	11,821	-547	-4.4	0.79	0.75
Ag Hmstd Land	11,010,942	11,003,537	-7,404	-0.1	53,285	47,714	-5,571	-10.5	0.48	0.43
Ag Non-Hmstd	5,436,229	5,419,417	-16,812	-0.3	43,159	41,242	-1,917	-4.4	0.79	0.76
ResNonHmLandOnl	33,661	33,583	-78	-0.2	416	402	-14	-3.4	1.24	1.20
<b>Total</b>	<b>22,997,347</b>	<b>22,966,061</b>	<b>-31,286</b>	<b>-0.1</b>	<b>166,312</b>	<b>157,506</b>	<b>-8,805</b>	<b>-5.3</b>	<b>0.72</b>	<b>0.69</b>

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

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	198,508	194,857	-3,651	-1.8	County	52.11	52.29	0.127	0.127
(-) TIF Tax Capacity	80	80	0	0.0	City/Town	10.85	10.95	0.000	0.000
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	17.06	15.39	17.370	15.531
(=) Taxable Tax Capacity	198,428	194,777	-3,651	-1.8	Special District	1.31	1.32	0.000	0.000
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>81.33</b>	<b>79.95</b>	<b>17.496</b>	<b>15.658</b>

**Tax Burdens on  
Hypothetical Properties**

	Taxable Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Change		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	110,900	110,800	-100	-0.1	823	787	-37	-4.5	0.74	0.71
Res Hmstd: Avg Val	166,400	166,300	-100	-0.1	1,422	1,367	-55	-3.8	0.85	0.82
Res Hmstd: Hi Val	221,700	221,500	-200	-0.1	2,018	1,945	-74	-3.6	0.91	0.88
Res Hmstd: Ex-Hi Val	332,600	332,300	-300	-0.1	3,214	3,104	-110	-3.4	0.97	0.93
Comm/Ind: Lo Val	150,000	150,000	0	0.0	3,100	3,034	-67	-2.2	2.07	2.02
Comm/Ind: Med Val	300,000	300,000	0	0.0	7,147	7,000	-147	-2.1	2.38	2.33
Comm/Ind: Hi Val	1,000,000	1,000,000	0	0.0	26,030	25,510	-520	-2.0	2.60	2.55

<b>SOUTH CENTRAL CITIES</b>
-----------------------------

<i>Tax Burdens by Property Class</i>	<b>Taxable Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alte</b>
Res Homestead	6,065,643	6,065,643	0	0.0	68,400	64,644	-3,755	-5.5	1.13	1.07
Res Non-Hmstd 1	573,992	572,823	-1,169	-0.2	7,286	6,917	-369	-5.1	1.27	1.21
Res Non-Hmstd 23	41,981	41,966	-15	0.0	663	572	-91	-13.7	1.58	1.36
Apartments	467,075	467,075	0	0.0	6,631	6,322	-309	-4.7	1.42	1.35
Low-income Apts	81,507	81,507	0	0.0	753	717	-36	-4.8	0.92	0.88
Seasonal Rec	29,396	29,362	-34	-0.1	381	365	-16	-4.1	1.29	1.24
Com/Ind Lo Tier	467,755	467,755	0	0.0	12,121	11,695	-427	-3.5	2.59	2.50
Com/Ind Hi Tier	1,117,273	1,117,273	0	0.0	35,232	34,086	-1,146	-3.3	3.15	3.05
Publ U: Elec Gen	15,333	15,333	0	0.0	305	428	123	40.3	1.99	2.79
Publ U: Other	85,596	85,596	0	0.0	2,760	2,954	194	7.0	3.22	3.45
Ag Hmstd House	14,384	14,335	-49	-0.3	176	164	-12	-6.7	1.22	1.15
Ag Hmstd Land	34,473	34,314	-158	-0.5	263	232	-32	-12.0	0.76	0.68
Ag Non-Hmstd	49,843	49,600	-242	-0.5	577	543	-34	-5.9	1.16	1.09
ResNonHmLandOnl	123,266	123,156	-110	-0.1	1,891	1,807	-84	-4.5	1.53	1.47
<b>Total</b>	<b>9,167,516</b>	<b>9,165,739</b>	<b>-1,777</b>	<b>0.0</b>	<b>137,438</b>	<b>131,445</b>	<b>-5,993</b>	<b>-4.4</b>	<b>1.50</b>	<b>1.43</b>

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

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	107,436	107,701	265	0.2	County	44.91	44.84	0.000	0.000
(-) TIF Tax Capacity	5,099	5,099	0	0.0	City/Town	50.76	47.82	0.223	0.223
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	16.78	15.31	14.007	12.435
(=) Taxable Tax Capacity	<u>102,337</u>	<u>102,602</u>	<u>265</u>	<u>0.3</u>	Special District	<u>0.33</u>	<u>0.33</u>	<u>0.000</u>	<u>0.000</u>
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>112.79</b>	<b>108.30</b>	<b>14.230</b>	<b>12.658</b>

**Tax Burdens on  
Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	83,400	83,400	0.0	762	711	-51	-6.6	0.91	0.85
Res Hmstd: Avg Val	125,000	125,000	0.0	1,328	1,252	-76	-5.7	1.06	1.00
Res Hmstd: Hi Val	166,700	166,700	0.0	1,895	1,794	-101	-5.3	1.14	1.08
Res Hmstd: Ex-Hi Val	250,200	250,200	0.0	3,031	2,879	-152	-5.0	1.21	1.15
Apartment (Mkt rate)	300,000	300,000	0.0	4,656	4,441	-215	-4.6	1.55	1.48
Comm/Ind: Lo Val	150,000	150,000	0.0	3,759	3,626	-133	-3.5	2.51	2.42
Comm/Ind: Med Val	300,000	300,000	0.0	8,700	8,398	-302	-3.5	2.90	2.8
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	31,758	30,667	-1,091	-3.4	3.18	3.07

**SOUTH CENTRAL TOWNS**

<i>Tax Burdens by Property Class</i>	<b>Taxable Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alte</b>
Res Homestead	2,684,443	2,683,342	-1,101	0.0	21,576	20,676	-900	-4.2	0.80	0.77
Res Non-Hmstd 1	283,502	282,316	-1,186	-0.4	2,546	2,443	-103	-4.0	0.90	0.87
Res Non-Hmstd 23	5,927	5,918	-8	-0.1	64	53	-11	-16.8	1.07	0.89
Apartments	4,232	4,232	0	0.0	48	46	-2	-3.5	1.14	1.10
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	202,996	201,928	-1,068	-0.5	1,603	1,559	-44	-2.7	0.79	0.77
Com/Ind Lo Tier	71,079	71,079	0	0.0	1,368	1,336	-32	-2.3	1.92	1.88
Com/Ind Hi Tier	95,437	95,437	0	0.0	2,402	2,348	-55	-2.3	2.52	2.46
Publ U: Elec Gen	11,488	11,488	0	0.0	168	229	61	36.5	1.46	1.99
Publ U: Other	242,963	242,963	0	0.0	6,111	6,614	502	8.2	2.52	2.72
Ag Hmstd House	1,207,116	1,206,601	-515	0.0	8,920	8,550	-370	-4.1	0.74	0.71
Ag Hmstd Land	6,409,249	6,407,281	-1,968	0.0	30,158	27,126	-3,032	-10.1	0.47	0.42
Ag Non-Hmstd	2,723,225	2,715,800	-7,425	-0.3	20,368	19,546	-823	-4.0	0.75	0.72
ResNonHmLandOnl	33,645	33,457	-188	-0.6	372	357	-15	-4.1	1.11	1.07
<b>Total</b>	<b>13,975,302</b>	<b>13,961,843</b>	<b>-13,459</b>	<b>-0.1</b>	<b>95,705</b>	<b>90,883</b>	<b>-4,822</b>	<b>-5.0</b>	<b>0.68</b>	<b>0.65</b>

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

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	122,386	120,531	-1,856	-1.5	County	47.95	47.95	0.000	0.000
(-) TIF Tax Capacity	52	52	0	0.0	City/Town	10.23	10.28	0.000	0.000
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	17.02	15.51	14.263	12.689
(=) Taxable Tax Capacity	<u>122,335</u>	<u>120,479</u>	<u>-1,856</u>	<u>-1.5</u>	Special District	<u>0.35</u>	<u>0.35</u>	<u>0.000</u>	<u>0.000</u>
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>75.55</b>	<b>74.10</b>	<b>14.263</b>	<b>12.689</b>

**Tax Burdens on  
Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	107,000	107,000	0.0	685	652	-32	-4.7	0.64	0.61
Res Hmstd: Avg Val	160,500	160,400	-0.1	1,214	1,164	-50	-4.1	0.76	0.73
Res Hmstd: Hi Val	213,900	213,800	0.0	1,741	1,675	-66	-3.8	0.81	0.78
Res Hmstd: Ex-Hi Val	320,900	320,800	0.0	2,799	2,700	-98	-3.5	0.87	0.84
Comm/Ind: Lo Val	150,000	150,000	0.0	2,922	2,857	-65	-2.2	1.95	1.90
Comm/Ind: Med Val	300,000	300,000	0.0	6,746	6,603	-143	-2.1	2.25	2.20
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	24,594	24,086	-508	-2.1	2.46	2.41



<b>OLMSTED COUNTY</b>
-----------------------

<i>Tax Burdens by Property Class</i>	<b>Taxable Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alte</b>
Res Homestead	7,538,415	7,538,415	0	0.0	87,215	84,086	-3,129	-3.6	1.16	1.12
Res Non-Hmstd 1	839,511	839,511	0	0.0	10,759	10,411	-347	-3.2	1.28	1.24
Res Non-Hmstd 23	11,343	11,343	0	0.0	173	167	-5	-3.2	1.52	1.47
Apartments	347,055	347,055	0	0.0	5,490	5,332	-158	-2.9	1.58	1.54
Low-income Apts	74,647	74,647	0	0.0	732	709	-23	-3.1	0.98	0.95
Seasonal Rec	11,284	11,284	0	0.0	171	166	-6	-3.2	1.52	1.47
Com/Ind Lo Tier	314,697	314,697	0	0.0	7,979	7,783	-196	-2.5	2.54	2.47
Com/Ind Hi Tier	1,855,398	1,855,398	0	0.0	62,793	61,298	-1,495	-2.4	3.38	3.30
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	54,702	54,702	0	0.0	1,781	1,908	127	7.1	3.26	3.49
Ag Hmstd House	378,446	378,446	0	0.0	3,748	3,575	-173	-4.6	0.99	0.94
Ag Hmstd Land	726,215	726,215	0	0.0	3,961	3,365	-596	-15.0	0.55	0.46
Ag Non-Hmstd	267,416	267,416	0	0.0	2,628	2,449	-179	-6.8	0.98	0.92
ResNonHmLandOnl	418,066	418,066	0	0.0	6,533	6,345	-188	-2.9	1.56	1.52
<b>Total</b>	<b>12,837,196</b>	<b>12,837,196</b>	<b>0</b>	<b>0.0</b>	<b>193,963</b>	<b>187,596</b>	<b>-6,367</b>	<b>-3.3</b>	<b>1.51</b>	<b>1.46</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	148,455	148,272	-183	-0.1	County	52.57	52.29	0.000	0.000
(-) TIF Tax Capacity	9,919	9,919	0	0.0	City/Town	35.84	35.17	0.000	0.000
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	24.08	22.38	13.250	11.782
(=) Taxable Tax Capacity	<u>138,536</u>	<u>138,353</u>	<u>-183</u>	<u>-0.1</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	<b>Total</b>	<b>112.48</b>	<b>109.83</b>	<b>13.250</b>	<b>11.782</b>

**Tax Burdens on  
Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	126,700	126,700	0.0	1,335	1,283	-52	-3.9	1.05	1.01
Res Hmstd: Avg Val	189,800	189,800	0.0	2,185	2,107	-78	-3.6	1.15	1.11
Res Hmstd: Hi Val	253,100	253,100	0.0	3,038	2,934	-104	-3.4	1.20	1.16
Res Hmstd: Ex-Hi Val	379,800	379,800	0.0	4,745	4,588	-156	-3.3	1.25	1.21
Apartment (Mkt rate)	300,000	300,000	0.0	4,616	4,472	-143	-3.1	1.54	1.49
Comm/Ind: Lo Val	150,000	150,000	0.0	3,738	3,648	-90	-2.4	2.49	2.43
Comm/Ind: Med Val	300,000	300,000	0.0	8,655	8,453	-202	-2.3	2.88	2.82
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	31,601	30,875	-726	-2.3	3.16	3.09

<b>SOUTHEAST CITIES</b>
-------------------------

<i>Tax Burdens by Property Class</i>	<b>Taxable Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alte</b>
Res Homestead	10,489,105	10,489,105	0	0.0	119,049	112,107	-6,942	-5.8	1.13	1.07
Res Non-Hmstd 1	861,722	859,374	-2,348	-0.3	10,968	10,374	-594	-5.4	1.27	1.21
Res Non-Hmstd 23	79,354	79,256	-98	-0.1	1,237	1,049	-188	-15.2	1.56	1.32
Apartments	496,826	496,826	0	0.0	7,681	7,315	-366	-4.8	1.55	1.47
Low-income Apts	110,028	110,028	0	0.0	1,055	1,000	-55	-5.2	0.96	0.91
Seasonal Rec	90,831	90,762	-69	-0.1	1,176	1,127	-49	-4.2	1.29	1.24
Com/Ind Lo Tier	755,595	755,595	0	0.0	19,184	18,443	-741	-3.9	2.54	2.44
Com/Ind Hi Tier	1,573,910	1,573,910	0	0.0	51,187	49,289	-1,898	-3.7	3.25	3.13
Publ U: Elec Gen	340,125	340,125	0	0.0	8,320	11,040	2,720	32.7	2.45	3.25
Publ U: Other	231,853	231,853	0	0.0	7,681	7,778	97	1.3	3.31	3.35
Ag Hmstd House	42,041	41,979	-62	-0.1	475	441	-35	-7.3	1.13	1.05
Ag Hmstd Land	87,888	87,830	-58	-0.1	532	447	-85	-16.1	0.61	0.51
Ag Non-Hmstd	85,425	85,284	-141	-0.2	924	853	-71	-7.7	1.08	1.00
ResNonHmLandOnl	229,674	228,912	-763	-0.3	3,609	3,399	-209	-5.8	1.57	1.48
<b>Total</b>	<b>15,474,378</b>	<b>15,470,839</b>	<b>-3,539</b>	<b>0.0</b>	<b>233,078</b>	<b>224,661</b>	<b>-8,417</b>	<b>-3.6</b>	<b>1.51</b>	<b>1.45</b>

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

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	181,404	184,941	3,537	1.9	County	41.96	41.38	0.000	0.000
(-) TIF Tax Capacity	7,584	7,584	0	0.0	City/Town	45.91	42.87	0.213	0.213
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	20.97	19.15	18.030	16.625
(=) Taxable Tax Capacity	<u>173,820</u>	<u>177,357</u>	<u>3,537</u>	<u>2.0</u>	Special District	<u>1.54</u>	<u>1.51</u>	<u>0.000</u>	<u>0.000</u>
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>110.38</b>	<b>104.91</b>	<b>18.243</b>	<b>16.838</b>

**Tax Burdens on  
Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	97,100	97,100	0.0	964	897	-67	-6.9	0.99	0.92
Res Hmstd: Avg Val	145,500	145,500	0.0	1,630	1,530	-100	-6.1	1.12	1.05
Res Hmstd: Hi Val	194,000	194,000	0.0	2,298	2,164	-133	-5.8	1.18	1.12
Res Hmstd: Ex-Hi Val	291,100	291,100	0.0	3,634	3,434	-200	-5.5	1.25	1.18
Apartment (Mkt rate)	300,000	300,000	0.0	4,687	4,439	-247	-5.3	1.56	1.48
Comm/Ind: Lo Val	150,000	150,000	0.0	3,765	3,613	-152	-4.0	2.51	2.41
Comm/Ind: Med Val	300,000	300,000	0.0	8,694	8,346	-348	-4.0	2.9	2.78
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	31,696	30,433	-1,264	-4.0	3.17	3.04

## SOUTHEAST TOWNS

<i>Tax Burdens by Property Class</i>	<b>Taxable Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alte</b>
Res Homestead	4,677,445	4,671,256	-6,189	-0.1	40,334	38,577	-1,757	-4.4	0.86	0.83
Res Non-Hmstd 1	470,829	464,789	-6,041	-1.3	4,400	4,170	-230	-5.2	0.93	0.90
Res Non-Hmstd 23	16,522	16,353	-169	-1.0	206	177	-29	-14.2	1.25	1.08
Apartments	2,958	2,958	0	0.0	35	34	-1	-3.3	1.19	1.15
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	242,354	241,830	-524	-0.2	2,150	2,091	-58	-2.7	0.89	0.86
Com/Ind Lo Tier	102,003	102,003	0	0.0	2,084	2,031	-53	-2.5	2.04	1.99
Com/Ind Hi Tier	86,392	86,392	0	0.0	2,289	2,234	-55	-2.4	2.65	2.59
Publ U: Elec Gen	1,796	1,796	0	0.0	24	34	10	39.7	1.36	1.90
Publ U: Other	253,406	253,406	0	0.0	6,784	7,390	606	8.9	2.68	2.92
Ag Hmstd House	1,905,224	1,905,224	0	0.0	15,427	14,749	-677	-4.4	0.81	0.77
Ag Hmstd Land	6,929,694	6,929,694	0	0.0	32,875	28,796	-4,079	-12.4	0.47	0.42
Ag Non-Hmstd	2,351,149	2,345,344	-5,806	-0.2	18,850	17,786	-1,065	-5.6	0.80	0.76
ResNonHmLandOnl	55,660	54,284	-1,376	-2.5	647	609	-37	-5.8	1.16	1.12
<b>Total</b>	<b>17,095,433</b>	<b>17,075,329</b>	<b>-20,104</b>	<b>-0.1</b>	<b>126,105</b>	<b>118,679</b>	<b>-7,426</b>	<b>-5.9</b>	<b>0.74</b>	<b>0.70</b>

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

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	150,741	148,419	-2,323	-1.5	County	44.09	43.66	0.000	0.000
(-) TIF Tax Capacity	100	100	0	0.0	City/Town	14.27	14.36	0.000	0.000
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	20.51	18.85	16.656	15.180
(=) Taxable Tax Capacity	<u>150,641</u>	<u>148,318</u>	<u>-2,323</u>	<u>-1.5</u>	Special District	<u>0.53</u>	<u>0.54</u>	<u>0.000</u>	<u>0.000</u>
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>79.40</b>	<b>77.40</b>	<b>16.656</b>	<b>15.180</b>

**Tax Burdens on  
Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	140,500	140,300	-0.1	1,104	1,053	-51	-4.6	0.79	0.75
Res Hmstd: Avg Val	210,600	210,300	-0.1	1,840	1,764	-76	-4.1	0.87	0.84
Res Hmstd: Hi Val	280,800	280,400	-0.1	2,578	2,476	-102	-3.9	0.92	0.88
Res Hmstd: Ex-Hi Val	421,300	420,700	-0.1	4,047	3,895	-152	-3.8	0.96	0.93
Comm/Ind: Lo Val	150,000	150,000	0.0	3,044	2,969	-75	-2.5	2.03	1.98
Comm/Ind: Med Val	300,000	300,000	0.0	7,020	6,852	-168	-2.4	2.34	2.28
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	25,574	24,972	-603	-2.4	2.56	2.5

<b>ANOKA COUNTY</b>
---------------------

<i>Tax Burdens by Property Class</i>	<b>Taxable Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alte</b>
Res Homestead	24,446,292	24,446,292	0	0.0	240,463	230,186	-10,277	-4.3	0.98	0.94
Res Non-Hmstd 1	1,744,215	1,741,824	-2,391	-0.1	18,184	17,447	-737	-4.1	1.04	1.00
Res Non-Hmstd 23	162,782	162,004	-778	-0.5	2,132	1,950	-182	-8.5	1.31	1.20
Apartments	880,287	880,287	0	0.0	11,335	10,900	-435	-3.8	1.29	1.24
Low-income Apts	169,123	169,123	0	0.0	1,356	1,301	-55	-4.1	0.80	0.77
Seasonal Rec	79,105	79,105	0	0.0	885	863	-22	-2.5	1.12	1.09
Com/Ind Lo Tier	494,140	494,140	0	0.0	11,353	11,121	-231	-2.0	2.30	2.25
Com/Ind Hi Tier	3,757,588	3,757,588	0	0.0	113,192	111,076	-2,115	-1.9	3.01	2.96
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	222,297	222,297	0	0.0	6,646	7,265	619	9.3	2.99	3.27
Ag Hmstd House	137,401	137,401	0	0.0	1,218	1,165	-54	-4.4	0.89	0.85
Ag Hmstd Land	98,447	98,447	0	0.0	385	325	-59	-15.4	0.39	0.33
Ag Non-Hmstd	106,501	105,855	-646	-0.6	867	808	-59	-6.8	0.81	0.76
ResNonHmLandOnl	483,278	474,282	-8,996	-1.9	6,059	5,768	-291	-4.8	1.25	1.22
<b>Total</b>	<b>32,781,456</b>	<b>32,768,644</b>	<b>-12,812</b>	<b>0.0</b>	<b>414,074</b>	<b>400,175</b>	<b>-13,899</b>	<b>-3.4</b>	<b>1.26</b>	<b>1.22</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	373,858	374,096	239	0.1	County	30.43	30.08	0.000	0.000
(-) TIF Tax Capacity	23,538	23,538	0	0.0	City/Town	31.78	31.50	0.293	0.293
(-) FD Contrib Tax Cap	28,797	28,797	0	0.0	School District	20.86	18.98	15.307	13.703
(=) Taxable Tax Capacity	<u>321,523</u>	<u>321,761</u>	<u>239</u>	<u>0.1</u>	Special District	<u>5.15</u>	<u>5.15</u>	<u>0.000</u>	<u>0.000</u>
FD Distrib Tax Cap	46,115	46,115	0	0.0	<b>Total</b>	<b>88.22</b>	<b>85.72</b>	<b>15.600</b>	<b>13.996</b>

**Tax Burdens on  
Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	168,500	168,500	0.0	1,529	1,459	-69	-4.5	0.91	0.87
Res Hmstd: Avg Val	252,700	252,700	0.0	2,479	2,375	-104	-4.2	0.98	0.94
Res Hmstd: Hi Val	336,700	336,700	0.0	3,426	3,288	-138	-4.0	1.02	0.98
Res Hmstd: Ex-Hi Val	505,200	505,200	0.0	5,256	5,049	-208	-4.0	1.04	1
Apartment (Mkt rate)	300,000	300,000	0.0	3,776	3,634	-142	-3.8	1.26	1.21
Comm/Ind: Lo Val	150,000	150,000	0.0	3,433	3,362	-71	-2.1	2.29	2.24
Comm/Ind: Med Val	300,000	300,000	0.0	7,932	7,774	-158	-2.0	2.64	2.59
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	28,930	28,365	-564	-2.0	2.89	2.84

<b>WASHINGTON COUNTY</b>
--------------------------

<i>Tax Burdens by Property Class</i>	<b>Taxable Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alte</b>
Res Homestead	20,434,584	20,434,584	0	0.0	194,278	189,529	-4,749	-2.4	0.95	0.93
Res Non-Hmstd 1	2,222,943	2,108,206	-114,737	-5.2	22,418	20,817	-1,601	-7.1	1.01	0.99
Res Non-Hmstd 23	25,826	25,826	0	0.0	276	271	-5	-1.8	1.07	1.05
Apartments	560,803	560,803	0	0.0	7,071	6,870	-201	-2.8	1.26	1.23
Low-income Apts	104,133	104,133	0	0.0	787	775	-13	-1.6	0.76	0.74
Seasonal Rec	164,407	163,554	-852	-0.5	1,433	1,398	-35	-2.4	0.87	0.85
Com/Ind Lo Tier	283,045	283,045	0	0.0	6,371	6,283	-88	-1.4	2.25	2.22
Com/Ind Hi Tier	2,629,001	2,629,001	0	0.0	77,698	76,691	-1,007	-1.3	2.96	2.92
Publ U: Elec Gen	65,440	65,440	0	0.0	1,347	1,898	551	40.9	2.06	2.90
Publ U: Other	224,653	224,653	0	0.0	6,641	7,224	583	8.8	2.96	3.22
Ag Hmstd House	322,889	322,889	0	0.0	2,598	2,546	-51	-2.0	0.80	0.79
Ag Hmstd Land	180,622	180,622	0	0.0	441	349	-93	-21.0	0.24	0.19
Ag Non-Hmstd	238,296	233,750	-4,546	-1.9	1,797	1,670	-127	-7.1	0.75	0.71
ResNonHmLandOnl	721,469	656,242	-65,227	-9.0	8,260	7,491	-769	-9.3	1.14	1.14
<b>Total</b>	<b>28,178,111</b>	<b>27,992,748</b>	<b>-185,363</b>	<b>-0.7</b>	<b>331,418</b>	<b>323,812</b>	<b>-7,606</b>	<b>-2.3</b>	<b>1.18</b>	<b>1.16</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	317,908	316,923	-985	-0.3	County	26.03	25.95	0.000	0.000
(-) TIF Tax Capacity	9,124	9,124	0	0.0	City/Town	28.80	28.63	0.660	0.665
(-) FD Contrib Tax Cap	21,005	21,005	0	0.0	School District	21.29	19.87	16.840	16.295
(=) Taxable Tax Capacity	<u>287,779</u>	<u>286,794</u>	<u>-985</u>	<u>-0.3</u>	Special District	<u>4.42</u>	<u>4.43</u>	<u>0.000</u>	<u>0.000</u>
FD Distrib Tax Cap	25,669	25,669	0	0.0	<b>Total</b>	<b>80.53</b>	<b>78.87</b>	<b>17.501</b>	<b>16.960</b>

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	197,700	197,700	0.0	1,744	1,700	-43	-2.5	0.88	0.86
Res Hmstd: Avg Val	296,400	296,400	0.0	2,800	2,735	-65	-2.3	0.94	0.92
Res Hmstd: Hi Val	395,100	395,100	0.0	3,856	3,770	-87	-2.3	0.98	0.95
Res Hmstd: Ex-Hi Val	592,700	592,700	0.0	5,997	5,863	-134	-2.2	1.01	0.99
Apartment (Mkt rate)	300,000	300,000	0.0	3,545	3,467	-78	-2.2	1.18	1.16
Comm/Ind: Lo Val	150,000	150,000	0.0	3,349	3,303	-46	-1.4	2.23	2.20
Comm/Ind: Med Val	300,000	300,000	0.0	7,728	7,623	-105	-1.4	2.58	2.54
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	28,161	27,781	-380	-1.3	2.82	2.78

<b>DAKOTA COUNTY</b>
----------------------

<i>Tax Burdens by Property Class</i>	<b>Taxable Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alte</b>
Res Homestead	31,450,131	31,450,131	0	0.0	328,270	316,967	-11,303	-3.4	1.04	1.01
Res Non-Hmstd 1	2,079,150	2,079,150	0	0.0	22,803	22,045	-758	-3.3	1.10	1.06
Res Non-Hmstd 23	150,472	150,472	0	0.0	2,054	1,903	-151	-7.3	1.36	1.26
Apartments	1,785,799	1,785,799	0	0.0	22,699	22,062	-637	-2.8	1.27	1.24
Low-income Apts	75,128	75,128	0	0.0	636	616	-20	-3.2	0.85	0.82
Seasonal Rec	46,399	46,399	0	0.0	559	538	-21	-3.8	1.20	1.16
Com/Ind Lo Tier	520,469	520,469	0	0.0	12,093	11,879	-214	-1.8	2.32	2.28
Com/Ind Hi Tier	5,411,277	5,411,277	0	0.0	162,910	160,408	-2,502	-1.5	3.01	2.96
Publ U: Elec Gen	78,728	78,728	0	0.0	1,636	2,342	705	43.1	2.08	2.97
Publ U: Other	427,985	427,985	0	0.0	13,002	14,030	1,027	7.9	3.04	3.28
Ag Hmstd House	271,918	270,983	-935	-0.3	2,418	2,319	-99	-4.1	0.89	0.86
Ag Hmstd Land	487,822	485,856	-1,966	-0.4	2,066	1,731	-336	-16.2	0.42	0.36
Ag Non-Hmstd	305,127	297,305	-7,822	-2.6	2,536	2,272	-264	-10.4	0.83	0.76
ResNonHmLandOnl	405,585	405,585	0	0.0	5,456	5,273	-183	-3.4	1.35	1.30
<b>Total</b>	<b>43,495,991</b>	<b>43,485,268</b>	<b>-10,722</b>	<b>0.0</b>	<b>579,140</b>	<b>564,385</b>	<b>-14,755</b>	<b>-2.5</b>	<b>1.33</b>	<b>1.30</b>

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

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	502,559	503,852	1,294	0.3	County	25.55	25.24	0.492	0.492
(-) TIF Tax Capacity	23,626	23,626	0	0.0	City/Town	33.99	33.72	0.667	0.667
(-) FD Contrib Tax Cap	43,971	43,971	0	0.0	School District	24.28	22.64	18.548	17.290
(=) Taxable Tax Capacity	<u>434,961</u>	<u>436,255</u>	<u>1,294</u>	<u>0.3</u>	Special District	<u>4.28</u>	<u>4.27</u>	<u>0.000</u>	<u>0.000</u>
FD Distrib Tax Cap	47,806	47,806	0	0.0	<b>Total</b>	<b>88.09</b>	<b>85.88</b>	<b>19.707</b>	<b>18.449</b>

**Tax Burdens on  
Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	182,700	182,700	0.0	1,762	1,698	-63	-3.6	0.96	0.93
Res Hmstd: Avg Val	273,900	273,900	0.0	2,827	2,732	-95	-3.4	1.03	1
Res Hmstd: Hi Val	365,100	365,100	0.0	3,892	3,765	-127	-3.3	1.07	1.03
Res Hmstd: Ex-Hi Val	547,900	547,900	0.0	6,012	5,819	-193	-3.2	1.1	1.06
Apartment (Mkt rate)	300,000	300,000	0.0	3,895	3,774	-121	-3.1	1.3	1.26
Comm/Ind: Lo Val	150,000	150,000	0.0	3,503	3,441	-63	-1.8	2.34	2.29
Comm/Ind: Med Val	300,000	300,000	0.0	8,076	7,937	-140	-1.7	2.69	2.65
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	29,416	28,916	-500	-1.7	2.94	2.89

**CARVER & SCOTT COUNTIES**

<i>Tax Burdens by Property Class</i>	<b>Taxable Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alte</b>
Res Homestead	18,579,486	18,578,650	-836	0.0	204,553	199,034	-5,520	-2.7	1.10	1.07
Res Non-Hmstd 1	1,743,471	1,734,951	-8,520	-0.5	19,991	19,360	-631	-3.2	1.15	1.12
Res Non-Hmstd 23	23,385	23,385	0	0.0	298	289	-9	-2.9	1.27	1.24
Apartments	359,461	359,461	0	0.0	5,012	4,890	-122	-2.4	1.39	1.36
Low-income Apts	85,701	85,701	0	0.0	750	731	-19	-2.6	0.88	0.85
Seasonal Rec	74,102	73,591	-511	-0.7	838	815	-23	-2.7	1.13	1.11
Com/Ind Lo Tier	377,040	377,040	0	0.0	9,049	8,905	-144	-1.6	2.40	2.36
Com/Ind Hi Tier	2,087,212	2,087,212	0	0.0	65,390	64,523	-867	-1.3	3.13	3.09
Publ U: Elec Gen	18,454	18,454	0	0.0	393	562	169	42.9	2.13	3.04
Publ U: Other	143,833	143,833	0	0.0	4,433	4,870	437	9.9	3.08	3.39
Ag Hmstd House	532,933	532,407	-526	-0.1	4,421	4,244	-177	-4.0	0.83	0.80
Ag Hmstd Land	821,268	820,006	-1,262	-0.2	3,181	2,610	-572	-18.0	0.39	0.32
Ag Non-Hmstd	409,358	407,154	-2,205	-0.5	3,518	3,238	-280	-8.0	0.86	0.80
ResNonHmLandOnl	556,632	555,094	-1,539	-0.3	7,628	7,393	-235	-3.1	1.37	1.33
<b>Total</b>	<b>25,812,338</b>	<b>25,796,940</b>	<b>-15,398</b>	<b>-0.1</b>	<b>329,457</b>	<b>321,464</b>	<b>-7,993</b>	<b>-2.4</b>	<b>1.28</b>	<b>1.25</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	284,072	284,082	10	0.0	County	34.12	33.96	0.000	0.000
(-) TIF Tax Capacity	9,768	9,768	0	0.0	City/Town	28.63	28.43	1.322	1.323
(-) FD Contrib Tax Cap	17,548	17,548	0	0.0	School District	27.08	25.53	15.864	14.823
(=) Taxable Tax Capacity	<u>256,756</u>	<u>256,766</u>	<u>10</u>	<u>0.0</u>	Special District	<u>4.91</u>	<u>4.91</u>	<u>0.000</u>	<u>0.000</u>
FD Distrib Tax Cap	22,079	22,079	0	0.0	<b>Total</b>	<b>94.74</b>	<b>92.84</b>	<b>17.186</b>	<b>16.146</b>

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	203,700	203,700	0.0	2,091	2,031	-60	-2.9	1.03	1
Res Hmstd: Avg Val	305,400	305,400	0.0	3,321	3,231	-90	-2.7	1.09	1.06
Res Hmstd: Hi Val	407,100	407,100	0.0	4,551	4,431	-120	-2.6	1.12	1.09
Res Hmstd: Ex-Hi Val	610,800	610,800	0.0	7,099	6,914	-185	-2.6	1.16	1.13
Apartment (Mkt rate)	300,000	300,000	0.0	4,068	3,966	-103	-2.5	1.36	1.32
Comm/Ind: Lo Val	150,000	150,000	0.0	3,562	3,508	-54	-1.5	2.37	2.34
Comm/Ind: Med Val	300,000	300,000	0.0	8,225	8,105	-120	-1.5	2.74	2.70
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	29,987	29,557	-430	-1.4	3	2.96

**NORTHERN HENNEPIN CO.**

<i>Tax Burdens by Property Class</i>	<b>Taxable Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alte</b>
Res Homestead	20,340,112	20,340,112	0	0.0	239,506	233,952	-5,554	-2.3	1.18	1.15
Res Non-Hmstd 1	1,290,848	1,290,848	0	0.0	16,134	15,768	-366	-2.3	1.25	1.22
Res Non-Hmstd 23	332,766	332,766	0	0.0	5,009	4,088	-921	-18.4	1.51	1.23
Apartments	1,003,901	1,003,901	0	0.0	15,829	15,504	-324	-2.1	1.58	1.54
Low-income Apts	106,190	106,190	0	0.0	1,035	1,016	-18	-1.8	0.97	0.96
Seasonal Rec	13,043	13,019	-25	-0.2	211	206	-5	-2.2	1.62	1.59
Com/Ind Lo Tier	333,922	333,922	0	0.0	8,412	8,296	-117	-1.4	2.52	2.48
Com/Ind Hi Tier	4,288,352	4,288,352	0	0.0	140,973	139,103	-1,871	-1.3	3.29	3.24
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	202,931	202,931	0	0.0	6,576	7,164	589	8.9	3.24	3.53
Ag Hmstd House	87,591	87,528	-63	-0.1	1,019	986	-33	-3.3	1.16	1.13
Ag Hmstd Land	112,561	112,441	-119	-0.1	621	522	-99	-15.9	0.55	0.46
Ag Non-Hmstd	164,332	162,758	-1,574	-1.0	1,735	1,624	-111	-6.4	1.06	1.00
ResNonHmLandOnl	167,287	167,287	0	0.0	2,515	2,462	-52	-2.1	1.50	1.47
<b>Total</b>	<b>28,443,836</b>	<b>28,442,055</b>	<b>-1,781</b>	<b>0.0</b>	<b>439,575</b>	<b>430,692</b>	<b>-8,883</b>	<b>-2.0</b>	<b>1.55</b>	<b>1.51</b>

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

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	334,817	334,413	-404	-0.1	County	38.28	38.18	0.000	0.000
(-) TIF Tax Capacity	31,003	31,003	0	0.0	City/Town	35.16	34.94	1.013	1.013
(-) FD Contrib Tax Cap	32,225	32,225	0	0.0	School District	24.86	23.31	16.257	15.371
(=) Taxable Tax Capacity	<u>271,589</u>	<u>271,185</u>	<u>-404</u>	<u>-0.1</u>	Special District	<u>8.16</u>	<u>8.17</u>	<u>0.000</u>	<u>0.000</u>
FD Distrib Tax Cap	36,405	36,405	0	0.0	<b>Total</b>	106.46	104.60	17.270	16.384

**Tax Burdens on  
Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	168,600	168,600	0.0	1,865	1,819	-46	-2.5	1.11	1.08
Res Hmstd: Avg Val	252,700	252,700	0.0	2,982	2,912	-69	-2.3	1.18	1.15
Res Hmstd: Hi Val	336,900	336,900	0.0	4,099	4,007	-92	-2.3	1.22	1.19
Res Hmstd: Ex-Hi Val	505,500	505,500	0.0	6,269	6,130	-139	-2.2	1.24	1.21
Apartment (Mkt rate)	300,000	300,000	0.0	4,510	4,414	-96	-2.1	1.50	1.47
Comm/Ind: Lo Val	150,000	150,000	0.0	3,735	3,685	-49	-1.3	2.49	2.46
Comm/Ind: Med Val	300,000	300,000	0.0	8,628	8,517	-111	-1.3	2.88	2.84
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	31,462	31,063	-398	-1.3	3.15	3.11



**SOUTHEAST HENNEPIN CO.**

<i>Tax Burdens by Property Class</i>	<b>Taxable Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alte</b>
Res Homestead	23,008,523	23,008,523	0	0.0	252,892	250,578	-2,314	-0.9	1.10	1.09
Res Non-Hmstd 1	1,681,786	1,681,786	0	0.0	19,476	19,316	-161	-0.8	1.16	1.15
Res Non-Hmstd 23	190,479	190,479	0	0.0	2,649	2,178	-470	-17.8	1.39	1.14
Apartments	2,057,233	2,057,233	0	0.0	28,707	28,432	-275	-1.0	1.40	1.38
Low-income Apts	137,423	137,423	0	0.0	1,200	1,190	-10	-0.8	0.87	0.87
Seasonal Rec	6,236	6,236	0	0.0	68	68	-1	-1.1	1.10	1.09
Com/Ind Lo Tier	340,411	340,411	0	0.0	8,186	8,133	-52	-0.6	2.40	2.39
Com/Ind Hi Tier	8,079,108	8,079,108	0	0.0	251,193	249,413	-1,780	-0.7	3.11	3.09
Publ U: Elec Gen	636	636	0	0.0	15	22	7	46.2	2.38	3.47
Publ U: Other	170,215	170,215	0	0.0	5,313	5,797	484	9.1	3.12	3.41
Ag Hmstd House	937	937	0	0.0	10	10	0	-0.9	1.11	1.10
Ag Hmstd Land	230	230	0	0.0	1	1	0	-21.5	0.29	0.23
Ag Non-Hmstd	71	71	0	0.0	1	1	0	-3.2	0.94	0.91
ResNonHmLandOnl	97,926	97,926	0	0.0	1,362	1,349	-12	-0.9	1.39	1.38
<b>Total</b>	<b>35,771,214</b>	<b>35,771,214</b>	<b>0</b>	<b>0.0</b>	<b>571,073</b>	<b>566,488</b>	<b>-4,585</b>	<b>-0.8</b>	<b>1.60</b>	<b>1.58</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	452,803	452,704	-98	0.0	County	38.28	38.18	0.000	0.000
(-) TIF Tax Capacity	39,154	39,154	0	0.0	City/Town	31.06	30.93	0.182	0.182
(-) FD Contrib Tax Cap	51,580	51,580	0	0.0	School District	19.18	17.99	14.513	14.996
(=) Taxable Tax Capacity	<u>362,068</u>	<u>361,970</u>	<u>-98</u>	<u>0.0</u>	Special District	<u>9.15</u>	<u>9.15</u>	<u>0.000</u>	<u>0.000</u>
FD Distrib Tax Cap	24,897	24,897	0	0.0	<b>Total</b>	<b>97.67</b>	<b>96.25</b>	<b>14.695</b>	<b>15.178</b>

**Tax Burdens on  
Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	201,200	201,200	0.0	2,070	2,051	-19	-0.9	1.03	1.02
Res Hmstd: Avg Val	301,600	301,600	0.0	3,288	3,260	-28	-0.9	1.09	1.08
Res Hmstd: Hi Val	402,000	402,000	0.0	4,507	4,469	-38	-0.8	1.12	1.11
Res Hmstd: Ex-Hi Val	603,200	603,200	0.0	7,030	6,970	-60	-0.9	1.17	1.16
Apartment (Mkt rate)	300,000	300,000	0.0	4,104	4,065	-39	-0.9	1.37	1.35
Comm/Ind: Lo Val	150,000	150,000	0.0	3,550	3,527	-24	-0.7	2.37	2.35
Comm/Ind: Med Val	300,000	300,000	0.0	8,211	8,154	-57	-0.7	2.74	2.72
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	29,960	29,745	-215	-0.7	3	2.97

**SOUTHWEST HENNEPIN CO.**

<i>Tax Burdens by Property Class</i>	<b>Taxable Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alte</b>
Res Homestead	31,105,790	31,105,790	0	0.0	344,158	341,544	-2,614	-0.8	1.11	1.10
Res Non-Hmstd 1	3,073,829	3,073,829	0	0.0	34,402	34,156	-246	-0.7	1.12	1.11
Res Non-Hmstd 23	355,803	355,803	0	0.0	4,580	3,767	-813	-17.7	1.29	1.06
Apartments	1,731,588	1,731,588	0	0.0	23,523	23,336	-187	-0.8	1.36	1.35
Low-income Apts	86,325	86,325	0	0.0	726	722	-5	-0.7	0.84	0.84
Seasonal Rec	127,730	127,545	-185	-0.1	1,490	1,475	-15	-1.0	1.17	1.16
Com/Ind Lo Tier	351,871	351,871	0	0.0	8,287	8,235	-52	-0.6	2.36	2.34
Com/Ind Hi Tier	6,430,034	6,430,034	0	0.0	199,212	197,996	-1,216	-0.6	3.10	3.08
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	205,918	205,918	0	0.0	6,338	6,994	656	10.4	3.08	3.40
Ag Hmstd House	77,529	77,525	-4	0.0	845	832	-13	-1.5	1.09	1.07
Ag Hmstd Land	75,973	75,968	-5	0.0	360	313	-48	-13.2	0.47	0.41
Ag Non-Hmstd	165,702	164,358	-1,344	-0.8	1,493	1,426	-66	-4.4	0.90	0.87
ResNonHmLandOnl	187,112	187,112	0	0.0	2,404	2,384	-20	-0.8	1.28	1.27
<b>Total</b>	<b>43,975,203</b>	<b>43,973,665</b>	<b>-1,539</b>	<b>0.0</b>	<b>627,817</b>	<b>623,179</b>	<b>-4,638</b>	<b>-0.7</b>	<b>1.43</b>	<b>1.42</b>

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

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	529,670	529,233	-437	-0.1	County	38.28	38.18	0.000	0.000
(-) TIF Tax Capacity	12,830	12,830	0	0.0	City/Town	25.18	25.19	0.888	0.888
(-) FD Contrib Tax Cap	47,608	47,608	0	0.0	School District	20.50	19.44	15.523	15.898
(=) Taxable Tax Capacity	<u>469,232</u>	<u>468,796</u>	<u>-437</u>	<u>-0.1</u>	Special District	<u>8.41</u>	<u>8.42</u>	<u>0.000</u>	<u>0.000</u>
FD Distrib Tax Cap	20,545	20,545	0	0.0	<b>Total</b>	92.38	91.22	16.411	16.786

**Tax Burdens on  
Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	277,400	277,400	0.0	2,895	2,873	-22	-0.7	1.04	1.04
Res Hmstd: Avg Val	416,000	416,000	0.0	4,526	4,493	-32	-0.7	1.09	1.08
Res Hmstd: Hi Val	554,600	554,600	0.0	6,159	6,115	-45	-0.7	1.11	1.10
Res Hmstd: Ex-Hi Val	832,000	832,000	0.0	9,818	9,744	-74	-0.8	1.18	1.17
Apartment (Mkt rate)	300,000	300,000	0.0	3,956	3,925	-32	-0.8	1.32	1.31
Comm/Ind: Lo Val	150,000	150,000	0.0	3,515	3,495	-20	-0.6	2.34	2.33
Comm/Ind: Med Val	300,000	300,000	0.0	8,120	8,071	-49	-0.6	2.71	2.69
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	29,610	29,427	-183	-0.6	2.96	2.94

## SUBURBAN RAMSEY CO.

<i>Tax Burdens by Property Class</i>	<b>Taxable Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alte</b>
Res Homestead	17,569,593	17,569,593	0	0.0	187,435	185,984	-1,451	-0.8	1.07	1.06
Res Non-Hmstd 1	1,304,860	1,262,913	-41,947	-3.2	14,642	14,065	-577	-3.9	1.12	1.11
Res Non-Hmstd 23	339,637	331,905	-7,732	-2.3	4,656	3,975	-681	-14.6	1.37	1.20
Apartments	1,265,411	1,265,411	0	0.0	17,507	17,340	-167	-1.0	1.38	1.37
Low-income Apts	174,246	174,246	0	0.0	1,504	1,492	-13	-0.8	0.86	0.86
Seasonal Rec	12,460	12,460	0	0.0	148	147	-1	-0.8	1.19	1.18
Com/Ind Lo Tier	362,642	362,642	0	0.0	8,582	8,527	-54	-0.6	2.37	2.35
Com/Ind Hi Tier	4,907,060	4,907,060	0	0.0	153,132	152,161	-970	-0.6	3.12	3.10
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	198,022	198,022	0	0.0	6,171	6,745	575	9.3	3.12	3.41
Ag Hmstd House	1,628	1,628	0	0.0	14	14	0	-0.9	0.85	0.84
Ag Hmstd Land	1,222	1,222	0	0.0	4	3	-1	-18.3	0.35	0.29
Ag Non-Hmstd	24,339	24,134	-205	-0.8	196	188	-8	-4.2	0.80	0.78
ResNonHmLandOnl	69,861	67,618	-2,243	-3.2	939	901	-38	-4.0	1.34	1.33
<b>Total</b>	<b>26,230,980</b>	<b>26,178,854</b>	<b>-52,126</b>	<b>-0.2</b>	<b>394,929</b>	<b>391,542</b>	<b>-3,387</b>	<b>-0.9</b>	<b>1.51</b>	<b>1.50</b>

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

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	320,800	320,090	-710	-0.2	County	44.58	44.57	0.000	0.000
(-) TIF Tax Capacity	19,422	19,422	0	0.0	City/Town	23.47	23.31	0.866	0.867
(-) FD Contrib Tax Cap	34,927	34,927	0	0.0	School District	17.91	16.70	16.615	17.160
(=) Taxable Tax Capacity	<u>266,452</u>	<u>265,742</u>	<u>-710</u>	<u>-0.3</u>	Special District	<u>8.08</u>	<u>8.12</u>	<u>0.000</u>	<u>0.000</u>
FD Distrib Tax Cap	27,744	27,744	0	0.0	<b>Total</b>	94.04	92.69	17.481	18.028

**Tax Burdens on  
Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	180,400	180,400	0.0	1,802	1,787	-14	-0.8	1	0.99
Res Hmstd: Avg Val	270,500	270,500	0.0	2,888	2,866	-22	-0.7	1.07	1.06
Res Hmstd: Hi Val	360,600	360,600	0.0	3,973	3,945	-29	-0.7	1.10	1.09
Res Hmstd: Ex-Hi Val	541,000	541,000	0.0	6,130	6,085	-45	-0.7	1.13	1.12
Apartment (Mkt rate)	300,000	300,000	0.0	4,051	4,017	-34	-0.8	1.35	1.34
Comm/Ind: Lo Val	150,000	150,000	0.0	3,546	3,525	-21	-0.6	2.36	2.35
Comm/Ind: Med Val	300,000	300,000	0.0	8,186	8,134	-52	-0.6	2.73	2.71
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	29,841	29,645	-196	-0.7	2.98	2.96

**CITY OF MINNEAPOLIS**

<i>Tax Burdens by Property Class</i>	<b>Taxable Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alte</b>
Res Homestead	20,275,369	20,275,369	0	0.0	259,297	253,461	-5,836	-2.3	1.28	1.25
Res Non-Hmstd 1	3,303,390	3,303,390	0	0.0	44,495	43,542	-952	-2.1	1.35	1.32
Res Non-Hmstd 23	1,152,346	1,152,346	0	0.0	18,842	15,233	-3,609	-19.2	1.64	1.32
Apartments	3,153,066	3,153,066	0	0.0	51,439	50,319	-1,120	-2.2	1.63	1.60
Low-income Apts	281,790	281,790	0	0.0	2,806	2,746	-60	-2.1	1.00	0.97
Seasonal Rec	314	314	0	0.0	4	4	0	-2.1	1.36	1.33
Com/Ind Lo Tier	629,786	629,786	0	0.0	16,279	16,048	-231	-1.4	2.58	2.55
Com/Ind Hi Tier	7,711,629	7,711,629	0	0.0	262,858	259,089	-3,769	-1.4	3.41	3.36
Publ U: Elec Gen	64,407	64,407	0	0.0	1,618	2,351	732	45.3	2.51	3.65
Publ U: Other	284,813	284,813	0	0.0	9,690	10,498	808	8.3	3.40	3.69
Ag Hmstd House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Non-Hmstd	1,212	1,212	0	0.0	15	14	-1	-5.1	1.21	1.15
ResNonHmLandOnl	579,644	579,644	0	0.0	9,456	9,250	-206	-2.2	1.63	1.60
<b>Total</b>	<b>37,437,765</b>	<b>37,437,765</b>	<b>0</b>	<b>0.0</b>	<b>676,799</b>	<b>662,556</b>	<b>-14,243</b>	<b>-2.1</b>	<b>1.81</b>	<b>1.77</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	473,069	471,600	-1,469	-0.3	County	34.00	33.90	0.000	0.000
(-) TIF Tax Capacity	72,160	72,160	0	0.0	City/Town	56.82	55.19	2.491	2.491
(-) FD Contrib Tax Cap	45,548	45,548	0	0.0	School District	23.97	22.83	8.861	8.879
(=) Taxable Tax Capacity	<u>355,360</u>	<u>353,891</u>	<u>-1,469</u>	<u>-0.4</u>	Special District	<u>6.64</u>	<u>6.66</u>	<u>0.000</u>	<u>0.000</u>
FD Distrib Tax Cap	49,566	49,566	0	0.0	<b>Total</b>	<b>121.43</b>	<b>118.57</b>	<b>11.352</b>	<b>11.370</b>

**Tax Burdens on  
Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	165,700	165,700	0.0	1,977	1,930	-47	-2.4	1.19	1.16
Res Hmstd: Avg Val	248,400	248,400	0.0	3,149	3,079	-71	-2.2	1.27	1.24
Res Hmstd: Hi Val	331,100	331,100	0.0	4,322	4,228	-94	-2.2	1.31	1.28
Res Hmstd: Ex-Hi Val	496,700	496,700	0.0	6,595	6,454	-141	-2.1	1.33	1.3
Apartment (Mkt rate)	300,000	300,000	0.0	4,894	4,788	-107	-2.2	1.63	1.6
Comm/Ind: Lo Val	150,000	150,000	0.0	3,877	3,822	-55	-1.4	2.58	2.55
Comm/Ind: Med Val	300,000	300,000	0.0	8,990	8,862	-128	-1.4	3	2.95
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	32,850	32,380	-470	-1.4	3.29	3.24

## CITY OF ST. PAUL

<i>Tax Burdens by Property Class</i>	<b>Taxable Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alte</b>
Res Homestead	13,844,899	13,844,899	0	0.0	152,550	145,173	-7,377	-4.8	1.10	1.05
Res Non-Hmstd 1	1,734,475	1,652,078	-82,397	-4.8	20,560	18,699	-1,861	-9.1	1.19	1.13
Res Non-Hmstd 23	707,288	673,979	-33,309	-4.7	10,094	7,537	-2,557	-25.3	1.43	1.12
Apartments	2,006,638	2,006,638	0	0.0	28,647	27,409	-1,238	-4.3	1.43	1.37
Low-income Apts	244,506	244,506	0	0.0	2,145	2,047	-97	-4.5	0.88	0.84
Seasonal Rec	1,109	1,109	0	0.0	14	14	0	-3.5	1.28	1.24
Com/Ind Lo Tier	447,703	447,703	0	0.0	10,782	10,502	-280	-2.6	2.41	2.35
Com/Ind Hi Tier	3,754,564	3,754,564	0	0.0	118,847	115,945	-2,902	-2.4	3.17	3.09
Publ U: Elec Gen	33,290	33,290	0	0.0	755	1,079	323	42.8	2.27	3.24
Publ U: Other	215,036	215,036	0	0.0	6,807	7,309	502	7.4	3.17	3.40
Ag Hmstd House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Non-Hmstd	1,041	1,041	0	0.0	11	10	-1	-6.0	1.03	0.97
ResNonHmLandOnl	203,390	193,728	-9,662	-4.8	2,904	2,646	-257	-8.9	1.43	1.37
<b>Total</b>	<b>23,193,939</b>	<b>23,068,571</b>	<b>-125,368</b>	<b>-0.5</b>	<b>354,115</b>	<b>338,368</b>	<b>-15,747</b>	<b>-4.4</b>	<b>1.53</b>	<b>1.47</b>

*Tax Base**Tax Rates*

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	282,199	279,939	-2,260	-0.8	County	41.53	41.52	0.000	0.000
(-) TIF Tax Capacity	25,900	25,900	0	0.0	City/Town	27.47	25.49	0.000	0.000
(-) FD Contrib Tax Cap	23,118	23,118	0	0.0	School District	26.11	24.59	13.693	11.864
(=) Taxable Tax Capacity	<u>233,181</u>	<u>230,920</u>	<u>-2,260</u>	<u>-1.0</u>	Special District	<u>8.14</u>	<u>8.18</u>	<u>0.000</u>	<u>0.000</u>
FD Distrib Tax Cap	45,502	45,502	0	0.0	<b>Total</b>	103.25	99.78	13.693	11.864

*Tax Burdens on  
Hypothetical Properties*

	<b>Taxable Market Value</b>			<b>Pctg Chng</b>	<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>		<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	153,300	153,300	0.0	1,558	1,477	-81	-5.2	1.02	0.96	
Res Hmstd: Avg Val	229,900	229,900	0.0	2,523	2,401	-122	-4.8	1.1	1.04	
Res Hmstd: Hi Val	306,400	306,400	0.0	3,487	3,324	-162	-4.7	1.14	1.08	
Res Hmstd: Ex-Hi Val	459,800	459,800	0.0	5,377	5,133	-244	-4.5	1.17	1.12	
Apartment (Mkt rate)	300,000	300,000	0.0	4,283	4,098	-185	-4.3	1.43	1.37	
Comm/Ind: Lo Val	150,000	150,000	0.0	3,612	3,519	-94	-2.6	2.41	2.35	
Comm/Ind: Med Val	300,000	300,000	0.0	8,361	8,151	-210	-2.5	2.79	2.72	
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	30,518	29,767	-751	-2.5	3.05	2.98	

Baseline Legal Class Report

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

House Research Dept.

Simulation No. 7F7

Baseline: Projected Pay 2008: Current Law

Page 35

4/21/2007 3:30 PM

Alternative: Projected Pay 2008: House Tax & E-12 Bills

(all figures in \$000s)

Simulation No.	Description	Baseline	Alternative	Current Law	House Tax & E-12 Bills	(all figures in \$000s)
190.1	Res NonH 1 unit: 76K - 500K: Exist	1.000	1.000	14,966,088	149,661	168,510
190.2	Res NonH 1 unit: 76K - 500K: NewCon	1.000	1.000	1,260,438	12,604	14,052
191.1	Res NonH 1 unit: >500K: Exist	1.250	1.250	2,088,083	26,101	26,778
191.2	Res NonH 1 unit: >500K: NewCon	1.250	1.250	202,516	2,531	2,619
193.11	Res NonHm Land Only: Exist	1.250	1.250	5,546,985	69,337	76,745
193.12	Res NonH Duplex/Triplex: Exist	1.250	1.250	3,242,507	40,531	47,801
193.21	Res NonHm Land Only: NewCon	1.250	1.250	489,069	6,113	6,683
193.22	Res NonH Duplex/Triplex: NewCon	1.250	1.250	122,259	1,528	1,743
196.1	Regular apartments (4a): Exist	1.250	1.250	18,356,672	229,458	266,429
196.2	Regular apartments (4a): NewCon	1.250	1.250	242,604	3,033	3,447
197.1	Low-income housing (4d): Exist	0.750	0.750	2,267,809	17,009	20,781
197.2	Low-income housing (4d): NewCon	0.750	0.750	14,141	106	130
198.1	Non-profit/Comm Serv: Exist	1.500	1.500	51,140	767	929
198.2	Non-profit/Comm Serv: NewCon	1.500	1.500	85	1	1
199.1	Student housing: Exist	1.000	1.000	30,113	301	359
199.2	Student housing: NewCon	1.000	1.000	10	0	0
200.1	Manuf home park land: Exist	1.250	1.250	612,418	7,655	8,551
200.2	Manuf home park land: NewCon	1.250	1.250	139	2	2
202.1	Comm SRR 1c: <500K: Exist	0.550	0.550	403,538	2,219	1,856
202.2	Comm SRR 1c: <500K: NewCon	0.550	0.550	1,679	9	9
203.1	Comm SRR 1c: 500K-2.2M: Exist	1.000	1.000	259,021	2,590	1,953
203.2	Comm SRR 1c: 500K-2.2M: NewCon	1.000	1.000	2,932	29	25
204.1	Comm SRR 1c: >2.2M: Exist	1.250	1.250	50,675	633	527
204.2	Comm SRR 1c: >2.2M: New con	1.250	1.250	563	7	6
205.1	Comm SRR 4c: <500K: Exist	1.000	1.000	267,136	2,671	2,798
205.2	Comm SRR 4c: <500K: NewCon	1.000	1.000	2,691	27	28
206.1	Comm SRR 4c: >500K: Exist	1.250	1.250	131,851	1,648	1,557
206.2	Comm SRR 4c: >500K: NewCon	1.250	1.250	4,814	60	51
207.1	Bed & Breakfast: Exist	1.250	1.250	25,479	318	324
207.2	Bed & Breakfast: NewCon	1.250	1.250	30	0	0
208.0	Qualifying golf courses	1.250	1.250	265,040	3,313	3,237
211.1	Commercial: <150K: Exist	1.500	1.500	8,458,080	126,871	207,721
211.2	Commercial: <150K: NewCon	1.500	1.500	129,568	1,944	3,153
212.1	Commercial: >150K: Exist	2.000	2.000	45,823,470	916,469	1,446,623
212.2	Commercial: >150K: NewCon	2.000	2.000	1,328,761	26,575	41,320
213.1	Comm border city: <150K: Exist	1.500	1.500	41,754	626	962
213.2	Comm border city: <150K: NewCon	1.500	1.500	681	10	16
214.1	Comm border city: >150K: Exist	2.000	2.000	84,689	1,694	1,948
214.2	Comm border city: >150K: NewCon	2.000	2.000	2,712	54	62
222.1	Industrial: <150K: Exist	1.500	1.500	1,303,684	19,555	32,011
222.2	Industrial: <150K: NewCon	1.500	1.500	12,844	193	315
223.1	Industrial: >150K: Exist	2.000	2.000	14,083,034	281,661	448,077
223.2	Industrial: >150K: NewCon	2.000	2.000	189,276	3,786	6,064
224.1	Ind'l border city: <150K: Exist	1.500	1.500	1,517	23	35

## House Research Dept.

Simulation No. 7F7

Baseline: Projected Pay 2008: Current Law

Page 36

4/21/2007 3:30 PM

Alternative: Projected Pay 2008: House Tax &amp; E-12 Bills

(all figures in \$000s)

224.2	Ind'l border city: <150K: NewCon	1.500	0	0	0
225.1	Ind'l border city: >150K: Exist	2.000	66,326	1,327	1,538
225.2	Ind'l border city: >150K: NewCon	2.000	2,007	40	46
233.0	Publ Util: land & bldgs <150K	1.500	83,579	1,254	1,939
234.0	Publ Util: land & bldgs >150K	2.000	832,870	16,657	25,401
235.0	Publ Util: Electric Generat Mach	2.000	1,496,108	29,922	32,438
236.0	Publ Util: machinery (non-generat)	2.000	1,064,435	21,289	31,656
238.0	Railroad <150K	1.500	27,063	406	661
239.0	Railroad >150K	2.000	598,020	11,960	18,510
241.0	Non-comm aircraft hangars	1.500	3,145	47	52
242.0	Mineral	2.000	2,223	44	87
243.0	Misc class 5	2.000	4,862	97	140
249.0	Personal: 3f	1.000	10,223	102	105
250.0	Non-comm aircraft hangars	1.500	72,626	1,089	1,089
251.0	Pers: It31 tools&mach excl elec gen	2.000	151,661	3,033	4,420
252.0	Pers: It32 struct/lease land-non C/I,SRR	1.000	9,420	94	97
253.0	Pers: It32 struct/leased land-NCSRR<76	1.000	56,970	570	510
254.0	Pers: It32 str/lease land-NCSRR:76-500	1.000	11,013	110	95
256.0	Pers: It32 struct/leased land-C/I	2.000	19,211	384	567
257.0	Pers: Item 33 ag real estate	1.000	21,423	214	214
259.0	Pers: It41 struct/leased land - C/I	2.000	428,051	8,561	9,209
260.0	Pers: It41 struct/leased land-NCSRR<76	1.000	335	3	5
263.0	Pers: It41 str/leased land-non C/I,SRR	1.000	3,070	31	35
264.0	Pers: Item 41 Border EZ	2.000	1,265	25	29
265.0	Pers: Item 42 non-EZ struct/RR land	2.000	34,674	693	1,325
267.0	Pers: It43 leased real estate - non C/I	1.500	22,879	343	442
268.0	Pers: Item 43 leased real estate - C/I	2.000	416,689	8,334	9,751
269.0	Pers: Item 44 electric util trans lines	2.000	1,639,636	32,793	50,917
270.0	Pers: Item 44 electric util distri lines	2.000	233,081	4,662	7,682
271.0	Pers: Item 45 syst/gas utils	2.000	1,899,825	37,996	56,361
272.0	Pers: Item 46 syst/water utils	2.000	1,525	30	50
273.0	Pers: Item 48 misc	2.000	17,141	343	389
<b>State Total</b>			567,598,645	6,395,774	7,380,204



Alternative Legal Class Report

	Legal Class	Class Rate	Mkt Val	Net Tax Cap	Net Tax
159.1	Farm 1b Hmstd HGA: <32K: Exist	0.450	15,025	68	17
160.1	Ag Hmstd HGA: <76K: Exist	1.000	6,637,587	66,376	43,843
160.2	Ag Hmstd HGA: <76K: NewCon	1.000	14,794	148	98
161.1	Ag Hmstd HGA: 76K-414K: Exist	1.000	5,964,532	59,645	55,952
161.2	Ag Hmstd HGA: 76K-414K: NewCon	1.000	74,299	743	696
162.1	Ag Hmstd HGA: 414K-500K: Exist	1.000	73,774	738	672
162.2	Ag Hmstd HGA: 414K-500K: NewCon	1.000	1,497	15	13
163.1	Ag Hmstd HGA: >500K: Exist	1.250	105,851	1,323	1,199
163.2	Ag Hmstd HGA: >500K: NewCon	1.250	2,350	29	26
164.1	Farm 1b Hmstd land <32K: Exist	0.450	356	2	0
165.1	Ag Hmstd 1 & b: <115K: Exist	0.500	10,430,728	52,154	11,246
165.2	Ag Hmstd 1 & b: <115K: NewCon	0.500	29,455	147	35
166.1	Ag Hmstd 1 & b: 115K-345K: Exist	0.500	11,868,764	59,344	53,201
166.2	Ag Hmstd 1 & b: 115K-345K: NewCon	0.500	73,061	365	331
167.1	Ag Hmstd 1 & b: 345K-790K: Exist	0.500	9,353,030	46,765	36,531
167.2	Ag Hmstd 1 & b: 345K-790K: NewCon	0.500	111,094	555	434
168.1	Ag Hmstd 1 & b: >790K: Exist	1.000	7,236,779	72,368	55,841
168.2	Ag Hmstd 1 & b: >790K: NewCon	1.000	34,739	347	267
170.1	Ag Non-homestead: Exist	1.000	17,378,544	173,785	138,239
170.2	Ag Non-homestead: NewCon	1.000	45,770	458	347
171.0	Private Airport	1.000	292	3	2
172.1	Migrant Housing <500K: Exist	1.000	1,384	14	13
173.1	Migrant Housing >500K: Exist	1.250	65	1	1
177.0	Timberlands	1.000	1,714,984	17,150	13,486
178.1	Non-comm SRR: <76K: Exist	1.000	9,906,677	99,067	80,119
178.2	Non-comm SRR: <76K: NewCon	1.000	122,797	1,228	1,048
179.1	Non-comm SRR: 76K-500K: Exist	1.000	11,510,607	115,106	100,764
179.2	Non-comm SRR: 76K-500K: NewCon	1.000	339,233	3,392	3,020
180.1	Non-comm SRR: >500K: Exist	1.250	1,059,850	13,248	10,713
180.2	Non-comm SRR: >500K: NewCon	1.250	46,599	582	469
183.1	Res 1b Hmstd <32K: Exist	0.450	233,960	1,053	909
184.1	Res Hmstd: <76K: Exist	1.000	104,947,292	1,049,473	934,291
184.2	Res Hmstd: <76K: NewCon	1.000	551,714	5,517	4,822
185.1	Res Hmstd: 76K-414K: Exist	1.000	198,402,718	1,984,027	2,140,686
185.2	Res Hmstd: 76K-414K: NewCon	1.000	4,200,018	42,000	45,044
186.1	Res Hmstd: 414K-500K: Exist	1.000	7,125,489	71,255	74,034
186.2	Res Hmstd: 414K-500K: NewCon	1.000	266,963	2,670	2,731
187.1	Res Hmstd: > 500K: Exist	1.250	13,710,290	171,379	170,636
187.2	Res Hmstd: > 500K: NewCon	1.250	462,861	5,786	5,640
189.1	Res NonH 1 unit: <76K: Exist	1.000	11,078,505	110,785	125,289

House Research Dept.

Simulation No. 7F7

Baseline: Projected Pay 2008: Current Law

Page 38

4/21/2007 3:30 PM

Alternative: Projected Pay 2008: House Tax & E-12 Bills

(all figures in \$000s)

Simulation No.	Description	Baseline	Alternative	Current Law	House Tax & E-12 Bills
189.2	Res NonH 1 unit: <76K: NewCon	1.000	524,106	5,241	5,806
190.1	Res NonH 1 unit: 76K - 500K: Exist	1.000	14,802,470	148,025	162,133
190.2	Res NonH 1 unit: 76K - 500K: NewCon	1.000	1,260,438	12,604	13,600
191.1	Res NonH 1 unit: >500K: Exist	1.250	2,063,075	25,788	26,053
191.2	Res NonH 1 unit: >500K: NewCon	1.250	202,516	2,531	2,572
193.11	Res NonH LandOnly: Exist	1.250	5,452,134	68,152	73,264
193.12	Res NonHm Duplex/Triplex: Exist	1.000	3,199,890	31,999	37,629
193.21	Res NonH LandOnly: NewCon	1.250	489,069	6,113	6,448
193.22	Res NonHm Duplex/Triplex: NewCon	1.000	122,259	1,223	1,395
196.1	Regular apartments (4a): Exist	1.250	18,356,672	229,458	259,267
196.2	Regular apartments (4a): NewCon	1.250	242,604	3,033	3,330
197.1	Low-income housing (4d): Exist	0.750	2,267,809	17,009	20,080
197.2	Low-income housing (4d): NewCon	0.750	14,141	106	125
198.1	Non-profit/Comm Serv: Exist	1.500	51,140	767	902
198.2	Non-profit/Comm Serv: NewCon	1.500	85	1	1
199.1	Student housing: Exist	1.000	30,113	301	350
199.2	Student housing: NewCon	1.000	10	0	0
200.1	Manuf home park land: Exist	1.250	612,418	7,655	8,262
200.2	Manuf home park land: NewCon	1.250	139	2	2
202.1	Comm SRR 1c: <500K: Exist	0.500	403,538	2,018	1,637
202.2	Comm SRR 1c: <500K: NewCon	0.500	1,679	8	8
203.11	Comm SRR 1c: 500K-600K: Exist	0.500	56,022	280	219
203.12	Comm SRR 1c: 600K-2.2M: Exist	1.000	202,994	2,030	1,466
203.21	Comm SRR 1c: 500K-600K: NewCon	0.500	774	4	3
203.22	Comm SRR 1c: 600K-2.2M: NewCon	1.000	2,158	22	18
204.1	Comm SRR 1c: >2.2M: Exist	1.250	50,675	633	518
204.2	Comm SRR 1c: >2.2M: New con	1.250	563	7	6
205.1	Comm SRR 4c: <500K: Exist	1.000	267,136	2,671	2,731
205.2	Comm SRR 4c: <500K: NewCon	1.000	2,691	27	28
206.1	Comm SRR 4c: >500K: Exist	1.250	131,851	1,648	1,528
206.2	Comm SRR 4c: >500K: NewCon	1.250	4,814	60	50
207.1	Bed & Breakfast: Exist	1.250	25,479	318	311
207.2	Bed & Breakfast: NewCon	1.250	30	0	0
208.0	Qualifying golf courses	1.250	265,040	3,313	3,126
211.1	Commercial: <150K: Exist	1.500	8,458,080	126,871	202,074
211.2	Commercial: <150K: NewCon	1.500	129,568	1,944	3,068
212.1	Commercial: >150K: Exist	2.000	45,823,470	916,469	1,423,161
212.2	Commercial: >150K: NewCon	2.000	1,328,761	26,575	40,605
213.1	Comm border city: <150K: Exist	1.500	41,754	626	962
213.2	Comm border city: <150K: NewCon	1.500	681	10	16
214.1	Comm border city: >150K: Exist	2.000	84,689	1,694	1,948
214.2	Comm border city: >150K: NewCon	2.000	2,712	54	62
222.1	Industrial: <150K: Exist	1.500	1,303,684	19,555	31,312
222.2	Industrial: <150K: NewCon	1.500	12,844	193	306

House Research Dept.

Simulation No. 7F7

Baseline: Projected Pay 2008: Current Law

Page 39

4/21/2007 3:30 PM

Alternative: Projected Pay 2008: House Tax & E-12 Bills

(all figures in \$000s)

223.1	Industrial: >150K: Exist	2.000	14,083,034	281,661	440,800
223.2	Industrial: >150K: NewCon	2.000	189,276	3,786	5,926
224.1	Ind'l border city: <150K: Exist	1.500	1,517	23	35
224.2	Ind'l border city: <150K: NewCon	1.500	0	0	0
225.1	Ind'l border city: >150K: Exist	2.000	66,326	1,327	1,537
225.2	Ind'l border city: >150K: NewCon	2.000	2,007	40	46
233.0	Publ Util: land & bldgs <150K	1.500	83,579	1,254	1,882
234.0	Publ Util: land & bldgs >150K	2.000	832,870	16,657	24,223
235.0	Publ Util: Electric Generat Mach	3.000	1,496,108	44,883	43,243
236.0	Publ Util: machinery (non-generat)	2.250	1,064,435	23,950	34,389
238.0	Railroad <150K	1.500	27,063	406	640
239.0	Railroad >150K	2.000	598,020	11,960	18,060
241.0	Non-comm aircraft hangars	1.500	3,145	47	48
242.0	Mineral	2.000	2,223	44	83
243.0	Misc class 5	2.000	4,862	97	132
249.0	Personal: 3f	1.000	10,223	102	100
250.0	Non-comm aircraft hangars	1.500	72,626	1,089	1,059
251.0	Pers: It31 tools&mach excl elec gen	2.250	151,661	3,412	4,807
252.0	Pers: It32 struct/lease land-non C/I,SRR	1.000	9,420	94	93
253.0	Pers: It32 struct/leased land-NCSRR<76	1.000	56,565	566	486
254.0	Pers: It32 str/lease land-NCSRR:76-500	1.000	10,917	109	92
256.0	Pers: It32 struct/leased land-C/I	2.000	19,211	384	550
257.0	Pers: Item 33 ag real estate	1.000	21,423	214	207
259.0	Pers: It41 struct/leased land - C/I	2.000	428,051	8,561	9,026
260.0	Pers: It41 struct/leased land-NCSRR<76	1.000	335	3	5
263.0	Pers: It41 str/leased land-non C/I,SRR	1.000	3,070	31	33
264.0	Pers: Item 41 Border EZ	2.000	1,265	25	29
265.0	Pers: Item 42 non-EZ struct/RR land	2.000	34,674	693	1,269
267.0	Pers: It43 leased real estate - non C/I	1.500	22,879	343	432
268.0	Pers: Item 43 leased real estate - C/I	2.000	416,689	8,334	9,629
269.0	Pers: Item 44 electric util trans lines	2.250	1,639,636	36,892	55,740
270.0	Pers: Item 44 electric util distri lines	2.250	233,081	5,244	8,320
271.0	Pers: Item 45 syst/gas utils	2.250	1,899,825	42,746	61,416
272.0	Pers: Item 46 syst/water utils	2.000	1,525	30	49
273.0	Pers: Item 48 misc	2.000	17,141	343	377
<b>State Total</b>			<b>566,931,785</b>	<b>6,391,505</b>	<b>7,173,849</b>

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

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

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

	<b>County</b>	<b>City</b>	<b>Town</b>	<b>School District</b>	<b>Special District</b>	<b>State</b>	<b>Total</b>
<b>Certified NTC Levy</b>	2,413,745	1,622,822	190,843	1,199,918	280,729	717,441	6,425,497
<b>Certified MKV Levy</b>	2,525	29,620	103	712,334	0	0	744,582
<b>Fiscal Disparities Levy</b>	123,139	123,771	1,168	130,156	28,259	0	406,494
<b>Disparity Reduction Aid</b>	9,557	0	461	7,761	0	0	17,779
<b>Spread NTC Levy</b>	2,281,049	1,499,051	189,214	1,113,431	257,469	717,441	6,057,655
<b>Spread MKV Levy</b>	2,525	29,620	103	660,903	0	0	693,151
<b>Tax Incr Financing Levy</b>							338,961
	<b>Homestead Credit</b>	261,825		<b>Taconite credit</b>		16,991	
	<b>Agricultural Credit</b>	35,313		<b>Disparity Reduction Credit</b>		5,049	