

# House Research Simulation Report: Property Tax

**Simulation #11E2**

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Steve Hinze, Legislative Analyst (steve.hinze@house.mn)

## DESCRIPTION

**BASELINE:** Actual Pay 2011

**ALTERNATIVE:** Projected Pay 2012: HF 42

This report compares actual property taxes payable in 2011 to projected property taxes payable in 2012 under the House omnibus tax bill (HF 42). The payable 2011 baseline is based on actual data reported by the counties. The projected payable 2012 under HF 42 is derived from a baseline payable 2012 projection produced by a joint working group consisting of staff from the House and Senate and the Departments of Education and Revenue. The alternative models the aid cuts and associated levy back amounts, the conversion of the market value homestead credit to a tax capacity reduction and its associated levy impacts, the effects of the levy limits, the reduction in the state general levy, and the modification to disparity reduction aid.

## KEY POINTS

- **Statewide, property taxes are projected to increase by \$549 million, or 6.8%**, according to the simulation. Approximately \$36 million of the \$549 million increase is borne by new construction - property that will appear on the tax rolls for the first time in 2012. The overall tax impacts are 8.7% in Greater Minnesota and 5.8% in the Metro area. Overall tax change impacts vary by region from a low of 3.9% in No. Hennepin County to a high of 17.9% in the Duluth area.
- **On a statewide average basis, property tax increases on existing properties vary from 5.3% (on commercial-industrial property) to 12.5% (on apartments).** Increases on other large property types are 5.4% on residential homesteads, 9.3% on residential non-homestead property, 10.3% on agricultural property, 9% on public utility property, and 5% on seasonal-recreational property.

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

**ASSUMPTIONS:****BASELINE:            Actual Pay 2011**

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

**ALTERNATIVE:        Projected Pay 2012: HF 42**

- **Market values** are based on actual growth rates in taxable property values between payable year 2010 and payable year 2011 for each type of property within each county. Separate rates were 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 reasonable. City-specific growth estimates were provided for Hennepin 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 2010 to pay 2011, on a city-by-city and a class-by-class basis.
- Baseline **County, city and town levies** were modeled under the direction of a joint House/Senate/Revenue Dept. working group. Each jurisdiction's 2011 general levy was increased based on its growth rate in previous years, netting out levy increases due to aid reductions. Baseline levies were then increased for reductions in state aids (LGA and CPA), with associated levy-back effects based on microdata committee assumptions of 50% levy back for aid reductions up to 10% of levy, and 30% levy back for reductions over 10% of levy. To account for local taxing jurisdictions' response to the loss of the market value homestead credit (MVHC), the baseline levy is broken down into "net levy" and MVHC components, with the MVHC elimination treated as an aid reduction subject to the same levy-back assumptions as other aid reductions. The levy under the proposal is then the baseline net levy plus some fraction of the baseline MVHC, which is a reduction from the baseline levy. In the case of jurisdictions whose MVHC reimbursement is reduced or eliminated under current law, the MVHC elimination is treated as a negative aid loss, or alternatively an aid gain, resulting in a levy reduction. The reinstatement of town MVHC reimbursements for pay '11 was also treated as a negative aid loss, or alternatively an aid gain, also resulting in a levy reduction for pay '12.
- **School district levies** were modeled under the direction of a joint House/Senate/Revenue Dept./Education Dept. working group. The baseline pay 2012 levies were developed to match statewide levy estimates by category developed by the Dept. of Education. Approximately \$62 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 almost all districts statewide. Approximately \$34 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.
- **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 their median

growth rate over the previous three years. Metro-wide special taxing districts were modeled based upon the levy limits governing each agency and recent trends in levy growth.

- The commercial-industrial portion of the **state general levy** was reduced from the pay 2012 baseline level by \$32.1 million.
- **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).

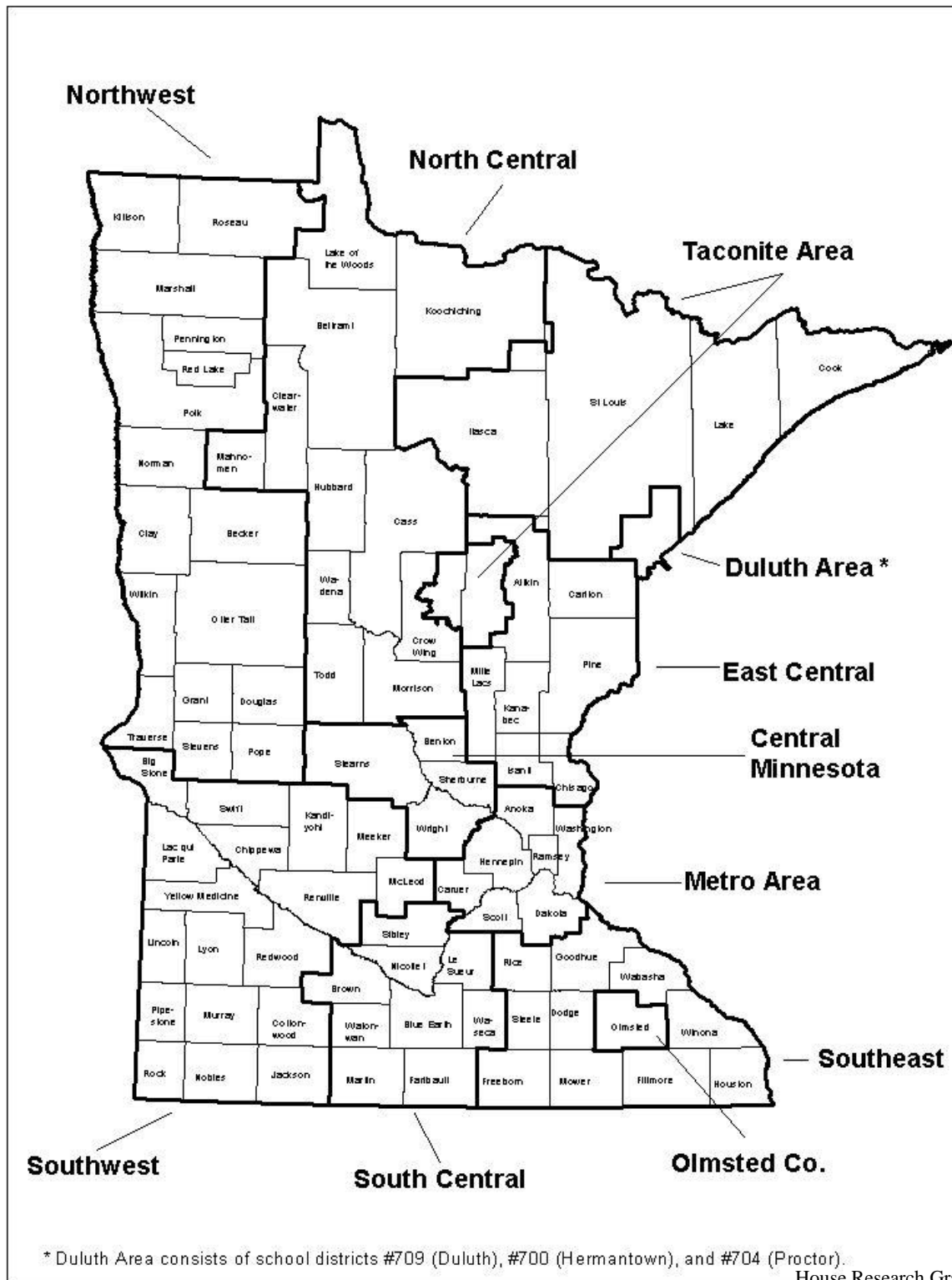
**SIMULATION PARAMETERS**

	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 and undeveloped land	1.25	1.25
<b>Apartments:</b>		
Regular	1.25	1.25
Low-income	0.75	0.75
<b>Commercial-industrial-public utility:</b>		
<\$150,000	1.5	1.5
>\$150,000	2.0	2.0
Electric generation machinery	2.0	2.0
<b>Commercial seasonal recreational:</b>		
Homestead resorts (1c):		
<\$600,000	0.5	0.5
\$600,000 - \$2,300,000	1.0	1.0
>\$2,300,000	1.25	1.25
Nonhomestead resorts (4c):		
<\$500,000	1.0	1.0
>\$500,000	1.25	1.25
<b>Non-commercial seasonal recreational:</b>		
<\$500,000	1.0	1.0
>\$500,000	1.25	1.25
<b>Agricultural land &amp; buildings:</b>		
<b>Homestead:</b>		
<\$1,210,000	0.5	0.5
\$1,140,000 - \$1,210,000	1.0	0.5
>\$1,210,000	1.0	1.0
<b>Nonhomestead</b>		
Agricultural and rural vacant	1.0	1.0
Managed forest land	0.65	0.65
<b>Credits:</b>		
<b>Homestead:</b>		
Rate	0.4%	0%
Maximum	\$304	\$0
Phase-out rate	0.09%	0%
<b>Agricultural homestead land:</b>		
Rate	0.3%	0%
Maximum	\$345	\$0
Phase-out rate	0.05%	0%

House Research Department

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

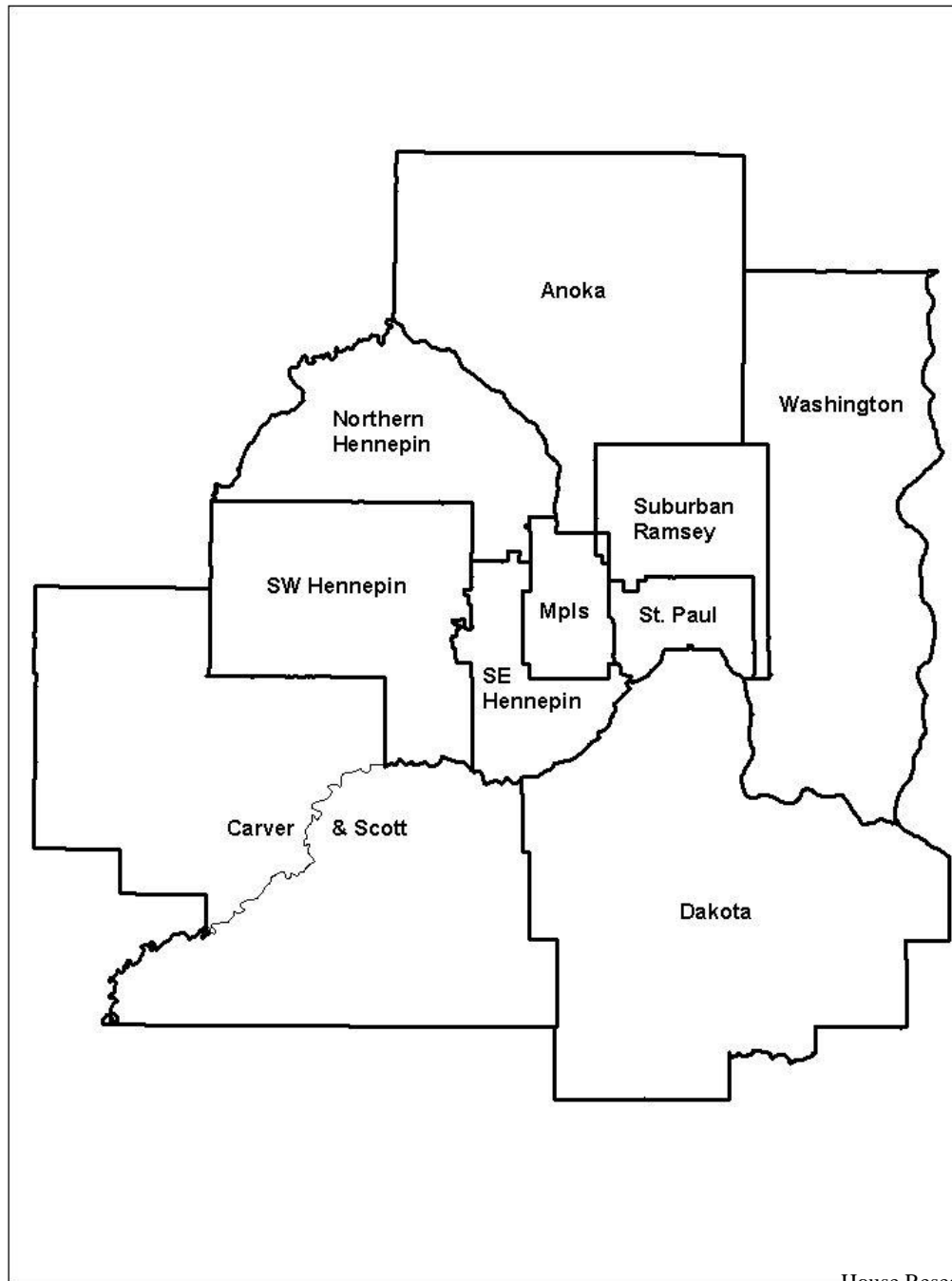
### Property Tax Model Regions (Greater Minnesota)



House Research Graphics

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

### Property Tax Model Regions (Metro Area)



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

<b>STATEWIDE</b>
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<i>Tax Burdens by Property Class</i>	<b>Taxable Market Value</b>				<b>Net Tax</b>			<b>Effective Tax Rates</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Exist	293,428,816	283,132,591	-10,296,225	-3.5	3,534,981	3,725,952	190,971	5.4	1.20	1.32
ResNonHm Exist	38,825,892	37,841,167	-984,725	-2.5	542,012	592,596	50,585	9.3	1.40	1.57
Apartments Exist	17,618,203	17,583,656	-34,546	-0.2	303,566	341,322	37,756	12.4	1.72	1.94
Low-inc Apts Exi	2,784,493	2,777,069	-7,424	-0.3	29,764	33,712	3,948	13.3	1.07	1.21
Seas Rec: Exist	27,214,499	26,170,001	-1,044,498	-3.8	234,023	245,749	11,725	5.0	0.86	0.94
Com/Ind Lo Exist	10,162,968	10,090,454	-72,514	-0.7	273,360	296,022	22,662	8.3	2.69	2.93
Com/Ind Hi Exist	62,943,595	61,218,169	-1,725,426	-2.7	2,251,575	2,362,257	110,682	4.9	3.58	3.86
Publ U: Elec Gen	1,655,111	1,671,662	16,551	1.0	38,932	43,504	4,572	11.7	2.35	2.60
Publ U: Other	7,351,722	7,425,239	73,517	1.0	235,113	255,100	19,988	8.5	3.20	3.44
AgHm House Exist	11,185,950	10,829,853	-356,098	-3.2	94,885	103,150	8,265	8.7	0.85	0.95
AgHm Land: Exist	53,262,094	55,495,389	2,233,294	4.2	221,994	246,434	24,440	11.0	0.42	0.44
Ag NonHm: Exist	33,064,886	34,324,042	1,259,156	3.8	255,718	281,957	26,239	10.3	0.77	0.82
Misc props	885,928	885,520	-409	0.0	15,076	16,792	1,716	11.4	1.70	1.90
ResHmstd: NewCon	0	1,347,271	1,347,271	0.0	0	19,159	19,159	0.0	0.00	1.42
All Other NewCon	0	1,172,676	1,172,676	0.0	0	16,404	16,404	0.0	0.00	1.40
<b>Total</b>	<b>560,384,158</b>	<b>551,964,758</b>	<b>-8,419,399</b>	<b>-1.5</b>	<b>8,030,999</b>	<b>8,580,111</b>	<b>549,112</b>	<b>6.8</b>	<b>1.43</b>	<b>1.55</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>		
Total Tax Capacity	6,258,123	5,854,100	-404,023	-6.5	County	44.22	47.99	0.067	0.069
(-) TIF Tax Capacity	226,446	219,267	-7,178	-3.2	City/Town	33.57	37.63	0.725	0.743
(-) FD Contrib Tax Cap	426,361	397,225	-29,136	-6.8	School District	23.06	25.77	17.024	18.655
(=) Taxable Tax Capacity	5,605,316	5,237,608	-367,709	-6.6	Special District	4.96	5.51	0.010	0.010
FD Distrib Tax Cap	426,250	397,225	-29,025	-6.8	<b>Total</b>	105.81	116.90	17.826	19.478

**GREATER MINNESOTA**

<i>Tax Burdens by Property Class</i>	<b>Taxable Market Value</b>				<b>Net Tax</b>			<b>Effective Tax Rates</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Exist	103,454,590	100,254,766	-3,199,825	-3.1	1,072,237	1,150,082	77,845	7.3	1.04	1.15
ResNonHm Exist	13,946,250	13,597,662	-348,588	-2.5	177,117	195,976	18,859	10.6	1.27	1.44
Apartments Exist	3,949,188	3,937,939	-11,249	-0.3	64,367	73,369	9,002	14.0	1.63	1.86
Low-inc Apts Exi	970,911	968,509	-2,403	-0.2	10,011	11,501	1,490	14.9	1.03	1.19
Seas Rec: Exist	26,716,397	25,698,501	-1,017,896	-3.8	227,935	239,462	11,527	5.1	0.85	0.93
Com/Ind Lo Exist	5,972,509	5,936,852	-35,657	-0.6	156,403	170,840	14,437	9.2	2.62	2.88
Com/Ind Hi Exist	14,966,711	14,605,904	-360,807	-2.4	508,730	542,620	33,890	6.7	3.40	3.72
Publ U: Elec Gen	1,282,577	1,295,403	12,826	1.0	29,313	32,748	3,434	11.7	2.29	2.53
Publ U: Other	4,771,354	4,819,067	47,713	1.0	142,456	154,331	11,875	8.3	2.99	3.20
AgHm House Exist	10,210,043	9,897,996	-312,047	-3.1	84,976	92,804	7,828	9.2	0.83	0.94
AgHm Land: Exist	51,149,702	53,377,917	2,228,215	4.4	212,625	236,028	23,403	11.0	0.42	0.44
Ag NonHm: Exist	31,268,562	32,538,395	1,269,833	4.1	237,933	262,667	24,734	10.4	0.76	0.81
Misc props	340,375	340,388	13	0.0	5,778	6,614	837	14.5	1.70	1.94
ResHmstd: NewCon	0	611,269	611,269	0.0	0	7,605	7,605	0.0	0.00	1.24
All Other NewCon	0	692,568	692,568	0.0	0	7,987	7,987	0.0	0.00	1.15
<b>Total</b>	<b>268,999,170</b>	<b>268,573,135</b>	<b>-426,036</b>	<b>-0.2</b>	<b>2,929,883</b>	<b>3,184,635</b>	<b>254,752</b>	<b>8.7</b>	<b>1.09</b>	<b>1.19</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	2,747,054	2,570,875	-176,179	-6.4	County	46.73	50.50	0.026	0.027
(-) TIF Tax Capacity	36,545	35,780	-765	-2.1	City/Town	27.37	30.35	0.305	0.311
(-) FD Contrib Tax Cap	5,647	6,802	1,155	20.5	School District	19.47	21.90	13.895	15.868
(=) Taxable Tax Capacity	2,704,862	2,528,293	-176,569	-6.5	Special District	1.67	1.86	0.028	0.029
FD Distrib Tax Cap	5,536	6,802	1,266	22.9	<b>Total</b>	95.23	104.61	14.255	16.235

**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	105,400	102,100	-3.1	876	940	64	7.3	0.83	0.92
Res Hmstd: Avg Val	158,000	153,100	-3.1	1,500	1,605	105	7.0	0.95	1.05
Res Hmstd: Hi Val	210,700	204,200	-3.1	2,124	2,270	146	6.9	1.01	1.11
Res Hmstd: Ex-Hi Val	316,100	306,300	-3.1	3,373	3,600	227	6.7	1.07	1.18
Apartment	300,000	299,100	-0.3	3,999	4,397	398	9.9	1.33	1.47
Comm/Ind: Lo Val	150,000	146,400	-2.4	3,460	3,609	149	4.3	2.31	2.47
Comm/Ind: Med Val	300,000	292,800	-2.4	8,003	8,314	311	3.9	2.67	2.84
Comm/Ind: Hi Val	1,000,000	975,900	-2.4	29,202	30,398	1,196	4.1	2.92	3.11



<b>METRO AREA</b>
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<i>Tax Burdens by Property Class</i>	<b>Taxable Market Value</b>				<b>Net Tax</b>			<b>Effective Tax Rates</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Exist	189,974,226	182,877,825	-7,096,400	-3.7	2,462,744	2,575,870	113,126	4.6	1.30	1.41
ResNonHm Exist	24,879,642	24,243,505	-636,136	-2.6	364,894	396,621	31,726	8.7	1.47	1.64
Apartments Exist	13,669,015	13,645,718	-23,297	-0.2	239,199	267,954	28,754	12.0	1.75	1.96
Low-inc Apts Exi	1,813,582	1,808,560	-5,022	-0.3	19,753	22,211	2,458	12.4	1.09	1.23
Seas Rec: Exist	498,102	471,500	-26,602	-5.3	6,088	6,286	198	3.3	1.22	1.33
Com/Ind Lo Exist	4,190,460	4,153,603	-36,857	-0.9	116,957	125,181	8,225	7.0	2.79	3.01
Com/Ind Hi Exist	47,976,884	46,612,265	-1,364,619	-2.8	1,742,845	1,819,637	76,792	4.4	3.63	3.90
Publ U: Elec Gen	372,533	376,259	3,725	1.0	9,619	10,756	1,137	11.8	2.58	2.86
Publ U: Other	2,580,368	2,606,172	25,804	1.0	92,657	100,769	8,112	8.8	3.59	3.87
AgHm House Exist	975,908	931,857	-44,050	-4.5	9,909	10,346	437	4.4	1.02	1.11
AgHm Land: Exist	2,112,392	2,117,471	5,079	0.2	9,369	10,406	1,037	11.1	0.44	0.49
Ag NonHm: Exist	1,796,324	1,785,647	-10,677	-0.6	17,785	19,290	1,505	8.5	0.99	1.08
Misc props	545,553	545,131	-422	-0.1	9,299	10,178	879	9.5	1.70	1.87
ResHmstd: NewCon	0	736,002	736,002	0.0	0	11,554	11,554	0.0	0.00	1.57
All Other NewCon	0	480,108	480,108	0.0	0	8,417	8,417	0.0	0.00	1.75
<b>Total</b>	<b>291,384,987</b>	<b>283,391,624</b>	<b>-7,993,364</b>	<b>-2.7</b>	<b>5,101,116</b>	<b>5,395,476</b>	<b>294,360</b>	<b>5.8</b>	<b>1.75</b>	<b>1.90</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	3,511,069	3,283,225	-227,845	-6.5	County	41.88	45.64	0.090	0.092
(-) TIF Tax Capacity	189,901	183,487	-6,414	-3.4	City/Town	39.36	44.42	0.960	0.987
(-) FD Contrib Tax Cap	420,714	390,423	-30,291	-7.2	School District	26.41	29.39	18.776	20.227
(=) Taxable Tax Capacity	2,900,454	2,709,315	-191,140	-6.6	Special District	8.03	8.92	0.000	0.000
FD Distrib Tax Cap	420,714	390,423	-30,291	-7.2	<b>Total</b>	<b>115.67</b>	<b>128.37</b>	<b>19.825</b>	<b>21.307</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	163,300	157,200	-3.7	1,987	2,056	69	3.5	1.22	1.31
Res Hmstd: Avg Val	244,900	235,800	-3.7	3,166	3,324	157	5.0	1.29	1.41
Res Hmstd: Hi Val	326,400	314,200	-3.7	4,344	4,588	244	5.6	1.33	1.46
Res Hmstd: Ex-Hi Val	489,800	471,500	-3.7	6,637	7,057	420	6.3	1.35	1.5
Apartment	300,000	299,500	-0.2	4,932	5,444	511	10.4	1.64	1.82
Comm/Ind: Lo Val	150,000	145,700	-2.9	4,004	4,185	181	4.5	2.67	2.87
Comm/Ind: Med Val	300,000	291,500	-2.8	9,243	9,627	384	4.2	3.08	3.30
Comm/Ind: Hi Val	1,000,000	971,600	-2.8	33,693	35,190	1,497	4.4	3.37	3.62

**GREATER MINNESOTA 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	Alter
Res Hmstd: Exist	58,298,928	56,453,776	-1,845,152	-3.2	689,709	733,775	44,066	6.4	1.18	1.30
ResNonHm Exist	8,714,864	8,447,552	-267,312	-3.1	124,191	138,588	14,398	11.6	1.43	1.64
Apartments Exist	3,877,243	3,866,843	-10,400	-0.3	63,540	72,465	8,925	14.0	1.64	1.87
Low-inc Apts Exi	970,713	968,305	-2,408	-0.2	10,009	11,499	1,490	14.9	1.03	1.19
Seas Rec: Exist	3,587,475	3,390,738	-196,738	-5.5	35,391	37,201	1,809	5.1	0.99	1.10
Com/Ind Lo Exist	4,889,714	4,863,483	-26,231	-0.5	133,413	146,635	13,221	9.9	2.73	3.02
Com/Ind Hi Exist	13,520,738	13,181,268	-339,470	-2.5	468,591	500,946	32,355	6.9	3.47	3.80
Publ U: Elec Gen	1,243,543	1,255,978	12,435	1.0	28,646	32,037	3,391	11.8	2.30	2.55
Publ U: Other	1,549,692	1,565,188	15,496	1.0	54,372	60,530	6,158	11.3	3.51	3.87
AgHm House Exist	285,211	274,183	-11,028	-3.9	3,356	3,583	228	6.8	1.18	1.31
AgHm Land: Exist	616,591	625,867	9,276	1.5	3,573	4,274	701	19.6	0.58	0.68
Ag NonHm: Exist	1,022,084	1,034,746	12,662	1.2	12,007	13,932	1,925	16.0	1.17	1.35
Misc props	283,373	283,387	13	0.0	5,091	5,854	763	15.0	1.80	2.07
ResHmstd: NewCon	0	306,783	306,783	0.0	0	4,505	4,505	0.0	0.00	1.47
All Other NewCon	0	225,395	225,395	0.0	0	3,913	3,913	0.0	0.00	1.74
<b>Total</b>	<b>98,860,168</b>	<b>96,743,491</b>	<b>-2,116,677</b>	<b>-2.1</b>	<b>1,631,888</b>	<b>1,769,736</b>	<b>137,848</b>	<b>8.4</b>	<b>1.65</b>	<b>1.83</b>

**Tax Base**

**Tax Rates**

	Taxable Market Value				Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	1,188,481	1,066,574	-121,907	#####	County	47.50	52.11	0.022	0.022
(-) TIF Tax Capacity	35,950	35,172	-778	-2.2	City/Town	47.26	55.68	0.510	0.521
(-) FD Contrib Tax Cap	4,095	4,973	878	21.5	School District	22.18	25.47	14.371	16.349
(=) Taxable Tax Capacity	1,148,436	1,026,429	-122,007	#####	Special District	1.94	2.19	0.049	0.050
FD Distrib Tax Cap	4,393	5,398	1,005	22.9	<b>Total</b>	<b>118.88</b>	<b>135.44</b>	<b>14.952</b>	<b>16.942</b>

**Tax Burdens on Hypothetical Properties**

	Taxable Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	91,200	88,300	-3.2	930	949	19	2.0	1.02	1.07
Res Hmstd: Avg Val	136,700	132,400	-3.1	1,580	1,675	94	6.0	1.16	1.26
Res Hmstd: Hi Val	182,200	176,400	-3.2	2,230	2,399	169	7.6	1.22	1.36
Res Hmstd: Ex-Hi Val	273,400	264,700	-3.2	3,533	3,852	319	9.0	1.29	1.46
Apartment	300,000	299,200	-0.3	4,907	5,572	666	13.6	1.64	1.86
Comm/Ind: Lo Val	150,000	146,200	-2.5	4,003	4,291	288	7.2	2.67	2.93
Comm/Ind: Med Val	300,000	292,500	-2.5	9,266	9,898	632	6.8	3.09	3.38
Comm/Ind: Hi Val	1,000,000	974,900	-2.5	33,824	36,215	2,391	7.1	3.38	3.71

**GREATER MINNESOTA TOWNS**

<i>Tax Burdens by Property Class</i>	<b>Taxable Market Value</b>				<b>Net Tax</b>			<b>Effective Tax Rates</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Exist	45,155,662	43,800,990	-1,354,673	-3.0	382,529	416,308	33,779	8.8	0.85	0.95
ResNonHm Exist	5,231,387	5,150,110	-81,276	-1.6	52,926	57,387	4,461	8.4	1.01	1.11
Apartments Exist	71,945	71,096	-849	-1.2	827	904	77	9.3	1.15	1.27
Low-inc Apts Exi	198	204	5	2.7	2	2	0	13.4	1.03	1.13
Seas Rec: Exist	23,128,921	22,307,763	-821,158	-3.6	192,544	202,262	9,717	5.0	0.83	0.91
Com/Ind Lo Exist	1,082,795	1,073,369	-9,426	-0.9	22,990	24,205	1,216	5.3	2.12	2.26
Com/Ind Hi Exist	1,445,973	1,424,635	-21,337	-1.5	40,139	41,674	1,535	3.8	2.78	2.93
Publ U: Elec Gen	39,035	39,425	390	1.0	667	711	44	6.6	1.71	1.80
Publ U: Other	3,221,663	3,253,879	32,217	1.0	88,084	93,802	5,717	6.5	2.73	2.88
AgHm House Exist	9,924,832	9,623,813	-301,019	-3.0	81,620	89,221	7,601	9.3	0.82	0.93
AgHm Land: Exist	50,533,112	52,752,050	2,218,939	4.4	209,053	231,754	22,702	10.9	0.41	0.44
Ag NonHm: Exist	30,246,478	31,503,648	1,257,170	4.2	225,926	248,735	22,809	10.1	0.75	0.79
Misc props	57,002	57,002	0	0.0	687	761	74	10.8	1.20	1.33
ResHmstd: NewCon	0	304,486	304,486	0.0	0	3,099	3,099	0.0	0.00	1.02
All Other NewCon	0	467,173	467,173	0.0	0	4,074	4,074	0.0	0.00	0.87
<b>Total</b>	170,139,002	171,829,644	1,690,642	1.0	1,297,995	1,414,899	116,904	9.0	0.76	0.82

**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	1,558,572	1,504,301	-54,271	-3.5	County	46.16	49.40	0.032	0.033
(-) TIF Tax Capacity	595	608	14	2.3	City/Town	12.69	13.04	0.019	0.019
(-) FD Contrib Tax Cap	1,552	1,829	277	17.8	School District	17.47	19.45	13.231	15.196
(=) Taxable Tax Capacity	1,556,426	1,501,864	-54,562	-3.5	Special District	1.46	1.64	0.000	0.000
FD Distrib Tax Cap	1,142	1,404	261	22.9	<b>Total</b>	77.78	83.53	13.282	15.248

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	132,000	128,000	-3.0	948	1,050	101	10.7	0.72	0.82
Res Hmstd: Avg Val	197,900	192,000	-3.0	1,608	1,730	122	7.6	0.81	0.90
Res Hmstd: Hi Val	263,900	256,000	-3.0	2,268	2,410	142	6.3	0.86	0.94
Res Hmstd: Ex-Hi Val	395,900	384,000	-3.0	3,589	3,771	182	5.1	0.91	0.98
Apartment	300,000	296,500	-1.2	3,315	3,548	233	7.0	1.11	1.2
Comm/Ind: Lo Val	150,000	147,800	-1.5	3,053	3,162	109	3.6	2.04	2.14
Comm/Ind: Med Val	300,000	295,600	-1.5	7,058	7,288	230	3.3	2.35	2.47
Comm/Ind: Hi Val	1,000,000	985,200	-1.5	25,746	26,607	861	3.3	2.57	2.70

<b>NORTHWEST CITIES</b>
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<i>Tax Burdens by Property Class</i>	<b>Taxable Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Exist	5,381,407	5,371,702	-9,705	-0.2	63,781	68,359	4,578	7.2	1.19	1.27
ResNonHm Exist	753,411	750,184	-3,227	-0.4	10,674	11,935	1,261	11.8	1.42	1.59
Apartments Exist	483,430	487,633	4,203	0.9	7,964	8,949	986	12.4	1.65	1.84
Low-inc Apts Exi	110,832	111,401	569	0.5	1,131	1,278	147	13.0	1.02	1.15
Seas Rec: Exist	323,255	318,935	-4,320	-1.3	3,559	3,872	313	8.8	1.10	1.21
Com/Ind Lo Exist	616,252	617,352	1,101	0.2	16,253	17,602	1,349	8.3	2.64	2.85
Com/Ind Hi Exist	1,241,938	1,240,191	-1,746	-0.1	37,267	39,379	2,112	5.7	3.00	3.18
Publ U: Elec Gen	25,150	25,401	251	1.0	561	625	64	11.3	2.23	2.46
Publ U: Other	114,385	115,529	1,144	1.0	3,976	4,390	414	10.4	3.48	3.80
AgHm House Exist	18,276	18,123	-153	-0.8	210	225	14	6.9	1.15	1.24
AgHm Land: Exist	54,964	57,499	2,535	4.6	323	390	67	20.7	0.59	0.68
Ag NonHm: Exist	78,072	81,949	3,877	5.0	910	1,061	151	16.6	1.17	1.30
Misc props	36,525	36,525	0	0.0	637	713	76	11.9	1.74	1.95
ResHmstd: NewCon	0	53,564	53,564	0.0	0	765	765	0.0	0.00	1.43
All Other NewCon	0	43,736	43,736	0.0	0	703	703	0.0	0.00	1.61
<b>Total</b>	<b>9,237,896</b>	<b>9,329,725</b>	<b>91,829</b>	<b>1.0</b>	<b>147,247</b>	<b>160,246</b>	<b>12,999</b>	<b>8.8</b>	<b>1.59</b>	<b>1.72</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	110,477	100,813	-9,664	-8.7	County	47.90	51.31	0.000	0.000
(-) TIF Tax Capacity	4,768	4,807	39	0.8	City/Town	47.06	54.39	0.288	0.285
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	20.44	22.89	16.833	18.703
(=) Taxable Tax Capacity	105,709	96,006	-9,703	-9.2	Special District	3.29	3.64	0.228	0.226
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	118.70	132.23	17.349	19.214

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	77,100	77,000	-0.1	746	765	19	2.6	0.97	0.99
Res Hmstd: Avg Val	115,500	115,300	-0.2	1,303	1,391	88	6.8	1.13	1.21
Res Hmstd: Hi Val	154,000	153,700	-0.2	1,861	2,018	157	8.4	1.21	1.31
Res Hmstd: Ex-Hi Val	231,000	230,600	-0.2	2,978	3,274	296	9.9	1.29	1.42
Apartment	300,000	302,600	0.9	4,972	5,583	611	12.3	1.66	1.84
Comm/Ind: Lo Val	150,000	149,800	-0.1	4,035	4,358	323	8.0	2.69	2.91
Comm/Ind: Med Val	300,000	299,600	-0.1	9,328	10,071	744	8.0	3.11	3.36
Comm/Ind: Hi Val	1,000,000	998,600	-0.1	34,028	36,738	2,711	8.0	3.40	3.68

**NORTHWEST 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>Alter</b>
Res Hmstd: Exist	6,404,012	6,374,767	-29,245	-0.5	50,842	56,680	5,838	11.5	0.79	0.89
ResNonHm Exist	652,663	652,722	59	0.0	6,347	6,907	560	8.8	0.97	1.06
Apartments Exist	10,511	9,751	-760	-7.2	103	106	3	2.7	0.98	1.08
Low-inc Apts Exi	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seas Rec: Exist	5,292,541	5,109,838	-182,703	-3.5	43,305	45,260	1,955	4.5	0.82	0.89
Com/Ind Lo Exist	167,738	166,476	-1,263	-0.8	3,448	3,607	160	4.6	2.06	2.17
Com/Ind Hi Exist	214,677	214,001	-676	-0.3	5,891	6,143	252	4.3	2.74	2.87
Publ U: Elec Gen	509	514	5	1.0	8	9	1	10.1	1.53	1.67
Publ U: Other	666,859	673,527	6,669	1.0	17,799	18,716	917	5.1	2.67	2.78
AgHm House Exist	1,534,467	1,530,706	-3,761	-0.2	11,928	13,641	1,713	14.4	0.78	0.89
AgHm Land: Exist	8,693,003	9,070,274	377,270	4.3	35,873	40,098	4,226	11.8	0.41	0.44
Ag NonHm: Exist	5,856,752	6,138,152	281,400	4.8	43,907	48,413	4,505	10.3	0.75	0.79
Misc props	5,875	5,875	0	0.0	71	79	7	10.3	1.21	1.34
ResHmstd: NewCon	0	68,484	68,484	0.0	0	671	671	0.0	0.00	0.98
All Other NewCon	0	101,910	101,910	0.0	0	881	881	0.0	0.00	0.86
<b>Total</b>	<b>29,499,607</b>	<b>30,116,998</b>	<b>617,390</b>	<b>2.1</b>	<b>219,523</b>	<b>241,211</b>	<b>21,688</b>	<b>9.9</b>	<b>0.74</b>	<b>0.80</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	270,549	265,638	-4,911	-1.8	County	44.62	47.48	0.000	0.000
(-) TIF Tax Capacity	142	141	-1	-0.6	City/Town	12.07	12.32	0.000	0.000
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	14.24	15.75	15.055	16.952
(=) Taxable Tax Capacity	270,407	265,498	-4,910	-1.8	Special District	3.35	3.78	0.000	0.000
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>74.27</b>	<b>79.33</b>	<b>15.055</b>	<b>16.952</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	128,500	127,900	-0.5	891	1,027	136	15.3	0.69	0.80
Res Hmstd: Avg Val	192,600	191,700	-0.5	1,521	1,687	166	10.9	0.79	0.88
Res Hmstd: Hi Val	256,800	255,600	-0.5	2,153	2,348	195	9.1	0.84	0.92
Res Hmstd: Ex-Hi Val	385,300	383,500	-0.5	3,416	3,671	255	7.5	0.89	0.96
Apartment	300,000	278,300	-7.2	3,237	3,231	-5	-0.2	1.08	1.16
Comm/Ind: Lo Val	150,000	149,500	-0.3	3,001	3,129	129	4.3	2.00	2.09
Comm/Ind: Med Val	300,000	299,100	-0.3	6,926	7,217	291	4.2	2.31	2.41
Comm/Ind: Hi Val	1,000,000	996,900	-0.3	25,246	26,298	1,052	4.2	2.52	2.64

**NORTH CENTRAL CITIES**

<i>Tax Burdens by Property Class</i>	<b>Taxable Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Exist	3,771,870	3,576,724	-195,145	-5.2	34,692	36,662	1,970	5.7	0.92	1.03
ResNonHm Exist	686,247	653,269	-32,977	-4.8	8,358	9,239	880	10.5	1.22	1.41
Apartments Exist	225,226	221,567	-3,659	-1.6	3,387	3,894	508	15.0	1.50	1.76
Low-inc Apts Exi	80,560	80,342	-217	-0.3	801	944	142	17.8	0.99	1.17
Seas Rec: Exist	2,395,108	2,225,568	-169,540	-7.1	20,732	21,070	338	1.6	0.87	0.95
Com/Ind Lo Exist	517,635	508,406	-9,228	-1.8	13,012	14,255	1,242	9.5	2.51	2.80
Com/Ind Hi Exist	1,039,899	968,699	-71,200	-6.8	33,318	34,405	1,087	3.3	3.20	3.55
Publ U: Elec Gen	2,484	2,509	25	1.0	73	92	19	26.1	2.94	3.67
Publ U: Other	85,228	86,080	852	1.0	2,808	3,169	361	12.9	3.29	3.68
AgHm House Exist	28,340	27,947	-393	-1.4	262	297	35	13.4	0.93	1.06
AgHm Land: Exist	49,028	50,059	1,031	2.1	186	237	52	27.9	0.38	0.47
Ag NonHm: Exist	109,337	116,630	7,294	6.7	874	1,042	168	19.2	0.80	0.89
Misc props	21,197	21,197	0	0.0	362	418	56	15.4	1.71	1.97
ResHmstd: NewCon	0	13,638	13,638	0.0	0	173	173	0.0	0.00	1.27
All Other NewCon	0	24,053	24,053	0.0	0	303	303	0.0	0.00	1.26
<b>Total</b>	<b>9,012,158</b>	<b>8,576,689</b>	<b>-435,469</b>	<b>-4.8</b>	<b>118,867</b>	<b>126,202</b>	<b>7,335</b>	<b>6.2</b>	<b>1.32</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	106,091	94,701	-11,390	#####	County	36.43	39.36	0.000	0.000
(-) TIF Tax Capacity	3,415	3,246	-169	-5.0	City/Town	39.93	46.27	0.046	0.048
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	16.67	19.72	9.208	11.207
(=) Taxable Tax Capacity	102,676	91,455	-11,220	#####	Special District	0.82	0.92	0.000	0.000
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	93.85	106.26	9.254	11.255

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	92,800	88,000	-5.2	668	723	55	8.2	0.72	0.82
Res Hmstd: Avg Val	139,100	131,900	-5.2	1,187	1,280	93	7.9	0.85	0.97
Res Hmstd: Hi Val	185,400	175,800	-5.2	1,706	1,838	132	7.8	0.92	1.05
Res Hmstd: Ex-Hi Val	278,200	263,800	-5.2	2,746	2,957	210	7.7	0.99	1.12
Apartment	300,000	295,100	-1.6	3,797	4,252	455	12.0	1.27	1.44
Comm/Ind: Lo Val	150,000	139,700	-6.9	3,354	3,409	55	1.6	2.24	2.44
Comm/Ind: Med Val	300,000	279,500	-6.8	7,780	7,825	45	0.6	2.59	2.8
Comm/Ind: Hi Val	1,000,000	931,500	-6.9	28,436	28,795	359	1.3	2.84	3.09

**NORTH CENTRAL TOWNS**

<i>Tax Burdens by Property Class</i>	<b>Taxable Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Exist	7,029,946	6,757,704	-272,242	-3.9	49,031	54,275	5,243	10.7	0.70	0.80
ResNonHm Exist	784,673	768,295	-16,377	-2.1	6,887	7,494	607	8.8	0.88	0.98
Apartments Exist	22,582	22,885	303	1.3	252	284	31	12.5	1.12	1.24
Low-inc Apts Exi	191	197	5	2.8	2	2	0	13.4	1.05	1.16
Seas Rec: Exist	7,202,194	6,880,633	-321,561	-4.5	54,396	56,407	2,011	3.7	0.76	0.82
Com/Ind Lo Exist	197,890	193,725	-4,165	-2.1	3,791	3,964	173	4.6	1.92	2.05
Com/Ind Hi Exist	179,387	171,313	-8,074	-4.5	4,429	4,502	73	1.7	2.47	2.63
Publ U: Elec Gen	3,342	3,376	33	1.0	65	73	8	12.3	1.94	2.16
Publ U: Other	632,243	638,566	6,322	1.0	16,698	18,061	1,364	8.2	2.64	2.83
AgHm House Exist	1,049,853	1,016,276	-33,577	-3.2	7,950	8,842	892	11.2	0.76	0.87
AgHm Land: Exist	2,859,570	2,813,773	-45,797	-1.6	10,459	11,706	1,247	11.9	0.37	0.42
Ag NonHm: Exist	2,647,622	2,653,680	6,059	0.2	20,000	21,981	1,982	9.9	0.76	0.83
Misc props	9,542	9,542	0	0.0	99	109	10	10.6	1.04	1.15
ResHmstd: NewCon	0	59,870	59,870	0.0	0	529	529	0.0	0.00	0.88
All Other NewCon	0	91,170	91,170	0.0	0	779	779	0.0	0.00	0.85
<b>Total</b>	<b>22,619,035</b>	<b>22,081,004</b>	<b>-538,031</b>	<b>-2.4</b>	<b>174,059</b>	<b>189,009</b>	<b>14,950</b>	<b>8.6</b>	<b>0.77</b>	<b>0.86</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	223,103	207,621	-15,481	-6.9	County	40.41	43.83	0.000	0.000
(-) TIF Tax Capacity	5	5	0	-0.8	City/Town	12.32	13.02	0.000	0.000
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	16.58	19.02	9.688	11.797
(=) Taxable Tax Capacity	223,098	207,617	-15,481	-6.9	Special District	1.10	1.26	0.000	0.000
FD Distrib Tax Cap	0	0	0	22.9	<b>Total</b>	70.40	77.14	9.688	11.797

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	123,500	118,700	-3.9	728	851	123	16.9	0.59	0.72
Res Hmstd: Avg Val	185,200	178,000	-3.9	1,278	1,419	142	11.1	0.69	0.8
Res Hmstd: Hi Val	246,900	237,300	-3.9	1,827	1,988	161	8.8	0.74	0.84
Res Hmstd: Ex-Hi Val	370,400	356,100	-3.9	2,928	3,127	199	6.8	0.79	0.88
Apartment	300,000	304,000	1.3	2,931	3,290	359	12.3	0.98	1.08
Comm/Ind: Lo Val	150,000	143,200	-4.5	2,833	2,877	43	1.5	1.89	2.01
Comm/Ind: Med Val	300,000	286,500	-4.5	6,562	6,616	53	0.8	2.19	2.31
Comm/Ind: Hi Val	1,000,000	955,000	-4.5	23,965	24,258	292	1.2	2.4	2.54

<b>TACONITE CITIES</b>
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<i>Tax Burdens by Property Class</i>	<b>Taxable Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Exist	2,888,639	2,869,364	-19,275	-0.7	23,251	27,336	4,084	17.6	0.80	0.95
ResNonHm Exist	433,763	440,150	6,387	1.5	6,052	7,493	1,441	23.8	1.40	1.70
Apartments Exist	119,539	118,951	-588	-0.5	2,011	2,403	392	19.5	1.68	2.02
Low-inc Apts Exi	54,946	55,245	299	0.5	562	681	119	21.2	1.02	1.23
Seas Rec: Exist	411,680	397,107	-14,573	-3.5	4,654	5,063	409	8.8	1.13	1.27
Com/Ind Lo Exist	331,452	332,797	1,345	0.4	9,197	10,209	1,013	11.0	2.77	3.07
Com/Ind Hi Exist	518,375	513,987	-4,388	-0.8	18,749	20,417	1,668	8.9	3.62	3.97
Publ U: Elec Gen	238,051	240,432	2,381	1.0	4,412	5,152	739	16.8	1.85	2.14
Publ U: Other	159,255	160,847	1,593	1.0	5,284	5,914	630	11.9	3.32	3.68
AgHm House Exist	7,482	7,849	367	4.9	67	88	21	31.3	0.89	1.12
AgHm Land: Exist	8,618	8,921	303	3.5	30	42	12	41.5	0.35	0.48
Ag NonHm: Exist	182,369	188,621	6,252	3.4	2,202	2,699	498	22.6	1.21	1.43
Misc props	15,835	15,850	15	0.1	333	391	58	17.4	2.10	2.46
ResHmstd: NewCon	0	15,077	15,077	0.0	0	170	170	0.0	0.00	1.12
All Other NewCon	0	9,560	9,560	0.0	0	170	170	0.0	0.00	1.78
<b>Total</b>	<b>5,370,005</b>	<b>5,374,759</b>	<b>4,755</b>	<b>0.1</b>	<b>76,804</b>	<b>88,227</b>	<b>11,423</b>	<b>14.9</b>	<b>1.43</b>	<b>1.64</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	64,820	58,558	-6,261	-9.7	County	45.09	50.89	0.000	0.000
(-) TIF Tax Capacity	1,319	1,298	-21	-1.6	City/Town	58.51	70.01	0.176	0.176
(-) FD Contrib Tax Cap	4,095	4,973	878	21.5	School District	13.72	17.88	7.958	10.201
(=) Taxable Tax Capacity	59,406	52,288	-7,119	#####	Special District	2.14	2.22	0.000	0.000
FD Distrib Tax Cap	4,393	5,398	1,005	22.9	<b>Total</b>	119.46	141.00	8.134	10.377

**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	69,200	68,700	-0.7	316	363	46	14.7	0.46	0.53
Res Hmstd: Avg Val	103,800	103,100	-0.7	756	877	121	16.0	0.73	0.85
Res Hmstd: Hi Val	138,300	137,400	-0.7	1,227	1,439	213	17.3	0.89	1.05
Res Hmstd: Ex-Hi Val	207,600	206,200	-0.7	2,173	2,568	395	18.2	1.05	1.25
Apartment	300,000	298,500	-0.5	4,724	5,571	847	17.9	1.57	1.87
Comm/Ind: Lo Val	150,000	148,700	-0.9	3,914	4,390	477	12.2	2.61	2.95
Comm/Ind: Med Val	300,000	297,500	-0.8	9,091	10,184	1,093	12.0	3.03	3.42
Comm/Ind: Hi Val	1,000,000	991,500	-0.9	33,253	37,265	4,012	12.1	3.33	3.76



**TACONITE TOWNS**

<i>Tax Burdens by Property Class</i>	<b>Taxable Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Exist	5,596,474	5,409,275	-187,199	-3.3	33,030	37,224	4,194	12.7	0.59	0.69
ResNonHm Exist	573,518	582,871	9,353	1.6	4,977	5,645	668	13.4	0.87	0.97
Apartments Exist	9,431	9,649	217	2.3	97	112	15	15.2	1.03	1.16
Low-inc Apts Exi	7	7	0	0.0	0	0	0	10.1	0.48	0.53
Seas Rec: Exist	6,025,034	5,866,383	-158,651	-2.6	50,500	53,436	2,935	5.8	0.84	0.91
Com/Ind Lo Exist	90,615	90,906	291	0.3	1,944	2,037	93	4.8	2.14	2.24
Com/Ind Hi Exist	182,294	181,027	-1,268	-0.7	5,364	5,564	199	3.7	2.94	3.07
Publ U: Elec Gen	1,145	1,157	11	1.0	20	21	1	4.6	1.78	1.84
Publ U: Other	323,477	326,712	3,235	1.0	9,040	9,791	751	8.3	2.79	3.00
AgHm House Exist	189,157	185,406	-3,751	-2.0	705	935	230	32.7	0.37	0.50
AgHm Land: Exist	375,331	383,748	8,416	2.2	711	886	175	24.6	0.19	0.23
Ag NonHm: Exist	2,609,931	2,661,814	51,883	2.0	19,810	22,060	2,249	11.4	0.76	0.83
Misc props	9,151	9,151	0	0.0	93	103	11	11.8	1.01	1.13
ResHmstd: NewCon	0	35,197	35,197	0.0	0	285	285	0.0	0.00	0.81
All Other NewCon	0	55,710	55,710	0.0	0	544	544	0.0	0.00	0.98
<b>Total</b>	<b>15,985,566</b>	<b>15,799,012</b>	<b>-186,554</b>	<b>-1.2</b>	<b>126,291</b>	<b>138,642</b>	<b>12,351</b>	<b>9.8</b>	<b>0.79</b>	<b>0.88</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	164,399	156,869	-7,531	-4.6	County	45.83	49.84	0.000	0.000
(-) TIF Tax Capacity	290	306	16	5.4	City/Town	11.91	12.55	0.000	0.000
(-) FD Contrib Tax Cap	1,552	1,829	277	17.8	School District	14.02	16.17	5.110	7.141
(=) Taxable Tax Capacity	162,557	154,734	-7,823	-4.8	Special District	2.18	2.41	0.000	0.000
FD Distrib Tax Cap	1,142	1,403	261	22.9	<b>Total</b>	73.94	80.97	5.110	7.141

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	135,200	130,700	-3.3	503	630	127	25.3	0.37	0.48
Res Hmstd: Avg Val	202,700	195,900	-3.4	1,097	1,252	155	14.1	0.54	0.64
Res Hmstd: Hi Val	270,300	261,300	-3.3	1,692	1,876	184	10.9	0.63	0.72
Res Hmstd: Ex-Hi Val	405,500	391,900	-3.4	2,883	3,122	239	8.3	0.71	0.8
Apartment	300,000	306,900	2.3	2,926	3,325	399	13.6	0.98	1.08
Comm/Ind: Lo Val	150,000	149,000	-0.7	2,844	3,009	165	5.8	1.9	2.02
Comm/Ind: Med Val	300,000	297,900	-0.7	6,611	6,977	367	5.5	2.20	2.34
Comm/Ind: Hi Val	1,000,000	993,000	-0.7	24,188	25,530	1,342	5.5	2.42	2.57

<b>DULUTH AREA</b>
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<i>Tax Burdens by Property Class</i>	<b>Taxable Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Exist	5,237,271	5,202,853	-34,418	-0.7	55,259	64,917	9,658	17.5	1.06	1.25
ResNonHm Exist	1,010,155	997,434	-12,721	-1.3	12,827	15,455	2,628	20.5	1.27	1.55
Apartments Exist	324,964	324,714	-250	-0.1	4,842	5,956	1,113	23.0	1.49	1.83
Low-inc Apts Exi	63,660	63,640	-20	0.0	585	725	140	24.0	0.92	1.14
Seas Rec: Exist	144,473	144,878	405	0.3	1,621	1,821	200	12.3	1.12	1.26
Com/Ind Lo Exist	231,469	230,834	-636	-0.3	5,767	6,622	855	14.8	2.49	2.87
Com/Ind Hi Exist	948,548	947,251	-1,297	-0.1	31,353	36,297	4,945	15.8	3.31	3.83
Publ U: Elec Gen	5,295	5,348	53	1.0	125	158	33	26.4	2.35	2.95
Publ U: Other	155,548	157,102	1,555	1.0	5,040	5,768	727	14.4	3.24	3.67
AgHm House Exist	10,046	10,485	440	4.4	97	114	16	16.5	0.97	1.08
AgHm Land: Exist	14,213	14,992	779	5.5	58	68	10	17.8	0.41	0.45
Ag NonHm: Exist	162,190	165,506	3,316	2.0	1,609	1,790	181	11.2	0.99	1.08
Misc props	22,997	22,997	0	0.0	320	394	74	23.0	1.39	1.71
ResHmstd: NewCon	0	30,088	30,088	0.0	0	409	409	0.0	0.00	1.36
All Other NewCon	0	23,268	23,268	0.0	0	368	368	0.0	0.00	1.58
<b>Total</b>	<b>8,330,828</b>	<b>8,341,389</b>	<b>10,561</b>	<b>0.1</b>	<b>119,503</b>	<b>140,860</b>	<b>21,356</b>	<b>17.9</b>	<b>1.43</b>	<b>1.69</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	96,895	90,540	-6,355	-6.6	County	57.14	63.28	0.000	0.000
(-) TIF Tax Capacity	1,950	1,953	2	0.1	City/Town	26.61	38.57	0.099	0.099
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	22.04	26.23	8.255	9.796
(=) Taxable Tax Capacity	94,945	88,587	-6,358	-6.7	Special District	4.25	4.56	0.000	0.000
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	110.03	132.63	8.353	9.895

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	115,000	114,200	-0.7	1,093	1,270	178	16.2	0.95	1.11
Res Hmstd: Avg Val	172,400	171,300	-0.6	1,824	2,152	328	18.0	1.06	1.26
Res Hmstd: Hi Val	229,800	228,300	-0.7	2,555	3,033	478	18.7	1.11	1.33
Res Hmstd: Ex-Hi Val	344,800	342,500	-0.7	4,020	4,797	777	19.3	1.17	1.40
Apartment	300,000	299,800	-0.1	4,377	5,267	890	20.3	1.46	1.76
Comm/Ind: Lo Val	150,000	149,800	-0.1	3,705	4,228	523	14.1	2.47	2.82
Comm/Ind: Med Val	300,000	299,600	-0.1	8,603	9,813	1,210	14.1	2.87	3.28
Comm/Ind: Hi Val	1,000,000	998,600	-0.1	31,461	35,886	4,425	14.1	3.15	3.59

**EAST CENTRAL CITIES**

<i>Tax Burdens by Property Class</i>	<b>Taxable Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Exist	3,657,047	3,363,582	-293,466	-8.0	47,957	48,447	490	1.0	1.31	1.44
ResNonHm Exist	587,867	543,709	-44,158	-7.5	9,128	9,995	867	9.5	1.55	1.84
Apartments Exist	202,206	199,719	-2,487	-1.2	3,675	4,271	596	16.2	1.82	2.14
Low-inc Apts Exi	70,927	69,747	-1,180	-1.7	792	924	132	16.6	1.12	1.32
Seas Rec: Exist	112,839	109,949	-2,890	-2.6	1,656	1,854	198	12.0	1.47	1.69
Com/Ind Lo Exist	335,467	329,448	-6,019	-1.8	9,706	10,830	1,124	11.6	2.89	3.29
Com/Ind Hi Exist	688,970	652,634	-36,336	-5.3	26,386	28,329	1,943	7.4	3.83	4.34
Publ U: Elec Gen	1,130	1,141	11	1.0	32	38	5	16.1	2.87	3.30
Publ U: Other	104,416	105,460	1,044	1.0	3,996	4,569	573	14.3	3.83	4.33
AgHm House Exist	70,059	64,249	-5,810	-8.3	849	872	23	2.7	1.21	1.36
AgHm Land: Exist	97,922	99,657	1,735	1.8	520	641	121	23.2	0.53	0.64
Ag NonHm: Exist	93,505	93,057	-448	-0.5	1,234	1,439	205	16.6	1.32	1.55
Misc props	25,316	25,316	0	0.0	496	585	89	18.0	1.96	2.31
ResHmstd: NewCon	0	8,295	8,295	0.0	0	150	150	0.0	0.00	1.81
All Other NewCon	0	10,285	10,285	0.0	0	241	241	0.0	0.00	2.35
<b>Total</b>	<b>6,047,672</b>	<b>5,676,247</b>	<b>-371,424</b>	<b>-6.1</b>	<b>106,427</b>	<b>113,185</b>	<b>6,757</b>	<b>6.3</b>	<b>1.76</b>	<b>1.99</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	70,351	60,277	-10,074	#####	County	61.64	70.64	0.072	0.077
(-) TIF Tax Capacity	2,116	2,035	-81	-3.8	City/Town	46.39	56.47	0.251	0.269
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	26.34	30.90	7.994	9.713
(=) Taxable Tax Capacity	68,235	58,242	-9,992	#####	Special District	3.80	4.43	0.000	0.000
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	138.16	162.44	8.318	10.059

**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	98,600	90,700	-8.0	1,161	1,092	-68	-5.9	1.18	1.20
Res Hmstd:Avg Val	147,900	136,000	-8.0	1,927	1,940	13	0.7	1.30	1.43
Res Hmstd: Hi Val	197,100	181,300	-8.0	2,692	2,787	95	3.5	1.37	1.54
Res Hmstd: Ex-Hi Val	295,800	272,100	-8.0	4,227	4,486	260	6.1	1.43	1.65
Apartment	300,000	296,300	-1.2	5,431	6,314	884	16.3	1.81	2.13
Comm/Ind: Lo Val	150,000	142,100	-5.3	4,337	4,648	311	7.2	2.89	3.27
Comm/Ind: Med Val	300,000	284,200	-5.3	10,079	10,714	635	6.3	3.36	3.77
Comm/Ind: Hi Val	1,000,000	947,300	-5.3	36,872	39,411	2,539	6.9	3.69	4.16

**EAST CENTRAL TOWNS**

Tax Burdens by Property Class	Taxable Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Exist	5,257,160	4,924,442	-332,717	-6.3	53,869	56,473	2,604	4.8	1.02	1.15
ResNonHm Exist	709,257	675,071	-34,186	-4.8	8,264	8,966	701	8.5	1.17	1.33
Apartments Exist	4,361	4,310	-50	-1.2	67	75	7	10.8	1.54	1.73
Low-inc Apts Exi	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seas Rec: Exist	1,852,553	1,767,686	-84,867	-4.6	18,203	19,334	1,131	6.2	0.98	1.09
Com/Ind Lo Exist	100,896	99,003	-1,893	-1.9	2,383	2,563	181	7.6	2.36	2.59
Com/Ind Hi Exist	84,944	80,632	-4,312	-5.1	2,593	2,694	102	3.9	3.05	3.34
Publ U: Elec Gen	10,736	10,843	107	1.0	256	288	31	12.2	2.39	2.65
Publ U: Other	200,212	202,214	2,002	1.0	6,492	7,130	638	9.8	3.24	3.53
AgHm House Exist	1,092,501	1,009,074	-83,427	-7.6	10,379	10,687	309	3.0	0.95	1.06
AgHm Land: Exist	1,581,517	1,564,373	-17,144	-1.1	6,194	7,189	995	16.1	0.39	0.46
Ag NonHm: Exist	1,471,515	1,435,354	-36,160	-2.5	14,316	15,741	1,426	10.0	0.97	1.10
Misc props	7,426	7,426	0	0.0	105	120	14	13.7	1.42	1.61
ResHmstd: NewCon	0	21,793	21,793	0.0	0	295	295	0.0	0.00	1.36
All Other NewCon	0	23,512	23,512	0.0	0	259	259	0.0	0.00	1.10
<b>Total</b>	<b>12,373,078</b>	<b>11,825,734</b>	<b>-547,344</b>	<b>-4.4</b>	<b>123,120</b>	<b>131,814</b>	<b>8,694</b>	<b>7.1</b>	<b>1.00</b>	<b>1.11</b>

**Tax Base**

**Tax Rates**

	Taxable Market Value				Pctg Chng	Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter	
Total Tax Capacity	119,526	105,934	-13,592	#####	County	58.38	66.07	0.183	0.195	
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	17.71	19.47	0.000	0.000	
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	24.43	27.79	8.014	9.727	
(=) Taxable Tax Capacity	119,526	105,934	-13,592	#####	Special District	0.87	1.02	0.000	0.000	
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	101.39	114.35	8.197	9.922	

**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	118,600	111,100	-6.3	1,034	1,069	35	3.4	0.87	0.96	
Res Hmstd: Avg Val	177,800	166,500	-6.4	1,736	1,815	79	4.5	0.98	1.09	
Res Hmstd: Hi Val	237,000	222,000	-6.3	2,438	2,561	123	5.1	1.03	1.15	
Res Hmstd: Ex-Hi Val	355,600	333,100	-6.3	3,845	4,056	212	5.5	1.08	1.22	
Apartment	300,000	296,500	-1.2	4,048	4,532	484	12.0	1.35	1.53	
Comm/Ind: Lo Val	150,000	142,400	-5.1	3,508	3,629	121	3.4	2.34	2.55	
Comm/Ind: Med Val	300,000	284,800	-5.1	8,145	8,358	213	2.6	2.71	2.93	
Comm/Ind: Hi Val	1,000,000	949,200	-5.1	29,781	30,712	931	3.1	2.98	3.24	

**CENTRAL MINN CITIES**

<i>Tax Burdens by Property Class</i>	<b>Taxable Market Value</b>				<b>Net Tax</b>			<b>Effective Tax Rates</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Exist	11,860,000	11,157,715	-702,285	-5.9	149,339	154,606	5,267	3.5	1.26	1.39
ResNonHm Exist	1,691,796	1,563,498	-128,298	-7.6	24,867	26,287	1,420	5.7	1.47	1.68
Apartments Exist	888,250	868,243	-20,007	-2.3	14,989	16,722	1,733	11.6	1.69	1.93
Low-inc Apts Exi	179,700	173,645	-6,055	-3.4	1,873	2,084	211	11.2	1.04	1.20
Seas Rec: Exist	114,211	110,276	-3,936	-3.4	1,624	1,811	186	11.5	1.42	1.64
Com/Ind Lo Exist	714,332	706,743	-7,589	-1.1	19,705	21,635	1,930	9.8	2.76	3.06
Com/Ind Hi Exist	3,168,133	3,019,430	-148,704	-4.7	114,366	119,965	5,599	4.9	3.61	3.97
Publ U: Elec Gen	611,287	617,400	6,113	1.0	14,303	15,940	1,637	11.4	2.34	2.58
Publ U: Other	473,784	478,522	4,738	1.0	16,562	18,183	1,621	9.8	3.50	3.80
AgHm House Exist	86,261	81,823	-4,438	-5.1	1,037	1,089	53	5.1	1.20	1.33
AgHm Land: Exist	146,116	139,275	-6,841	-4.7	759	843	84	11.0	0.52	0.61
Ag NonHm: Exist	216,697	206,385	-10,312	-4.8	2,647	2,879	232	8.8	1.22	1.39
Misc props	58,845	58,833	-12	0.0	1,067	1,235	168	15.7	1.81	2.10
ResHmstd: NewCon	0	59,438	59,438	0.0	0	996	996	0.0	0.00	1.68
All Other NewCon	0	26,769	26,769	0.0	0	498	498	0.0	0.00	1.86
<b>Total</b>	<b>20,209,412</b>	<b>19,267,995</b>	<b>-941,417</b>	<b>-4.7</b>	<b>363,139</b>	<b>384,774</b>	<b>21,635</b>	<b>6.0</b>	<b>1.80</b>	<b>2.00</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	250,734	223,643	-27,091	#####	County	47.23	53.71	0.000	0.000
(-) TIF Tax Capacity	9,411	8,924	-487	-5.2	City/Town	42.66	49.29	1.632	1.712
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	30.24	33.82	13.832	15.697
(=) Taxable Tax Capacity	241,323	214,719	-26,604	#####	Special District	2.15	2.54	0.130	0.137
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	122.28	139.37	15.594	17.545

**Tax Burdens on  
Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	111,200	104,600	-5.9	1,261	1,253	-7	-0.6	1.13	1.2
Res Hmstd: Avg Val	166,700	156,800	-5.9	2,076	2,138	62	3.0	1.25	1.36
Res Hmstd: Hi Val	222,300	209,100	-5.9	2,893	3,024	132	4.6	1.30	1.45
Res Hmstd: Ex-Hi Val	333,500	313,800	-5.9	4,526	4,798	273	6.0	1.36	1.53
Apartment	300,000	293,200	-2.3	5,053	5,622	569	11.3	1.68	1.92
Comm/Ind: Lo Val	150,000	143,000	-4.7	4,089	4,290	201	4.9	2.73	3
Comm/Ind: Med Val	300,000	285,900	-4.7	9,463	9,856	392	4.1	3.15	3.45
Comm/Ind: Hi Val	1,000,000	953,100	-4.7	34,543	36,151	1,608	4.7	3.45	3.79

**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>Alter</b>
Res Hmstd: Exist	7,289,510	6,933,606	-355,904	-4.9	73,095	78,260	5,165	7.1	1.00	1.13
ResNonHm Exist	681,377	647,995	-33,382	-4.9	7,856	8,407	552	7.0	1.15	1.30
Apartments Exist	5,194	5,116	-77	-1.5	67	74	7	10.8	1.29	1.45
Low-inc Apts Exi	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seas Rec: Exist	1,262,441	1,202,109	-60,332	-4.8	12,302	13,135	834	6.8	0.97	1.09
Com/Ind Lo Exist	157,575	155,098	-2,477	-1.6	3,574	3,819	245	6.9	2.27	2.46
Com/Ind Hi Exist	229,509	219,461	-10,048	-4.4	6,782	7,036	254	3.7	2.96	3.21
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	239,341	241,734	2,393	1.0	7,121	7,837	716	10.0	2.98	3.24
AgHm House Exist	1,147,674	1,096,233	-51,441	-4.5	10,959	11,804	845	7.7	0.95	1.08
AgHm Land: Exist	2,633,237	2,574,365	-58,872	-2.2	11,533	12,882	1,348	11.7	0.44	0.50
Ag NonHm: Exist	982,440	976,869	-5,572	-0.6	9,126	10,227	1,101	12.1	0.93	1.05
Misc props	9,000	9,000	0	0.0	115	130	15	13.0	1.28	1.44
ResHmstd: NewCon	0	26,709	26,709	0.0	0	348	348	0.0	0.00	1.30
All Other NewCon	0	24,762	24,762	0.0	0	261	261	0.0	0.00	1.05
<b>Total</b>	14,637,298	14,113,057	-524,241	-3.6	142,529	154,220	11,690	8.2	0.97	1.09

**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	140,335	127,815	-12,521	-8.9	County	47.94	54.43	0.000	0.000
(-) TIF Tax Capacity	85	80	-4	-5.0	City/Town	17.29	18.64	0.046	0.048
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	26.33	30.07	13.797	15.715
(=) Taxable Tax Capacity	140,251	127,735	-12,516	-8.9	Special District	1.35	1.60	0.000	0.000
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	92.92	104.75	13.843	15.763

**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	152,200	144,800	-4.9	1,389	1,491	102	7.3	0.91	1.03
Res Hmstd: Avg Val	228,100	217,000	-4.9	2,268	2,430	162	7.1	0.99	1.12
Res Hmstd: Hi Val	304,100	289,300	-4.9	3,148	3,369	221	7.0	1.04	1.16
Res Hmstd: Ex-Hi Val	456,300	434,000	-4.9	4,871	5,230	359	7.4	1.07	1.21
Apartment	300,000	295,500	-1.5	3,900	4,335	435	11.2	1.3	1.47
Comm/Ind: Lo Val	150,000	143,400	-4.4	3,402	3,531	129	3.8	2.27	2.46
Comm/Ind: Med Val	300,000	286,900	-4.4	7,869	8,117	248	3.2	2.62	2.83
Comm/Ind: Hi Val	1,000,000	956,200	-4.4	28,715	29,742	1,027	3.6	2.87	3.11

**SOUTHWEST CITIES**

<i>Tax Burdens by Property Class</i>	<b>Taxable Market Value</b>				<b>Net Tax</b>			<b>Effective Tax Rates</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Exist	5,289,290	5,190,751	-98,538	-1.9	69,657	72,513	2,856	4.1	1.32	1.40
ResNonHm Exist	644,623	649,192	4,569	0.7	10,339	11,833	1,494	14.5	1.60	1.82
Apartments Exist	299,380	302,340	2,960	1.0	5,419	6,160	741	13.7	1.81	2.04
Low-inc Apts Exi	91,996	93,661	1,665	1.8	1,060	1,220	159	15.0	1.15	1.30
Seas Rec: Exist	38,827	40,888	2,061	5.3	628	764	137	21.8	1.62	1.87
Com/Ind Lo Exist	609,995	610,299	304	0.0	18,042	19,957	1,915	10.6	2.96	3.27
Com/Ind Hi Exist	1,097,692	1,105,453	7,760	0.7	40,819	44,719	3,900	9.6	3.72	4.05
Publ U: Elec Gen	3,346	3,380	33	1.0	111	129	17	15.6	3.33	3.81
Publ U: Other	93,031	93,961	930	1.0	3,766	4,269	503	13.4	4.05	4.54
AgHm House Exist	21,073	21,060	-13	-0.1	286	306	20	7.1	1.36	1.45
AgHm Land: Exist	95,473	101,990	6,517	6.8	744	910	167	22.4	0.78	0.89
Ag NonHm: Exist	85,087	87,765	2,678	3.1	1,148	1,371	223	19.4	1.35	1.56
Misc props	19,173	19,173	0	0.0	397	452	55	14.0	2.07	2.36
ResHmstd: NewCon	0	27,144	27,144	0.0	0	434	434	0.0	0.00	1.60
All Other NewCon	0	16,480	16,480	0.0	0	384	384	0.0	0.00	2.33
<b>Total</b>	<b>8,388,986</b>	<b>8,363,538</b>	<b>-25,448</b>	<b>-0.3</b>	<b>152,415</b>	<b>165,421</b>	<b>13,006</b>	<b>8.5</b>	<b>1.82</b>	<b>1.98</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	99,362	87,023	-12,339	#####	County	46.08	48.68	0.198	0.198
(-) TIF Tax Capacity	3,397	3,412	15	0.4	City/Town	65.88	78.40	0.361	0.362
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	17.28	19.72	22.259	24.152
(=) Taxable Tax Capacity	95,966	83,611	-12,354	#####	Special District	1.53	1.70	0.000	0.000
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	130.77	148.51	22.818	24.712

**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	65,400	64,200	-1.8	743	731	-12	-1.6	1.14	1.14
Res Hmstd: Avg Val	98,000	96,200	-1.8	1,221	1,242	21	1.7	1.25	1.29
Res Hmstd: Hi Val	130,700	128,300	-1.8	1,753	1,841	88	5.0	1.34	1.43
Res Hmstd: Ex-Hi Val	196,100	192,400	-1.9	2,816	3,037	221	7.8	1.44	1.58
Apartment	300,000	303,000	1.0	5,589	6,374	785	14.0	1.86	2.10
Comm/Ind: Lo Val	150,000	151,100	0.7	4,389	4,859	470	10.7	2.93	3.22
Comm/Ind: Med Val	300,000	302,100	0.7	10,126	11,194	1,069	10.6	3.38	3.71
Comm/Ind: Hi Val	1,000,000	1,007,100	0.7	36,900	40,774	3,874	10.5	3.69	4.05

**SOUTHWEST TOWNS**

<i>Tax Burdens by Property Class</i>	<b>Taxable Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Exist	3,435,647	3,394,090	-41,557	-1.2	30,153	32,866	2,713	9.0	0.88	0.97
ResNonHm Exist	436,739	433,135	-3,603	-0.8	4,424	4,659	235	5.3	1.01	1.08
Apartments Exist	4,137	3,924	-212	-5.1	48	48	0	0.5	1.15	1.22
Low-inc Apts Exi	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seas Rec: Exist	867,949	858,809	-9,140	-1.1	8,320	8,804	484	5.8	0.96	1.03
Com/Ind Lo Exist	131,476	132,848	1,372	1.0	2,763	2,893	130	4.7	2.10	2.18
Com/Ind Hi Exist	232,723	240,913	8,190	3.5	6,185	6,552	366	5.9	2.66	2.72
Publ U: Elec Gen	12,329	12,452	123	1.0	162	167	5	3.2	1.31	1.34
Publ U: Other	501,905	506,925	5,019	1.0	12,989	13,410	420	3.2	2.59	2.65
AgHm House Exist	1,628,514	1,601,355	-27,159	-1.7	12,172	13,698	1,527	12.5	0.75	0.86
AgHm Land: Exist	16,588,099	17,663,946	1,075,847	6.5	66,431	72,624	6,193	9.3	0.40	0.41
Ag NonHm: Exist	8,621,105	9,180,763	559,658	6.5	57,539	62,779	5,240	9.1	0.67	0.68
Misc props	3,330	3,330	0	0.0	44	47	3	6.3	1.33	1.41
ResHmstd: NewCon	0	30,948	30,948	0.0	0	312	312	0.0	0.00	1.01
All Other NewCon	0	71,156	71,156	0.0	0	499	499	0.0	0.00	0.70
<b>Total</b>	<b>32,463,953</b>	<b>34,134,595</b>	<b>1,670,642</b>	<b>5.1</b>	<b>201,230</b>	<b>219,357</b>	<b>18,127</b>	<b>9.0</b>	<b>0.62</b>	<b>0.64</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	272,808	277,626	4,817	1.8	County	44.52	45.55	0.120	0.122
(-) TIF Tax Capacity	68	71	3	4.6	City/Town	9.59	9.42	0.000	0.000
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	13.98	15.13	23.082	25.152
(=) Taxable Tax Capacity	272,741	277,555	4,814	1.8	Special District	1.13	1.18	0.000	0.000
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	69.22	71.28	23.203	25.274

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	115,700	114,300	-1.2	801	911	110	13.8	0.69	0.8
Res Hmstd: Avg Val	173,500	171,400	-1.2	1,387	1,499	112	8.1	0.8	0.87
Res Hmstd: Hi Val	231,200	228,400	-1.2	1,972	2,086	114	5.8	0.85	0.91
Res Hmstd: Ex-Hi Val	346,900	342,700	-1.2	3,146	3,263	117	3.7	0.91	0.95
Apartment	300,000	284,600	-5.1	3,292	3,255	-37	-1.1	1.1	1.14
Comm/Ind: Lo Val	150,000	155,300	3.5	3,009	3,224	215	7.1	2.01	2.08
Comm/Ind: Med Val	300,000	310,600	3.5	6,905	7,350	445	6.4	2.30	2.37
Comm/Ind: Hi Val	1,000,000	1,035,200	3.5	25,088	26,600	1,512	6.0	2.51	2.57



**SOUTH CENTRAL CITIES**

<i>Tax Burdens by Property Class</i>	<b>Taxable Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Exist	5,728,250	5,569,284	-158,967	-2.8	67,879	71,531	3,652	5.4	1.18	1.28
ResNonHm Exist	781,486	771,400	-10,086	-1.3	11,094	12,514	1,421	12.8	1.42	1.62
Apartments Exist	443,424	443,902	478	0.1	6,837	7,795	958	14.0	1.54	1.76
Low-inc Apts Exi	87,689	87,717	29	0.0	861	981	120	13.9	0.98	1.12
Seas Rec: Exist	53,730	54,552	822	1.5	624	673	49	7.9	1.16	1.23
Com/Ind Lo Exist	480,962	478,900	-2,062	-0.4	13,089	14,347	1,258	9.6	2.72	3.00
Com/Ind Hi Exist	1,313,645	1,285,384	-28,261	-2.2	44,342	47,463	3,121	7.0	3.38	3.69
Publ U: Elec Gen	26,472	26,737	265	1.0	604	670	65	10.8	2.28	2.51
Publ U: Other	93,837	94,776	938	1.0	3,279	3,658	380	11.6	3.49	3.86
AgHm House Exist	12,973	13,047	74	0.6	168	186	18	11.0	1.29	1.43
AgHm Land: Exist	44,229	48,004	3,775	8.5	319	409	90	28.3	0.72	0.85
Ag NonHm: Exist	81,217	85,113	3,896	4.8	966	1,156	190	19.7	1.19	1.36
Misc props	25,086	25,086	0	0.0	428	485	58	13.5	1.70	1.94
ResHmstd: NewCon	0	32,837	32,837	0.0	0	502	502	0.0	0.00	1.53
All Other NewCon	0	19,205	19,205	0.0	0	334	334	0.0	0.00	1.74
<b>Total</b>	<b>9,173,000</b>	<b>9,035,944</b>	<b>-137,057</b>	<b>-1.5</b>	<b>150,489</b>	<b>162,705</b>	<b>12,217</b>	<b>8.1</b>	<b>1.64</b>	<b>1.80</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	109,624	97,360	-12,264	#####	County	44.61	46.85	0.000	0.000
(-) TIF Tax Capacity	3,866	3,828	-37	-1.0	City/Town	54.55	65.11	0.343	0.348
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	18.51	20.90	15.565	17.593
(=) Taxable Tax Capacity	105,758	93,531	-12,227	#####	Special District	0.40	0.43	0.000	0.000
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	118.08	133.30	15.908	17.941

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	83,400	81,100	-2.8	820	827	7	0.9	0.98	1.02
Res Hmstd: Avg Val	125,000	121,500	-2.8	1,415	1,487	72	5.1	1.13	1.22
Res Hmstd: Hi Val	166,600	162,000	-2.8	2,010	2,148	138	6.9	1.21	1.33
Res Hmstd: Ex-Hi Val	250,000	243,100	-2.8	3,202	3,472	270	8.4	1.28	1.43
Apartment	300,000	300,300	0.1	4,905	5,542	637	13.0	1.64	1.85
Comm/Ind: Lo Val	150,000	146,800	-2.1	3,999	4,276	277	6.9	2.67	2.91
Comm/Ind: Med Val	300,000	293,500	-2.2	9,252	9,856	604	6.5	3.08	3.36
Comm/Ind: Hi Val	1,000,000	978,500	-2.2	33,764	36,049	2,284	6.8	3.38	3.68

**SOUTH CENTRAL TOWNS**

Tax Burdens by Property Class	Taxable Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Exist	2,782,941	2,773,178	-9,763	-0.4	22,651	24,711	2,060	9.1	0.81	0.89
ResNonHm Exist	388,012	394,977	6,964	1.8	3,611	3,899	287	8.0	0.93	0.99
Apartments Exist	5,341	5,500	159	3.0	58	64	6	11.3	1.08	1.17
Low-inc Apts Exi	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seas Rec: Exist	277,972	277,916	-56	0.0	2,160	2,270	110	5.1	0.78	0.82
Com/Ind Lo Exist	78,709	79,134	425	0.5	1,575	1,647	71	4.5	2.00	2.08
Com/Ind Hi Exist	144,620	141,691	-2,928	-2.0	3,742	3,797	55	1.5	2.59	2.68
Publ U: Elec Gen	10,945	11,054	109	1.0	155	153	-2	-1.5	1.42	1.38
Publ U: Other	267,458	270,133	2,675	1.0	6,936	7,162	226	3.3	2.59	2.65
AgHm House Exist	1,145,779	1,120,963	-24,816	-2.2	8,558	9,340	782	9.1	0.75	0.83
AgHm Land: Exist	8,543,732	9,156,394	612,662	7.2	35,743	39,707	3,965	11.1	0.42	0.43
Ag NonHm: Exist	4,025,108	4,297,880	272,772	6.8	28,047	30,895	2,848	10.2	0.70	0.72
Misc props	1,208	1,208	0	0.0	13	15	1	8.4	1.11	1.20
ResHmstd: NewCon	0	18,689	18,689	0.0	0	179	179	0.0	0.00	0.96
All Other NewCon	0	41,379	41,379	0.0	0	315	315	0.0	0.00	0.76
<b>Total</b>	<b>17,671,825</b>	<b>18,590,097</b>	<b>918,272</b>	<b>5.2</b>	<b>113,250</b>	<b>124,153</b>	<b>10,903</b>	<b>9.6</b>	<b>0.64</b>	<b>0.67</b>

**Tax Base**

**Tax Rates**

	Taxable Market Value				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	149,565	151,859	2,294	1.5	County	45.63	46.95	0.000	0.000
(-) TIF Tax Capacity	6	6	0	3.8	City/Town	10.32	10.24	0.000	0.000
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	15.11	16.48	17.080	18.609
(=) Taxable Tax Capacity	149,559	151,853	2,294	1.5	Special District	0.31	0.32	0.000	0.000
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	71.38	74.00	17.080	18.609

**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	132,000	-500	-0.4	919	1,035	116	12.6	0.69	0.78
Res Hmstd: Avg Val	198,700	198,000	-700	-0.4	1,564	1,690	126	8.0	0.79	0.85
Res Hmstd: Hi Val	264,900	264,000	-900	-0.3	2,209	2,345	136	6.1	0.83	0.89
Res Hmstd: Ex-Hi Val	397,400	396,000	-1,400	-0.4	3,501	3,655	155	4.4	0.88	0.92
Apartment	300,000	308,900	8,900	3.0	3,189	3,432	243	7.6	1.06	1.11
Comm/Ind: Lo Val	150,000	147,000	-3,000	-2.0	2,966	2,984	18	0.6	1.98	2.03
Comm/Ind: Med Val	300,000	293,900	-6,100	-2.0	6,835	6,850	14	0.2	2.28	2.33
Comm/Ind: Hi Val	1,000,000	979,800	-20,200	-2.0	24,892	24,988	95	0.4	2.49	2.55

<b>OLMSTED COUNTY</b>
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Tax Burdens by Property Class	Taxable Market Value				Net Tax			Effective Tax Rates		
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Exist	7,464,887	7,390,254	-74,633	-1.0	87,984	94,613	6,629	7.5	1.18	1.28
ResNonHm Exist	1,220,603	1,208,397	-12,206	-1.0	16,481	17,935	1,454	8.8	1.35	1.48
Apartments Exist	398,527	402,250	3,723	0.9	6,434	7,151	717	11.1	1.61	1.78
Low-inc Apts Exi	92,006	93,188	1,182	1.3	916	1,025	109	11.9	1.00	1.10
Seas Rec: Exist	10,351	10,305	-46	-0.4	156	170	14	8.9	1.51	1.65
Com/Ind Lo Exist	331,153	330,689	-465	-0.1	8,776	9,392	616	7.0	2.65	2.84
Com/Ind Hi Exist	1,858,045	1,858,438	393	0.0	64,686	69,138	4,451	6.9	3.48	3.72
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	70,055	70,756	701	1.0	2,348	2,532	184	7.8	3.35	3.58
AgHm House Exist	353,262	345,319	-7,943	-2.2	3,591	3,831	240	6.7	1.02	1.11
AgHm Land: Exist	790,299	804,848	14,549	1.8	4,014	4,438	424	10.6	0.51	0.55
Ag NonHm: Exist	379,096	391,892	12,796	3.4	3,840	4,304	464	12.1	1.01	1.10
Misc props	21,554	21,554	0	0.0	360	395	36	9.9	1.67	1.83
ResHmstd: NewCon	0	39,860	39,860	0.0	0	406	406	0.0	0.00	1.02
All Other NewCon	0	46,756	46,756	0.0	0	706	706	0.0	0.00	1.51
<b>Total</b>	<b>12,989,839</b>	<b>13,014,507</b>	<b>24,668</b>	<b>0.2</b>	<b>199,586</b>	<b>216,035</b>	<b>16,449</b>	<b>8.2</b>	<b>1.54</b>	<b>1.66</b>

**Tax Base**

**Tax Rates**

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	149,247	141,241	-8,006	-5.4	County	54.55	58.81	0.000	0.000
(-) TIF Tax Capacity	2,040	2,040	0	0.0	City/Town	38.33	41.80	0.136	0.136
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	23.47	26.14	11.075	13.487
(=) Taxable Tax Capacity	147,207	139,201	-8,006	-5.4	Special District	0.00	0.00	0.000	0.000
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	116.36	126.75	11.211	13.623

**Tax Burdens on Hypothetical Properties**

	Taxable Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	126,400	125,100	-1.0	1,354	1,427	73	5.4	1.07	1.14
Res Hmstd: Avg Val	189,500	187,600	-1.0	2,216	2,375	160	7.2	1.17	1.27
Res Hmstd: Hi Val	252,600	250,100	-1.0	3,077	3,324	247	8.0	1.22	1.33
Res Hmstd: Ex-Hi Val	378,900	375,100	-1.0	4,802	5,221	419	8.7	1.27	1.39
Apartment	300,000	302,800	0.9	4,700	5,210	510	10.9	1.57	1.72
Comm/Ind: Lo Val	150,000	150,000	0.0	3,890	4,157	267	6.9	2.59	2.77
Comm/Ind: Med Val	300,000	300,100	0.0	9,021	9,635	614	6.8	3.01	3.21
Comm/Ind: Hi Val	1,000,000	1,000,200	0.0	32,964	35,186	2,223	6.7	3.3	3.52

**SOUTHEAST CITIES**

<i>Tax Burdens by Property Class</i>	<b>Taxable Market Value</b>				<b>Net Tax</b>			<b>Effective</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>Tax Rates Base Alter</b>
Res Hmstd: Exist	9,792,204	9,481,844	-310,360	-3.2	118,072	125,180	7,108	6.0	1.21 1.32
ResNonHm Exist	1,265,474	1,228,927	-36,547	-2.9	18,387	20,272	1,885	10.3	1.45 1.65
Apartments Exist	499,094	503,913	4,819	1.0	8,074	9,259	1,185	14.7	1.62 1.84
Low-inc Apts Exi	138,397	139,717	1,320	1.0	1,427	1,638	211	14.8	1.03 1.17
Seas Rec: Exist	103,043	98,931	-4,112	-4.0	1,442	1,530	88	6.1	1.40 1.55
Com/Ind Lo Exist	773,941	769,789	-4,153	-0.5	21,099	23,067	1,968	9.3	2.73 3.00
Com/Ind Hi Exist	1,726,636	1,670,091	-56,545	-3.3	59,782	63,429	3,647	6.1	3.46 3.80
Publ U: Elec Gen	330,328	333,631	3,303	1.0	8,424	9,235	811	9.6	2.55 2.77
Publ U: Other	256,146	258,707	2,561	1.0	9,027	9,910	883	9.8	3.52 3.83
AgHm House Exist	36,434	35,874	-559	-1.5	426	463	38	8.9	1.17 1.29
AgHm Land: Exist	111,254	110,768	-486	-0.4	637	733	96	15.1	0.57 0.66
Ag NonHm: Exist	114,224	110,209	-4,015	-3.5	1,268	1,407	139	10.9	1.11 1.28
Misc props	42,327	42,337	10	0.0	762	862	100	13.1	1.80 2.04
ResHmstd: NewCon	0	43,558	43,558	0.0	0	699	699	0.0	0.00 1.60
All Other NewCon	0	24,526	24,526	0.0	0	435	435	0.0	0.00 1.77
<b>Total</b>	<b>15,189,501</b>	<b>14,852,823</b>	<b>-336,678</b>	<b>-2.2</b>	<b>248,826</b>	<b>268,118</b>	<b>19,291</b>	<b>7.8</b>	<b>1.64 1.81</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	180,347	159,726	-20,621	#####	County	43.80 47.23	0.000	0.000
(-) TIF Tax Capacity	3,669	3,630	-39	-1.1	City/Town	49.65 57.92	0.192	0.196
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	21.16 24.87	19.973	21.920
(=) Taxable Tax Capacity	176,679	156,096	-20,582	#####	Special District	1.81 2.08	0.000	0.000
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	116.42 132.10	20.165	22.116

**Tax Burdens on  
Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Tax Rates Base Alter</b>	
Res Hmstd: Lo Val	91,900	89,000	-3.2	966	986	21	2.2	1.05 1.11	
Res Hmstd: Avg Val	137,800	133,400	-3.2	1,634	1,724	90	5.5	1.19 1.29	
Res Hmstd: Hi Val	183,700	177,900	-3.2	2,302	2,463	161	7.0	1.25 1.38	
Res Hmstd: Ex-Hi Val	275,700	267,000	-3.2	3,641	3,943	302	8.3	1.32 1.48	
Apartment	300,000	302,900	1.0	4,971	5,671	701	14.1	1.66 1.87	
Comm/Ind: Lo Val	150,000	145,100	-3.3	4,026	4,261	235	5.8	2.68 2.94	
Comm/Ind: Med Val	300,000	290,200	-3.3	9,293	9,790	498	5.4	3.1 3.37	
Comm/Ind: Hi Val	1,000,000	967,300	-3.3	33,871	35,801	1,930	5.7	3.39 3.70	

**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>Alter</b>
Res Hmstd: Exist	4,588,037	4,513,631	-74,406	-1.6	41,695	45,432	3,738	9.0	0.91	1.01
ResNonHm Exist	644,587	636,436	-8,152	-1.3	6,544	7,043	499	7.6	1.02	1.11
Apartments Exist	3,592	3,571	-21	-0.6	44	48	3	7.8	1.24	1.34
Low-inc Apts Exi	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seas Rec: Exist	228,194	223,737	-4,457	-2.0	2,053	2,189	136	6.6	0.90	0.98
Com/Ind Lo Exist	104,951	104,404	-547	-0.5	2,281	2,393	113	4.9	2.17	2.29
Com/Ind Hi Exist	96,674	95,307	-1,367	-1.4	2,675	2,790	116	4.3	2.77	2.93
Publ U: Elec Gen	28	28	0	1.0	1	1	0	6.0	2.31	2.42
Publ U: Other	334,173	337,515	3,342	1.0	9,296	9,864	568	6.1	2.78	2.92
AgHm House Exist	1,777,894	1,712,205	-65,689	-3.7	15,332	16,384	1,052	6.9	0.86	0.96
AgHm Land: Exist	8,463,097	8,715,033	251,936	3.0	38,093	42,225	4,131	10.8	0.45	0.48
Ag NonHm: Exist	3,552,295	3,666,755	114,460	3.2	28,490	31,421	2,931	10.3	0.80	0.86
Misc props	5,989	5,989	0	0.0	75	80	6	7.4	1.25	1.34
ResHmstd: NewCon	0	26,079	26,079	0.0	0	281	281	0.0	0.00	1.08
All Other NewCon	0	38,331	38,331	0.0	0	305	305	0.0	0.00	0.80
<b>Total</b>	19,799,510	20,079,021	279,511	1.4	146,577	160,457	13,880	9.5	0.74	0.80

**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	168,820	163,630	-5,190	-3.1	County	46.01	49.41	0.000	0.000
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	13.85	14.06	0.000	0.000
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	20.58	23.17	18.983	20.813
(=) Taxable Tax Capacity	168,820	163,630	-5,190	-3.1	Special District	0.62	0.66	0.000	0.000
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	81.06	87.30	18.983	20.813

**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	136,000	133,800	-1.6	1,111	1,227	116	10.4	0.82	0.92
Res Hmstd: Avg Val	203,900	200,600	-1.6	1,851	2,001	150	8.1	0.91	1
Res Hmstd: Hi Val	271,900	267,500	-1.6	2,593	2,777	185	7.1	0.95	1.04
Res Hmstd: Ex-Hi Val	407,900	401,300	-1.6	4,076	4,329	253	6.2	1	1.08
Apartment	300,000	298,200	-0.6	3,609	3,875	265	7.4	1.20	1.3
Comm/Ind: Lo Val	150,000	147,900	-1.4	3,212	3,330	117	3.7	2.14	2.25
Comm/Ind: Med Val	300,000	295,800	-1.4	7,401	7,653	252	3.4	2.47	2.59
Comm/Ind: Hi Val	1,000,000	985,900	-1.4	26,947	27,890	943	3.5	2.69	2.83

<b>ANOKA COUNTY</b>
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<i>Tax Burdens by Property Class</i>	<b>Taxable Market Value</b>				<b>Net Tax</b>			<b>Effective Tax Rates</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Exist	19,059,913	18,108,193	-951,720	-5.0	236,448	241,306	4,858	2.1	1.24	1.33
ResNonHm Exist	2,050,475	2,296,531	246,057	12.0	28,736	35,411	6,675	23.2	1.40	1.54
Apartments Exist	760,604	738,644	-21,961	-2.9	12,762	13,858	1,096	8.6	1.68	1.88
Low-inc Apts Exi	151,324	145,926	-5,397	-3.6	1,571	1,685	115	7.3	1.04	1.15
Seas Rec: Exist	49,379	48,369	-1,010	-2.0	622	664	42	6.8	1.26	1.37
Com/Ind Lo Exist	486,333	483,631	-2,702	-0.6	13,385	14,240	855	6.4	2.75	2.94
Com/Ind Hi Exist	3,746,798	3,573,528	-173,270	-4.6	134,727	137,193	2,466	1.8	3.60	3.84
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	262,912	265,541	2,629	1.0	9,374	10,099	725	7.7	3.57	3.80
AgHm House Exist	107,119	98,572	-8,548	-8.0	1,219	1,204	-15	-1.2	1.14	1.22
AgHm Land: Exist	107,463	99,684	-7,778	-7.2	470	486	16	3.5	0.44	0.49
Ag NonHm: Exist	123,033	118,010	-5,023	-4.1	1,353	1,421	68	5.0	1.10	1.20
Misc props	144,899	144,899	0	0.0	2,455	2,604	150	6.1	1.69	1.80
ResHmstd: NewCon	0	117,310	117,310	0.0	0	1,809	1,809	0.0	0.00	1.54
All Other NewCon	0	65,174	65,174	0.0	0	1,038	1,038	0.0	0.00	1.59
<b>Total</b>	<b>27,050,251</b>	<b>26,304,013</b>	<b>-746,238</b>	<b>-2.8</b>	<b>443,121</b>	<b>463,018</b>	<b>19,897</b>	<b>4.5</b>	<b>1.64</b>	<b>1.76</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	315,783	287,709	-28,074	-8.9	County	40.19	44.51	0.000	0.000
(-) TIF Tax Capacity	14,817	14,155	-662	-4.5	City/Town	38.82	42.40	0.345	0.354
(-) FD Contrib Tax Cap	36,111	33,145	-2,966	-8.2	School District	27.46	30.73	20.917	22.382
(=) Taxable Tax Capacity	264,854	240,409	-24,446	-9.2	Special District	6.16	6.33	0.000	0.000
FD Distrib Tax Cap	56,477	52,411	-4,066	-7.2	<b>Total</b>	112.63	123.98	21.262	22.736

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	133,200	126,500	-5.0	1,531	1,535	4	0.3	1.15	1.21
Res Hmstd: Avg Val	199,700	189,700	-5.0	2,481	2,533	52	2.1	1.24	1.34
Res Hmstd: Hi Val	266,100	252,800	-5.0	3,430	3,529	99	2.9	1.29	1.4
Res Hmstd: Ex-Hi Val	399,300	379,400	-5.0	5,333	5,528	195	3.6	1.34	1.46
Apartment	300,000	291,300	-2.9	4,862	5,177	315	6.5	1.62	1.78
Comm/Ind: Lo Val	150,000	143,100	-4.6	3,957	4,037	80	2.0	2.64	2.82
Comm/Ind: Med Val	300,000	286,100	-4.6	9,127	9,247	120	1.3	3.04	3.23
Comm/Ind: Hi Val	1,000,000	953,800	-4.6	33,252	33,853	601	1.8	3.33	3.55

**WASHINGTON COUNTY**

<i>Tax Burdens by Property Class</i>	<b>Taxable Market Value</b>				<b>Net Tax</b>			<b>Effective Tax Rates</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Exist	18,642,293	17,897,197	-745,096	-4.0	203,102	209,950	6,848	3.4	1.09	1.17
ResNonHm Exist	2,221,917	2,110,821	-111,096	-5.0	26,148	26,879	731	2.8	1.18	1.27
Apartments Exist	572,971	568,945	-4,026	-0.7	8,400	9,095	694	8.3	1.47	1.60
Low-inc Apts Exi	106,786	104,015	-2,771	-2.6	944	1,005	62	6.5	0.88	0.97
Seas Rec: Exist	157,764	144,501	-13,263	-8.4	1,625	1,606	-19	-1.2	1.03	1.11
Com/Ind Lo Exist	301,228	302,609	1,380	0.5	7,711	8,224	513	6.7	2.56	2.72
Com/Ind Hi Exist	2,693,810	2,632,748	-61,062	-2.3	91,211	94,539	3,328	3.6	3.39	3.59
Publ U: Elec Gen	152,977	154,507	1,530	1.0	3,575	3,911	336	9.4	2.34	2.53
Publ U: Other	240,625	243,032	2,406	1.0	8,123	8,728	604	7.4	3.38	3.59
AgHm House Exist	147,077	133,364	-13,713	-9.3	1,359	1,332	-28	-2.0	0.92	1.00
AgHm Land: Exist	203,525	219,326	15,802	7.8	664	795	131	19.8	0.33	0.36
Ag NonHm: Exist	419,622	435,743	16,121	3.8	3,665	4,139	475	13.0	0.87	0.95
Misc props	37,324	37,324	0	0.0	486	527	41	8.4	1.30	1.41
ResHmstd: NewCon	0	97,695	97,695	0.0	0	1,355	1,355	0.0	0.00	1.39
All Other NewCon	0	93,046	93,046	0.0	0	1,221	1,221	0.0	0.00	1.31
<b>Total</b>	<b>25,897,921</b>	<b>25,174,873</b>	<b>-723,048</b>	<b>-2.8</b>	<b>357,013</b>	<b>373,306</b>	<b>16,293</b>	<b>4.6</b>	<b>1.38</b>	<b>1.48</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	295,231	275,747	-19,484	-6.6	County	29.63	32.70	0.229	0.236
(-) TIF Tax Capacity	7,897	7,912	15	0.2	City/Town	32.81	34.86	0.675	0.695
(-) FD Contrib Tax Cap	25,869	24,319	-1,550	-6.0	School District	26.89	29.46	18.037	18.894
(=) Taxable Tax Capacity	261,465	243,517	-17,948	-6.9	Special District	5.44	6.10	0.000	0.000
FD Distrib Tax Cap	31,708	29,425	-2,283	-7.2	<b>Total</b>	94.77	103.12	18.941	19.825

**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	174,000	167,000	-4.0	1,763	1,824	61	3.5	1.01	1.09
Res Hmstd: Avg Val	260,900	250,500	-4.0	2,829	2,928	99	3.5	1.08	1.17
Res Hmstd: Hi Val	347,800	333,900	-4.0	3,895	4,031	136	3.5	1.12	1.21
Res Hmstd: Ex-Hi Val	521,800	500,900	-4.0	5,985	6,161	176	2.9	1.15	1.23
Apartment	300,000	297,900	-0.7	4,122	4,430	308	7.5	1.37	1.49
Comm/Ind: Lo Val	150,000	146,600	-2.3	3,520	3,634	114	3.2	2.35	2.48
Comm/Ind: Med Val	300,000	293,200	-2.3	8,119	8,356	237	2.9	2.71	2.85
Comm/Ind: Hi Val	1,000,000	977,300	-2.3	29,580	30,514	934	3.2	2.96	3.12

<b>DAKOTA COUNTY</b>
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<i>Tax Burdens by Property Class</i>	<b>Taxable Market Value</b>				<b>Net Tax</b>			<b>Effective Tax Rates</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Exist	26,348,987	25,559,221	-789,765	-3.0	309,066	321,226	12,160	3.9	1.17	1.26
ResNonHm Exist	2,166,431	2,101,438	-64,993	-3.0	28,194	29,595	1,400	5.0	1.30	1.41
Apartments Exist	1,604,628	1,603,832	-797	0.0	23,801	25,797	1,996	8.4	1.48	1.61
Low-inc Apts Exi	124,731	125,528	797	0.6	1,213	1,324	111	9.1	0.97	1.05
Seas Rec: Exist	26,305	26,062	-243	-0.9	329	352	23	7.0	1.25	1.35
Com/Ind Lo Exist	523,210	522,531	-679	-0.1	13,841	14,690	850	6.1	2.65	2.81
Com/Ind Hi Exist	5,560,048	5,440,253	-119,795	-2.2	190,323	197,370	7,047	3.7	3.42	3.63
Publ U: Elec Gen	79,195	79,987	792	1.0	1,962	2,151	189	9.6	2.48	2.69
Publ U: Other	533,687	539,024	5,337	1.0	18,430	19,793	1,363	7.4	3.45	3.67
AgHm House Exist	205,174	211,325	6,151	3.0	2,000	2,270	270	13.5	0.97	1.07
AgHm Land: Exist	625,420	648,330	22,910	3.7	2,834	3,244	410	14.5	0.45	0.50
Ag NonHm: Exist	326,539	332,054	5,514	1.7	3,027	3,335	308	10.2	0.93	1.00
Misc props	135,301	135,301	0	0.0	2,186	2,365	179	8.2	1.62	1.75
ResHmstd: NewCon	0	118,459	118,459	0.0	0	1,764	1,764	0.0	0.00	1.49
All Other NewCon	0	53,299	53,299	0.0	0	929	929	0.0	0.00	1.74
<b>Total</b>	<b>38,259,657</b>	<b>37,496,643</b>	<b>-763,014</b>	<b>-2.0</b>	<b>597,205</b>	<b>626,205</b>	<b>29,000</b>	<b>4.9</b>	<b>1.56</b>	<b>1.67</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	450,548	421,490	-29,058	-6.4	County	29.11	31.77	0.537	0.548
(-) TIF Tax Capacity	14,889	14,659	-230	-1.5	City/Town	40.00	41.86	0.995	1.017
(-) FD Contrib Tax Cap	52,609	50,137	-2,472	-4.7	School District	27.24	30.49	20.439	21.683
(=) Taxable Tax Capacity	383,050	356,694	-26,356	-6.9	Special District	5.01	5.61	0.000	0.000
FD Distrib Tax Cap	58,690	54,464	-4,226	-7.2	<b>Total</b>	101.36	109.73	21.971	23.248

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	152,200	147,600	-3.0	1,642	1,700	58	3.5	1.08	1.15
Res Hmstd: Avg Val	228,200	221,400	-3.0	2,647	2,754	107	4.0	1.16	1.24
Res Hmstd: Hi Val	304,100	295,000	-3.0	3,652	3,806	154	4.2	1.20	1.29
Res Hmstd: Ex-Hi Val	456,300	442,600	-3.0	5,628	5,886	258	4.6	1.23	1.33
Apartment	300,000	299,900	0.0	4,460	4,811	351	7.9	1.49	1.60
Comm/Ind: Lo Val	150,000	146,800	-2.1	3,714	3,835	121	3.3	2.48	2.61
Comm/Ind: Med Val	300,000	293,500	-2.2	8,556	8,805	249	2.9	2.85	3.00
Comm/Ind: Hi Val	1,000,000	978,500	-2.2	31,153	32,133	980	3.1	3.12	3.28



**CARVER & SCOTT COUNTIES**

Tax Burdens by Property Class	Taxable Market Value				Net Tax			Effective Tax Rates		
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Exist	16,914,539	16,334,851	-579,689	-3.4	209,649	219,570	9,921	4.7	1.24	1.34
ResNonHm Exist	2,088,328	1,985,817	-102,511	-4.9	28,415	29,639	1,224	4.3	1.36	1.49
Apartments Exist	393,623	394,691	1,068	0.3	6,254	6,892	637	10.2	1.59	1.75
Low-inc Apts Exi	109,756	110,176	421	0.4	1,097	1,221	124	11.3	1.00	1.11
Seas Rec: Exist	80,259	78,644	-1,615	-2.0	1,021	1,093	72	7.1	1.27	1.39
Com/Ind Lo Exist	382,406	361,948	-20,459	-5.4	10,331	10,534	204	2.0	2.70	2.91
Com/Ind Hi Exist	2,407,602	2,330,801	-76,801	-3.2	85,023	88,022	2,999	3.5	3.53	3.78
Publ U: Elec Gen	18,924	19,113	189	1.0	445	496	51	11.4	2.35	2.59
Publ U: Other	200,960	202,970	2,010	1.0	6,826	7,463	636	9.3	3.40	3.68
AgHm House Exist	379,769	362,752	-17,016	-4.5	3,604	3,823	219	6.1	0.95	1.05
AgHm Land: Exist	930,361	919,852	-10,509	-1.1	3,919	4,369	450	11.5	0.42	0.47
Ag NonHm: Exist	486,182	483,248	-2,935	-0.6	4,706	5,218	512	10.9	0.97	1.08
Misc props	24,861	24,861	0	0.0	388	433	45	11.5	1.56	1.74
ResHmstd: NewCon	0	134,681	134,681	0.0	0	2,071	2,071	0.0	0.00	1.54
All Other NewCon	0	90,800	90,800	0.0	0	1,435	1,435	0.0	0.00	1.58
<b>Total</b>	<b>24,417,571</b>	<b>23,835,203</b>	<b>-582,367</b>	<b>-2.4</b>	<b>361,677</b>	<b>382,278</b>	<b>20,601</b>	<b>5.7</b>	<b>1.48</b>	<b>1.60</b>

**Tax Base**

**Tax Rates**

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	272,375	255,859	-16,516	-6.1	County	38.03	41.53	0.000	0.000
(-) TIF Tax Capacity	7,258	6,999	-260	-3.6	City/Town	32.33	35.05	1.054	1.081
(-) FD Contrib Tax Cap	22,257	22,091	-166	-0.7	School District	32.20	35.96	18.305	19.910
(=) Taxable Tax Capacity	242,859	226,770	-16,090	-6.6	Special District	5.27	5.80	0.000	0.000
FD Distrib Tax Cap	28,261	26,226	-2,035	-7.2	<b>Total</b>	107.84	118.34	19.359	20.990

**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	180,200	174,000	-6,200	-3.4	2,082	2,169	87	4.2	1.16	1.25
Res Hmstd: Avg Val	270,200	260,900	-9,300	-3.4	3,308	3,472	165	5.0	1.22	1.33
Res Hmstd: Hi Val	360,200	347,900	-12,300	-3.4	4,533	4,777	244	5.4	1.26	1.37
Res Hmstd: Ex-Hi Val	540,500	522,000	-18,500	-3.4	6,984	7,338	354	5.1	1.29	1.41
Apartment	300,000	300,800	800	0.3	4,625	5,081	456	9.9	1.54	1.69
Comm/Ind: Lo Val	150,000	145,200	-4,800	-3.2	3,821	3,948	127	3.3	2.55	2.72
Comm/Ind: Med Val	300,000	290,400	-9,600	-3.2	8,818	9,069	252	2.9	2.94	3.12
Comm/Ind: Hi Val	1,000,000	968,100	-31,900	-3.2	32,138	33,162	1,023	3.2	3.21	3.43

**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>Alter</b>
Res Hmstd: Exist	16,744,285	16,021,982	-722,302	-4.3	238,373	246,544	8,171	3.4	1.42	1.54
ResNonHm Exist	1,608,827	1,538,621	-70,206	-4.4	25,597	27,219	1,622	6.3	1.59	1.77
Apartments Exist	914,764	904,665	-10,098	-1.1	17,770	19,739	1,969	11.1	1.94	2.18
Low-inc Apts Exi	136,362	134,346	-2,016	-1.5	1,623	1,791	168	10.4	1.19	1.33
Seas Rec: Exist	7,901	7,739	-162	-2.1	136	146	10	7.3	1.73	1.89
Com/Ind Lo Exist	341,583	337,351	-4,232	-1.2	9,986	10,663	677	6.8	2.92	3.16
Com/Ind Hi Exist	4,180,910	3,970,158	-210,752	-5.0	158,784	162,521	3,737	2.4	3.80	4.09
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	221,346	223,560	2,213	1.0	8,299	9,027	728	8.8	3.75	4.04
AgHm House Exist	67,076	62,164	-4,912	-7.3	902	900	-1	-0.1	1.34	1.45
AgHm Land: Exist	121,729	113,100	-8,629	-7.1	700	709	9	1.3	0.58	0.63
Ag NonHm: Exist	230,025	214,706	-15,319	-6.7	2,893	2,968	75	2.6	1.26	1.38
Misc props	23,423	23,423	0	0.0	462	513	51	11.0	1.97	2.19
ResHmstd: NewCon	0	34,448	34,448	0.0	0	598	598	0.0	0.00	1.74
All Other NewCon	0	11,824	11,824	0.0	0	344	344	0.0	0.00	2.91
<b>Total</b>	<b>24,598,230</b>	<b>23,598,087</b>	<b>-1,000,143</b>	<b>-4.1</b>	<b>465,524</b>	<b>483,682</b>	<b>18,158</b>	<b>3.9</b>	<b>1.89</b>	<b>2.05</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	294,483	267,000	-27,483	-9.3	County	45.73	49.03	0.000	0.000
(-) TIF Tax Capacity	21,767	20,527	-1,240	-5.7	City/Town	43.92	49.45	1.072	1.117
(-) FD Contrib Tax Cap	37,581	34,763	-2,818	-7.5	School District	28.47	32.27	22.213	24.807
(=) Taxable Tax Capacity	235,134	211,710	-23,424	#####	Special District	9.94	11.24	0.000	0.000
FD Distrib Tax Cap	46,749	43,383	-3,366	-7.2	<b>Total</b>	128.05	141.99	23.285	25.925

**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	139,100	133,100	-4.3	1,858	1,876	18	1.0	1.34	1.41
Res Hmstd: Avg Val	208,600	199,600	-4.3	2,972	3,078	106	3.6	1.42	1.54
Res Hmstd: Hi Val	278,000	266,000	-4.3	4,085	4,278	193	4.7	1.47	1.61
Res Hmstd: Ex-Hi Val	417,100	399,100	-4.3	6,312	6,683	370	5.9	1.51	1.67
Apartment	300,000	296,700	-1.1	5,501	6,035	535	9.7	1.83	2.03
Comm/Ind: Lo Val	150,000	142,400	-5.1	4,334	4,447	113	2.6	2.89	3.12
Comm/Ind: Med Val	300,000	284,900	-5.0	9,997	10,185	188	1.9	3.33	3.57
Comm/Ind: Hi Val	1,000,000	949,600	-5.0	36,423	37,287	864	2.4	3.64	3.93

**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>Alter</b>
Res Hmstd: Exist	20,168,135	19,579,568	-588,567	-2.9	269,233	279,340	10,107	3.8	1.33	1.43
ResNonHm Exist	2,134,320	2,072,854	-61,466	-2.9	30,373	31,932	1,559	5.1	1.42	1.54
Apartments Exist	1,984,129	1,993,653	9,524	0.5	33,850	36,849	2,999	8.9	1.71	1.85
Low-inc Apts Exi	156,223	157,046	823	0.5	1,649	1,797	148	9.0	1.06	1.14
Seas Rec: Exist	3,470	3,286	-184	-5.3	44	44	0	0.6	1.26	1.34
Com/Ind Lo Exist	375,557	375,744	186	0.0	10,523	11,194	672	6.4	2.80	2.98
Com/Ind Hi Exist	7,452,706	7,401,142	-51,564	-0.7	271,652	285,886	14,234	5.2	3.65	3.86
Publ U: Elec Gen	202	204	2	1.0	6	6	1	9.4	2.85	3.09
Publ U: Other	172,922	174,651	1,729	1.0	6,321	6,773	451	7.1	3.66	3.88
AgHm House Exist	167	151	-17	-10.0	2	2	0	-7.8	1.24	1.27
AgHm Land: Exist	60	59	0	-0.7	0	0	0	11.3	0.30	0.34
Ag NonHm: Exist	194	189	-4	-2.2	2	2	0	3.7	1.20	1.27
Misc props	7,878	7,878	0	0.0	157	171	14	8.9	1.99	2.17
ResHmstd: NewCon	0	57,899	57,899	0.0	0	924	924	0.0	0.00	1.60
All Other NewCon	0	19,508	19,508	0.0	0	358	358	0.0	0.00	1.83
<b>Total</b>	<b>32,455,961</b>	<b>31,843,830</b>	<b>-612,130</b>	<b>-1.9</b>	<b>623,813</b>	<b>655,278</b>	<b>31,465</b>	<b>5.0</b>	<b>1.92</b>	<b>2.06</b>

**Tax Base**

**Tax Rates**

	<b>Taxable Market Value</b>				<b>Pctg Chng</b>	<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Change</b>		<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>
Total Tax Capacity	412,670	394,419	-18,252	-4.4	County	45.73	49.03	0.000	0.000
(-) TIF Tax Capacity	28,448	28,216	-232	-0.8	City/Town	38.95	40.57	0.190	0.194
(-) FD Contrib Tax Cap	64,861	58,793	-6,068	-9.4	School District	23.53	25.76	17.337	19.879
(=) Taxable Tax Capacity	319,361	307,410	-11,952	-3.7	Special District	11.22	12.64	0.000	0.000
FD Distrib Tax Cap	29,166	27,066	-2,100	-7.2	<b>Total</b>	119.43	127.99	17.527	20.073

**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	179,500	174,300	-5,200	-2.9	2,247	2,305	57	2.6	1.25	1.32
Res Hmstd: Avg Val	269,200	261,300	-7,900	-2.9	3,557	3,693	137	3.8	1.32	1.41
Res Hmstd: Hi Val	358,800	348,300	-10,500	-2.9	4,864	5,082	217	4.5	1.36	1.46
Res Hmstd: Ex-Hi Val	538,300	522,600	-15,700	-2.9	7,487	7,810	324	4.3	1.39	1.49
Apartment	300,000	301,400	1,400	0.5	5,004	5,427	423	8.4	1.67	1.80
Comm/Ind: Lo Val	150,000	149,000	-1,000	-0.7	4,054	4,253	199	4.9	2.70	2.85
Comm/Ind: Med Val	300,000	297,900	-2,100	-0.7	9,371	9,811	440	4.7	3.12	3.29
Comm/Ind: Hi Val	1,000,000	993,100	-6,900	-0.7	34,186	35,804	1,618	4.7	3.42	3.61

**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>Alter</b>
Res Hmstd: Exist	27,300,565	26,283,994	-1,016,571	-3.7	348,544	360,992	12,448	3.6	1.28	1.37
ResNonHm Exist	3,979,734	3,818,760	-160,973	-4.0	52,809	54,916	2,107	4.0	1.33	1.44
Apartments Exist	1,488,134	1,497,342	9,208	0.6	23,772	25,807	2,035	8.6	1.60	1.72
Low-inc Apts Exi	112,663	113,487	823	0.7	1,108	1,205	97	8.7	0.98	1.06
Seas Rec: Exist	145,013	135,097	-9,917	-6.8	1,834	1,844	10	0.5	1.26	1.36
Com/Ind Lo Exist	357,224	354,429	-2,794	-0.8	9,611	10,127	516	5.4	2.69	2.86
Com/Ind Hi Exist	6,082,008	6,005,191	-76,817	-1.3	215,750	225,391	9,641	4.5	3.55	3.75
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	211,377	213,491	2,114	1.0	7,414	7,931	517	7.0	3.51	3.71
AgHm House Exist	68,576	62,590	-5,985	-8.7	810	801	-9	-1.1	1.18	1.28
AgHm Land: Exist	123,556	116,858	-6,698	-5.4	781	800	20	2.5	0.63	0.68
Ag NonHm: Exist	192,524	183,623	-8,901	-4.6	1,945	1,991	46	2.4	1.01	1.08
Misc props	18,302	18,302	0	0.0	328	353	25	7.7	1.79	1.93
ResHmstd: NewCon	0	70,958	70,958	0.0	0	1,068	1,068	0.0	0.00	1.50
All Other NewCon	0	18,781	18,781	0.0	0	417	417	0.0	0.00	2.22
<b>Total</b>	<b>40,079,677</b>	<b>38,892,902</b>	<b>-1,186,775</b>	<b>-3.0</b>	<b>664,707</b>	<b>693,644</b>	<b>28,938</b>	<b>4.4</b>	<b>1.66</b>	<b>1.78</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	484,514	463,072	-21,442	-4.4	County	45.73	49.03	0.000	0.000
(-) TIF Tax Capacity	8,585	8,400	-185	-2.2	City/Town	28.11	29.20	1.001	1.031
(-) FD Contrib Tax Cap	53,864	50,252	-3,612	-6.7	School District	23.85	26.25	17.186	19.452
(=) Taxable Tax Capacity	422,065	404,420	-17,645	-4.2	Special District	10.40	11.73	0.000	0.000
FD Distrib Tax Cap	22,919	21,269	-1,650	-7.2	<b>Total</b>	108.08	116.20	18.186	20.483

**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	246,400	237,200	-3.7	2,961	3,057	97	3.3	1.20	1.29
Res Hmstd: Avg Val	369,400	355,600	-3.7	4,624	4,800	175	3.8	1.25	1.35
Res Hmstd: Hi Val	492,500	474,200	-3.7	6,219	6,481	263	4.2	1.26	1.37
Res Hmstd: Ex-Hi Val	738,900	711,400	-3.7	9,976	10,338	362	3.6	1.35	1.45
Apartment	300,000	301,900	0.6	4,599	5,003	405	8.8	1.53	1.66
Comm/Ind: Lo Val	150,000	148,100	-1.3	3,808	3,971	163	4.3	2.54	2.68
Comm/Ind: Med Val	300,000	296,200	-1.3	8,796	9,150	354	4.0	2.93	3.09
Comm/Ind: Hi Val	1,000,000	987,400	-1.3	32,068	33,391	1,323	4.1	3.21	3.38

**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>Alter</b>
Res Hmstd: Exist	14,931,372	14,397,715	-533,657	-3.6	192,202	200,536	8,334	4.3	1.29	1.39
ResNonHm Exist	1,403,887	1,356,227	-47,660	-3.4	19,719	20,908	1,189	6.0	1.40	1.54
Apartments Exist	1,175,080	1,195,518	20,437	1.7	19,678	22,000	2,322	11.8	1.67	1.84
Low-inc Apts Exi	227,784	230,823	3,039	1.3	2,406	2,691	284	11.8	1.06	1.17
Seas Rec: Exist	12,765	12,565	-199	-1.6	173	184	11	6.5	1.35	1.47
Com/Ind Lo Exist	343,506	342,534	-972	-0.3	9,506	10,137	631	6.6	2.77	2.96
Com/Ind Hi Exist	4,727,770	4,641,224	-86,546	-1.8	171,445	180,000	8,554	5.0	3.63	3.88
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	219,070	221,261	2,191	1.0	7,932	8,567	636	8.0	3.62	3.87
AgHm House Exist	949	939	-9	-1.0	13	13	1	7.8	1.32	1.44
AgHm Land: Exist	279	261	-17	-6.2	1	1	0	13.1	0.25	0.30
Ag NonHm: Exist	15,981	15,850	-130	-0.8	163	179	16	9.9	1.02	1.13
Misc props	93,198	93,198	0	0.0	1,625	1,803	178	11.0	1.74	1.93
ResHmstd: NewCon	0	29,603	29,603	0.0	0	480	480	0.0	0.00	1.62
All Other NewCon	0	16,993	16,993	0.0	0	337	337	0.0	0.00	1.98
<b>Total</b>	<b>23,151,640</b>	<b>22,554,712</b>	<b>-596,928</b>	<b>-2.6</b>	<b>424,862</b>	<b>447,836</b>	<b>22,974</b>	<b>5.4</b>	<b>1.84</b>	<b>1.99</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	287,389	268,896	-18,493	-6.4	County	54.67	61.19	0.000	0.000
(-) TIF Tax Capacity	18,044	17,592	-452	-2.5	City/Town	28.81	31.51	0.992	1.019
(-) FD Contrib Tax Cap	39,746	37,264	-2,482	-6.2	School District	22.64	25.34	19.884	20.907
(=) Taxable Tax Capacity	229,598	214,039	-15,559	-6.8	Special District	8.65	8.89	0.000	0.000
FD Distrib Tax Cap	33,353	30,951	-2,401	-7.2	<b>Total</b>	114.77	126.93	20.876	21.926

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	154,200	148,700	-3.6	1,858	1,911	53	2.8	1.20	1.28
Res Hmstd: Avg Val	231,100	222,800	-3.6	2,970	3,098	128	4.3	1.29	1.39
Res Hmstd: Hi Val	308,100	297,100	-3.6	4,084	4,289	205	5.0	1.33	1.44
Res Hmstd: Ex-Hi Val	462,300	445,800	-3.6	6,271	6,636	365	5.8	1.36	1.49
Apartment	300,000	305,200	1.7	4,930	5,511	581	11.8	1.64	1.81
Comm/Ind: Lo Val	150,000	147,300	-1.8	3,999	4,208	209	5.2	2.67	2.86
Comm/Ind: Med Val	300,000	294,500	-1.8	9,227	9,684	457	5.0	3.08	3.29
Comm/Ind: Hi Val	1,000,000	981,700	-1.8	33,625	35,359	1,734	5.2	3.36	3.60

**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>Alter</b>
Res Hmstd: Exist	18,313,843	17,673,687	-640,156	-3.5	294,601	320,129	25,528	8.7	1.61	1.81
ResNonHm Exist	5,148,331	4,968,140	-180,192	-3.5	91,815	102,469	10,653	11.6	1.78	2.06
Apartments Exist	2,930,518	2,860,185	-70,332	-2.4	59,279	67,035	7,756	13.1	2.02	2.34
Low-inc Apts Exi	357,183	348,611	-8,572	-2.4	4,449	5,016	567	12.7	1.25	1.44
Seas Rec: Exist	14,798	14,782	-16	-0.1	298	345	47	15.8	2.02	2.34
Com/Ind Lo Exist	654,032	651,017	-3,015	-0.5	19,858	21,854	1,996	10.0	3.04	3.36
Com/Ind Hi Exist	7,112,826	6,778,567	-334,259	-4.7	282,897	298,490	15,593	5.5	3.98	4.40
Publ U: Elec Gen	120,360	121,563	1,204	1.0	3,606	4,164	558	15.5	3.00	3.43
Publ U: Other	283,933	286,772	2,839	1.0	11,291	12,626	1,335	11.8	3.98	4.40
AgHm House Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
AgHm Land: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag NonHm: Exist	1,496	1,479	-17	-1.2	22	25	3	16.1	1.45	1.70
Misc props	54,165	53,674	-491	-0.9	1,102	1,275	173	15.7	2.03	2.38
ResHmstd: NewCon	0	54,870	54,870	0.0	0	1,102	1,102	0.0	0.00	2.01
All Other NewCon	0	55,143	55,143	0.0	0	1,208	1,208	0.0	0.00	2.19
<b>Total</b>	<b>34,991,486</b>	<b>33,868,491</b>	<b>-1,122,995</b>	<b>-3.2</b>	<b>769,220</b>	<b>835,738</b>	<b>66,518</b>	<b>8.6</b>	<b>2.20</b>	<b>2.47</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	442,296	413,513	-28,783	-6.5	County	45.01	48.31	0.000	0.000
(-) TIF Tax Capacity	44,386	42,358	-2,029	-4.6	City/Town	69.06	86.04	2.667	2.756
(-) FD Contrib Tax Cap	58,331	52,873	-5,459	-9.4	School District	22.94	26.86	18.648	18.959
(=) Taxable Tax Capacity	339,579	318,283	-21,296	-6.3	Special District	7.76	8.92	0.000	0.000
FD Distrib Tax Cap	57,452	53,316	-4,137	-7.2	<b>Total</b>	144.77	170.13	21.316	21.714

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Pctg Chng</b>	<b>Net Tax</b>			<b>Effective Tax Rates</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Value</b>		<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	155,000	149,600		-3.5	2,341	2,465	124	5.3	1.51	1.65
Res Hmstd: Avg Val	232,400	224,300		-3.5	3,697	4,013	316	8.6	1.59	1.79
Res Hmstd: Hi Val	309,800	299,000		-3.5	5,052	5,560	508	10.1	1.63	1.86
Res Hmstd: Ex-Hi Val	464,800	448,600		-3.5	7,720	8,606	886	11.5	1.66	1.92
Apartment	300,000	292,800		-2.4	6,068	6,862	794	13.1	2.02	2.34
Comm/Ind: Lo Val	150,000	143,000		-4.7	4,681	5,009	328	7.0	3.12	3.50
Comm/Ind: Med Val	300,000	285,900		-4.7	10,816	11,503	687	6.4	3.61	4.02
Comm/Ind: Hi Val	1,000,000	953,000		-4.7	39,444	42,176	2,732	6.9	3.94	4.43

<b>CITY OF ST. PAUL</b>
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<i>Tax Burdens by Property Class</i>	<b>Taxable Market Value</b>				<b>Net Tax</b>			<b>Effective Tax Rates</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Exist	11,550,293	11,021,416	-528,877	-4.6	161,526	176,277	14,750	9.1	1.40	1.60
ResNonHm Exist	2,077,392	1,994,296	-83,096	-4.0	33,088	37,653	4,565	13.8	1.59	1.89
Apartments Exist	1,844,564	1,888,244	43,680	2.4	33,632	40,882	7,251	21.6	1.82	2.17
Low-inc Apts Exi	330,770	338,603	7,833	2.4	3,693	4,475	783	21.2	1.12	1.32
Seas Rec: Exist	448	455	7	1.6	7	8	1	20.9	1.49	1.77
Com/Ind Lo Exist	425,379	421,809	-3,571	-0.8	12,207	13,518	1,312	10.7	2.87	3.20
Com/Ind Hi Exist	3,619,036	3,445,283	-173,753	-4.8	136,668	145,487	8,819	6.5	3.78	4.22
Publ U: Elec Gen	876	885	9	1.0	24	29	4	17.2	2.80	3.24
Publ U: Other	227,223	229,495	2,272	1.0	8,577	9,687	1,110	12.9	3.77	4.22
AgHm House Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
AgHm Land: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag NonHm: Exist	727	744	17	2.4	10	12	2	23.2	1.34	1.61
Misc props	6,203	6,272	69	1.1	111	134	23	20.3	1.79	2.13
ResHmstd: NewCon	0	20,080	20,080	0.0	0	385	385	0.0	0.00	1.92
All Other NewCon	0	55,540	55,540	0.0	0	1,130	1,130	0.0	0.00	2.03
<b>Total</b>	<b>20,082,911</b>	<b>19,423,123</b>	<b>-659,788</b>	<b>-3.3</b>	<b>389,541</b>	<b>429,676</b>	<b>40,135</b>	<b>10.3</b>	<b>1.94</b>	<b>2.21</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	247,786	227,525	-20,261	-8.2	County	50.56	56.67	0.000	0.000
(-) TIF Tax Capacity	23,810	22,670	-1,139	-4.8	City/Town	38.16	55.58	0.000	0.000
(-) FD Contrib Tax Cap	29,483	26,786	-2,697	-9.1	School District	34.79	37.66	14.916	15.079
(=) Taxable Tax Capacity	194,493	178,068	-16,425	-8.4	Special District	10.42	11.24	0.000	0.000
FD Distrib Tax Cap	55,940	51,913	-4,028	-7.2	<b>Total</b>	133.93	161.14	14.916	15.079

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	132,200	126,100	-4.6	1,714	1,805	91	5.3	1.3	1.43
Res Hmstd: Avg Val	198,200	189,100	-4.6	2,756	3,007	250	9.1	1.39	1.59
Res Hmstd: Hi Val	264,200	252,100	-4.6	3,798	4,208	410	10.8	1.44	1.67
Res Hmstd: Ex-Hi Val	396,300	378,200	-4.6	5,883	6,613	730	12.4	1.48	1.75
Apartment	300,000	307,100	2.4	5,470	6,649	1,179	21.6	1.82	2.17
Comm/Ind: Lo Val	150,000	142,800	-4.8	4,341	4,715	374	8.6	2.89	3.30
Comm/Ind: Med Val	300,000	285,600	-4.8	10,054	10,854	800	8.0	3.35	3.80
Comm/Ind: Hi Val	1,000,000	952,000	-4.8	36,717	39,856	3,139	8.5	3.67	4.19

Baseline Legal Class Report

	Legal Class	Class Rate	Mkt Val	Net Tax Cap	Net Tax
179.0	Blind/disabled Hmstd HGA: <50K	0.450	26,243	118	33
180.0	Ag Hmstd HGA: <76K	1.000	6,037,449	60,374	42,241
181.0	Ag Hmstd HGA: 76K-414K	1.000	5,032,336	50,323	51,543
182.0	Ag Hmstd HGA: 414K-500K	1.000	37,019	370	381
183.0	Ag Hmstd HGA: >500K	1.250	52,904	661	687
184.0	Blind/disabled 2a Hmstd land <50K	0.450	813	4	1
185.0	Ag Hmstd 2a 1 & b: <115K	0.500	9,058,189	45,291	10,433
186.0	Ag Hmstd 2a 1 & b: 115K-345K	0.500	11,924,128	59,621	53,376
187.0	Ag Hmstd 2a 1 & b: 345K-1.14M	0.500	18,443,281	92,216	69,352
188.0	Ag Hmstd 2a 1 & b: >1.14M	1.000	10,601,338	106,013	76,518
189.0	Blind/disabled Hmstd 2b land <50K	0.450	173	1	0
190.0	Ag Hmstd 2b 1 & b: <115K	0.500	944,886	4,724	1,300
191.0	Ag Hmstd 2b 1 & b: 115K-345K	0.500	1,238,012	6,190	5,798
192.0	Ag Hmstd 2b 1 & b: 345K-1.14M	0.500	847,816	4,239	3,496
193.0	Ag Hmstd 2b 1 & b: >1.14M	1.000	203,458	2,035	1,720
197.0	Ag 2a Non-homestead	1.000	24,356,671	243,567	184,980
198.0	Ag 2b Non-homestead	1.000	8,361,321	83,613	68,705
199.0	Migrant Housing <500K	1.000	946	9	11
202.0	Managed forest land (2c)	0.650	311,378	2,024	1,676
203.0	Private Airport (2d)	1.000	814	8	8
204.0	Unmined commercial aggregate deposit	1.000	12	0	0
209.0	Res 1b Homestead: <50K	0.450	471,965	2,124	2,097
210.0	Res Homestead: <76K	1.000	105,093,941	1,050,939	1,111,677
211.0	Res Homestead: 76K-414K	1.000	172,509,055	1,725,091	2,207,616
212.0	Res Homestead: 414K-500K	1.000	3,230,904	32,309	36,353
213.0	Res Homestead: > 500K	1.250	12,122,951	151,537	177,238
215.0	Res NonHmstd 1 unit: <76K	1.000	13,170,097	131,701	174,749
216.0	Res NonHmstd 1 unit: 76K - 500K	1.000	14,873,460	148,735	194,915
217.0	Res NonHmstd 1 unit: >500K	1.250	2,267,382	28,342	33,821
219.0	Res NonHmstd 2-3 units	1.250	8,514,952	106,437	138,526
222.0	Regular apartments (4a)	1.250	17,618,203	220,228	303,566
223.0	Low-income housing (4d)	0.750	2,784,493	20,884	29,764
224.0	Student housing	1.000	25,178	252	358
225.0	Manuf home park land	1.250	607,468	7,593	9,798
227.0	Non-comm SeasRec: <76K	1.000	9,622,721	96,227	77,440
228.0	Non-Comm SeasRec: 76K-500K	1.000	14,546,541	145,465	127,566
229.0	Non-comm SeasRec: >500K	1.250	1,628,197	20,352	16,328
231.0	Comm SeasRec 1c: <600K	0.500	411,763	2,059	1,663
232.0	Com SeasRec 1c: 600K-2.3M	1.000	208,868	2,089	1,548
233.0	Com SeasRec 1c: >2.3M	1.250	26,574	332	262
234.0	Com SeasRec 4c: <500K	1.000	213,644	2,136	2,280



House Research Dept.

Simulation No. 11E2

Baseline: Actual Pay 2011

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Alternative: Projected Pay 2012: HF 42

(all figures in \$000s)

Item ID	Description	Rate	Actual Pay 2011	Projected Pay 2012	HF 42
235.0	Com SeasRec 4c: >500K	1.250	161,124	2,014	1,857
236.0	Bed & Breakfast	1.250	23,057	288	318
237.0	Qualifying golf courses	1.250	252,491	3,156	3,384
238.0	Metro Non-profit Indoor Rec	1.250	14,556	182	294
239.0	Non-profit/Comm Serv - NonRev	1.500	36,027	540	703
240.0	Non-profit/Comm Serv - donation	1.500	72,174	1,083	1,603
241.0	Seasonal Restaurant on Lake	1.250	18,238	228	185
242.0	Qualifying Marina <500K	1.000	10,766	108	126
243.0	Qualifying Marina >500K	1.250	20,218	253	284
245.0	Commercial: <150K	1.500	8,682,082	130,231	232,557
246.0	Commercial: >150K	2.000	46,877,493	937,550	1,683,202
247.0	Comm'l border city: <150K	1.500	740	11	19
248.0	Comm'l border city: >150K	2.000	12,597	252	291
256.0	Industrial: <150K	1.500	1,316,012	19,740	36,164
257.0	Industrial: >150K	2.000	14,227,269	284,545	514,132
259.0	Ind'l border city: >150K	2.000	4,282	86	98
267.0	Publ Util: land & bldgs <150K	1.500	72,897	1,093	1,770
268.0	Publ Util: land & bldgs >150K	2.000	957,436	19,149	32,091
269.0	Publ Util: Electric Generat Mach	2.000	1,655,111	33,102	38,932
270.0	Publ Util: machinery (non-generat)	2.000	1,416,027	28,321	43,052
272.0	Railroad <150K	1.500	164,135	2,462	4,620
273.0	Railroad >150K	2.000	790,705	15,814	26,016
275.0	Non-comm aircraft hangars	1.500	4,121	62	77
276.0	Mineral	2.000	2,202	44	87
277.0	Misc class 5	2.000	2,327	47	60
283.0	Personal: 3f	1.000	12,421	124	120
284.0	Non-comm aircraft hangars	1.500	82,447	1,237	1,473
285.0	Pers: It31 tools&mach excl elec gen	2.000	208,961	4,179	6,257
286.0	Pers: It32 struct/lease land-non C/I,SRR	1.000	15,946	159	199
287.0	Pers: It32 struct/leased land-NCSRR<76	1.000	50,460	505	448
288.0	Pers: It32 NCSRR: 76K-500K	1.000	5,282	53	39
290.0	Pers: It32 struct/leased land-C/I	2.000	22,833	457	710
291.0	Pers: Item 33 ag real estate	1.000	34,557	346	345
293.0	Pers: It41 struct/leased land - C/I	2.000	464,039	9,281	12,572
298.0	Pers: Item 41 Border EZ	2.000	29	1	1
299.0	Pers: Item 42 non-EZ struct/RR land	2.000	34,142	683	1,264
301.0	Pers: It43 leased real estate - non C/I	1.500	24,803	372	591
302.0	Pers: Item 43 leased real estate - C/I	2.000	494,560	9,891	12,932
303.0	Pers: Item 44 electric util trans lines	2.000	1,834,076	36,682	62,167
304.0	Pers: Item 44 electric util distri lines	2.000	266,300	5,326	9,297
305.0	Pers: Item 45 syst/gas utils	2.000	2,595,954	51,919	80,476
306.0	Pers: Item 46 syst/water utils	2.000	71	1	2
307.0	Pers: Item 48 misc	2.000	15,645	313	357

State Total

560,384,158

6,258,123

8,030,999

Alternative Legal Class Report

	Legal Class	Class Rate	Mkt Val	Net Tax Cap	Net Tax
179.1	Blind/dis Hmstd HGA: <50K: Exist	0.450	26,243	118	132
180.1	Ag Hmstd HGA: <76K: Exist	0.600	5,976,498	35,859	44,726
180.2	Ag Hmstd HGA: <76K: New	0.600	15,661	94	114
181.1	Ag Hmstd HGA: 76K-414K: Exist	1.090	4,748,130	51,755	57,265
181.2	Ag Hmstd HGA: 76K-414K: New	1.090	31,882	348	377
182.1	Ag Hmstd HGA: 414K-500K: Exist	1.000	31,806	318	357
182.2	Ag Hmstd HGA: 414K-500K: New	1.000	712	7	9
183.1	Ag Hmstd HGA: >500K: Exist	1.250	47,176	590	670
183.2	Ag Hmstd HGA: >500K: New	1.250	711	9	9
184.1	Blind/dis 2a Hmstd land <50K: Exist	0.450	813	4	1
185.1	Ag Hmstd 2a l & b: <115K: Exist	0.500	9,106,749	45,534	13,550
185.2	Ag Hmstd 2a l & b: <115K: New	0.500	11,738	59	21
186.1	Ag Hmstd 2a l & b: 115K-345K: Exist	0.500	11,954,506	59,773	56,760
186.2	Ag Hmstd 2a l & b: 115K-345K: New	0.500	14,708	74	76
187.1	Ag Hmstd 2a l & b: 345K-1.14M: Exist	0.500	20,075,460	100,377	79,043
187.2	Ag Hmstd 2a l & b: 345K-1.14M: New	0.500	57,235	286	226
188.1	Ag Hmstd 2a l & b: >1.14M: Exist	1.000	11,126,849	111,268	83,443
188.2	Ag Hmstd 2a l & b: >1.14M: New	1.000	21,242	212	173
189.1	Blind/dis Hmstd 2b land <50K: Exist	0.450	173	1	0
190.1	Ag Hmstd 2b l & b: <115K: Exist	0.500	950,242	4,751	1,719
190.2	Ag Hmstd 2b l & b: <115K: New	0.500	3,223	16	6
191.1	Ag Hmstd 2b l & b: 115K-345K: Exist	0.500	1,247,158	6,236	6,380
191.2	Ag Hmstd 2b l & b: 115K-345K: New	0.500	5,295	26	27
192.1	Ag Hmstd 2b l & b: 345K-1.14M: Exist	0.500	838,879	4,194	3,767
192.2	Ag Hmstd 2b l & b: 345K-1.14M: New	0.500	4,071	20	18
193.1	Ag Hmstd 2b l & b: >1.14M: Exist	1.000	194,560	1,946	1,772
193.2	Ag Hmstd 2b l & b: >1.14M: New	1.000	2,226	22	19
197.1	Ag 2a Non-homestead: Exist	1.000	25,585,711	255,857	203,788
197.2	Ag 2a Non-homestead: New	1.000	42,980	430	339
198.1	Ag 2b Non-homestead: Exist	1.000	8,391,448	83,914	75,923
198.2	Ag 2b Non-homestead: New	1.000	2,691	27	24
199.1	Migrant Housing <500K: Exist	1.000	946	9	12
202.1	Managed forest land (2c)	0.650	311,378	2,024	1,851
203.1	Private Airport (2d)	1.000	814	8	8
209.1	Res 1b Homestead: <50K: Exist	0.450	471,965	2,124	3,054
210.1	Res Homestead: <76K: Exist	0.600	104,802,120	628,813	1,003,792
210.2	Res Homestead: <76K: New	0.600	159,065	954	1,423
211.1	Res Homestead: 76K-414K: Exist	1.090	164,193,946	1,789,714	2,508,885
211.2	Res Homestead: 76K-414K: New	1.090	974,579	10,623	14,630
212.1	Res Homestead: 414K-500K: Exist	1.000	2,849,830	28,498	35,301

House Research Dept.

Simulation No. 11E2

Baseline: Actual Pay 2011

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Alternative: Projected Pay 2012: HF 42

(all figures in \$000s)

Item ID	Description	Baseline	Actual Pay 2011	Projected Pay 2012	HF 42
212.2	Res Homestead: 414K-500K: New	1.000	59,370	594	740
213.1	Res Homestead: > 500K: Exist	1.250	10,814,731	135,184	174,920
213.2	Res Homestead: > 500K: New	1.250	154,258	1,928	2,367
215.1	Res NonHmstd 1 unit: <76K: Exist	1.000	13,103,332	131,033	196,118
215.2	Res NonHmstd 1 unit: <76K: New	1.000	73,734	737	1,022
216.1	Res NonHmstd 1 unit: 76K - 500K: Exis	1.000	14,351,962	143,520	209,588
216.2	Res NonHmstd 1 unit: 76K - 500K: New	1.000	249,432	2,494	3,448
217.1	Res NonHmstd 1 unit: >500K: Exist	1.250	2,118,247	26,478	34,884
217.2	Res NonHmstd 1 unit: >500K: New	1.250	58,481	731	911
219.1	Res NonHmstd 2-3 units: Exist	1.250	8,267,626	103,345	152,006
219.2	Res NonHmstd 2-3 units: New	1.250	115,309	1,441	1,926
222.1	Regular apartments (4a): Exist	1.250	17,583,656	219,796	341,322
222.2	Regular apartments (4a): New	1.250	174,741	2,184	3,451
223.1	Low-income housing (4d): Exist	0.750	2,777,069	20,828	33,712
223.2	Low-income housing (4d): New	0.750	29,054	218	352
224.1	Student housing: Exist	1.000	24,769	248	414
224.2	Student housing: New	1.000	310	3	5
225.1	Manuf home park land: Exist	1.250	607,468	7,593	10,817
227.1	Non-comm SeasRec: <76K: Exist	1.000	9,479,369	94,794	83,667
227.2	Non-comm SeasRec: <76K: New	1.000	42,984	430	394
228.1	Non-Comm SeasRec: 76K-500K: Exist	1.000	13,915,223	139,152	133,068
228.2	Non-Comm SeasRec: 76K-500K: New	1.000	120,524	1,205	1,185
229.1	Non-comm SeasRec: >500K: Exist	1.250	1,393,003	17,413	15,271
229.2	Non-comm SeasRec: >500K: New	1.250	39,024	488	430
231.1	Comm SeasRec 1c: <600K: Exist	0.500	405,754	2,029	1,826
231.2	Comm SeasRec 1c: <600K: New	0.500	919	5	4
232.1	Com SeasRec 1c: 600K-2.3M: Exist	1.000	200,308	2,003	1,653
232.2	Com SeasRec 1c: 600K-2.3M: New	1.000	895	9	7
233.1	Com SeasRec 1c: >2.3M: Exist	1.250	23,439	293	257
233.2	Com SeasRec 1c: >2.3M: New	1.250	323	4	3
234.1	Com SeasRec 4c: <500K: Exist	1.000	208,179	2,082	2,460
234.2	Com SeasRec 4c: <500K: New	1.000	1,936	19	23
235.1	Com SeasRec 4c: >500K: Exist	1.250	149,659	1,871	1,911
235.2	Com SeasRec 4c: >500K: New	1.250	2,767	35	35
236.1	Bed & Breakfast: Exist	1.250	23,057	288	359
237.1	Qualifying golf courses	1.250	252,491	3,156	3,749
238.1	Metro Non-profit Indoor Rec	1.250	14,556	182	341
239.1	Non-profit/Comm Serv - NonRev: Exist	1.500	36,027	540	801
240.1	Non-profit/Comm Serv - donation: Exist	1.500	72,174	1,083	1,808
241.1	Seasonal Restaurant on Lake: Exist	1.250	18,238	228	205
242.1	Qualifying Marina <500K: Exist	1.000	10,766	108	141
243.1	Qualifying Marina >500K: Exist	1.250	20,218	253	313
245.1	Commercial: <150K: Exist	1.500	8,612,730	129,191	251,879
246.1	Commercial: >150K: Exist	2.000	45,477,311	909,546	1,762,627

House Research Dept.

Simulation No. 11E2

Baseline: Actual Pay 2011

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Alternative: Projected Pay 2012: HF 42

(all figures in \$000s)

247.1	Comm'l border city: <150K: Exist	1.500	855	13	23
248.1	Comm'l border city: >150K: Exist	2.000	12,831	257	297
256.1	Industrial: <150K: Exist	1.500	1,312,735	19,691	39,120
256.2	Industrial: <150K: New	1.500	2,452	37	74
257.1	Industrial: >150K: Exist	2.000	13,901,791	278,036	540,446
257.2	Industrial: >150K: New	2.000	45,413	908	1,695
259.1	Ind'l border city: >150K: Exist	2.000	4,282	86	98
267.1	Publ Util: land & bldgs <150K	1.500	73,626	1,104	1,927
268.1	Publ Util: land & bldgs >150K	2.000	967,010	19,340	34,909
269.1	Publ Util: Electric Generat Mach	2.000	1,671,662	33,433	43,504
270.1	Publ Util: machinery (non-generat)	2.000	1,430,188	28,604	46,592
272.1	Railroad <150K	1.500	164,135	2,462	5,000
273.1	Railroad >150K	2.000	790,705	15,814	28,194
275.1	Non-comm aircraft hangars	1.500	4,121	62	83
276.1	Mineral	2.000	2,202	44	102
277.1	Misc class 5	2.000	2,327	47	67
283.1	Personal: 3f	1.000	12,421	124	133
284.1	Non-comm aircraft hangars	1.500	82,447	1,237	1,631
285.1	Pers: It31 tools&mach excl elec gen	2.000	211,051	4,221	6,760
286.1	Pers: It32 struct/lease land-non C/I,SRR	1.000	15,946	159	242
287.1	Pers: It32 struct/leased land-NCSRR<76	1.000	50,460	505	485
288.1	Pers: It32 NCSRR: 76K-500K	1.000	5,282	53	43
290.1	Pers: It32 struct/leased land-C/I	2.000	22,833	457	784
291.1	Pers: Item 33 ag real estate	1.000	34,557	346	383
293.1	Pers: It41 struct/leased land - C/I	2.000	464,039	9,281	13,881
298.1	Pers: Item 41 Border EZ	2.000	29	1	1
299.1	Pers: Item 42 non-EZ struct/RR land	2.000	34,142	683	1,379
301.1	Pers: It43 leased real estate - non C/I	1.500	24,803	372	686
302.1	Pers: Item 43 leased real estate - C/I	2.000	494,560	9,891	14,142
303.1	Pers: Item 44 electric util trans lines	2.000	1,852,417	37,048	67,826
304.1	Pers: Item 44 electric util distri lines	2.000	268,963	5,379	10,154
305.1	Pers: Item 45 syst/gas utils	2.000	2,621,913	52,438	86,930
306.1	Pers: Item 46 syst/water utils	2.000	71	1	3
307.1	Pers: Item 48 misc	2.000	15,645	313	407
<b>State Total</b>			551,964,758	5,854,100	8,580,111

**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>	2,654,733	1,834,378	217,690	1,407,014	313,685	800,307	7,222,807
<b>Certified MKV Levy</b>	2,992	32,202	194	834,270	457	0	869,658
<b>Fiscal Disparities Levy</b>	166,529	168,292	1,490	179,693	35,748	0	551,752
<b>Disparity Reduction Aid</b>	9,635	0	472	8,022	0	0	18,129
<b>Spread NTC Levy</b>	2,478,569	1,666,086	215,728	1,292,596	277,938	800,307	6,731,223
<b>Spread MKV Levy</b>	2,992	32,202	194	760,973	457	0	796,817
<b>Tax Incr Financing Levy</b>							284,757
	<b>Homestead Credit</b>	286,793		<b>Taconite credit</b>		16,900	
	<b>Agricultural Credit</b>	23,431		<b>Disparity Reduction Credit</b>		6,572	

**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>	2,686,021	1,929,365	215,790	1,462,580	324,931	782,600	7,401,286
<b>Certified MKV Levy</b>	2,992	32,202	194	887,469	457	0	922,857
<b>Fiscal Disparities Levy</b>	167,804	172,571	1,613	183,170	36,340	0	561,498
<b>Disparity Reduction Aid</b>	4,901	0	259	4,102	0	0	9,262
<b>Spread NTC Levy</b>	2,513,316	1,756,794	213,917	1,349,924	288,592	782,600	6,905,143
<b>Spread MKV Levy</b>	2,992	32,202	194	812,852	457	0	848,697
<b>Tax Incr Financing Levy</b>							312,411
	<b>Homestead Credit</b>	0		<b>Taconite credit</b>		17,227	
	<b>Agricultural Credit</b>	23,608		<b>Disparity Reduction Credit</b>		8,261	