

# House Research Simulation Report: Property Tax

**Simulation #18B1**

**Date 4/10/2018**

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## DESCRIPTION

**BASELINE: Actual Pay 2018**

**ALTERNATIVE: Actual Pay 2018 as if HF 3776 was in effect**

This report shows the impacts of the tax base changes in HF 3776 as if they were in effect for taxes payable in 2018. The report covers the metro area only because greater Minnesota is not affected by the bill.

## KEY POINTS

- **Overall, property taxes would increase \$48.4 million, or 0.8%,** under the bill. In looking at broad geographic regions of the metro area, the impacts vary from an increase of 0.2% in Southwest Hennepin County to 1.8% in St. Paul. If the simulation were to show impacts for individual cities and towns, there would be a wider range of impacts.
- **By type of property, the regional average increases vary from 0.5% on C/I property to 1.1% on apartments.** C/I property has a lesser impact because a portion of its tax is the state general tax, which does not change under the proposal, and another portion is the fiscal disparities tax, which also does not change under the proposal (although in the second year of the proposal there would be a modest uptick in the fiscal disparities tax rate that would impact C/I taxes).

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

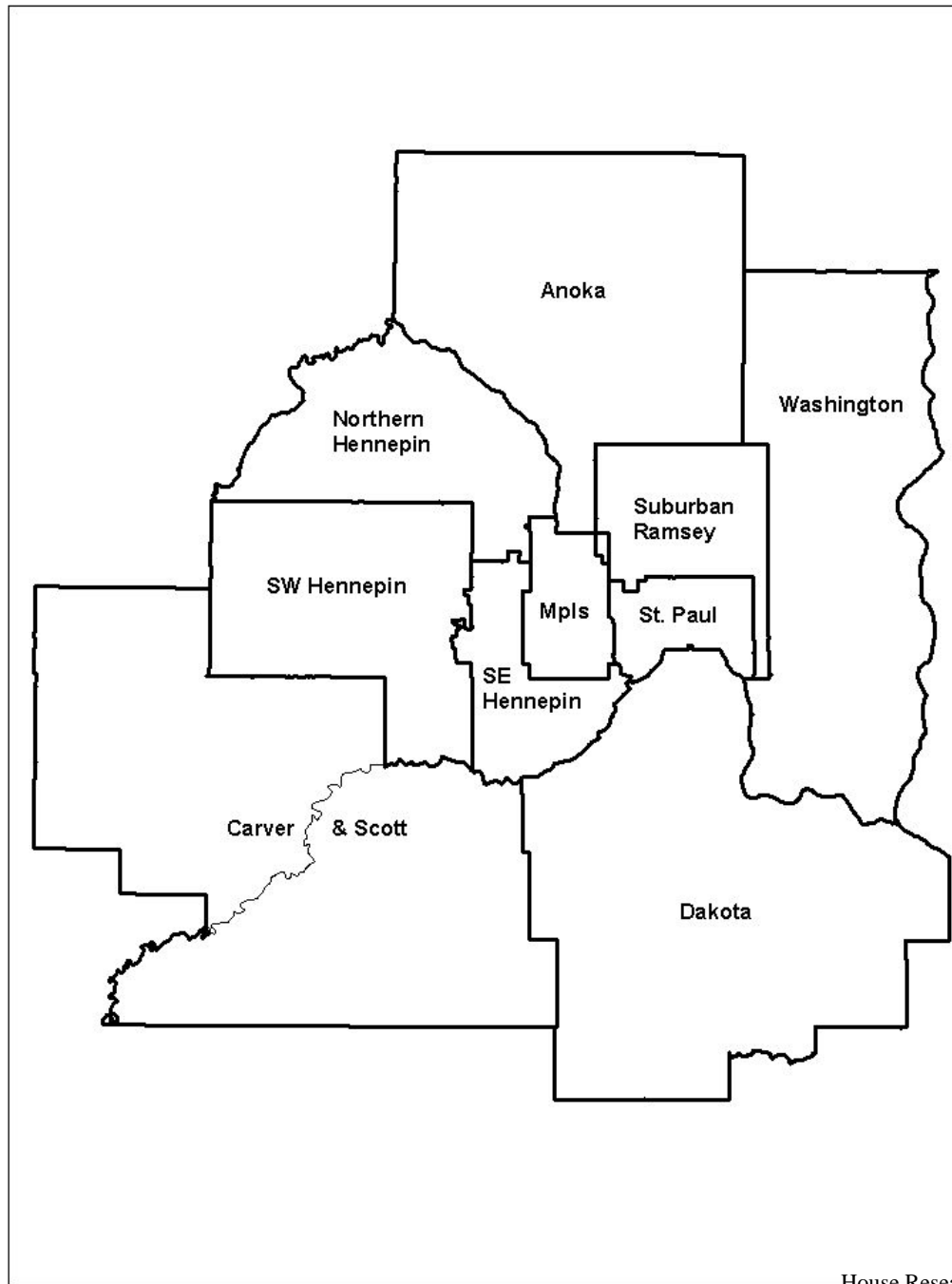
**BASELINE:            Actual Pay 2018**

- **Property values** (taxable market values) are actual values reported by county assessors to the Department of Revenue. Due to the implementation of a new data reporting system, this data still may be refined further in the future.
- **Local government levies** are the levies that were certified by local taxing jurisdictions to county auditors, and then reported to the Dept. of Revenue.
- **Property tax credits** are calculated within the simulation model.

**ALTERNATIVE: Actual Pay 2018 as if HF 3776 was in effect**

- **Property values** (taxable market values) are the same as baseline.
- **Local government levies** are the same as baseline, except that for each jurisdiction the portion of the levy paid by the fiscal disparities tax is reduced because of the reductions in fiscal disparities distributions under the bill, leaving more of the tax to be paid by local taxpayers.
- **Property tax credits** are calculated within the simulation model.

### Property Tax Model Regions (Metro Area)



Notes: **North Hennepin** consists of the cities of: 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>METRO AREA</b>
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<i>Tax Burdens by Property Class</i>	<b>Market Value</b>				<b>Net Tax</b>			<b>Effective Tax Rates</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alte</b>
Res Homestead	219,479,716	219,479,716	0	0.0	2,874,257	2,901,413	27,156	0.9	1.31	1.32
Res Non-Hmstd	33,374,104	33,374,104	0	0.0	482,809	487,791	4,982	1.0	1.45	1.46
Apartments	26,236,786	26,236,786	0	0.0	458,263	463,129	4,866	1.1	1.75	1.77
Low-income Apts	3,534,524	3,534,524	0	0.0	38,306	38,782	477	1.2	1.08	1.10
Seasonal Rec'l	1,547,903	1,547,903	0	0.0	21,015	21,147	132	0.6	1.36	1.37
Com/Ind: Lo tier	4,061,432	4,061,432	0	0.0	101,271	101,696	425	0.4	2.49	2.50
Com/Ind Hi tier	56,493,332	56,493,332	0	0.0	2,048,713	2,058,186	9,472	0.5	3.63	3.64
Publ U: Elec Gen	431,772	431,772	0	0.0	11,790	11,973	183	1.5	2.73	2.77
Publ U: Other	3,659,171	3,659,171	0	0.0	131,086	131,482	397	0.3	3.58	3.59
Ag HGA	985,848	985,848	0	0.0	10,430	10,529	99	1.0	1.06	1.07
Ag Hmstd Land	2,778,866	2,778,866	0	0.0	10,200	10,289	89	0.9	0.37	0.37
Ag Non-Hmstd	1,992,010	1,992,010	0	0.0	17,963	18,106	143	0.8	0.90	0.91
Miscellaneous	562,337	562,337	0	0.0	10,266	10,241	-24	-0.2	1.83	1.82
<b>Total</b>	<b>355,137,800</b>	<b>355,137,800</b>	<b>0</b>	<b>0.0</b>	<b>6,216,368</b>	<b>6,264,764</b>	<b>48,396</b>	<b>0.8</b>	<b>1.75</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	4,159,560	4,159,413	-148	0.0	County	39.30	39.67	0.031	0.031
(-) TIF Tax Capacity	154,781	154,781	0	0.0	City/Town	40.76	41.15	0.611	0.611
(-) FD Contrib Tax Cap	419,106	420,585	1,478	0.4	School District	27.39	27.65	20.635	20.814
(=) Taxable Tax Capacity	<u>3,585,673</u>	<u>3,584,047</u>	<u>-1,626</u>	<u>0.0</u>	Special District	<u>7.94</u>	<u>8.01</u>	<u>0.000</u>	<u>0.000</u>
FD Distrib Tax Cap	423,142	391,035	-32,107	-7.6	<b>Total</b>	115.38	116.48	21.276	21.456

**Tax Burdens on  
Hypothetical Properties**

	<b>Estimated 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	171,100	171,100	0.0	2,086	2,106	19	0.9	1.22	1.23
Res Hmstd: MedianVa	256,600	256,600	0.0	3,343	3,375	31	0.9	1.30	1.32
Res Hmstd: Hi Val	342,000	342,000	0.0	4,599	4,642	43	0.9	1.34	1.36
Res Hmstd: Ex-Hi Val	513,100	513,100	0.0	7,049	7,115	66	0.9	1.37	1.39
Apartment	300,000	300,000	0.0	4,965	5,012	47	0.9	1.65	1.67
Comm/Ind: Lo Val	150,000	150,000	0.0	3,467	3,487	20	0.6	2.31	2.32
Comm/Ind: Mid Val	300,000	300,000	0.0	8,857	8,902	46	0.5	2.95	2.97
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	34,011	34,177	165	0.5	3.40	3.42

<b>ANOKA COUNTY</b>
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<i>Tax Burdens by Property Class</i>	<b>Market Value</b>				<b>Net Tax</b>			<b>Effective Tax Rates</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alte</b>
Res Homestead	23,063,943	23,063,943	0	0.0	273,198	276,708	3,511	1.3	1.18	1.20
Res Non-Hmstd	2,449,643	2,449,643	0	0.0	32,464	32,881	417	1.3	1.33	1.34
Apartments	1,150,665	1,150,665	0	0.0	18,659	18,889	230	1.2	1.62	1.64
Low-income Apts	231,586	231,586	0	0.0	2,290	2,318	29	1.3	0.99	1.00
Seasonal Rec'l	38,735	38,735	0	0.0	486	494	8	1.5	1.26	1.28
Com/Ind: Lo tier	479,146	479,146	0	0.0	10,710	10,744	34	0.3	2.24	2.24
Com/Ind Hi tier	3,700,258	3,700,258	0	0.0	131,424	131,670	246	0.2	3.55	3.56
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	324,828	324,828	0	0.0	11,332	11,347	15	0.1	3.49	3.49
Ag HGA	116,863	116,863	0	0.0	1,290	1,318	27	2.1	1.10	1.13
Ag Hmstd Land	102,137	102,137	0	0.0	258	268	10	4.0	0.25	0.26
Ag Non-Hmstd	127,603	127,603	0	0.0	1,264	1,285	22	1.7	0.99	1.01
Miscellaneous	152,136	152,136	0	0.0	2,725	2,751	26	1.0	1.79	1.81
<b>Total</b>	<b>31,937,543</b>	<b>31,937,543</b>	<b>0</b>	<b>0.0</b>	<b>486,100</b>	<b>490,674</b>	<b>4,573</b>	<b>0.9</b>	<b>1.52</b>	<b>1.54</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	347,498	347,498	0	0.0	County	35.71	36.19	0.000	0.000
(-) TIF Tax Capacity	6,201	6,201	0	0.0	City/Town	40.64	41.11	0.218	0.218
(-) FD Contrib Tax Cap	31,824	30,663	-1,161	-3.6	School District	25.82	26.11	20.350	20.633
(=) Taxable Tax Capacity	309,473	310,634	1,161	0.4	Special District	<u>5.26</u>	<u>5.32</u>	<u>0.000</u>	<u>0.000</u>
FD Distrib Tax Cap	58,175	52,971	-5,204	-8.9	<b>Total</b>	107.43	108.72	20.568	20.852

**Tax Burdens on Hypothetical Properties**

	<b>Estimated 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	137,100	137,100	0.0	1,487	1,506	18	1.2	1.08	1.1
Res Hmstd: MedianVa	205,600	205,600	0.0	2,430	2,460	30	1.2	1.18	1.2
Res Hmstd: Hi Val	274,100	274,100	0.0	3,373	3,415	42	1.2	1.23	1.25
Res Hmstd: Ex-Hi Val	411,200	411,200	0.0	5,261	5,325	65	1.2	1.28	1.3
Apartment	300,000	300,000	0.0	4,646	4,703	57	1.2	1.55	1.57
Comm/Ind: Lo Val	150,000	150,000	0.0	3,359	3,371	12	0.4	2.24	2.25
Comm/Ind: Mid Val	300,000	300,000	0.0	8,610	8,637	27	0.3	2.87	2.88
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	33,112	33,208	96	0.3	3.31	3.32

<b>WASHINGTON COUNTY</b>
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<i>Tax Burdens by Property Class</i>	<b>Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alte</b>
Res Homestead	21,974,137	21,974,137	0	0.0	263,646	266,130	2,483	0.9	1.20	1.21
Res Non-Hmstd	3,016,250	3,016,250	0	0.0	37,797	38,171	375	1.0	1.25	1.27
Apartments	950,632	950,632	0	0.0	14,930	15,062	132	0.9	1.57	1.58
Low-income Apts	204,175	204,175	0	0.0	1,911	1,929	18	0.9	0.94	0.94
Seasonal Rec'l	139,484	139,484	0	0.0	1,604	1,621	16	1.0	1.15	1.16
Com/Ind: Lo tier	305,677	305,677	0	0.0	6,600	6,619	19	0.3	2.16	2.17
Com/Ind Hi tier	2,968,989	2,968,989	0	0.0	102,461	102,583	121	0.1	3.45	3.46
Publ U: Elec Gen	205,739	205,739	0	0.0	5,337	5,469	133	2.5	2.59	2.66
Publ U: Other	325,847	325,847	0	0.0	11,296	11,343	47	0.4	3.47	3.48
Ag HGA	166,362	166,362	0	0.0	1,694	1,714	20	1.2	1.02	1.03
Ag Hmstd Land	252,443	252,443	0	0.0	759	770	11	1.5	0.30	0.31
Ag Non-Hmstd	433,772	433,772	0	0.0	3,642	3,679	37	1.0	0.84	0.85
Miscellaneous	33,395	33,395	0	0.0	531	535	4	0.8	1.59	1.60
<b>Total</b>	<b>30,976,901</b>	<b>30,976,901</b>	<b>0</b>	<b>0.0</b>	<b>452,207</b>	<b>455,623</b>	<b>3,416</b>	<b>0.8</b>	<b>1.46</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	340,936	340,936	0	0.0	County	29.72	30.00	0.353	0.353
(-) TIF Tax Capacity	3,947	3,947	0	0.0	City/Town	34.74	35.08	0.320	0.320
(-) FD Contrib Tax Cap	25,409	24,696	-713	-2.8	School District	27.36	27.61	25.064	25.311
(=) Taxable Tax Capacity	<u>311,579</u>	<u>312,292</u>	<u>713</u>	<u>0.2</u>	Special District	<u>6.02</u>	<u>6.08</u>	<u>0.000</u>	<u>0.000</u>
FD Distrib Tax Cap	32,800	29,156	-3,644	-11.1	<b>Total</b>	97.84	98.77	25.736	25.983

**Tax Burdens on Hypothetical Properties**

	<b>Estimated 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	186,300	186,300	0.0	2,102	2,122	20	1.0	1.13	1.14
Res Hmstd: MedianVa	279,300	279,300	0.0	3,333	3,365	32	1.0	1.19	1.20
Res Hmstd: Hi Val	372,300	372,300	0.0	4,564	4,608	44	1.0	1.23	1.24
Res Hmstd: Ex-Hi Val	558,600	558,600	0.0	7,046	7,113	67	1.0	1.26	1.27
Apartment	300,000	300,000	0.0	4,441	4,483	42	1.0	1.48	1.49
Comm/Ind: Lo Val	150,000	150,000	0.0	3,276	3,284	8	0.2	2.18	2.19
Comm/Ind: Mid Val	300,000	300,000	0.0	8,391	8,407	17	0.2	2.8	2.80
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	32,257	32,315	58	0.2	3.23	3.23

<b>DAKOTA COUNTY</b>
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<i>Tax Burdens by Property Class</i>	<b>Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alte</b>
Res Homestead	30,776,321	30,776,321	0	0.0	366,686	369,616	2,931	0.8	1.19	1.20
Res Non-Hmstd	3,546,461	3,546,461	0	0.0	45,609	45,999	389	0.9	1.29	1.30
Apartments	2,827,681	2,827,681	0	0.0	42,391	42,665	274	0.6	1.50	1.51
Low-income Apts	188,830	188,830	0	0.0	1,784	1,799	14	0.8	0.94	0.95
Seasonal Rec'l	26,426	26,426	0	0.0	354	358	3	0.9	1.34	1.35
Com/Ind: Lo tier	533,472	533,472	0	0.0	11,627	11,643	16	0.1	2.18	2.18
Com/Ind Hi tier	5,877,302	5,877,302	0	0.0	200,793	200,564	-229	-0.1	3.42	3.41
Publ U: Elec Gen	67,764	67,764	0	0.0	1,771	1,769	-2	-0.1	2.61	2.61
Publ U: Other	736,648	736,648	0	0.0	25,255	25,236	-19	-0.1	3.43	3.43
Ag HGA	208,897	208,897	0	0.0	2,094	2,108	14	0.7	1.00	1.01
Ag Hmstd Land	908,479	908,479	0	0.0	3,504	3,526	22	0.6	0.39	0.39
Ag Non-Hmstd	414,104	414,104	0	0.0	3,304	3,327	22	0.7	0.80	0.80
Miscellaneous	132,352	132,352	0	0.0	2,224	2,246	22	1.0	1.68	1.70
<b>Total</b>	<b>46,244,737</b>	<b>46,244,737</b>	<b>0</b>	<b>0.0</b>	<b>707,397</b>	<b>710,856</b>	<b>3,459</b>	<b>0.5</b>	<b>1.53</b>	<b>1.54</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	519,512	519,512	0	0.0	County	26.45	26.63	0.000	0.000
(-) TIF Tax Capacity	12,284	12,284	0	0.0	City/Town	42.32	42.59	0.519	0.519
(-) FD Contrib Tax Cap	51,324	49,687	-1,637	-3.2	School District	26.27	26.44	24.030	24.267
(=) Taxable Tax Capacity	<u>455,904</u>	<u>457,540</u>	<u>1,637</u>	<u>0.4</u>	Special District	<u>4.33</u>	<u>4.37</u>	<u>0.000</u>	<u>0.000</u>
FD Distrib Tax Cap	57,701	53,262	-4,439	-7.7	<b>Total</b>	99.37	100.03	24.549	24.786

**Tax Burdens on Hypothetical Properties**

	<b>Estimated 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	162,600	162,600	0.0	1,790	1,803	13	0.7	1.10	1.11
Res Hmstd: MedianVa	243,700	243,700	0.0	2,868	2,889	21	0.7	1.18	1.19
Res Hmstd: Hi Val	324,900	324,900	0.0	3,947	3,975	29	0.7	1.21	1.22
Res Hmstd: Ex-Hi Val	487,400	487,400	0.0	6,040	6,084	44	0.7	1.24	1.25
Apartment	300,000	300,000	0.0	4,463	4,495	32	0.7	1.49	1.5
Comm/Ind: Lo Val	150,000	150,000	0.0	3,304	3,305	1	0.0	2.20	2.20
Comm/Ind: Mid Val	300,000	300,000	0.0	8,461	8,463	2	0.0	2.82	2.82
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	32,527	32,532	5	0.0	3.25	3.25

**CARVER & SCOTT COUNTIES**

<i>Tax Burdens by Property Class</i>	<b>Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alte</b>
Res Homestead	20,456,890	20,456,890	0	0.0	262,244	264,945	2,701	1.0	1.28	1.30
Res Non-Hmstd	2,882,902	2,882,902	0	0.0	39,575	39,997	422	1.1	1.37	1.39
Apartments	666,771	666,771	0	0.0	11,153	11,242	89	0.8	1.67	1.69
Low-income Apts	149,857	149,857	0	0.0	1,563	1,576	13	0.8	1.04	1.05
Seasonal Rec'l	72,749	72,749	0	0.0	968	981	13	1.3	1.33	1.35
Com/Ind: Lo tier	391,665	391,665	0	0.0	8,877	8,884	7	0.1	2.27	2.27
Com/Ind Hi tier	3,053,089	3,053,089	0	0.0	110,101	109,994	-107	-0.1	3.61	3.60
Publ U: Elec Gen	17,556	17,556	0	0.0	463	462	-1	-0.2	2.64	2.63
Publ U: Other	430,406	430,406	0	0.0	14,699	14,678	-22	-0.1	3.42	3.41
Ag HGA	369,278	369,278	0	0.0	3,654	3,684	30	0.8	0.99	1.00
Ag Hmstd Land	1,304,120	1,304,120	0	0.0	4,721	4,760	39	0.8	0.36	0.37
Ag Non-Hmstd	632,101	632,101	0	0.0	5,519	5,561	42	0.8	0.87	0.88
Miscellaneous	24,181	24,181	0	0.0	394	396	2	0.6	1.63	1.64
<b>Total</b>	<b>30,451,566</b>	<b>30,451,566</b>	<b>0</b>	<b>0.0</b>	<b>463,932</b>	<b>467,160</b>	<b>3,228</b>	<b>0.7</b>	<b>1.52</b>	<b>1.53</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	332,167	332,167	0	0.0	County	36.04	36.37	0.000	0.000
(-) TIF Tax Capacity	4,244	4,244	0	0.0	City/Town	33.29	33.59	0.368	0.368
(-) FD Contrib Tax Cap	26,810	25,208	-1,602	-6.0	School District	35.76	36.04	19.997	20.284
(=) Taxable Tax Capacity	301,113	302,715	1,602	0.5	Special District	5.59	5.65	0.000	0.000
FD Distrib Tax Cap	29,283	24,991	-4,293	-14.7	<b>Total</b>	110.68	111.65	20.365	20.652

**Tax Burdens on Hypothetical Properties**

	<b>Estimated 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	194,400	194,400	0.0	2,329	2,351	23	1.0	1.2	1.21
Res Hmstd: MedianVa	291,500	291,500	0.0	3,698	3,734	36	1.0	1.27	1.28
Res Hmstd: Hi Val	388,600	388,600	0.0	5,067	5,116	49	1.0	1.30	1.32
Res Hmstd: Ex-Hi Val	583,000	583,000	0.0	7,869	7,945	75	1.0	1.35	1.36
Apartment	300,000	300,000	0.0	4,761	4,806	45	0.9	1.59	1.60
Comm/Ind: Lo Val	150,000	150,000	0.0	3,397	3,400	3	0.1	2.26	2.27
Comm/Ind: Mid Val	300,000	300,000	0.0	8,699	8,704	4	0.1	2.9	2.90
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	33,443	33,456	13	0.0	3.34	3.35



**NORTHERN HENNEPIN CO.**

<i>Tax Burdens by Property Class</i>	<b>Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alte</b>
Res Homestead	19,808,248	19,808,248	0	0.0	278,375	280,230	1,855	0.7	1.41	1.41
Res Non-Hmstd	2,046,963	2,046,963	0	0.0	31,808	32,044	236	0.7	1.55	1.57
Apartments	1,544,665	1,544,665	0	0.0	29,346	29,625	279	0.9	1.90	1.92
Low-income Apts	222,947	222,947	0	0.0	2,537	2,560	24	0.9	1.14	1.15
Seasonal Rec'l	187,793	187,793	0	0.0	2,644	2,656	12	0.4	1.41	1.41
Com/Ind: Lo tier	328,043	328,043	0	0.0	9,530	9,547	17	0.2	2.91	2.91
Com/Ind Hi tier	4,670,160	4,670,160	0	0.0	176,770	176,921	151	0.1	3.79	3.79
Publ U: Elec Gen	808	808	0	0.0	22	22	0	-0.5	2.76	2.75
Publ U: Other	307,491	307,491	0	0.0	11,569	11,577	8	0.1	3.76	3.77
Ag HGA	63,966	63,966	0	0.0	886	889	3	0.4	1.39	1.39
Ag Hmstd Land	127,549	127,549	0	0.0	621	624	3	0.4	0.49	0.49
Ag Non-Hmstd	195,963	195,963	0	0.0	2,334	2,342	7	0.3	1.19	1.19
Miscellaneous	24,249	24,249	0	0.0	514	518	4	0.8	2.12	2.14
<b>Total</b>	<b>29,528,845</b>	<b>29,528,845</b>	<b>0</b>	<b>0.0</b>	<b>546,958</b>	<b>549,556</b>	<b>2,598</b>	<b>0.5</b>	<b>1.85</b>	<b>1.86</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	336,918	336,918	0	0.0	County	42.18	42.51	0.000	0.000
(-) TIF Tax Capacity	7,330	7,330	0	0.0	City/Town	45.89	46.13	0.373	0.373
(-) FD Contrib Tax Cap	36,179	34,679	-1,499	-4.1	School District	27.24	27.33	24.561	24.767
(=) Taxable Tax Capacity	293,409	294,908	1,499	0.5	Special District	9.67	9.74	0.000	0.000
FD Distrib Tax Cap	48,309	45,682	-2,627	-5.4	<b>Total</b>	124.97	125.70	24.935	25.140

**Tax Burdens on Hypothetical Properties**

	<b>Estimated 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	144,200	144,200	0.0	1,858	1,870	12	0.6	1.29	1.3
Res Hmstd: MedianVa	216,200	216,200	0.0	3,019	3,038	19	0.6	1.4	1.41
Res Hmstd: Hi Val	288,200	288,200	0.0	4,179	4,205	26	0.6	1.45	1.46
Res Hmstd: Ex-Hi Val	432,400	432,400	0.0	6,482	6,522	41	0.6	1.5	1.51
Apartment	300,000	300,000	0.0	5,434	5,468	34	0.6	1.81	1.82
Comm/Ind: Lo Val	150,000	150,000	0.0	3,670	3,678	8	0.2	2.45	2.45
Comm/Ind: Mid Val	300,000	300,000	0.0	9,314	9,331	17	0.2	3.10	3.11
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	35,651	35,710	59	0.2	3.57	3.57

**SOUTHEAST HENNEPIN CO.**

<i>Tax Burdens by Property Class</i>	<b>Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alte</b>
Res Homestead	22,614,310	22,614,310	0	0.0	312,770	314,787	2,016	0.6	1.38	1.39
Res Non-Hmstd	2,988,029	2,988,029	0	0.0	44,115	44,400	284	0.6	1.48	1.49
Apartments	3,928,123	3,928,123	0	0.0	68,688	69,175	487	0.7	1.75	1.76
Low-income Apts	236,145	236,145	0	0.0	2,490	2,508	18	0.7	1.05	1.06
Seasonal Rec'l	104,214	104,214	0	0.0	1,532	1,542	10	0.6	1.47	1.48
Com/Ind: Lo tier	338,095	338,095	0	0.0	9,545	9,584	39	0.4	2.82	2.83
Com/Ind Hi tier	9,573,747	9,573,747	0	0.0	349,600	350,985	1,385	0.4	3.65	3.67
Publ U: Elec Gen	233	233	0	0.0	7	7	0	0.5	3.10	3.11
Publ U: Other	237,301	237,301	0	0.0	8,725	8,760	35	0.4	3.68	3.69
Ag HGA	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Non-Hmstd	456	456	0	0.0	5	5	0	0.6	1.11	1.11
Miscellaneous	4,762	4,762	0	0.0	84	85	1	0.8	1.77	1.78
<b>Total</b>	<b>40,025,415</b>	<b>40,025,415</b>	<b>0</b>	<b>0.0</b>	<b>797,562</b>	<b>801,838</b>	<b>4,275</b>	<b>0.5</b>	<b>1.99</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	506,516	506,516	0	0.0	County	42.18	42.51	0.000	0.000
(-) TIF Tax Capacity	29,392	29,392	0	0.0	City/Town	40.70	40.98	0.000	0.000
(-) FD Contrib Tax Cap	59,527	60,644	1,117	1.9	School District	27.26	27.41	19.792	19.862
(=) Taxable Tax Capacity	<u>417,596</u>	<u>416,479</u>	<u>-1,117</u>	<u>-0.3</u>	Special District	<u>10.90</u>	<u>10.98</u>	<u>0.000</u>	<u>0.000</u>
FD Distrib Tax Cap	27,852	26,370	-1,482	-5.3	<b>Total</b>	121.04	121.87	19.792	19.862

**Tax Burdens on Hypothetical Properties**

	<b>Estimated 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	188,000	188,000	0.0	2,402	2,417	15	0.6	1.28	1.29
Res Hmstd: MedianVa	281,800	281,800	0.0	3,825	3,849	25	0.6	1.36	1.37
Res Hmstd: Hi Val	375,600	375,600	0.0	5,248	5,282	34	0.6	1.4	1.41
Res Hmstd: Ex-Hi Val	563,600	563,600	0.0	8,130	8,182	52	0.6	1.44	1.45
Apartment	300,000	300,000	0.0	5,133	5,166	33	0.7	1.71	1.72
Comm/Ind: Lo Val	150,000	150,000	0.0	3,528	3,545	17	0.5	2.35	2.36
Comm/Ind: Mid Val	300,000	300,000	0.0	9,007	9,046	39	0.4	3.00	3.02
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	34,576	34,718	142	0.4	3.46	3.47

**SOUTHWEST HENNEPIN CO.**

<i>Tax Burdens by Property Class</i>	<b>Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alte</b>
Res Homestead	30,287,201	30,287,201	0	0.0	394,949	396,481	1,532	0.4	1.30	1.31
Res Non-Hmstd	4,959,428	4,959,428	0	0.0	67,858	68,176	318	0.5	1.37	1.37
Apartments	2,743,443	2,743,443	0	0.0	43,328	43,434	106	0.2	1.58	1.58
Low-income Apts	190,867	190,867	0	0.0	1,780	1,784	4	0.2	0.93	0.93
Seasonal Rec'l	937,950	937,950	0	0.0	12,663	12,724	61	0.5	1.35	1.36
Com/Ind: Lo tier	336,420	336,420	0	0.0	9,076	9,060	-16	-0.2	2.70	2.69
Com/Ind Hi tier	6,940,749	6,940,749	0	0.0	244,952	244,167	-785	-0.3	3.53	3.52
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	308,732	308,732	0	0.0	10,831	10,809	-22	-0.2	3.51	3.50
Ag HGA	59,569	59,569	0	0.0	800	804	5	0.6	1.34	1.35
Ag Hmstd Land	83,363	83,363	0	0.0	334	337	3	0.8	0.40	0.40
Ag Non-Hmstd	158,593	158,593	0	0.0	1,572	1,581	9	0.6	0.99	1.00
Miscellaneous	13,577	13,577	0	0.0	345	343	-2	-0.6	2.54	2.53
<b>Total</b>	<b>47,019,891</b>	<b>47,019,891</b>	<b>0</b>	<b>0.0</b>	<b>788,489</b>	<b>789,701</b>	<b>1,211</b>	<b>0.2</b>	<b>1.68</b>	<b>1.68</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	562,155	562,155	0	0.0	County	42.18 42.51	0.000	0.000
(-) TIF Tax Capacity	10,510	10,510	0	0.0	City/Town	28.70 28.67	0.663	0.663
(-) FD Contrib Tax Cap	54,551	51,604	-2,948	-5.4	School District	24.54 24.54	22.439	22.532
(=) Taxable Tax Capacity	<u>497,094</u>	<u>500,042</u>	<u>2,948</u>	<u>0.6</u>	Special District	<u>10.22 10.29</u>	<u>0.000</u>	<u>0.000</u>
FD Distrib Tax Cap	21,288	19,287	-2,001	-9.4	<b>Total</b>	105.63 106.01	23.102	23.195

**Tax Burdens on Hypothetical Properties**

	<b>Estimated 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	252,000	252,000	0.0	3,090	3,102	11	0.4	1.23	1.23
Res Hmstd: MedianVa	377,900	377,900	0.0	4,831	4,848	18	0.4	1.28	1.28
Res Hmstd: Hi Val	503,700	503,700	0.0	6,494	6,518	24	0.4	1.29	1.29
Res Hmstd: Ex-Hi Val	755,700	755,700	0.0	10,403	10,442	38	0.4	1.38	1.38
Apartment	300,000	300,000	0.0	4,654	4,671	17	0.4	1.55	1.56
Comm/Ind: Lo Val	150,000	150,000	0.0	3,373	3,363	-10	-0.3	2.25	2.24
Comm/Ind: Mid Val	300,000	300,000	0.0	8,630	8,605	-25	-0.3	2.88	2.87
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	33,161	33,070	-91	-0.3	3.32	3.31

**SUBURBAN RAMSEY CO.**

<i>Tax Burdens by Property Class</i>	<b>Market Value</b>				<b>Net Tax</b>			<b>Effective Tax Rates</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alte</b>
Res Homestead	16,157,950	16,157,950	0	0.0	222,014	224,644	2,630	1.2	1.37	1.39
Res Non-Hmstd	1,836,980	1,836,980	0	0.0	27,239	27,563	324	1.2	1.48	1.50
Apartments	2,039,154	2,039,154	0	0.0	37,166	37,613	446	1.2	1.82	1.84
Low-income Apts	376,422	376,422	0	0.0	4,274	4,327	53	1.2	1.14	1.15
Seasonal Rec'l	13,466	13,466	0	0.0	237	240	2	1.0	1.76	1.78
Com/Ind: Lo tier	346,231	346,231	0	0.0	8,233	8,279	46	0.6	2.38	2.39
Com/Ind Hi tier	4,945,811	4,945,811	0	0.0	185,418	186,312	894	0.5	3.75	3.77
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	261,390	261,390	0	0.0	9,793	9,846	53	0.5	3.75	3.77
Ag HGA	914	914	0	0.0	12	12	0	1.1	1.29	1.30
Ag Hmstd Land	776	776	0	0.0	3	3	0	1.8	0.41	0.42
Ag Non-Hmstd	24,038	24,038	0	0.0	248	251	3	1.2	1.03	1.05
Miscellaneous	106,463	106,463	0	0.0	1,942	1,964	22	1.2	1.82	1.85
<b>Total</b>	<b>26,109,593</b>	<b>26,109,593</b>	<b>0</b>	<b>0.0</b>	<b>496,578</b>	<b>501,052</b>	<b>4,474</b>	<b>0.9</b>	<b>1.90</b>	<b>1.92</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	310,716	310,716	0	0.0	County	53.64	54.54	0.000	0.000
(-) TIF Tax Capacity	12,479	12,479	0	0.0	City/Town	32.72	32.98	0.682	0.682
(-) FD Contrib Tax Cap	36,800	36,368	-432	-1.2	School District	28.90	29.09	21.088	21.295
(=) Taxable Tax Capacity	<u>261,436</u>	<u>261,868</u>	<u>432</u>	<u>0.2</u>	Special District	<u>8.77</u>	<u>8.89</u>	<u>0.000</u>	<u>0.000</u>
FD Distrib Tax Cap	34,236	31,860	-2,376	-6.9	<b>Total</b>	124.03	125.49	21.771	21.977

**Tax Burdens on Hypothetical Properties**

	<b>Estimated 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	154,500	154,500	0.0	1,963	1,986	22	1.1	1.27	1.29
Res Hmstd: MedianVa	231,600	231,600	0.0	3,173	3,210	36	1.1	1.37	1.39
Res Hmstd: Hi Val	308,700	308,700	0.0	4,384	4,434	50	1.1	1.42	1.44
Res Hmstd: Ex-Hi Val	463,200	463,200	0.0	6,754	6,831	77	1.1	1.46	1.47
Apartment	300,000	300,000	0.0	5,304	5,365	61	1.1	1.77	1.79
Comm/Ind: Lo Val	150,000	150,000	0.0	3,605	3,628	23	0.6	2.40	2.42
Comm/Ind: Mid Val	300,000	300,000	0.0	9,176	9,229	53	0.6	3.06	3.08
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	35,178	35,370	192	0.5	3.52	3.54

**CITY OF MINNEAPOLIS**

<i>Tax Burdens by Property Class</i>	<b>Market Value</b>				<b>Net Tax</b>			<b>Effective Tax Rates</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alte</b>
Res Homestead	21,698,155	21,698,155	0	0.0	309,302	312,710	3,408	1.1	1.43	1.44
Res Non-Hmstd	6,956,681	6,956,681	0	0.0	109,900	111,119	1,219	1.1	1.58	1.60
Apartments	7,155,493	7,155,493	0	0.0	128,218	129,651	1,433	1.1	1.79	1.81
Low-income Apts	1,023,952	1,023,952	0	0.0	11,279	11,404	124	1.1	1.10	1.11
Seasonal Rec'l	22,927	22,927	0	0.0	434	439	5	1.1	1.89	1.92
Com/Ind: Lo tier	572,491	572,491	0	0.0	16,251	16,368	117	0.7	2.84	2.86
Com/Ind Hi tier	10,182,311	10,182,311	0	0.0	380,263	382,997	2,734	0.7	3.73	3.76
Publ U: Elec Gen	53,943	53,943	0	0.0	1,543	1,557	14	0.9	2.86	2.89
Publ U: Other	416,814	416,814	0	0.0	15,565	15,677	112	0.7	3.73	3.76
Ag HGA	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Non-Hmstd	1,546	1,546	0	0.0	19	19	0	1.2	1.23	1.25
Miscellaneous	59,083	59,083	0	0.0	1,299	1,312	13	1.0	2.20	2.22
<b>Total</b>	<b>48,143,396</b>	<b>48,143,396</b>	<b>0</b>	<b>0.0</b>	<b>974,073</b>	<b>983,252</b>	<b>9,180</b>	<b>0.9</b>	<b>2.02</b>	<b>2.04</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	605,386	605,386	0	0.0	County	42.09	42.42	0.000	0.000
(-) TIF Tax Capacity	43,158	43,158	0	0.0	City/Town	57.85	58.66	2.155	2.155
(-) FD Contrib Tax Cap	69,402	73,216	3,814	5.5	School District	21.72	22.02	15.464	15.560
(=) Taxable Tax Capacity	492,826	489,011	-3,814	-0.8	Special District	<u>7.60</u>	<u>7.68</u>	<u>0.000</u>	<u>0.000</u>
FD Distrib Tax Cap	54,852	51,932	-2,919	-5.3	<b>Total</b>	129.25	130.78	17.620	17.715

**Tax Burdens on Hypothetical Properties**

	<b>Estimated 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	166,500	166,500	0.0	2,158	2,181	24	1.1	1.3	1.31
Res Hmstd: MedianVa	249,600	249,600	0.0	3,475	3,513	38	1.1	1.39	1.41
Res Hmstd: Hi Val	332,700	332,700	0.0	4,792	4,845	53	1.1	1.44	1.46
Res Hmstd: Ex-Hi Val	499,200	499,200	0.0	7,332	7,413	81	1.1	1.47	1.48
Apartment	300,000	300,000	0.0	5,376	5,436	60	1.1	1.79	1.81
Comm/Ind: Lo Val	150,000	150,000	0.0	3,612	3,642	31	0.8	2.41	2.43
Comm/Ind: Mid Val	300,000	300,000	0.0	9,213	9,284	71	0.8	3.07	3.09
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	35,355	35,614	259	0.7	3.54	3.56

<b>CITY OF ST. PAUL</b>
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<i>Tax Burdens by Property Class</i>	<b>Market Value</b>				<b>Net Tax</b>			<b>Effective Tax Rates</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alte</b>
Res Homestead	12,642,561	12,642,561	0	0.0	191,073	195,163	4,090	2.1	1.51	1.54
Res Non-Hmstd	2,690,767	2,690,767	0	0.0	46,443	47,441	998	2.1	1.73	1.76
Apartments	3,230,159	3,230,159	0	0.0	64,383	65,772	1,389	2.2	1.99	2.04
Low-income Apts	709,744	709,744	0	0.0	8,398	8,578	180	2.1	1.18	1.21
Seasonal Rec'l	4,159	4,159	0	0.0	91	93	2	2.1	2.20	2.24
Com/Ind: Lo tier	430,193	430,193	0	0.0	10,823	10,969	146	1.3	2.52	2.55
Com/Ind Hi tier	4,082,521	4,082,521	0	0.0	161,765	163,585	1,820	1.1	3.96	4.01
Publ U: Elec Gen	85,729	85,729	0	0.0	2,647	2,686	38	1.4	3.09	3.13
Publ U: Other	301,183	301,183	0	0.0	11,932	12,067	134	1.1	3.96	4.01
Ag HGA	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Non-Hmstd	3,834	3,834	0	0.0	55	56	1	2.2	1.44	1.47
Miscellaneous	5,944	5,944	0	0.0	88	90	2	2.2	1.49	1.52
<b>Total</b>	<b>24,186,792</b>	<b>24,186,792</b>	<b>0</b>	<b>0.0</b>	<b>497,699</b>	<b>506,500</b>	<b>8,801</b>	<b>1.8</b>	<b>2.06</b>	<b>2.09</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	287,495	287,495	0	0.0	County	49.09	49.91	0.000	0.000
(-) TIF Tax Capacity	25,234	25,234	0	0.0	City/Town	49.48	50.69	0.000	0.000
(-) FD Contrib Tax Cap	27,281	30,286	3,005	11.0	School District	38.75	39.80	13.359	13.544
(=) Taxable Tax Capacity	234,981	231,976	-3,005	-1.3	Special District	11.44	11.65	0.000	0.000
FD Distrib Tax Cap	58,645	55,523	-3,121	-5.3	<b>Total</b>	148.77	152.06	13.359	13.544

**Tax Burdens on Hypothetical Properties**

	<b>Estimated 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	135,300	135,300	0.0	1,821	1,860	39	2.1	1.35	1.37
Res Hmstd: MedianVa	202,900	202,900	0.0	3,007	3,071	64	2.1	1.48	1.51
Res Hmstd: Hi Val	270,400	270,400	0.0	4,192	4,282	90	2.1	1.55	1.58
Res Hmstd: Ex-Hi Val	405,700	405,700	0.0	6,567	6,707	141	2.1	1.62	1.65
Apartment	300,000	300,000	0.0	5,980	6,109	129	2.2	1.99	2.04
Comm/Ind: Lo Val	150,000	150,000	0.0	3,852	3,903	51	1.3	2.57	2.60
Comm/Ind: Mid Val	300,000	300,000	0.0	9,796	9,913	118	1.2	3.27	3.30
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	37,532	37,962	430	1.1	3.75	3.8

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

	County	City	Town	School District	Special District	State	Total
Certified NTC Levy	3,142,878	2,359,558	253,233	1,757,570	383,255	829,809	8,726,304
Certified MKV Levy	1,461	27,760	90	1,126,665	786	0	1,155,976
Fiscal Disparities Levy	180,817	202,549	1,732	207,241	39,948	0	632,288
Disparity Reduction Aid	9,640	0	472	7,999	0	0	18,112
Spread NTC Levy	2,952,422	2,157,009	251,029	1,626,414	343,307	829,809	8,159,990
Spread MKV Levy	1,461	27,760	90	1,042,581	786	0	1,072,678
Tax Incr Financing Levy							233,519
	<b>Agricultural MV Credit</b>		36,153	<b>Disparity Reduction Credit</b>		12,332	
	<b>Agricultural Bond Credit</b>		36,220	<b>Taconite credit</b>		16,844	

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

	County	City	Town	School District	Special District	State	Total
Certified NTC Levy	3,142,878	2,359,558	253,233	1,757,570	383,255	829,809	8,726,304
Certified MKV Levy	1,461	27,760	90	1,126,665	786	0	1,155,976
Fiscal Disparities Levy	168,104	189,469	1,482	191,818	37,490	0	588,364
Disparity Reduction Aid	9,640	0	472	7,999	0	0	18,112
Spread NTC Levy	2,965,134	2,170,089	251,279	1,635,533	345,765	829,809	8,197,609
Spread MKV Levy	1,461	27,760	90	1,048,885	786	0	1,078,982
Tax Incr Financing Levy							236,000
	<b>Agricultural MV Credit</b>		36,153	<b>Disparity Reduction Credit</b>		12,332	
	<b>Agricultural Bond Credit</b>		36,242	<b>Taconite credit</b>		16,844	