MN HOUSE RESEARCH

Simulation 18B3
2/13/20

DESCRIPTION

BASELINE: **Actual Pay 2018: Fiscal Disparities program eliminated**

ALTERNATIVE: **Actual Pay 2018**

This report shows the impact of the fiscal disparities programs (metro and iron range) on property tax burdens in 2018 by comparing a baseline scenario under which the programs were suddenly eliminated to an alternative which reflects the systems currently in place. It does not answer the question of how tax burdens would be different if the programs had never existed, because under that scenario, development patterns might have been different, and this report makes no attempt to estimate those. Impacts on local government aids and other tax base changes are factored into the results.

KEY POINTS

- **Statewide, property taxes would increase by $21.7 million, about 0.2%**, if the fiscal disparities programs were eliminated. Most of this change occurs in the metro area, which would see an increase of about $19.9 million, an increase of 0.3%. The result occurs because of a number of contributing factors, some of which cancel each other out. The main factor is that additional tax base is captured by tax increment financing (TIF) districts, which causes taxes to be $20.6 million higher in the metro area. The elimination of fiscal disparities would lead to additional Local Government Aid and County Program Aid to the metro area, offsetting some of this increase.
- **Metro average property tax impacts by property type vary from -4.2% to +3.9%.** Impacts on the largest property types in the metro area are 2.5% on residential homesteads, 2.1% on apartments, and -4.2% on commercial-industrial property.

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

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BASELINE: Actual Pay 2018: Fiscal disparities program eliminated

- **Market values** are actual values reported by the county assessors to the Department of Revenue.
- **County and city levies** were determined by first computing each jurisdiction's change in aid (County Program Aid or Local Government Aid) due to the tax base change resulting from the elimination of fiscal disparities. Aid changes were computed based on "full phase-in," so that the effect of the tax base change was not muted by any aid program features built to phase-in aid changes slowly over time. Each jurisdiction's baseline levy was adjusted up or down to offset the change in aid that would occur without fiscal disparities.
- Baseline **school levies** were adjusted for any aid changes that would result from the tax base changes caused by fiscal disparities elimination.
- **Special taxing district levies and town levies** are the levies that were certified by local taxing jurisdictions to county auditors, and then reported to the Department of Revenue.
- **State general property tax levy** is $829.8 million, which is the certified amount set by the Department of Revenue.
- **Tax increment financing net tax capacities** were increased for tax increment districts that have elected to have the district's proportionate share of the fiscal disparities contribution paid from captured vale. For these kinds of districts, eliminated FD effectively increases the amount of captured tax capacity.

ALTERNATIVE: Actual Pay 2018

- **Market values** are actual values reported by the county assessors to the Department of Revenue and are the same as in the baseline.
- **Local government levies** are the levies that were certified by local taxing jurisdictions to county auditors, and then reported to the Department of Revenue.
- **State general property tax levy** is $829.8 million, which is the certified amount set by the Department of Revenue and is the same as in the baseline.

SIMULATION CLASS RATES

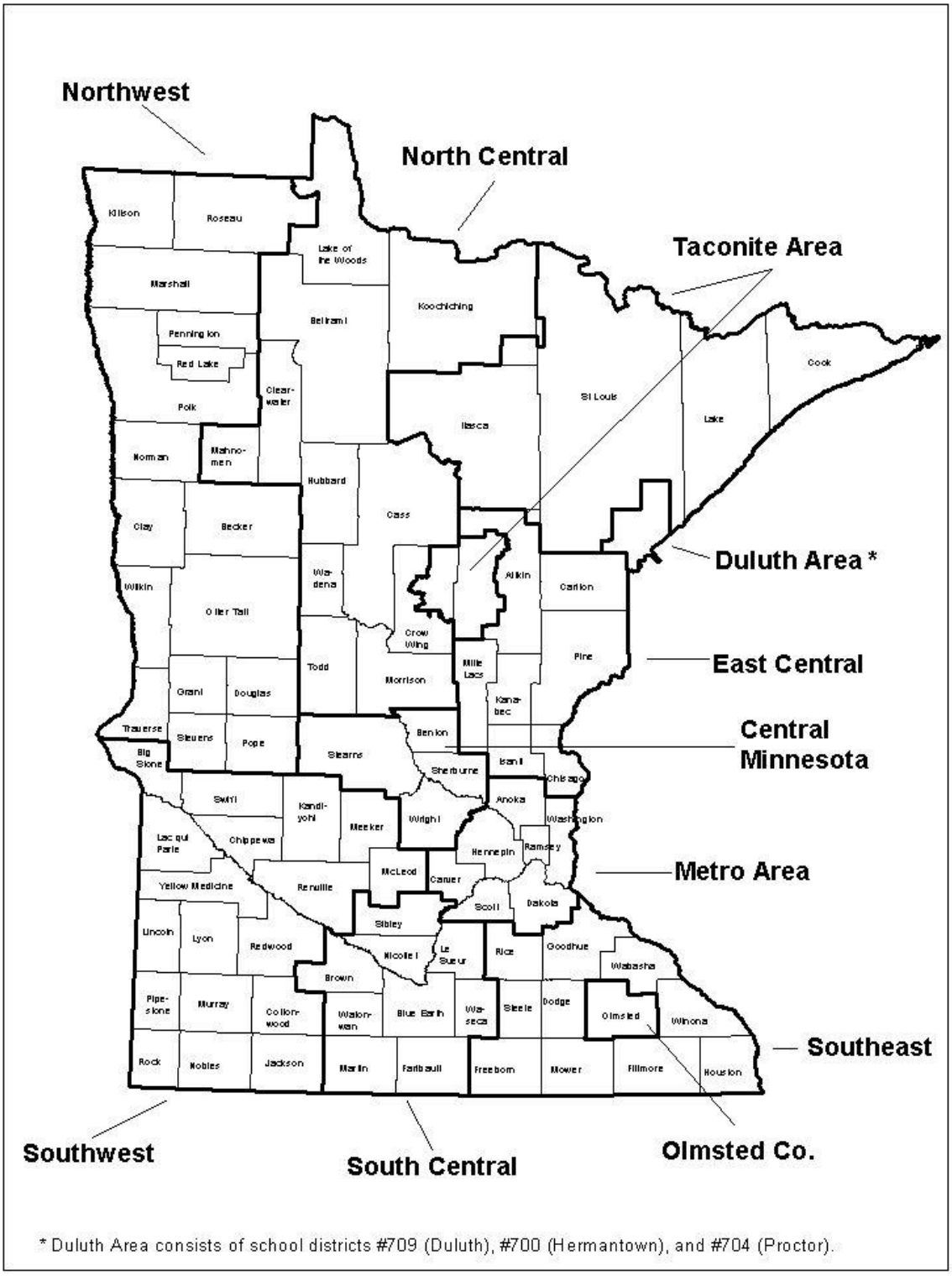
	Baseline	Alternative
Residential homestead:		
<$500,000[1]	1.0%	1.0%
>$500,000	1.25	1.25
Residential non-homestead:		
Single unit:		
<$500,000	1.0	1.0
>$500,000	1.25	1.25
2-3 unit and undeveloped land:		
<$500,000	1.25	1.25
>$500,000	1.25	1.25
Apartments:		
Regular	1.25	1.25
Low-income:		
Lower tier[2]	0.75	0.75
Upper tier	0.25	0.25
Commercial-industrial-public utility:		
<$150,000	1.5	1.5
>$150,000	2.0	2.0
Electric generation machinery	2.0	2.0
Seasonal recreational commercial:		
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
Seasonal recreational residential:		
<$500,000	1.0	1.0
>$500,000	1.25	1.25
Disabled homestead <$50,000	0.45	0.45
Agricultural land & buildings:		
Homestead:		
Lower tier[3]	0.5	0.5
Upper tier	1.0	1.0
Non-homestead:		
Agricultural and rural vacant	1.0	1.0
Managed forest land	0.65	0.65

[1] After subtraction of homestead market value exclusion.

[2] $121,000 for payable 2018

[3] $1,940,000 for payable 2018

Property Tax Model Regions (Greater Minnesota)

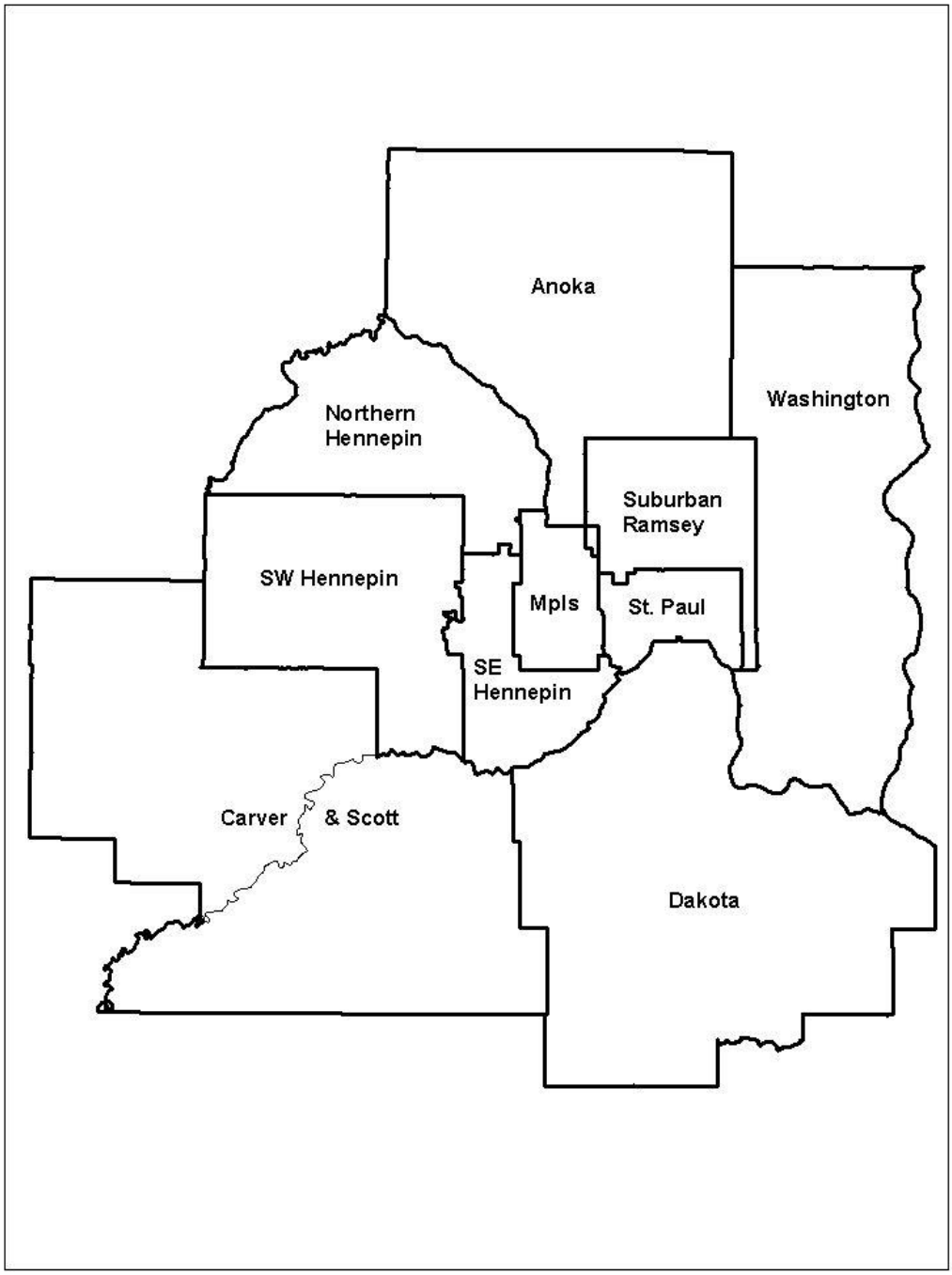


* Duluth Area consists of school districts #709 (Duluth), #700 (Hermantown), and #704 (Proctor).

House Research Graphics

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

Property Tax Model Regions (Metro Area)



House Research Graphics

Notes: **North Hennepin** consists of the cities of: Brooklyn Center, Brooklyn Park, Champlin, Corcoran, Crystal, Dayton (Hennepin portion), Greenfied, 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**.

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Simulation No. 18B3 | Baseline: Actual Pay '18 without FD | Page 1

2/13/2020 1:21 PM | Alternative: Actual Pay '18 | (all figures in $000s)

STATEWIDE

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	334,346,421	334,346,421	0	0.0	4,304,198	4,213,564	-90,634	-2.1	1.29	1.26
Res Non-Hmstd	49,628,534	49,628,534	0	0.0	725,402	711,831	-13,570	-1.9	1.46	1.43
Apartments	31,915,597	31,915,597	0	0.0	570,864	560,563	-10,300	-1.8	1.79	1.76
Low-income Apts	4,700,991	4,700,991	0	0.0	53,377	51,766	-1,611	-3.0	1.14	1.10
Seasonal Rec'l	27,964,894	27,964,894	0	0.0	281,280	281,827	547	0.2	1.01	1.01
Com/Ind: Lo tier	10,329,102	10,329,102	0	0.0	239,325	241,737	2,412	1.0	2.32	2.34
Com/Ind Hi tier	75,544,909	75,544,909	0	0.0	2,629,432	2,713,089	83,658	3.2	3.48	3.59
Publ U: Elec Gen	2,940,775	2,940,775	0	0.0	71,486	73,305	1,819	2.5	2.43	2.49
Publ U: Other	12,109,305	12,109,305	0	0.0	375,496	382,744	7,247	1.9	3.10	3.16
Ag HGA	11,440,357	11,440,357	0	0.0	107,261	106,857	-404	-0.4	0.94	0.93
Ag Hmstd Land	78,637,455	78,637,455	0	0.0	289,661	289,405	-256	-0.1	0.37	0.37
Ag Non-Hmstd	50,757,964	50,757,964	0	0.0	346,386	346,114	-272	-0.1	0.68	0.68
Miscellaneous	905,701	905,701	0	0.0	19,242	18,951	-291	-1.5	2.12	2.09
Total	691,222,007	691,222,007	0	0.0	10,013,410	9,991,754	-21,656	-0.2	1.45	1.45

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	7,418,674	7,418,674	0	0.0
(-) TIF Tax Capacity	195,597	181,011	-14,586	-7.5
(-) FD Contrib Tax Cap	0	430,461	430,461	0.0
(=) Taxable Tax Capacity	7,223,077	6,807,202	########	-5.8
FD Distrib Tax Cap	0	434,509	434,509	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	43.38	43.37	0.03	0.03
City/Town	36.16	35.37	0.52	0.52
School District	24.16	23.89	21.22	19.64
Special District	5.31	5.04	0.01	0.01
Total	109.00	107.68	21.79	20.20

GREATER MINNESOTA

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	114,866,705	114,866,705	0	0.0	1,342,650	1,339,225	-3,424	-0.3	1.17	1.17
Res Non-Hmstd	16,254,430	16,254,430	0	0.0	229,972	229,019	-953	-0.4	1.41	1.41
Apartments	5,678,810	5,678,810	0	0.0	102,610	102,310	-299	-0.3	1.81	1.80
Low-income Apts	1,166,467	1,166,467	0	0.0	13,526	13,461	-65	-0.5	1.16	1.15
Seasonal Rec'l	26,416,991	26,416,991	0	0.0	260,416	260,811	395	0.2	0.99	0.99
Com/Ind: Lo tier	6,267,669	6,267,669	0	0.0	140,771	140,495	-276	-0.2	2.25	2.24
Com/Ind Hi tier	19,051,577	19,051,577	0	0.0	665,356	665,486	130	0.0	3.49	3.49
Publ U: Elec Gen	2,509,004	2,509,004	0	0.0	60,515	61,516	1,001	1.7	2.41	2.45
Publ U: Other	8,450,134	8,450,134	0	0.0	249,882	251,728	1,846	0.7	2.96	2.98
Ag HGA	10,454,509	10,454,509	0	0.0	96,473	96,424	-49	-0.1	0.92	0.92
Ag Hmstd Land	75,858,589	75,858,589	0	0.0	279,252	279,199	-53	0.0	0.37	0.37
Ag Non-Hmstd	48,765,955	48,765,955	0	0.0	328,112	328,147	35	0.0	0.67	0.67
Miscellaneous	343,364	343,364	0	0.0	7,760	7,738	-22	-0.3	2.26	2.25
Total	336,084,206	336,084,206	0	0.0	3,777,294	3,775,561	-1,734	0.0	1.12	1.12

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	3,259,209	3,259,209	0	0.0
(-) TIF Tax Capacity	26,315	26,230	-85	-0.3
(-) FD Contrib Tax Cap	0	11,354	11,354	0.0
(=) Taxable Tax Capacity	3,232,893	3,221,624	-11,269	-0.3
FD Distrib Tax Cap	0	11,367	11,367	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	47.95	47.90	0.02	0.02
City/Town	29.59	29.38	0.36	0.36
School District	19.97	20.00	17.83	17.76
Special District	1.82	1.82	0.04	0.04
Total	99.34	99.11	18.26	18.18

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	110,800	110,800	0.0	1,032	1,029	-3	-0.3	0.93	0.93
Res Hmstd: AvgVal	166,100	166,100	0.0	1,732	1,727	-5	-0.3	1.04	1.04
Res Hmstd: Hi Val	221,500	221,500	0.0	2,433	2,427	-6	-0.3	1.1	1.1
Res Hmstd: Ex-Hi Val	332,300	332,300	0.0	3,835	3,825	-10	-0.3	1.15	1.15
Apartment	300,000	300,000	0.0	4,273	4,262	-11	-0.3	1.42	1.42
Seas Rec: Lo Val	75,000	75,000	0.0	807	806	-2	-0.2	1.08	1.07
Seas Rec: Hi Val	200,000	200,000	0.0	2,307	2,302	-5	-0.2	1.15	1.15
Comm/Ind: Lo Val	150,000	150,000	0.0	3,490	2,830	-661	-18.9	2.33	1.89
Comm/Ind: Mid Val	300,000	300,000	0.0	8,053	7,385	-669	-8.3	2.68	2.46
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	29,346	28,640	-706	-2.4	2.93	2.86

METRO AREA

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	219,479,716	219,479,716	0	0.0	2,961,548	2,874,338	-87,210	-2.9	1.35	1.31
Res Non-Hmstd	33,374,104	33,374,104	0	0.0	495,430	482,813	-12,617	-2.5	1.48	1.45
Apartments	26,236,786	26,236,786	0	0.0	468,254	458,253	-10,001	-2.1	1.78	1.75
Low-income Apts	3,534,524	3,534,524	0	0.0	39,851	38,305	-1,546	-3.9	1.13	1.08
Seasonal Rec'l	1,547,903	1,547,903	0	0.0	20,864	21,016	152	0.7	1.35	1.36
Com/Ind: Lo tier	4,061,432	4,061,432	0	0.0	98,554	101,241	2,687	2.7	2.43	2.49
Com/Ind Hi tier	56,493,332	56,493,332	0	0.0	1,964,075	2,047,603	83,528	4.3	3.48	3.62
Publ U: Elec Gen	431,772	431,772	0	0.0	10,971	11,789	818	7.5	2.54	2.73
Publ U: Other	3,659,171	3,659,171	0	0.0	125,615	131,016	5,401	4.3	3.43	3.58
Ag HGA	985,848	985,848	0	0.0	10,788	10,433	-355	-3.3	1.09	1.06
Ag Hmstd Land	2,778,866	2,778,866	0	0.0	10,409	10,206	-203	-1.9	0.37	0.37
Ag Non-Hmstd	1,992,010	1,992,010	0	0.0	18,274	17,967	-307	-1.7	0.92	0.90
Miscellaneous	562,337	562,337	0	0.0	11,482	11,214	-269	-2.3	2.04	1.99
Total	355,137,800	355,137,800	0	0.0	6,236,115	6,216,193	-19,922	-0.3	1.76	1.75

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	4,159,465	4,159,465	0	0.0
(-) TIF Tax Capacity	169,281	154,781	-14,501	-8.6
(-) FD Contrib Tax Cap	0	419,106	419,106	0.0
(=) Taxable Tax Capacity	3,990,184	3,585,578	########	-10.1
FD Distrib Tax Cap	0	423,142	423,142	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	39.67	39.30	0.03	0.03
City/Town	41.49	40.76	0.61	0.61
School District	27.55	27.39	23.02	20.63
Special District	8.13	7.94	0.00	0.00
Total	116.83	115.38	23.66	21.28

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	177,300	177,300	0.0	2,242	2,177	-65	-2.9	1.26	1.23
Res Hmstd: AvgVal	265,900	265,900	0.0	3,580	3,480	-100	-2.8	1.35	1.31
Res Hmstd: Hi Val	354,400	354,400	0.0	4,917	4,781	-135	-2.7	1.39	1.35
Res Hmstd: Ex-Hi Val	531,800	531,800	0.0	7,564	7,359	-205	-2.7	1.42	1.38
Apartment	300,000	300,000	0.0	5,091	4,965	-126	-2.5	1.7	1.65
Comm/Ind: Lo Val	150,000	150,000	0.0	3,965	3,242	-723	-18.2	2.64	2.16
Comm/Ind: Mid Val	300,000	300,000	0.0	9,133	8,331	-802	-8.8	3.04	2.78
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	33,253	32,080	-1,172	-3.5	3.33	3.21

GREATER MINNESOTA CITIES

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	66,426,026	66,426,026	0	0.0	872,444	869,257	-3,187	-0.4	1.31	1.31
Res Non-Hmstd	10,259,989	10,259,989	0	0.0	163,750	162,832	-918	-0.6	1.60	1.59
Apartments	5,592,279	5,592,279	0	0.0	101,487	101,186	-301	-0.3	1.81	1.81
Low-income Apts	1,166,254	1,166,254	0	0.0	13,524	13,459	-65	-0.5	1.16	1.15
Seasonal Rec'l	3,627,113	3,627,113	0	0.0	42,303	42,295	-8	0.0	1.17	1.17
Com/Ind: Lo tier	5,062,255	5,062,255	0	0.0	121,681	121,126	-555	-0.5	2.40	2.39
Com/Ind Hi tier	16,608,388	16,608,388	0	0.0	599,511	598,550	-961	-0.2	3.61	3.60
Publ U: Elec Gen	2,438,935	2,438,935	0	0.0	59,201	60,190	989	1.7	2.43	2.47
Publ U: Other	2,477,233	2,477,233	0	0.0	90,793	91,109	317	0.3	3.67	3.68
Ag HGA	282,199	282,199	0	0.0	3,660	3,653	-8	-0.2	1.30	1.29
Ag Hmstd Land	804,439	804,439	0	0.0	5,131	5,125	-6	-0.1	0.64	0.64
Ag Non-Hmstd	1,123,898	1,123,898	0	0.0	14,244	14,157	-87	-0.6	1.27	1.26
Miscellaneous	274,774	274,774	0	0.0	6,434	6,391	-44	-0.7	2.34	2.33
Total	116,143,780	116,143,780	0	0.0	2,094,163	2,089,331	-4,833	-0.2	1.80	1.80

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	1,318,411	1,318,411	0	0.0
(-) TIF Tax Capacity	25,904	25,819	-85	-0.3
(-) FD Contrib Tax Cap	0	7,228	7,228	0.0
(=) Taxable Tax Capacity	1,292,507	1,285,365	-7,143	-0.6
FD Distrib Tax Cap	0	9,273	9,273	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	49.34	49.24	0.02	0.02
City/Town	56.20	55.75	0.60	0.60
School District	23.56	23.63	17.98	17.89
Special District	2.17	2.17	0.06	0.06
Total	131.26	130.78	18.65	18.57

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	98,300	98,300	0.0	1,101	1,097	-4	-0.4	1.12	1.12
Res Hmstd: AvgVal	147,400	147,400	0.0	1,895	1,888	-7	-0.4	1.29	1.28
Res Hmstd: Hi Val	196,500	196,500	0.0	2,689	2,679	-10	-0.4	1.37	1.36
Res Hmstd: Ex-Hi Val	294,800	294,800	0.0	4,279	4,263	-16	-0.4	1.45	1.45
Apartment	300,000	300,000	0.0	5,482	5,461	-20	-0.4	1.83	1.82
Comm/Ind: Lo Val	150,000	150,000	0.0	4,215	3,548	-666	-15.8	2.81	2.37
Comm/Ind: Mid Val	300,000	300,000	0.0	9,741	9,059	-682	-7.0	3.25	3.02
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	35,530	34,775	-755	-2.1	3.55	3.48

GREATER MINNESOTA TOWNS

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	48,424,458	48,424,458	0	0.0	470,028	469,791	-237	-0.1	0.97	0.97
Res Non-Hmstd	5,991,181	5,991,181	0	0.0	66,177	66,142	-35	-0.1	1.10	1.10
Apartments	86,531	86,531	0	0.0	1,122	1,124	2	0.2	1.30	1.30
Low-income Apts	213	213	0	0.0	2	2	0	-0.1	0.93	0.93
Seasonal Rec'l	22,787,588	22,787,588	0	0.0	218,085	218,488	403	0.2	0.96	0.96
Com/Ind: Lo tier	1,204,225	1,204,225	0	0.0	19,065	19,344	279	1.5	1.58	1.61
Com/Ind Hi tier	2,443,048	2,443,048	0	0.0	65,841	66,931	1,091	1.7	2.70	2.74
Publ U: Elec Gen	70,069	70,069	0	0.0	1,314	1,326	12	0.9	1.87	1.89
Publ U: Other	5,971,305	5,971,305	0	0.0	159,030	160,560	1,530	1.0	2.66	2.69
Ag HGA	10,150,007	10,150,007	0	0.0	92,584	92,543	-42	0.0	0.91	0.91
Ag Hmstd Land	74,981,601	74,981,601	0	0.0	273,818	273,771	-47	0.0	0.37	0.37
Ag Non-Hmstd	47,611,012	47,611,012	0	0.0	313,543	313,665	122	0.0	0.66	0.66
Miscellaneous	68,590	68,590	0	0.0	1,326	1,347	21	1.6	1.93	1.96
Total	219,789,827	219,789,827	0	0.0	1,681,934	1,685,033	3,099	0.2	0.77	0.77

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	1,939,733	1,939,733	0	0.0
(-) TIF Tax Capacity	411	411	0	0.0
(-) FD Contrib Tax Cap	0	4,126	4,126	0.0
(=) Taxable Tax Capacity	1,939,322	1,935,196	-4,126	-0.2
FD Distrib Tax Cap	0	2,094	2,094	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	47.01	47.01	0.03	0.03
City/Town	11.87	11.87	0.01	0.01
School District	17.58	17.60	17.62	17.55
Special District	1.60	1.60	0.02	0.02
Total	78.06	78.07	17.68	17.61

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	134,100	134,100	0.0	1,087	1,086	-1	-0.1	0.81	0.81
Res Hmstd: AvgVal	201,000	201,000	0.0	1,775	1,774	-1	-0.1	0.88	0.88
Res Hmstd: Hi Val	267,900	267,900	0.0	2,462	2,461	-2	-0.1	0.92	0.92
Res Hmstd: Ex-Hi Val	402,000	402,000	0.0	3,840	3,838	-3	-0.1	0.96	0.95
Apartment	300,000	300,000	0.0	3,458	3,456	-2	-0.1	1.15	1.15
Seas Rec: Lo Val	75,000	75,000	0.0	648	648	0	0.0	0.86	0.86
Seas Rec: Hi Val	200,000	200,000	0.0	1,881	1,881	0	0.0	0.94	0.94
Comm/Ind: Lo Val	150,000	150,000	0.0	3,003	2,348	-655	-21.8	2.00	1.57
Comm/Ind: Mid Val	300,000	300,000	0.0	6,918	6,262	-656	-9.5	2.31	2.09
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	25,191	24,531	-660	-2.6	2.52	2.45

TACONITE CITIES

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	2,844,286	2,844,286	0	0.0	29,819	27,619	-2,200	-7.4	1.05	0.97
Res Non-Hmstd	484,889	484,889	0	0.0	9,168	8,454	-715	-7.8	1.89	1.74
Apartments	154,990	154,990	0	0.0	3,416	3,221	-195	-5.7	2.20	2.08
Low-income Apts	61,411	61,411	0	0.0	829	778	-50	-6.1	1.35	1.27
Seasonal Rec'l	365,857	365,857	0	0.0	5,039	5,050	11	0.2	1.38	1.38
Com/Ind: Lo tier	321,250	321,250	0	0.0	8,829	8,392	-437	-5.0	2.75	2.61
Com/Ind Hi tier	597,466	597,466	0	0.0	25,285	24,780	-505	-2.0	4.23	4.15
Publ U: Elec Gen	374,255	374,255	0	0.0	8,740	9,742	1,002	11.5	2.34	2.60
Publ U: Other	360,516	360,516	0	0.0	13,420	13,791	371	2.8	3.72	3.83
Ag HGA	8,897	8,897	0	0.0	101	97	-4	-3.6	1.13	1.09
Ag Hmstd Land	8,716	8,716	0	0.0	38	36	-2	-4.0	0.43	0.42
Ag Non-Hmstd	160,630	160,630	0	0.0	2,419	2,344	-76	-3.1	1.51	1.46
Miscellaneous	14,194	14,194	0	0.0	539	504	-35	-6.4	3.80	3.55
Total	5,757,357	5,757,357	0	0.0	107,643	104,809	-2,834	-2.6	1.87	1.82

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	66,288	66,288	0	0.0
(-) TIF Tax Capacity	1,216	1,130	-85	-7.0
(-) FD Contrib Tax Cap	0	7,228	7,228	0.0
(=) Taxable Tax Capacity	65,072	57,930	-7,143	-11.0
FD Distrib Tax Cap	0	9,273	9,273	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	57.43	57.80	0.00	0.00
City/Town	76.12	70.28	0.16	0.16
School District	14.94	14.81	13.03	12.02
Special District	2.44	2.56	0.00	0.00
Total	150.93	145.45	13.19	12.18

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	69,400	69,400	0.0	430	400	-30	-6.9	0.62	0.58
Res Hmstd: AvgVal	104,000	104,000	0.0	996	944	-52	-5.2	0.96	0.91
Res Hmstd: Hi Val	138,700	138,700	0.0	1,613	1,536	-76	-4.7	1.16	1.11
Res Hmstd: Ex-Hi Val	208,100	208,100	0.0	2,846	2,721	-125	-4.4	1.37	1.31
Apartment	300,000	300,000	0.0	6,055	5,820	-236	-3.9	2.02	1.94
Seas Rec: Lo Val	75,000	75,000	0.0	1,194	1,153	-41	-3.4	1.59	1.54
Seas Rec: Hi Val	200,000	200,000	0.0	3,339	3,229	-110	-3.3	1.67	1.61
Comm/Ind: Lo Val	150,000	150,000	0.0	4,575	3,782	-793	-17.3	3.05	2.52
Comm/Ind: Mid Val	300,000	300,000	0.0	10,609	9,637	-972	-9.2	3.54	3.21
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	38,769	36,959	-1,810	-4.7	3.88	3.7

TACONITE TOWNS

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	5,326,280	5,326,280	0	0.0	41,471	41,551	80	0.2	0.78	0.78
Res Non-Hmstd	632,881	632,881	0	0.0	6,881	6,886	5	0.1	1.09	1.09
Apartments	11,370	11,370	0	0.0	143	146	2	1.6	1.26	1.28
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	5,505,315	5,505,315	0	0.0	55,687	56,138	452	0.8	1.01	1.02
Com/Ind: Lo tier	96,478	96,478	0	0.0	1,541	1,828	287	18.6	1.60	1.90
Com/Ind Hi tier	314,363	314,363	0	0.0	9,086	10,194	1,108	12.2	2.89	3.24
Publ U: Elec Gen	2,527	2,527	0	0.0	48	60	12	25.6	1.89	2.38
Publ U: Other	675,921	675,921	0	0.0	19,258	20,824	1,566	8.1	2.85	3.08
Ag HGA	191,386	191,386	0	0.0	1,150	1,159	9	0.8	0.60	0.61
Ag Hmstd Land	329,594	329,594	0	0.0	679	694	15	2.2	0.21	0.21
Ag Non-Hmstd	2,020,036	2,020,036	0	0.0	17,806	17,995	189	1.1	0.88	0.89
Miscellaneous	10,624	10,624	0	0.0	268	289	22	8.1	2.52	2.72
Total	15,116,775	15,116,775	0	0.0	154,019	157,766	3,747	2.4	1.02	1.04

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	153,624	153,624	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	4,126	4,126	0.0
(=) Taxable Tax Capacity	153,624	149,498	-4,126	-2.7
FD Distrib Tax Cap	0	2,094	2,094	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	58.70	59.21	0.00	0.00
City/Town	14.22	14.30	0.00	0.00
School District	14.05	14.20	12.34	11.84
Special District	2.70	2.74	0.00	0.00
Total	89.68	90.45	12.34	11.84

Tax Burdens on Hypothetical Properties	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	127,400	127,400	0.0	753	755	1	0.2	0.59	0.59
Res Hmstd: AvgVal	191,100	191,100	0.0	1,455	1,458	3	0.2	0.76	0.76
Res Hmstd: Hi Val	254,700	254,700	0.0	2,155	2,161	6	0.3	0.85	0.85
Res Hmstd: Ex-Hi Val	382,100	382,100	0.0	3,558	3,567	10	0.3	0.93	0.93
Apartment	300,000	300,000	0.0	3,733	3,747	14	0.4	1.24	1.25
Seas Rec: Lo Val	75,000	75,000	0.0	735	741	6	0.8	0.98	0.99
Seas Rec: Hi Val	200,000	200,000	0.0	2,114	2,129	15	0.7	1.06	1.06
Comm/Ind: Lo Val	150,000	150,000	0.0	3,184	2,540	-645	-20.2	2.12	1.69
Comm/Ind: Mid Val	300,000	300,000	0.0	7,368	6,739	-629	-8.5	2.46	2.25
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	26,894	26,337	-557	-2.1	2.69	2.63

Aitkin County

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	812,763	812,763	0	0.0	5,566	5,541	-26	-0.5	0.68	0.68
Res Non-Hmstd	153,483	153,483	0	0.0	1,576	1,566	-9	-0.6	1.03	1.02
Apartments	17,934	17,934	0	0.0	329	325	-4	-1.2	1.83	1.81
Low-income Apts	2,082	2,082	0	0.0	23	23	0	-1.4	1.11	1.09
Seasonal Rec'l	1,161,529	1,161,529	0	0.0	10,235	10,228	-7	-0.1	0.88	0.88
Com/Ind: Lo tier	47,777	47,777	0	0.0	937	991	55	5.8	1.96	2.08
Com/Ind Hi tier	51,200	51,200	0	0.0	1,624	1,713	89	5.5	3.17	3.35
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	22,239	22,239	0	0.0	561	580	20	3.5	2.52	2.61
Ag HGA	77,654	77,654	0	0.0	453	452	-1	-0.3	0.58	0.58
Ag Hmstd Land	147,583	147,583	0	0.0	271	270	-1	-0.2	0.18	0.18
Ag Non-Hmstd	393,949	393,949	0	0.0	2,928	2,927	-2	-0.1	0.74	0.74
Miscellaneous	2,206	2,206	0	0.0	44	47	3	6.2	2.01	2.13
Total	2,890,398	2,890,398	0	0.0	24,547	24,663	116	0.5	0.85	0.85

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	27,879	27,879	0	0.0
(-) TIF Tax Capacity	245	202	-43	-17.4
(-) FD Contrib Tax Cap	0	347	347	0.0
(=) Taxable Tax Capacity	27,634	27,330	-305	-1.1
FD Distrib Tax Cap	0	354	354	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	48.81	48.75	0.00	0.00
City/Town	20.32	19.83	0.00	0.00
School District	9.53	9.60	12.25	12.13
Special District	0.19	0.19	0.00	0.00
Total	78.85	78.37	12.25	12.13

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	111,500	111,500	0.0	801	796	-5	-0.7	0.72	0.71
Res Hmstd: AvgVal	167,100	167,100	0.0	1,347	1,338	-9	-0.7	0.81	0.80
Res Hmstd: Hi Val	222,800	222,800	0.0	1,894	1,882	-13	-0.7	0.85	0.84
Res Hmstd: Ex-Hi Val	334,200	334,200	0.0	2,988	2,968	-20	-0.7	0.89	0.89
Apartment	300,000	300,000	0.0	3,324	3,303	-22	-0.7	1.11	1.10
Seas Rec: Lo Val	75,000	75,000	0.0	654	650	-4	-0.6	0.87	0.87
Seas Rec: Hi Val	200,000	200,000	0.0	1,897	1,887	-10	-0.5	0.95	0.94
Comm/Ind: Lo Val	150,000	150,000	0.0	2,939	2,272	-667	-22.7	1.96	1.51
Comm/Ind: Mid Val	300,000	300,000	0.0	6,797	6,114	-683	-10.1	2.27	2.04
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	24,800	24,041	-759	-3.1	2.48	2.40

Anoka County

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	23,063,943	23,063,943	0	0.0	298,890	273,201	-25,689	-8.6	1.30	1.18
Res Non-Hmstd	2,449,643	2,449,643	0	0.0	35,604	32,464	-3,140	-8.8	1.45	1.33
Apartments	1,150,665	1,150,665	0	0.0	20,369	18,659	-1,710	-8.4	1.77	1.62
Low-income Apts	231,586	231,586	0	0.0	2,532	2,290	-242	-9.6	1.09	0.99
Seasonal Rec'l	38,735	38,735	0	0.0	527	486	-41	-7.7	1.36	1.26
Com/Ind: Lo tier	479,146	479,146	0	0.0	10,561	10,709	147	1.4	2.20	2.23
Com/Ind Hi tier	3,700,258	3,700,258	0	0.0	128,503	131,351	2,848	2.2	3.47	3.55
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	11,025	11,326	301	2.7	3.39	3.49
Ag HGA	116,863	116,863	0	0.0	1,403	1,290	-113	-8.0	1.20	1.10
Ag Hmstd Land	102,137	102,137	0	0.0	298	258	-41	-13.6	0.29	0.25
Ag Non-Hmstd	127,603	127,603	0	0.0	1,365	1,264	-101	-7.4	1.07	0.99
Miscellaneous	152,136	152,136	0	0.0	3,128	2,957	-171	-5.5	2.06	1.94
Total	31,937,543	31,937,543	0	0.0	514,205	486,254	-27,951	-5.4	1.61	1.52

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	347,498	347,498	0	0.0
(-) TIF Tax Capacity	6,399	6,201	-198	-3.1
(-) FD Contrib Tax Cap	0	31,824	31,824	0.0
(=) Taxable Tax Capacity	341,100	309,473	-31,626	-9.3
FD Distrib Tax Cap	0	58,175	58,175	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	38.45	35.71	0.00	0.00
City/Town	44.29	40.64	0.22	0.22
School District	27.23	25.82	23.97	20.35
Special District	5.67	5.26	0.00	0.00
Total	115.63	107.43	24.18	20.57

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	143,100	143,100	0.0	1,719	1,570	-149	-8.7	1.20	1.1
Res Hmstd: AvgVal	214,500	214,500	0.0	2,792	2,553	-239	-8.6	1.30	1.19
Res Hmstd: Hi Val	286,000	286,000	0.0	3,866	3,537	-329	-8.5	1.35	1.24
Res Hmstd: Ex-Hi Val	429,100	429,100	0.0	6,000	5,492	-507	-8.5	1.4	1.28
Apartment	300,000	300,000	0.0	5,062	4,646	-416	-8.2	1.69	1.55
Comm/Ind: Lo Val	150,000	150,000	0.0	3,946	3,359	-587	-14.9	2.63	2.24
Comm/Ind: Mid Val	300,000	300,000	0.0	9,086	8,606	-480	-5.3	3.03	2.87
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	33,074	33,095	20	0.1	3.31	3.31

Carver County

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	9,024,035	9,024,035	0	0.0	116,977	113,124	-3,853	-3.3	1.30	1.25
Res Non-Hmstd	1,293,334	1,293,334	0	0.0	17,977	17,399	-578	-3.2	1.39	1.35
Apartments	256,761	256,761	0	0.0	4,185	4,048	-137	-3.3	1.63	1.58
Low-income Apts	52,943	52,943	0	0.0	544	524	-20	-3.8	1.03	0.99
Seasonal Rec'l	30,814	30,814	0	0.0	429	421	-8	-1.9	1.39	1.37
Com/Ind: Lo tier	161,319	161,319	0	0.0	3,444	3,575	131	3.8	2.13	2.22
Com/Ind Hi tier	1,073,660	1,073,660	0	0.0	35,397	37,623	2,226	6.3	3.30	3.50
Publ U: Elec Gen	5,730	5,730	0	0.0	111	128	16	14.6	1.94	2.23
Publ U: Other	168,438	168,438	0	0.0	5,263	5,645	382	7.3	3.12	3.35
Ag HGA	192,888	192,888	0	0.0	1,907	1,839	-68	-3.5	0.99	0.95
Ag Hmstd Land	781,687	781,687	0	0.0	2,931	2,853	-78	-2.7	0.37	0.36
Ag Non-Hmstd	285,021	285,021	0	0.0	2,479	2,422	-57	-2.3	0.87	0.85
Miscellaneous	12,784	12,784	0	0.0	213	204	-9	-4.0	1.66	1.60
Total	13,339,414	13,339,414	0	0.0	191,857	189,806	-2,052	-1.1	1.44	1.42

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	142,560	142,560	0	0.0
(-) TIF Tax Capacity	1,983	1,767	-216	-10.9
(-) FD Contrib Tax Cap	0	9,637	9,637	0.0
(=) Taxable Tax Capacity	140,576	131,156	-9,421	-6.7
FD Distrib Tax Cap	0	11,877	11,877	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	38.15	37.39	0.00	0.00
City/Town	31.45	30.22	0.39	0.39
School District	32.46	32.05	22.52	20.82
Special District	5.72	5.49	0.00	0.00
Total	107.78	105.15	22.91	21.20

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	205,800	205,800	0.0	2,488	2,404	-84	-3.4	1.21	1.17
Res Hmstd: AvgVal	308,600	308,600	0.0	3,931	3,800	-131	-3.3	1.27	1.23
Res Hmstd: Hi Val	411,400	411,400	0.0	5,374	5,196	-179	-3.3	1.31	1.26
Res Hmstd: Ex-Hi Val	617,200	617,200	0.0	8,382	8,107	-276	-3.3	1.36	1.31
Apartment	300,000	300,000	0.0	4,729	4,579	-150	-3.2	1.58	1.53
Comm/Ind: Lo Val	150,000	150,000	0.0	3,750	3,327	-423	-11.3	2.50	2.22
Comm/Ind: Mid Val	300,000	300,000	0.0	8,636	8,530	-106	-1.2	2.88	2.84
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	31,436	32,811	1,375	4.4	3.14	3.28

Cook County

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	456,133	456,133	0	0.0	3,426	3,514	88	2.6	0.75	0.77
Res Non-Hmstd	58,667	58,667	0	0.0	635	650	15	2.3	1.08	1.11
Apartments	3,635	3,635	0	0.0	45	46	1	2.3	1.25	1.28
Low-income Apts	3,804	3,804	0	0.0	35	36	1	2.3	0.93	0.95
Seasonal Rec'l	836,723	836,723	0	0.0	7,766	7,937	171	2.2	0.93	0.95
Com/Ind: Lo tier	26,867	26,867	0	0.0	458	548	90	19.6	1.71	2.04
Com/Ind Hi tier	45,648	45,648	0	0.0	1,300	1,516	216	16.6	2.85	3.32
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	21,008	21,008	0	0.0	502	630	129	25.7	2.39	3.00
Ag HGA	2,578	2,578	0	0.0	15	16	0	2.9	0.60	0.61
Ag Hmstd Land	2,339	2,339	0	0.0	3	3	0	7.1	0.12	0.12
Ag Non-Hmstd	146,755	146,755	0	0.0	1,026	1,054	28	2.7	0.70	0.72
Miscellaneous	4,014	4,014	0	0.0	92	105	13	13.8	2.29	2.61
Total	1,608,170	1,608,170	0	0.0	15,303	16,055	752	4.9	0.95	1.00

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	16,734	16,734	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	563	563	0.0
(=) Taxable Tax Capacity	16,734	16,171	-563	-3.4
FD Distrib Tax Cap	0	104	104	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	55.18	56.78	0.00	0.00
City/Town	10.19	10.03	0.00	0.00
School District	5.51	5.66	12.46	12.38
Special District	6.97	7.16	0.00	0.00
Total	77.85	79.62	12.46	12.38

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	169,600	169,600	0.0	1,071	1,096	25	2.3	0.63	0.65
Res Hmstd: AvgVal	254,200	254,200	0.0	1,894	1,935	40	2.1	0.75	0.76
Res Hmstd: Hi Val	338,900	338,900	0.0	2,719	2,775	56	2.1	0.80	0.82
Res Hmstd: Ex-Hi Val	508,500	508,500	0.0	4,319	4,406	86	2.0	0.85	0.87
Apartment	300,000	300,000	0.0	3,293	3,357	64	1.9	1.1	1.12
Seas Rec: Lo Val	75,000	75,000	0.0	646	659	13	2.1	0.86	0.88
Seas Rec: Hi Val	200,000	200,000	0.0	1,877	1,912	35	1.9	0.94	0.96
Comm/Ind: Lo Val	150,000	150,000	0.0	2,920	2,880	-40	-1.4	1.95	1.92
Comm/Ind: Mid Val	300,000	300,000	0.0	6,751	7,530	779	11.5	2.25	2.51
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	24,629	29,232	4,602	18.7	2.46	2.92

Crow Wing County

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	4,215,363	4,215,363	0	0.0	35,900	35,715	-186	-0.5	0.85	0.85
Res Non-Hmstd	517,446	517,446	0	0.0	5,980	5,925	-55	-0.9	1.16	1.15
Apartments	140,788	140,788	0	0.0	2,287	2,251	-37	-1.6	1.62	1.60
Low-income Apts	25,274	25,274	0	0.0	269	263	-6	-2.1	1.07	1.04
Seasonal Rec'l	4,090,015	4,090,015	0	0.0	36,646	36,592	-54	-0.1	0.90	0.89
Com/Ind: Lo tier	243,065	243,065	0	0.0	4,506	4,522	16	0.4	1.85	1.86
Com/Ind Hi tier	535,390	535,390	0	0.0	16,889	16,899	11	0.1	3.15	3.16
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	83,798	83,798	0	0.0	2,241	2,301	60	2.7	2.67	2.75
Ag HGA	108,407	108,407	0	0.0	752	750	-2	-0.3	0.69	0.69
Ag Hmstd Land	209,088	209,088	0	0.0	402	401	-1	-0.4	0.19	0.19
Ag Non-Hmstd	374,960	374,960	0	0.0	2,523	2,516	-7	-0.3	0.67	0.67
Miscellaneous	3,676	3,676	0	0.0	61	61	0	-0.6	1.66	1.65
Total	10,547,270	10,547,270	0	0.0	108,456	108,195	-261	-0.2	1.03	1.03

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	109,502	109,502	0	0.0
(-) TIF Tax Capacity	1,068	1,067	0	0.0
(-) FD Contrib Tax Cap	0	333	333	0.0
(=) Taxable Tax Capacity	108,434	108,102	-332	-0.3
FD Distrib Tax Cap	0	569	569	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	31.67	31.60	0.00	0.00
City/Town	30.75	30.40	0.00	0.00
School District	18.40	18.38	12.93	12.88
Special District	0.77	0.77	0.00	0.00
Total	81.60	81.15	12.93	12.88

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	140,400	140,400	0.0	1,126	1,121	-6	-0.5	0.80	0.8
Res Hmstd: AvgVal	210,400	210,400	0.0	1,839	1,830	-9	-0.5	0.87	0.87
Res Hmstd: Hi Val	280,500	280,500	0.0	2,554	2,540	-13	-0.5	0.91	0.91
Res Hmstd: Ex-Hi Val	420,900	420,900	0.0	3,979	3,958	-21	-0.5	0.95	0.94
Apartment	300,000	300,000	0.0	3,448	3,430	-18	-0.5	1.15	1.14
Seas Rec: Lo Val	75,000	75,000	0.0	674	671	-3	-0.5	0.9	0.89
Seas Rec: Hi Val	200,000	200,000	0.0	1,952	1,943	-9	-0.5	0.98	0.97
Comm/Ind: Lo Val	150,000	150,000	0.0	3,011	2,346	-665	-22.1	2.01	1.56
Comm/Ind: Mid Val	300,000	300,000	0.0	6,962	6,283	-679	-9.8	2.32	2.09
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	25,397	24,652	-745	-2.9	2.54	2.47

Dakota County

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	30,776,321	30,776,321	0	0.0	383,681	366,695	-16,986	-4.4	1.25	1.19
Res Non-Hmstd	3,546,461	3,546,461	0	0.0	47,765	45,611	-2,155	-4.5	1.35	1.29
Apartments	2,827,681	2,827,681	0	0.0	43,901	42,389	-1,512	-3.4	1.55	1.50
Low-income Apts	188,830	188,830	0	0.0	1,874	1,784	-90	-4.8	0.99	0.94
Seasonal Rec'l	26,426	26,426	0	0.0	373	354	-19	-5.1	1.41	1.34
Com/Ind: Lo tier	533,472	533,472	0	0.0	10,788	11,626	838	7.8	2.02	2.18
Com/Ind Hi tier	5,877,302	5,877,302	0	0.0	183,986	200,676	16,690	9.1	3.13	3.41
Publ U: Elec Gen	67,764	67,764	0	0.0	1,584	1,771	187	11.8	2.34	2.61
Publ U: Other	736,648	736,648	0	0.0	23,279	25,241	1,962	8.4	3.16	3.43
Ag HGA	208,897	208,897	0	0.0	2,168	2,095	-73	-3.4	1.04	1.00
Ag Hmstd Land	908,479	908,479	0	0.0	3,566	3,505	-61	-1.7	0.39	0.39
Ag Non-Hmstd	414,104	414,104	0	0.0	3,368	3,304	-64	-1.9	0.81	0.80
Miscellaneous	132,352	132,352	0	0.0	2,440	2,354	-86	-3.5	1.84	1.78
Total	46,244,737	46,244,737	0	0.0	708,774	707,405	-1,368	-0.2	1.53	1.53

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	519,512	519,512	0	0.0
(-) TIF Tax Capacity	12,978	12,284	-694	-5.4
(-) FD Contrib Tax Cap	0	51,324	51,324	0.0
(=) Taxable Tax Capacity	506,533	455,904	-50,630	-10.0
FD Distrib Tax Cap	0	57,701	57,701	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	26.98	26.45	0.00	0.00
City/Town	43.52	42.32	0.52	0.52
School District	26.38	26.27	27.05	24.03
Special District	4.60	4.33	0.00	0.00
Total	101.48	99.38	27.57	24.55

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	168,000	168,000	0.0	1,944	1,862	-82	-4.2	1.16	1.11
Res Hmstd: AvgVal	251,900	251,900	0.0	3,103	2,977	-126	-4.1	1.23	1.18
Res Hmstd: Hi Val	335,800	335,800	0.0	4,262	4,092	-171	-4.0	1.27	1.22
Res Hmstd: Ex-Hi Val	503,800	503,800	0.0	6,511	6,253	-259	-4.0	1.29	1.24
Apartment	300,000	300,000	0.0	4,633	4,463	-170	-3.7	1.54	1.49
Comm/Ind: Lo Val	150,000	150,000	0.0	3,678	3,303	-375	-10.2	2.45	2.20
Comm/Ind: Mid Val	300,000	300,000	0.0	8,445	8,457	13	0.1	2.81	2.82
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	30,689	32,510	1,821	5.9	3.07	3.25

Hennepin County

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	94,407,914	94,407,914	0	0.0	1,292,049	1,295,411	3,362	0.3	1.37	1.37
Res Non-Hmstd	16,951,101	16,951,101	0	0.0	252,654	253,679	1,025	0.4	1.49	1.50
Apartments	15,371,725	15,371,725	0	0.0	267,944	269,577	1,633	0.6	1.74	1.75
Low-income Apts	1,673,910	1,673,910	0	0.0	18,129	18,086	-44	-0.2	1.08	1.08
Seasonal Rec'l	1,252,884	1,252,884	0	0.0	16,981	17,274	293	1.7	1.36	1.38
Com/Ind: Lo tier	1,575,048	1,575,048	0	0.0	42,481	44,378	1,896	4.5	2.70	2.82
Com/Ind Hi tier	31,838,254	31,838,254	0	0.0	1,092,300	1,155,811	63,511	5.8	3.43	3.63
Publ U: Elec Gen	54,984	54,984	0	0.0	1,505	1,572	67	4.5	2.74	2.86
Publ U: Other	1,278,867	1,278,867	0	0.0	44,394	46,752	2,359	5.3	3.47	3.66
Ag HGA	123,535	123,535	0	0.0	1,681	1,686	5	0.3	1.36	1.36
Ag Hmstd Land	210,912	210,912	0	0.0	939	956	17	1.8	0.45	0.45
Ag Non-Hmstd	356,558	356,558	0	0.0	3,883	3,931	49	1.3	1.09	1.10
Miscellaneous	107,852	107,852	0	0.0	2,769	2,853	84	3.0	2.57	2.65
Total	165,203,543	165,203,543	0	0.0	3,037,710	3,111,966	74,257	2.4	1.84	1.88

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	2,020,685	2,020,685	0	0.0
(-) TIF Tax Capacity	101,851	90,391	-11,460	-11.3
(-) FD Contrib Tax Cap	0	219,659	219,659	0.0
(=) Taxable Tax Capacity	1,918,834	1,710,635	########	-10.9
FD Distrib Tax Cap	0	152,301	152,301	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	41.10	42.15	0.00	0.00
City/Town	42.29	42.81	0.89	0.89
School District	24.06	24.72	21.86	20.05
Special District	9.48	9.53	0.00	0.00
Total	116.94	119.21	22.75	20.94

Tax Burdens on Hypothetical Properties	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	195,100	195,100	0.0	2,495	2,500	4	0.2	1.28	1.28
Res Hmstd: AvgVal	292,500	292,500	0.0	3,958	3,969	11	0.3	1.35	1.36
Res Hmstd: Hi Val	390,000	390,000	0.0	5,423	5,440	17	0.3	1.39	1.39
Res Hmstd: Ex-Hi Val	585,100	585,100	0.0	8,422	8,454	32	0.4	1.44	1.44
Apartment	300,000	300,000	0.0	5,068	5,099	31	0.6	1.69	1.7
Comm/Ind: Lo Val	150,000	150,000	0.0	3,954	3,515	-438	-11.1	2.64	2.34
Comm/Ind: Mid Val	300,000	300,000	0.0	9,112	8,970	-141	-1.6	3.04	2.99
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	33,183	34,427	1,244	3.7	3.32	3.44

Itasca County

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	2,337,487	2,337,487	0	0.0	21,223	21,839	617	2.9	0.91	0.93
Res Non-Hmstd	256,993	256,993	0	0.0	3,639	3,675	36	1.0	1.42	1.43
Apartments	56,586	56,586	0	0.0	1,118	1,152	35	3.1	1.98	2.04
Low-income Apts	22,899	22,899	0	0.0	294	298	4	1.2	1.28	1.30
Seasonal Rec'l	1,065,308	1,065,308	0	0.0	11,723	12,091	367	3.1	1.10	1.13
Com/Ind: Lo tier	111,061	111,061	0	0.0	2,632	2,751	119	4.5	2.37	2.48
Com/Ind Hi tier	243,007	243,007	0	0.0	9,493	9,846	353	3.7	3.91	4.05
Publ U: Elec Gen	337,434	337,434	0	0.0	7,317	8,364	1,047	14.3	2.17	2.48
Publ U: Other	557,443	557,443	0	0.0	17,770	19,333	1,563	8.8	3.19	3.47
Ag HGA	69,056	69,056	0	0.0	450	468	19	4.1	0.65	0.68
Ag Hmstd Land	115,099	115,099	0	0.0	269	289	19	7.2	0.23	0.25
Ag Non-Hmstd	595,189	595,189	0	0.0	5,696	5,902	206	3.6	0.96	0.99
Miscellaneous	7,684	7,684	0	0.0	195	200	5	2.5	2.54	2.60
Total	5,775,247	5,775,247	0	0.0	81,819	86,207	4,388	5.4	1.42	1.49

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	65,463	65,463	0	0.0
(-) TIF Tax Capacity	503	503	0	0.0
(-) FD Contrib Tax Cap	0	5,016	5,016	0.0
(=) Taxable Tax Capacity	64,959	59,943	-5,016	-7.7
FD Distrib Tax Cap	0	2,412	2,412	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	60.78	63.41	0.00	0.00
City/Town	30.86	30.83	0.00	0.00
School District	18.18	18.87	13.09	12.61
Special District	1.08	1.13	0.00	0.00
Total	110.90	114.23	13.09	12.61

Tax Burdens on Hypothetical Properties	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	107,000	107,000	0.0	731	752	21	2.9	0.68	0.70
Res Hmstd: AvgVal	160,500	160,500	0.0	1,447	1,486	38	2.6	0.90	0.93
Res Hmstd: Hi Val	213,900	213,900	0.0	2,163	2,218	55	2.5	1.01	1.04
Res Hmstd: Ex-Hi Val	321,000	321,000	0.0	3,598	3,687	89	2.5	1.12	1.15
Apartment	300,000	300,000	0.0	4,551	4,662	111	2.4	1.52	1.55
Seas Rec: Lo Val	75,000	75,000	0.0	894	919	25	2.8	1.19	1.23
Seas Rec: Hi Val	200,000	200,000	0.0	2,538	2,605	67	2.6	1.27	1.30
Comm/Ind: Lo Val	150,000	150,000	0.0	3,673	3,305	-368	-10.0	2.45	2.20
Comm/Ind: Mid Val	300,000	300,000	0.0	8,505	8,521	17	0.2	2.83	2.84
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	31,053	32,864	1,811	5.8	3.11	3.29

Koochiching County

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	439,566	439,566	0	0.0	3,855	3,850	-5	-0.1	0.88	0.88
Res Non-Hmstd	51,878	51,878	0	0.0	675	674	-1	-0.2	1.30	1.30
Apartments	5,225	5,225	0	0.0	95	94	0	-0.2	1.81	1.81
Low-income Apts	5,775	5,775	0	0.0	66	66	0	-0.2	1.15	1.15
Seasonal Rec'l	172,579	172,579	0	0.0	1,324	1,323	-1	-0.1	0.77	0.77
Com/Ind: Lo tier	29,418	29,418	0	0.0	612	611	-1	-0.2	2.08	2.08
Com/Ind Hi tier	76,604	76,604	0	0.0	2,589	2,585	-4	-0.2	3.38	3.37
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	21,254	21,254	0	0.0	666	665	-1	-0.1	3.13	3.13
Ag HGA	27,547	27,547	0	0.0	164	164	0	-0.1	0.60	0.59
Ag Hmstd Land	58,422	58,422	0	0.0	76	76	0	-0.2	0.13	0.13
Ag Non-Hmstd	259,004	259,004	0	0.0	1,636	1,635	-1	0.0	0.63	0.63
Miscellaneous	1,024	1,024	0	0.0	21	21	0	-0.1	2.05	2.05
Total	1,148,296	1,148,296	0	0.0	11,778	11,763	-15	-0.1	1.03	1.02

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	11,294	11,294	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	11,294	11,294	0	0.0
FD Distrib Tax Cap	0	1	1	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	36.57	36.53	0.00	0.00
City/Town	27.92	27.83	0.00	0.00
School District	20.49	20.50	18.80	18.80
Special District	0.72	0.72	0.00	0.00
Total	85.70	85.57	18.80	18.80

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	70,600	70,600	0.0	496	495	-1	-0.1	0.70	0.70
Res Hmstd: AvgVal	105,800	105,800	0.0	868	867	-1	-0.1	0.82	0.82
Res Hmstd: Hi Val	141,100	141,100	0.0	1,264	1,263	-1	-0.1	0.9	0.89
Res Hmstd: Ex-Hi Val	211,700	211,700	0.0	2,056	2,054	-2	-0.1	0.97	0.97
Apartment	300,000	300,000	0.0	3,778	3,773	-5	-0.1	1.26	1.26
Seas Rec: Lo Val	75,000	75,000	0.0	705	704	-1	-0.1	0.94	0.94
Seas Rec: Hi Val	200,000	200,000	0.0	2,034	2,031	-3	-0.1	1.02	1.02
Comm/Ind: Lo Val	150,000	150,000	0.0	3,192	2,535	-657	-20.6	2.13	1.69
Comm/Ind: Mid Val	300,000	300,000	0.0	7,353	6,692	-661	-9.0	2.45	2.23
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	26,774	26,095	-679	-2.5	2.68	2.61

Lake County

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	660,338	660,338	0	0.0	5,376	5,421	46	0.9	0.81	0.82
Res Non-Hmstd	121,303	121,303	0	0.0	1,512	1,519	6	0.4	1.25	1.25
Apartments	7,437	7,437	0	0.0	152	151	-1	-0.6	2.04	2.03
Low-income Apts	3,236	3,236	0	0.0	37	37	0	0.4	1.14	1.15
Seasonal Rec'l	586,295	586,295	0	0.0	6,052	6,159	107	1.8	1.03	1.05
Com/Ind: Lo tier	31,451	31,451	0	0.0	676	725	49	7.3	2.15	2.30
Com/Ind Hi tier	85,621	85,621	0	0.0	2,713	3,007	293	10.8	3.17	3.51
Publ U: Elec Gen	9,875	9,875	0	0.0	386	357	-28	-7.4	3.91	3.62
Publ U: Other	23,968	23,968	0	0.0	749	818	70	9.3	3.12	3.41
Ag HGA	1,237	1,237	0	0.0	7	7	0	2.8	0.56	0.57
Ag Hmstd Land	3,139	3,139	0	0.0	7	7	0	4.2	0.21	0.22
Ag Non-Hmstd	269,305	269,305	0	0.0	2,083	2,126	43	2.1	0.77	0.79
Miscellaneous	474	474	0	0.0	15	16	2	10.7	3.09	3.42
Total	1,803,679	1,803,679	0	0.0	19,763	20,351	588	3.0	1.10	1.13

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	18,504	18,504	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	919	919	0.0
(=) Taxable Tax Capacity	18,504	17,585	-919	-5.0
FD Distrib Tax Cap	0	568	568	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	54.76	55.97	0.00	0.00
City/Town	26.17	24.92	0.00	0.00
School District	15.73	15.98	10.10	9.82
Special District	1.87	1.87	0.00	0.00
Total	98.53	98.74	10.10	9.82

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	111,200	111,200	0.0	650	648	-1	-0.2	0.58	0.58
Res Hmstd: AvgVal	166,700	166,700	0.0	1,302	1,300	-2	-0.1	0.78	0.78
Res Hmstd: Hi Val	222,300	222,300	0.0	1,955	1,953	-2	-0.1	0.88	0.88
Res Hmstd: Ex-Hi Val	333,500	333,500	0.0	3,262	3,259	-2	-0.1	0.98	0.98
Apartment	300,000	300,000	0.0	3,998	3,997	0	0.0	1.33	1.33
Seas Rec: Lo Val	75,000	75,000	0.0	801	803	2	0.2	1.07	1.07
Seas Rec: Hi Val	200,000	200,000	0.0	2,290	2,295	4	0.2	1.15	1.15
Comm/Ind: Lo Val	150,000	150,000	0.0	3,350	3,150	-200	-6.0	2.23	2.1
Comm/Ind: Mid Val	300,000	300,000	0.0	7,766	8,173	407	5.2	2.59	2.72
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	28,373	31,612	3,239	11.4	2.84	3.16

Ramsey County

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	28,800,511	28,800,511	0	0.0	441,379	413,093	-28,286	-6.4	1.53	1.43
Res Non-Hmstd	4,527,747	4,527,747	0	0.0	79,322	73,679	-5,644	-7.1	1.75	1.63
Apartments	5,269,313	5,269,313	0	0.0	109,216	101,544	-7,672	-7.0	2.07	1.93
Low-income Apts	1,086,166	1,086,166	0	0.0	13,707	12,671	-1,036	-7.6	1.26	1.17
Seasonal Rec'l	17,625	17,625	0	0.0	344	329	-15	-4.5	1.95	1.86
Com/Ind: Lo tier	776,424	776,424	0	0.0	19,991	19,053	-938	-4.7	2.57	2.45
Com/Ind Hi tier	9,055,440	9,055,440	0	0.0	357,636	347,317	-10,319	-2.9	3.95	3.84
Publ U: Elec Gen	85,729	85,729	0	0.0	2,909	2,647	-262	-9.0	3.39	3.09
Publ U: Other	562,574	562,574	0	0.0	22,541	21,713	-828	-3.7	4.01	3.86
Ag HGA	914	914	0	0.0	12	12	0	-3.7	1.34	1.29
Ag Hmstd Land	776	776	0	0.0	3	3	0	-3.8	0.43	0.41
Ag Non-Hmstd	27,872	27,872	0	0.0	316	303	-13	-4.1	1.13	1.09
Miscellaneous	112,422	112,422	0	0.0	2,122	2,032	-90	-4.2	1.89	1.81
Total	50,323,510	50,323,510	0	0.0	1,049,499	994,395	-55,105	-5.3	2.09	1.98

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	598,753	598,753	0	0.0
(-) TIF Tax Capacity	39,222	37,713	-1,508	-3.8
(-) FD Contrib Tax Cap	0	64,081	64,081	0.0
(=) Taxable Tax Capacity	559,532	496,959	-62,573	-11.2
FD Distrib Tax Cap	0	92,881	92,881	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	54.47	51.49	0.00	0.00
City/Town	42.64	40.61	0.35	0.35
School District	35.48	33.52	20.33	17.37
Special District	10.67	10.03	0.00	0.00
Total	143.26	135.65	20.69	17.72

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	152,000	152,000	0.0	2,155	2,012	-143	-6.6	1.42	1.32
Res Hmstd: AvgVal	227,800	227,800	0.0	3,495	3,267	-228	-6.5	1.53	1.43
Res Hmstd: Hi Val	303,700	303,700	0.0	4,837	4,524	-314	-6.5	1.59	1.49
Res Hmstd: Ex-Hi Val	455,700	455,700	0.0	7,471	6,989	-482	-6.5	1.64	1.53
Apartment	300,000	300,000	0.0	5,993	5,619	-374	-6.2	2	1.87
Comm/Ind: Lo Val	150,000	150,000	0.0	4,515	3,711	-804	-17.8	3.01	2.47
Comm/Ind: Mid Val	300,000	300,000	0.0	10,432	9,444	-988	-9.5	3.48	3.15
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	38,044	36,194	-1,850	-4.9	3.80	3.62

St. Louis County

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	9,264,600	9,264,600	0	0.0	111,018	107,916	-3,103	-2.8	1.20	1.16
Res Non-Hmstd	1,797,319	1,797,319	0	0.0	28,726	27,910	-815	-2.8	1.60	1.55
Apartments	498,457	498,457	0	0.0	9,759	9,526	-232	-2.4	1.96	1.91
Low-income Apts	101,983	101,983	0	0.0	1,271	1,218	-54	-4.2	1.25	1.19
Seasonal Rec'l	1,954,565	1,954,565	0	0.0	24,020	23,861	-158	-0.7	1.23	1.22
Com/Ind: Lo tier	442,995	442,995	0	0.0	11,415	10,901	-514	-4.5	2.58	2.46
Com/Ind Hi tier	1,854,110	1,854,110	0	0.0	71,113	70,524	-589	-0.8	3.84	3.80
Publ U: Elec Gen	59,609	59,609	0	0.0	1,968	1,958	-9	-0.5	3.30	3.29
Publ U: Other	573,433	573,433	0	0.0	19,341	19,407	67	0.3	3.37	3.38
Ag HGA	73,879	73,879	0	0.0	613	601	-12	-1.9	0.83	0.81
Ag Hmstd Land	99,951	99,951	0	0.0	274	269	-5	-2.0	0.27	0.27
Ag Non-Hmstd	985,222	985,222	0	0.0	10,981	10,811	-170	-1.6	1.11	1.10
Miscellaneous	43,578	43,578	0	0.0	1,542	1,502	-39	-2.6	3.54	3.45
Total	17,749,700	17,749,700	0	0.0	292,039	286,404	-5,635	-1.9	1.65	1.61

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	193,052	193,052	0	0.0
(-) TIF Tax Capacity	3,478	3,436	-42	-1.2
(-) FD Contrib Tax Cap	0	4,176	4,176	0.0
(=) Taxable Tax Capacity	189,574	185,441	-4,134	-2.2
FD Distrib Tax Cap	0	7,359	7,359	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	66.81	66.00	0.00	0.00
City/Town	39.27	36.61	1.88	1.88
School District	22.50	22.57	11.66	11.24
Special District	4.22	4.25	0.00	0.00
Total	132.80	129.43	13.54	13.12

Tax Burdens on Hypothetical Properties	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	103,600	103,600	0.0	1,145	1,115	-30	-2.6	1.11	1.08
Res Hmstd: AvgVal	155,300	155,300	0.0	1,964	1,913	-51	-2.6	1.26	1.23
Res Hmstd: Hi Val	207,100	207,100	0.0	2,784	2,711	-72	-2.6	1.34	1.31
Res Hmstd: Ex-Hi Val	310,700	310,700	0.0	4,424	4,309	-115	-2.6	1.42	1.39
Apartment	300,000	300,000	0.0	5,386	5,247	-139	-2.6	1.8	1.75
Seas Rec: Lo Val	75,000	75,000	0.0	1,058	1,033	-25	-2.4	1.41	1.38
Seas Rec: Hi Val	200,000	200,000	0.0	2,976	2,908	-67	-2.3	1.49	1.45
Comm/Ind: Lo Val	150,000	150,000	0.0	4,172	3,436	-737	-17.7	2.78	2.29
Comm/Ind: Mid Val	300,000	300,000	0.0	9,668	8,824	-844	-8.7	3.22	2.94
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	35,314	33,968	-1,346	-3.8	3.53	3.4

Scott County

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	11,432,855	11,432,855	0	0.0	152,837	149,160	-3,677	-2.4	1.34	1.30
Res Non-Hmstd	1,589,568	1,589,568	0	0.0	22,701	22,182	-519	-2.3	1.43	1.40
Apartments	410,010	410,010	0	0.0	7,193	7,106	-87	-1.2	1.75	1.73
Low-income Apts	96,914	96,914	0	0.0	1,066	1,039	-27	-2.5	1.10	1.07
Seasonal Rec'l	41,935	41,935	0	0.0	559	547	-12	-2.2	1.33	1.30
Com/Ind: Lo tier	230,346	230,346	0	0.0	5,097	5,302	205	4.0	2.21	2.30
Com/Ind Hi tier	1,979,429	1,979,429	0	0.0	68,996	72,423	3,427	5.0	3.49	3.66
Publ U: Elec Gen	11,826	11,826	0	0.0	315	335	20	6.4	2.66	2.83
Publ U: Other	261,968	261,968	0	0.0	8,328	9,047	719	8.6	3.18	3.45
Ag HGA	176,389	176,389	0	0.0	1,854	1,817	-37	-2.0	1.05	1.03
Ag Hmstd Land	522,432	522,432	0	0.0	1,883	1,872	-11	-0.6	0.36	0.36
Ag Non-Hmstd	347,080	347,080	0	0.0	3,123	3,101	-22	-0.7	0.90	0.89
Miscellaneous	11,397	11,397	0	0.0	197	190	-7	-3.7	1.73	1.67
Total	17,112,152	17,112,152	0	0.0	274,150	274,123	-28	0.0	1.60	1.60

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	189,524	189,524	0	0.0
(-) TIF Tax Capacity	2,835	2,477	-358	-12.6
(-) FD Contrib Tax Cap	0	17,173	17,173	0.0
(=) Taxable Tax Capacity	186,689	169,874	-16,815	-9.0
FD Distrib Tax Cap	0	17,406	17,406	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	35.20	35.01	0.00	0.00
City/Town	36.50	35.68	0.36	0.36
School District	38.66	38.63	21.22	19.38
Special District	5.82	5.67	0.00	0.00
Total	116.18	115.00	21.57	19.73

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	188,300	188,300	0.0	2,358	2,304	-55	-2.3	1.25	1.22
Res Hmstd: AvgVal	282,400	282,400	0.0	3,753	3,669	-84	-2.2	1.33	1.3
Res Hmstd: Hi Val	376,400	376,400	0.0	5,146	5,032	-114	-2.2	1.37	1.34
Res Hmstd: Ex-Hi Val	564,800	564,800	0.0	7,968	7,796	-173	-2.2	1.41	1.38
Apartment	300,000	300,000	0.0	5,004	4,904	-100	-2.0	1.67	1.63
Comm/Ind: Lo Val	150,000	150,000	0.0	3,919	3,450	-469	-12.0	2.61	2.30
Comm/Ind: Mid Val	300,000	300,000	0.0	9,037	8,824	-212	-2.4	3.01	2.94
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	32,919	33,903	984	3.0	3.29	3.39

Washington County

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	21,974,137	21,974,137	0	0.0	275,735	263,655	-12,080	-4.4	1.25	1.20
Res Non-Hmstd	3,016,250	3,016,250	0	0.0	39,406	37,799	-1,607	-4.1	1.31	1.25
Apartments	950,632	950,632	0	0.0	15,446	14,930	-517	-3.3	1.62	1.57
Low-income Apts	204,175	204,175	0	0.0	1,998	1,911	-87	-4.4	0.98	0.94
Seasonal Rec'l	139,484	139,484	0	0.0	1,650	1,604	-46	-2.8	1.18	1.15
Com/Ind: Lo tier	305,677	305,677	0	0.0	6,192	6,599	407	6.6	2.03	2.16
Com/Ind Hi tier	2,968,989	2,968,989	0	0.0	97,257	102,403	5,146	5.3	3.28	3.45
Publ U: Elec Gen	205,739	205,739	0	0.0	4,547	5,336	789	17.4	2.21	2.59
Publ U: Other	325,847	325,847	0	0.0	10,784	11,289	505	4.7	3.31	3.46
Ag HGA	166,362	166,362	0	0.0	1,763	1,694	-70	-3.9	1.06	1.02
Ag Hmstd Land	252,443	252,443	0	0.0	788	759	-29	-3.7	0.31	0.30
Ag Non-Hmstd	433,772	433,772	0	0.0	3,740	3,642	-98	-2.6	0.86	0.84
Miscellaneous	33,395	33,395	0	0.0	613	624	11	1.7	1.84	1.87
Total	30,976,901	30,976,901	0	0.0	459,920	452,245	-7,675	-1.7	1.48	1.46

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	340,933	340,933	0	0.0
(-) TIF Tax Capacity	4,013	3,947	-66	-1.6
(-) FD Contrib Tax Cap	0	25,409	25,409	0.0
(=) Taxable Tax Capacity	336,919	311,576	-25,343	-7.5
FD Distrib Tax Cap	0	32,800	32,800	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	30.39	29.72	0.35	0.35
City/Town	36.02	34.74	0.32	0.32
School District	28.08	27.36	27.90	25.06
Special District	6.25	6.02	0.00	0.00
Total	100.74	97.84	28.57	25.74

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	188,900	188,900	0.0	2,239	2,136	-103	-4.6	1.19	1.13
Res Hmstd: AvgVal	283,200	283,200	0.0	3,544	3,385	-159	-4.5	1.25	1.2
Res Hmstd: Hi Val	377,500	377,500	0.0	4,849	4,633	-216	-4.4	1.28	1.23
Res Hmstd: Ex-Hi Val	566,400	566,400	0.0	7,492	7,162	-330	-4.4	1.32	1.26
Apartment	300,000	300,000	0.0	4,635	4,441	-194	-4.2	1.55	1.48
Comm/Ind: Lo Val	150,000	150,000	0.0	3,677	3,276	-401	-10.9	2.45	2.18
Comm/Ind: Mid Val	300,000	300,000	0.0	8,436	8,387	-49	-0.6	2.81	2.8
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	30,647	32,240	1,593	5.2	3.06	3.22

Aitkin County | **Aitkin township**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	52,819	52,819	0	0.0	313	312	0	-0.1	0.59	0.59
Res Non-Hmstd	6,933	6,933	0	0.0	58	58	0	-0.1	0.84	0.84
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	19,405	19,405	0	0.0	161	161	0	0.2	0.83	0.83
Com/Ind: Lo tier	2,115	2,115	0	0.0	26	34	8	31.0	1.24	1.62
Com/Ind Hi tier	4,918	4,918	0	0.0	117	142	25	21.7	2.37	2.89
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	658	658	0	0.0	16	19	3	21.7	2.37	2.89
Ag HGA	4,641	4,641	0	0.0	19	19	0	-0.1	0.41	0.41
Ag Hmstd Land	9,710	9,710	0	0.0	13	13	0	0.4	0.13	0.13
Ag Non-Hmstd	11,812	11,812	0	0.0	80	80	0	0.2	0.68	0.68
Miscellaneous	271	271	0	0.0	4	5	1	13.1	1.53	1.73
Total	113,282	113,282	0	0.0	806	844	37	4.6	0.71	0.74

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	1,090	1,090	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	40	40	0.0
(=) Taxable Tax Capacity	1,090	1,050	-40	-3.7
FD Distrib Tax Cap	0	27	27	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	48.85	48.79	0.00	0.00
City/Town	14.64	14.81	0.00	0.00
School District	4.48	4.51	13.78	13.58
Special District	0.18	0.18	0.00	0.00
Total	68.15	68.28	13.78	13.58

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	137,100	137,100	0.0	664	663	-1	-0.2	0.48	0.48
Res Hmstd: AvgVal	205,600	205,600	0.0	1,267	1,265	-2	-0.1	0.62	0.62
Res Hmstd: Hi Val	274,100	274,100	0.0	1,870	1,868	-2	-0.1	0.68	0.68
Res Hmstd: Ex-Hi Val	411,200	411,200	0.0	3,077	3,075	-3	-0.1	0.75	0.75
Seas Rec: Lo Val	75,000	75,000	0.0	573	574	1	0.2	0.76	0.77
Seas Rec: Hi Val	200,000	200,000	0.0	1,683	1,686	3	0.2	0.84	0.84
Comm/Ind: Lo Val	150,000	150,000	0.0	2,721	2,645	-77	-2.8	1.81	1.76
Comm/Ind: Mid Val	300,000	300,000	0.0	6,281	6,975	694	11.0	2.09	2.32
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	22,893	27,184	4,291	18.7	2.29	2.72

Aitkin County | **Farm Island township**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	93,445	93,445	0	0.0	540	538	-2	-0.4	0.58	0.58
Res Non-Hmstd	10,406	10,406	0	0.0	82	82	0	-0.3	0.79	0.79
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	144,213	144,213	0	0.0	1,139	1,138	-1	-0.1	0.79	0.79
Com/Ind: Lo tier	1,079	1,079	0	0.0	13	18	5	36.8	1.19	1.63
Com/Ind Hi tier	257	257	0	0.0	6	7	2	25.7	2.28	2.87
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	284	284	0	0.0	6	8	2	25.7	2.28	2.87
Ag HGA	3,077	3,077	0	0.0	13	12	0	-0.6	0.41	0.40
Ag Hmstd Land	4,722	4,722	0	0.0	5	5	0	-0.3	0.11	0.11
Ag Non-Hmstd	24,612	24,612	0	0.0	155	155	0	-0.1	0.63	0.63
Miscellaneous	273	273	0	0.0	3	3	0	-0.3	0.93	0.93
Total	282,367	282,367	0	0.0	1,963	1,966	4	0.2	0.70	0.70

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	2,718	2,718	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	8	8	0.0
(=) Taxable Tax Capacity	2,718	2,710	-8	-0.3
FD Distrib Tax Cap	0	17	17	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	48.85	48.79	0.00	0.00
City/Town	10.12	10.08	0.00	0.00
School District	4.48	4.51	13.78	13.58
Special District	0.18	0.18	0.00	0.00
Total	63.63	63.56	13.78	13.58

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	150,700	150,700	0.0	726	722	-4	-0.5	0.48	0.48
Res Hmstd: AvgVal	226,000	226,000	0.0	1,352	1,346	-6	-0.4	0.6	0.6
Res Hmstd: Hi Val	301,200	301,200	0.0	1,977	1,969	-8	-0.4	0.66	0.65
Res Hmstd: Ex-Hi Val	451,900	451,900	0.0	3,208	3,196	-12	-0.4	0.71	0.71
Seas Rec: Lo Val	75,000	75,000	0.0	539	539	-1	-0.1	0.72	0.72
Seas Rec: Hi Val	200,000	200,000	0.0	1,593	1,591	-1	-0.1	0.8	0.8
Comm/Ind: Lo Val	150,000	150,000	0.0	2,620	2,624	5	0.2	1.75	1.75
Comm/Ind: Mid Val	300,000	300,000	0.0	6,044	6,928	884	14.6	2.01	2.31
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	22,023	27,011	4,989	22.7	2.20	2.70

Aitkin County | **Fleming township**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	21,995	21,995	0	0.0	120	120	-1	-0.5	0.55	0.54
Res Non-Hmstd	2,058	2,058	0	0.0	18	18	0	-0.4	0.87	0.87
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	56,074	56,074	0	0.0	468	468	-1	-0.1	0.84	0.83
Com/Ind: Lo tier	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind Hi tier	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag HGA	1,586	1,586	0	0.0	6	6	0	-0.7	0.36	0.36
Ag Hmstd Land	5,536	5,536	0	0.0	11	11	0	-0.3	0.20	0.20
Ag Non-Hmstd	10,883	10,883	0	0.0	75	75	0	-0.2	0.69	0.69
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	98,132	98,132	0	0.0	699	697	-1	-0.2	0.71	0.71

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	921	921	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	921	921	0	0.0
FD Distrib Tax Cap	0	4	4	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	48.85	48.79	0.00	0.00
City/Town	15.75	15.68	0.00	0.00
School District	4.67	4.69	13.68	13.49
Special District	0.18	0.18	0.00	0.00
Total	69.45	69.34	13.68	13.49

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	117,300	117,300	0.0	500	497	-3	-0.7	0.43	0.42
Res Hmstd: AvgVal	175,800	175,800	0.0	1,023	1,018	-5	-0.5	0.58	0.58
Res Hmstd: Hi Val	234,400	234,400	0.0	1,547	1,540	-7	-0.4	0.66	0.66
Res Hmstd: Ex-Hi Val	351,600	351,600	0.0	2,594	2,584	-11	-0.4	0.74	0.73
Seas Rec: Lo Val	75,000	75,000	0.0	583	582	-1	-0.1	0.78	0.78
Seas Rec: Hi Val	200,000	200,000	0.0	1,709	1,707	-2	-0.1	0.85	0.85

Aitkin County | **Glen township**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	32,430	32,430	0	0.0	165	164	-1	-0.4	0.51	0.51
Res Non-Hmstd	4,233	4,233	0	0.0	34	34	0	-0.3	0.80	0.79
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	55,719	55,719	0	0.0	430	430	0	0.0	0.77	0.77
Com/Ind: Lo tier	755	755	0	0.0	9	13	4	47.0	1.20	1.76
Com/Ind Hi tier	199	199	0	0.0	5	6	1	33.2	2.26	3.01
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	75	75	0	0.0	2	2	1	33.2	2.26	3.01
Ag HGA	2,624	2,624	0	0.0	10	10	0	-0.6	0.40	0.40
Ag Hmstd Land	6,383	6,383	0	0.0	8	8	0	-0.2	0.13	0.13
Ag Non-Hmstd	13,685	13,685	0	0.0	85	85	0	-0.1	0.62	0.62
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	116,103	116,103	0	0.0	748	753	5	0.7	0.64	0.65

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	1,090	1,090	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	6	6	0.0
(=) Taxable Tax Capacity	1,090	1,083	-6	-0.6
FD Distrib Tax Cap	0	6	6	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	48.85	48.79	0.00	0.00
City/Town	9.09	9.09	0.00	0.00
School District	4.48	4.51	13.78	13.58
Special District	0.18	0.18	0.00	0.00
Total	62.60	62.56	13.78	13.58

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	122,200	122,200	0.0	479	477	-3	-0.6	0.39	0.39
Res Hmstd: AvgVal	183,200	183,200	0.0	980	975	-4	-0.4	0.53	0.53
Res Hmstd: Hi Val	244,200	244,200	0.0	1,480	1,474	-6	-0.4	0.61	0.60
Res Hmstd: Ex-Hi Val	366,400	366,400	0.0	2,482	2,473	-8	-0.3	0.68	0.68
Seas Rec: Lo Val	75,000	75,000	0.0	532	531	0	0.0	0.71	0.71
Seas Rec: Hi Val	200,000	200,000	0.0	1,572	1,571	-1	0.0	0.79	0.79
Comm/Ind: Lo Val	150,000	150,000	0.0	2,597	2,788	191	7.4	1.73	1.86
Comm/Ind: Mid Val	300,000	300,000	0.0	5,990	7,309	1,319	22.0	2	2.44
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	21,824	28,408	6,583	30.2	2.18	2.84

Aitkin County | **Hazelton township**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	68,919	68,919	0	0.0	393	391	-2	-0.4	0.57	0.57
Res Non-Hmstd	9,244	9,244	0	0.0	74	74	0	-0.3	0.80	0.80
Apartments	491	491	0	0.0	5	5	0	-0.3	0.93	0.93
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	115,217	115,217	0	0.0	902	901	-1	-0.1	0.78	0.78
Com/Ind: Lo tier	728	728	0	0.0	9	12	3	39.9	1.18	1.66
Com/Ind Hi tier	257	257	0	0.0	6	8	2	27.6	2.29	2.92
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	301	301	0	0.0	7	9	2	27.6	2.29	2.92
Ag HGA	1,971	1,971	0	0.0	10	9	0	-0.5	0.48	0.48
Ag Hmstd Land	2,814	2,814	0	0.0	3	3	0	-0.4	0.10	0.10
Ag Non-Hmstd	14,230	14,230	0	0.0	90	90	0	-0.1	0.63	0.63
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	214,172	214,172	0	0.0	1,498	1,502	4	0.3	0.70	0.70

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	2,070	2,070	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	7	7	0.0
(=) Taxable Tax Capacity	2,070	2,063	-7	-0.3
FD Distrib Tax Cap	0	15	15	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	48.85	48.79	0.00	0.00
City/Town	10.27	10.23	0.00	0.00
School District	4.48	4.51	13.78	13.58
Special District	0.18	0.18	0.00	0.00
Total	63.78	63.71	13.78	13.58

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	155,500	155,500	0.0	768	764	-4	-0.5	0.49	0.49
Res Hmstd: AvgVal	233,100	233,100	0.0	1,414	1,408	-6	-0.4	0.61	0.60
Res Hmstd: Hi Val	310,700	310,700	0.0	2,061	2,052	-8	-0.4	0.66	0.66
Res Hmstd: Ex-Hi Val	466,100	466,100	0.0	3,325	3,312	-13	-0.4	0.71	0.71
Apartment	300,000	300,000	0.0	2,805	2,796	-9	-0.3	0.93	0.93
Seas Rec: Lo Val	75,000	75,000	0.0	540	540	-1	-0.1	0.72	0.72
Seas Rec: Hi Val	200,000	200,000	0.0	1,595	1,594	-1	-0.1	0.8	0.8
Comm/Ind: Lo Val	150,000	150,000	0.0	2,623	2,678	55	2.1	1.75	1.79
Comm/Ind: Mid Val	300,000	300,000	0.0	6,052	7,054	1,002	16.6	2.02	2.35
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	22,051	27,473	5,422	24.6	2.21	2.75

Aitkin County | Kimberly township

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	7,185	7,185	0	0.0	44	44	1	1.2	0.61	0.61
Res Non-Hmstd	1,799	1,799	0	0.0	20	20	0	1.0	1.11	1.12
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	7,729	7,729	0	0.0	80	81	1	1.2	1.03	1.05
Com/Ind: Lo tier	11	11	0	0.0	0	0	0	17.4	1.51	1.77
Com/Ind Hi tier	2,669	2,669	0	0.0	76	85	9	12.3	2.83	3.18
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	433	433	0	0.0	12	14	2	12.3	2.83	3.18
Ag HGA	2,981	2,981	0	0.0	19	19	0	1.3	0.64	0.65
Ag Hmstd Land	5,328	5,328	0	0.0	12	12	0	2.5	0.22	0.22
Ag Non-Hmstd	7,645	7,645	0	0.0	70	70	1	1.3	0.91	0.92
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	35,780	35,780	0	0.0	332	346	14	4.2	0.93	0.97

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	339	339	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	15	15	0.0
(=) Taxable Tax Capacity	339	325	-15	-4.3
FD Distrib Tax Cap	0	4	4	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	48.85	48.79	0.00	0.00
City/Town	37.70	38.96	0.00	0.00
School District	4.48	4.51	13.78	13.58
Special District	0.18	0.18	0.00	0.00
Total	91.22	92.44	13.78	13.58

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	90,000	90,000	0.0	389	395	6	1.5	0.43	0.44
Res Hmstd: AvgVal	135,000	135,000	0.0	899	910	11	1.2	0.67	0.67
Res Hmstd: Hi Val	179,900	179,900	0.0	1,407	1,423	16	1.1	0.78	0.79
Res Hmstd: Ex-Hi Val	270,000	270,000	0.0	2,427	2,453	26	1.1	0.9	0.91
Seas Rec: Lo Val	75,000	75,000	0.0	746	755	9	1.2	1	1.01
Seas Rec: Hi Val	200,000	200,000	0.0	2,144	2,169	24	1.1	1.07	1.08
Comm/Ind: Lo Val	150,000	150,000	0.0	3,240	2,978	-262	-8.1	2.16	1.99
Comm/Ind: Mid Val	300,000	300,000	0.0	7,492	7,754	262	3.5	2.5	2.58
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	27,333	30,041	2,708	9.9	2.73	3.00

Aitkin County | Lee township

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	1,133	1,133	0	0.0	4	4	0	-0.7	0.37	0.36
Res Non-Hmstd	566	566	0	0.0	5	5	0	-0.3	0.84	0.84
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	1,390	1,390	0	0.0	11	11	0	-0.2	0.81	0.81
Com/Ind: Lo tier	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind Hi tier	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag HGA	548	548	0	0.0	2	2	0	-0.7	0.34	0.34
Ag Hmstd Land	2,538	2,538	0	0.0	5	5	0	-0.3	0.19	0.19
Ag Non-Hmstd	4,633	4,633	0	0.0	32	32	0	-0.2	0.69	0.69
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	10,808	10,808	0	0.0	59	59	0	-0.3	0.55	0.55

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	91	91	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	91	91	0	0.0
FD Distrib Tax Cap	0	1	1	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	48.85	48.79	0.00	0.00
City/Town	12.37	12.28	0.00	0.00
School District	8.75	8.76	11.76	11.61
Special District	0.18	0.18	0.00	0.00
Total	70.15	70.02	11.76	11.61

Tax Burdens on Hypothetical Properties	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	72,900	72,900	0.0	169	168	-1	-0.4	0.23	0.23
Res Hmstd: AvgVal	109,300	109,300	0.0	413	411	-3	-0.7	0.38	0.38
Res Hmstd: Hi Val	145,700	145,700	0.0	734	731	-4	-0.5	0.50	0.50
Res Hmstd: Ex-Hi Val	218,600	218,600	0.0	1,378	1,372	-6	-0.4	0.63	0.63
Seas Rec: Lo Val	75,000	75,000	0.0	588	587	-1	-0.2	0.78	0.78
Seas Rec: Hi Val	200,000	200,000	0.0	1,723	1,720	-3	-0.2	0.86	0.86

Aitkin County | **Logan township**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	4,136	4,136	0	0.0	19	19	0	-0.8	0.47	0.46
Res Non-Hmstd	1,754	1,754	0	0.0	17	17	0	-0.6	0.96	0.96
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	4,400	4,400	0	0.0	40	40	0	-0.4	0.91	0.90
Com/Ind: Lo tier	187	187	0	0.0	3	3	1	22.2	1.38	1.68
Com/Ind Hi tier	16	16	0	0.0	0	0	0	15.6	2.62	3.02
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	221	221	0	0.0	6	7	1	15.6	2.62	3.02
Ag HGA	4,154	4,154	0	0.0	22	22	0	-0.9	0.53	0.53
Ag Hmstd Land	6,752	6,752	0	0.0	12	12	0	-0.9	0.17	0.17
Ag Non-Hmstd	7,717	7,717	0	0.0	62	62	0	-0.4	0.80	0.80
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	29,336	29,336	0	0.0	181	181	1	0.3	0.62	0.62

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	242	242	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	2	2	0.0
(=) Taxable Tax Capacity	242	240	-2	-0.8
FD Distrib Tax Cap	0	5	5	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	48.85	48.79	0.00	0.00
City/Town	26.86	26.57	0.00	0.00
School District	4.48	4.51	13.77	13.58
Special District	0.18	0.18	0.00	0.00
Total	80.37	80.04	13.77	13.58

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	62,000	62,000	0.0	165	164	-1	-0.6	0.27	0.26
Res Hmstd: AvgVal	92,900	92,900	0.0	353	349	-4	-1.1	0.38	0.38
Res Hmstd: Hi Val	123,900	123,900	0.0	667	661	-6	-0.8	0.54	0.53
Res Hmstd: Ex-Hi Val	185,900	185,900	0.0	1,295	1,286	-9	-0.7	0.7	0.69
Seas Rec: Lo Val	75,000	75,000	0.0	665	662	-2	-0.4	0.89	0.88
Seas Rec: Hi Val	200,000	200,000	0.0	1,927	1,921	-7	-0.3	0.96	0.96
Comm/Ind: Lo Val	150,000	150,000	0.0	2,996	2,799	-197	-6.6	2	1.87
Comm/Ind: Mid Val	300,000	300,000	0.0	6,922	7,336	414	6.0	2.31	2.45
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	25,244	28,509	3,264	12.9	2.52	2.85

Aitkin County | **Malmo township**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	20,769	20,769	0	0.0	113	113	0	-0.2	0.55	0.54
Res Non-Hmstd	3,043	3,043	0	0.0	25	25	0	-0.2	0.84	0.84
Apartments	225	225	0	0.0	2	2	0	-0.1	0.97	0.97
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	28,819	28,819	0	0.0	231	232	0	0.1	0.80	0.80
Com/Ind: Lo tier	1,179	1,179	0	0.0	15	20	5	32.7	1.31	1.73
Com/Ind Hi tier	524	524	0	0.0	12	15	3	24.3	2.35	2.92
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	460	460	0	0.0	11	13	3	24.3	2.35	2.92
Ag HGA	2,649	2,649	0	0.0	13	13	0	-0.3	0.49	0.49
Ag Hmstd Land	4,848	4,848	0	0.0	7	7	0	0.2	0.14	0.14
Ag Non-Hmstd	9,807	9,807	0	0.0	65	65	0	0.1	0.67	0.67
Miscellaneous	43	43	0	0.0	0	0	0	-0.1	0.97	0.97
Total	72,365	72,365	0	0.0	497	507	11	2.1	0.69	0.70

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	684	684	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	11	11	0.0
(=) Taxable Tax Capacity	684	673	-11	-1.6
FD Distrib Tax Cap	0	6	6	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	48.85	48.79	0.00	0.00
City/Town	13.30	13.41	0.00	0.00
School District	4.48	4.51	13.78	13.58
Special District	0.18	0.18	0.00	0.00
Total	66.82	66.88	13.78	13.58

Tax Burdens on Hypothetical Properties	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	126,700	126,700	0.0	559	557	-2	-0.3	0.44	0.44
Res Hmstd: AvgVal	190,000	190,000	0.0	1,107	1,104	-3	-0.2	0.58	0.58
Res Hmstd: Hi Val	253,300	253,300	0.0	1,655	1,652	-3	-0.2	0.65	0.65
Res Hmstd: Ex-Hi Val	380,000	380,000	0.0	2,752	2,747	-5	-0.2	0.72	0.72
Apartment	300,000	300,000	0.0	2,919	2,915	-3	-0.1	0.97	0.97
Seas Rec: Lo Val	75,000	75,000	0.0	563	564	0	0.1	0.75	0.75
Seas Rec: Hi Val	200,000	200,000	0.0	1,656	1,658	1	0.1	0.83	0.83
Comm/Ind: Lo Val	150,000	150,000	0.0	2,691	2,678	-13	-0.5	1.79	1.79
Comm/Ind: Mid Val	300,000	300,000	0.0	6,211	7,053	842	13.6	2.07	2.35
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	22,636	27,470	4,834	21.4	2.26	2.75

Aitkin County | Morrison township

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	3,994	3,994	0	0.0	14	14	0	-1.1	0.36	0.36
Res Non-Hmstd	1,771	1,771	0	0.0	17	17	0	-0.7	0.97	0.96
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	2,186	2,186	0	0.0	19	19	0	-0.5	0.89	0.89
Com/Ind: Lo tier	283	283	0	0.0	4	5	1	35.8	1.32	1.79
Com/Ind Hi tier	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag HGA	1,918	1,918	0	0.0	7	7	0	-1.5	0.35	0.34
Ag Hmstd Land	8,487	8,487	0	0.0	28	28	0	-0.7	0.33	0.33
Ag Non-Hmstd	6,844	6,844	0	0.0	53	53	0	-0.6	0.78	0.78
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	25,483	25,483	0	0.0	143	143	0	0.3	0.56	0.56

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	201	201	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	2	2	0.0
(=) Taxable Tax Capacity	201	200	-2	-0.8
FD Distrib Tax Cap	0	6	6	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	48.85	48.79	0.00	0.00
City/Town	25.09	24.70	0.00	0.00
School District	4.48	4.51	13.78	13.58
Special District	0.18	0.18	0.00	0.00
Total	78.61	78.17	13.78	13.58

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	66,700	66,700	0.0	175	173	-1	-0.8	0.26	0.26
Res Hmstd: AvgVal	100,000	100,000	0.0	412	407	-5	-1.2	0.41	0.41
Res Hmstd: Hi Val	133,300	133,300	0.0	743	736	-7	-1.0	0.56	0.55
Res Hmstd: Ex-Hi Val	200,000	200,000	0.0	1,407	1,395	-12	-0.8	0.70	0.7
Seas Rec: Lo Val	75,000	75,000	0.0	652	648	-3	-0.5	0.87	0.86
Seas Rec: Hi Val	200,000	200,000	0.0	1,892	1,883	-9	-0.5	0.95	0.94

Aitkin County | **Nordland township**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	78,617	78,617	0	0.0	493	490	-3	-0.5	0.63	0.62
Res Non-Hmstd	11,592	11,592	0	0.0	99	99	0	-0.4	0.85	0.85
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	73,773	73,773	0	0.0	625	624	-1	-0.2	0.85	0.85
Com/Ind: Lo tier	385	385	0	0.0	5	8	3	66.5	1.27	2.11
Com/Ind Hi tier	13	13	0	0.0	0	0	0	46.8	2.40	3.53
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag HGA	5,305	5,305	0	0.0	27	27	0	-0.7	0.51	0.51
Ag Hmstd Land	9,150	9,150	0	0.0	13	13	0	-0.5	0.14	0.14
Ag Non-Hmstd	20,247	20,247	0	0.0	140	140	0	-0.2	0.69	0.69
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	199,083	199,083	0	0.0	1,402	1,401	-1	-0.1	0.70	0.70

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	1,870	1,870	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	4	4	0.0
(=) Taxable Tax Capacity	1,870	1,867	-4	-0.2
FD Distrib Tax Cap	0	21	21	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	48.85	48.79	0.00	0.00
City/Town	16.20	16.08	0.00	0.00
School District	4.48	4.51	13.78	13.58
Special District	0.18	0.18	0.00	0.00
Total	69.72	69.55	13.78	13.58

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	149,600	149,600	0.0	794	789	-5	-0.6	0.53	0.53
Res Hmstd: AvgVal	224,200	224,200	0.0	1,463	1,455	-8	-0.5	0.65	0.65
Res Hmstd: Hi Val	298,900	298,900	0.0	2,134	2,123	-11	-0.5	0.71	0.71
Res Hmstd: Ex-Hi Val	448,400	448,400	0.0	3,454	3,438	-16	-0.5	0.77	0.77
Seas Rec: Lo Val	75,000	75,000	0.0	585	584	-1	-0.2	0.78	0.78
Seas Rec: Hi Val	200,000	200,000	0.0	1,714	1,711	-3	-0.2	0.86	0.86
Comm/Ind: Lo Val	150,000	150,000	0.0	2,757	3,367	610	22.1	1.84	2.24
Comm/Ind: Mid Val	300,000	300,000	0.0	6,363	8,661	2,298	36.1	2.12	2.89
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	23,195	33,366	10,171	43.9	2.32	3.34

Aitkin County | **Spencer township**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	20,579	20,579	0	0.0	107	107	0	-0.1	0.52	0.52
Res Non-Hmstd	3,923	3,923	0	0.0	35	35	0	0.0	0.88	0.88
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	2,483	2,483	0	0.0	21	21	0	0.2	0.86	0.86
Com/Ind: Lo tier	556	556	0	0.0	8	9	1	19.3	1.36	1.62
Com/Ind Hi tier	3,333	3,333	0	0.0	83	94	12	14.2	2.48	2.83
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,291	1,291	0	0.0	30	35	4	14.5	2.35	2.69
Ag HGA	5,414	5,414	0	0.0	30	30	0	-0.1	0.56	0.55
Ag Hmstd Land	7,082	7,082	0	0.0	9	9	0	0.5	0.12	0.12
Ag Non-Hmstd	13,555	13,555	0	0.0	99	99	0	0.2	0.73	0.73
Miscellaneous	636	636	0	0.0	16	18	2	14.2	2.48	2.83
Total	58,851	58,851	0	0.0	437	457	20	4.6	0.74	0.78

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	559	559	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	22	22	0.0
(=) Taxable Tax Capacity	559	537	-22	-4.0
FD Distrib Tax Cap	0	19	19	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	48.85	48.79	0.00	0.00
City/Town	19.85	20.05	0.00	0.00
School District	4.48	4.51	13.78	13.58
Special District	0.18	0.18	0.00	0.00
Total	73.36	73.52	13.78	13.58

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	92,500	92,500	0.0	304	303	-1	-0.3	0.33	0.33
Res Hmstd: AvgVal	138,700	138,700	0.0	737	736	-1	-0.1	0.53	0.53
Res Hmstd: Hi Val	184,900	184,900	0.0	1,170	1,169	-1	-0.1	0.63	0.63
Res Hmstd: Ex-Hi Val	277,400	277,400	0.0	2,037	2,036	-1	-0.1	0.73	0.73
Comm/Ind: Lo Val	150,000	150,000	0.0	2,839	2,578	-260	-9.2	1.89	1.72
Comm/Ind: Mid Val	300,000	300,000	0.0	6,555	6,821	266	4.1	2.18	2.27
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	23,896	26,618	2,722	11.4	2.39	2.66

Aitkin County | **Waukenabo township**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	18,162	18,162	0	0.0	95	94	0	-0.5	0.52	0.52
Res Non-Hmstd	2,555	2,555	0	0.0	21	21	0	-0.4	0.81	0.81
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	46,239	46,239	0	0.0	370	370	0	-0.1	0.80	0.80
Com/Ind: Lo tier	287	287	0	0.0	3	4	1	37.5	1.13	1.55
Com/Ind Hi tier	9	9	0	0.0	0	0	0	24.2	2.33	2.89
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag HGA	1,947	1,947	0	0.0	7	7	0	-0.7	0.38	0.38
Ag Hmstd Land	3,760	3,760	0	0.0	4	4	0	-0.5	0.11	0.11
Ag Non-Hmstd	9,657	9,657	0	0.0	63	63	0	-0.2	0.66	0.65
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	82,616	82,616	0	0.0	564	564	0	0.0	0.68	0.68

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	775	775	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	1	1	0.0
(=) Taxable Tax Capacity	775	774	-1	-0.2
FD Distrib Tax Cap	0	6	6	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	48.85	48.79	0.00	0.00
City/Town	12.38	12.32	0.00	0.00
School District	4.48	4.51	13.78	13.58
Special District	0.18	0.18	0.00	0.00
Total	65.89	65.79	13.78	13.58

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	112,200	112,200	0.0	425	422	-3	-0.7	0.38	0.38
Res Hmstd: AvgVal	168,300	168,300	0.0	906	901	-5	-0.5	0.54	0.54
Res Hmstd: Hi Val	224,300	224,300	0.0	1,385	1,378	-7	-0.5	0.62	0.61
Res Hmstd: Ex-Hi Val	336,500	336,500	0.0	2,345	2,335	-10	-0.4	0.7	0.69
Seas Rec: Lo Val	75,000	75,000	0.0	556	556	-1	-0.1	0.74	0.74
Seas Rec: Hi Val	200,000	200,000	0.0	1,638	1,636	-2	-0.1	0.82	0.82
Comm/Ind: Lo Val	150,000	150,000	0.0	2,671	2,650	-21	-0.8	1.78	1.77
Comm/Ind: Mid Val	300,000	300,000	0.0	6,163	6,988	825	13.4	2.05	2.33
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	22,459	27,230	4,771	21.2	2.25	2.72

Aitkin County | **Wealthwood township**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	21,190	21,190	0	0.0	110	110	0	-0.4	0.52	0.52
Res Non-Hmstd	2,709	2,709	0	0.0	22	22	0	-0.3	0.81	0.80
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	30,003	30,003	0	0.0	232	232	0	0.0	0.77	0.77
Com/Ind: Lo tier	297	297	0	0.0	3	6	2	74.3	1.06	1.85
Com/Ind Hi tier	49	49	0	0.0	1	2	1	47.0	2.24	3.30
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	265	265	0	0.0	6	9	3	47.0	2.24	3.30
Ag HGA	1,049	1,049	0	0.0	4	4	0	-0.6	0.36	0.35
Ag Hmstd Land	1,695	1,695	0	0.0	2	2	0	-0.1	0.12	0.12
Ag Non-Hmstd	7,459	7,459	0	0.0	46	46	0	0.0	0.61	0.61
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	64,716	64,716	0	0.0	426	431	5	1.2	0.66	0.67

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	616	616	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	6	6	0.0
(=) Taxable Tax Capacity	616	611	-6	-0.9
FD Distrib Tax Cap	0	5	5	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	48.85	48.79	0.00	0.00
City/Town	8.11	8.13	0.00	0.00
School District	4.48	4.51	13.78	13.58
Special District	0.18	0.18	0.00	0.00
Total	61.62	61.61	13.78	13.58

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	123,100	123,100	0.0	477	475	-3	-0.5	0.39	0.39
Res Hmstd: AvgVal	184,500	184,500	0.0	974	970	-4	-0.4	0.53	0.53
Res Hmstd: Hi Val	246,000	246,000	0.0	1,472	1,467	-5	-0.4	0.6	0.6
Res Hmstd: Ex-Hi Val	369,100	369,100	0.0	2,469	2,461	-8	-0.3	0.67	0.67
Seas Rec: Lo Val	75,000	75,000	0.0	524	524	0	0.0	0.7	0.7
Seas Rec: Hi Val	200,000	200,000	0.0	1,552	1,552	0	0.0	0.78	0.78
Comm/Ind: Lo Val	150,000	150,000	0.0	2,575	3,105	530	20.6	1.72	2.07
Comm/Ind: Mid Val	300,000	300,000	0.0	5,939	8,049	2,110	35.5	1.98	2.68
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	21,637	31,121	9,484	43.8	2.16	3.11

Aitkin County | **Aitkin Co. Unorganized**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	912	912	0	0.0	8	8	0	-0.1	0.82	0.82
Res Non-Hmstd	184	184	0	0.0	2	2	0	-0.1	1.07	1.07
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	816	816	0	0.0	8	8	0	-0.1	1.02	1.02
Com/Ind: Lo tier	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind Hi tier	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag HGA	609	609	0	0.0	5	5	0	-0.1	0.89	0.89
Ag Hmstd Land	622	622	0	0.0	1	1	0	-0.3	0.17	0.17
Ag Non-Hmstd	4,218	4,218	0	0.0	35	34	0	-0.1	0.82	0.82
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	7,360	7,360	0	0.0	59	59	0	-0.1	0.80	0.80

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	67	67	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	67	67	0	0.0
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	48.85	48.79	0.00	0.00
City/Town	10.09	10.07	0.00	0.00
School District	33.46	33.46	14.21	14.21
Special District	0.18	0.18	0.00	0.00
Total	92.58	92.49	14.21	14.21

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	70,700	70,700	0.0	493	493	0	-0.1	0.7	0.7
Res Hmstd: AvgVal	106,000	106,000	0.0	875	875	-1	-0.1	0.83	0.83
Res Hmstd: Hi Val	141,300	141,300	0.0	1,282	1,281	-1	-0.1	0.91	0.91
Res Hmstd: Ex-Hi Val	212,100	212,100	0.0	2,097	2,095	-2	-0.1	0.99	0.99
Seas Rec: Lo Val	75,000	75,000	0.0	756	756	-1	-0.1	1.01	1.01
Seas Rec: Hi Val	200,000	200,000	0.0	2,171	2,170	-2	-0.1	1.09	1.08

Aitkin County | **Aitkin city**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	53,573	53,573	0	0.0	461	452	-8	-1.8	0.86	0.84
Res Non-Hmstd	15,516	15,516	0	0.0	233	230	-3	-1.4	1.50	1.48
Apartments	14,573	14,573	0	0.0	263	259	-4	-1.4	1.80	1.78
Low-income Apts	2,060	2,060	0	0.0	23	22	0	-1.4	1.10	1.09
Seasonal Rec'l	574	574	0	0.0	12	12	0	-1.3	2.18	2.15
Com/Ind: Lo tier	17,292	17,292	0	0.0	394	411	18	4.5	2.28	2.38
Com/Ind Hi tier	22,875	22,875	0	0.0	841	872	31	3.7	3.68	3.81
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	268	268	0	0.0	10	10	0	3.7	3.68	3.81
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	264	264	0	0.0	4	3	0	-1.4	1.33	1.31
Miscellaneous	107	107	0	0.0	2	2	0	-1.4	1.80	1.78
Total	127,102	127,102	0	0.0	2,242	2,275	33	1.5	1.76	1.79

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	1,491	1,491	0	0.0
(-) TIF Tax Capacity	232	190	-43	-18.3
(-) FD Contrib Tax Cap	0	212	212	0.0
(=) Taxable Tax Capacity	1,258	1,089	-169	-13.4
FD Distrib Tax Cap	0	189	189	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	48.85	48.79	0.00	0.00
City/Town	79.75	77.87	0.00	0.00
School District	4.48	4.51	13.78	13.58
Special District	0.18	0.18	0.00	0.00
Total	133.26	131.35	13.78	13.58

Tax Burdens on Hypothetical Properties	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	73,300	73,300	0.0	397	387	-10	-2.5	0.54	0.53
Res Hmstd: AvgVal	109,800	109,800	0.0	960	942	-18	-1.9	0.87	0.86
Res Hmstd: Hi Val	146,400	146,400	0.0	1,542	1,516	-26	-1.7	1.05	1.04
Res Hmstd: Ex-Hi Val	219,700	219,700	0.0	2,708	2,665	-43	-1.6	1.23	1.21
Apartment	300,000	300,000	0.0	5,411	5,333	-78	-1.4	1.80	1.78
Comm/Ind: Lo Val	150,000	150,000	0.0	4,186	3,686	-501	-12.0	2.79	2.46
Comm/Ind: Mid Val	300,000	300,000	0.0	9,700	9,405	-294	-3.0	3.23	3.14
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	35,427	36,094	667	1.9	3.54	3.61

Aitkin County | **Palisade city**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	3,853	3,853	0	0.0	36	30	-6	-16.6	0.94	0.78
Res Non-Hmstd	1,443	1,443	0	0.0	32	28	-4	-12.7	2.20	1.92
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	328	328	0	0.0	7	6	-1	-12.8	2.09	1.83
Com/Ind: Lo tier	573	573	0	0.0	18	16	-3	-14.3	3.18	2.72
Com/Ind Hi tier	34	34	0	0.0	2	1	0	-12.1	5.02	4.42
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	32	32	0	0.0	2	1	0	-12.1	5.02	4.42
Ag HGA	295	295	0	0.0	4	3	-1	-14.6	1.34	1.15
Ag Hmstd Land	188	188	0	0.0	1	1	0	-19.1	0.68	0.55
Ag Non-Hmstd	71	71	0	0.0	1	1	0	-13.4	2.00	1.74
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	6,816	6,816	0	0.0	103	88	-15	-14.5	1.51	1.29

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	56	56	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	3	3	0.0
(=) Taxable Tax Capacity	56	53	-3	-4.8
FD Distrib Tax Cap	0	18	18	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	48.79	48.73	0.00	0.00
City/Town	147.30	120.44	0.00	0.00
School District	4.43	4.45	13.78	13.58
Special District	0.18	0.18	0.00	0.00
Total	200.71	173.81	13.78	13.58

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	49,800	49,800	0.0	379	297	-81	-21.5	0.76	0.6
Res Hmstd: AvgVal	74,700	74,700	0.0	713	591	-122	-17.1	0.95	0.79
Res Hmstd: Hi Val	99,600	99,600	0.0	1,279	1,085	-194	-15.2	1.28	1.09
Res Hmstd: Ex-Hi Val	149,400	149,400	0.0	2,437	2,096	-341	-14.0	1.63	1.40
Comm/Ind: Lo Val	150,000	150,000	0.0	5,704	4,367	-1,337	-23.4	3.80	2.91
Comm/Ind: Mid Val	300,000	300,000	0.0	13,240	10,995	-2,245	-17.0	4.41	3.67
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	48,411	41,925	-6,486	-13.4	4.84	4.19

Anoka County | **Linwood township**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	422,304	422,304	0	0.0	4,607	4,171	-436	-9.5	1.09	0.99
Res Non-Hmstd	35,940	35,940	0	0.0	433	392	-41	-9.5	1.20	1.09
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	9,537	9,537	0	0.0	112	103	-9	-8.3	1.18	1.08
Com/Ind: Lo tier	1,218	1,218	0	0.0	22	24	2	7.3	1.80	1.93
Com/Ind Hi tier	1,518	1,518	0	0.0	47	50	3	5.8	3.10	3.28
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	5,423	5,423	0	0.0	168	178	10	5.8	3.10	3.28
Ag HGA	6,884	6,884	0	0.0	71	65	-7	-9.5	1.04	0.94
Ag Hmstd Land	6,167	6,167	0	0.0	16	13	-3	-18.2	0.26	0.21
Ag Non-Hmstd	4,570	4,570	0	0.0	45	40	-4	-9.5	0.98	0.88
Miscellaneous	2,053	2,053	0	0.0	30	27	-3	-9.4	1.44	1.30
Total	495,614	495,614	0	0.0	5,551	5,061	-489	-8.8	1.12	1.02

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	4,669	4,669	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	61	61	0.0
(=) Taxable Tax Capacity	4,669	4,608	-61	-1.3
FD Distrib Tax Cap	0	815	815	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	38.53	35.79	0.00	0.00
City/Town	34.80	29.65	0.00	0.00
School District	27.64	26.25	12.76	11.35
Special District	3.95	3.51	0.00	0.00
Total	104.92	95.20	12.76	11.35

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	151,500	151,500	0.0	1,535	1,389	-146	-9.5	1.01	0.92
Res Hmstd: AvgVal	227,100	227,100	0.0	2,496	2,260	-237	-9.5	1.1	1
Res Hmstd: Hi Val	302,800	302,800	0.0	3,459	3,131	-327	-9.5	1.14	1.03
Res Hmstd: Ex-Hi Val	454,300	454,300	0.0	5,346	4,841	-506	-9.5	1.18	1.07
Comm/Ind: Lo Val	150,000	150,000	0.0	3,534	3,075	-458	-13.0	2.36	2.05
Comm/Ind: Mid Val	300,000	300,000	0.0	8,181	7,991	-190	-2.3	2.73	2.66
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	29,870	30,933	1,063	3.6	2.99	3.09

Anoka County | **Anoka city**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	818,055	818,055	0	0.0	10,089	9,184	-905	-9.0	1.23	1.12
Res Non-Hmstd	106,978	106,978	0	0.0	1,500	1,369	-131	-8.8	1.40	1.28
Apartments	208,154	208,154	0	0.0	3,341	3,056	-286	-8.5	1.61	1.47
Low-income Apts	32,755	32,755	0	0.0	330	301	-29	-8.8	1.01	0.92
Seasonal Rec'l	1,179	1,179	0	0.0	20	18	-2	-7.7	1.70	1.57
Com/Ind: Lo tier	42,859	42,859	0	0.0	877	920	43	4.9	2.05	2.15
Com/Ind Hi tier	262,750	262,750	0	0.0	8,567	8,961	393	4.6	3.26	3.41
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	6,043	6,043	0	0.0	197	206	9	4.6	3.26	3.41
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	25	25	0	0.0	0	0	0	-7.1	1.02	0.95
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	1,478,798	1,478,798	0	0.0	24,922	24,014	-907	-3.6	1.69	1.62

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	17,346	17,346	0	0.0
(-) TIF Tax Capacity	738	738	0	0.0
(-) FD Contrib Tax Cap	0	2,143	2,143	0.0
(=) Taxable Tax Capacity	16,609	14,466	-2,143	-12.9
FD Distrib Tax Cap	0	3,379	3,379	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	38.53	35.79	0.00	0.00
City/Town	41.05	37.72	0.00	0.00
School District	19.65	18.65	30.04	25.55
Special District	5.16	4.84	0.00	0.00
Total	104.39	97.00	30.04	25.55

Tax Burdens on Hypothetical Properties	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	123,500	123,500	0.0	1,387	1,260	-127	-9.2	1.12	1.02
Res Hmstd: AvgVal	185,100	185,100	0.0	2,273	2,069	-205	-9.0	1.23	1.12
Res Hmstd: Hi Val	246,800	246,800	0.0	3,161	2,879	-282	-8.9	1.28	1.17
Res Hmstd: Ex-Hi Val	370,200	370,200	0.0	4,936	4,499	-437	-8.8	1.33	1.22
Apartment	300,000	300,000	0.0	4,816	4,404	-412	-8.5	1.61	1.47
Comm/Ind: Lo Val	150,000	150,000	0.0	3,781	3,278	-503	-13.3	2.52	2.19
Comm/Ind: Mid Val	300,000	300,000	0.0	8,672	8,394	-278	-3.2	2.89	2.8
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	31,496	32,266	770	2.4	3.15	3.23

Anoka County | **Bethel city**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	22,282	22,282	0	0.0	298	259	-39	-13.0	1.34	1.16
Res Non-Hmstd	4,274	4,274	0	0.0	67	59	-9	-12.9	1.57	1.37
Apartments	153	153	0	0.0	3	3	0	-12.9	1.92	1.67
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo tier	1,835	1,835	0	0.0	45	41	-3	-7.9	2.42	2.23
Com/Ind Hi tier	2,598	2,598	0	0.0	101	94	-6	-6.4	3.87	3.62
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,391	1,391	0	0.0	54	50	-3	-6.4	3.87	3.62
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	398	398	0	0.0	5	5	-1	-12.7	1.36	1.19
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	32,932	32,932	0	0.0	573	511	-62	-10.8	1.74	1.55

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	345	345	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	38	38	0.0
(=) Taxable Tax Capacity	345	307	-38	-11.1
FD Distrib Tax Cap	0	102	102	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	38.53	35.79	0.00	0.00
City/Town	71.55	59.67	0.00	0.00
School District	30.22	26.92	11.56	9.73
Special District	3.95	3.51	0.00	0.00
Total	144.24	125.89	11.56	9.73

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	94,500	94,500	0.0	1,058	920	-138	-13.0	1.12	0.97
Res Hmstd: AvgVal	141,700	141,700	0.0	1,854	1,614	-241	-13.0	1.31	1.14
Res Hmstd: Hi Val	188,900	188,900	0.0	2,651	2,307	-344	-13.0	1.40	1.22
Res Hmstd: Ex-Hi Val	283,300	283,300	0.0	4,244	3,694	-550	-13.0	1.5	1.30
Apartment	300,000	300,000	0.0	5,756	5,013	-743	-12.9	1.92	1.67
Comm/Ind: Lo Val	150,000	150,000	0.0	4,400	3,460	-940	-21.4	2.93	2.31
Comm/Ind: Mid Val	300,000	300,000	0.0	10,209	8,897	-1,313	-12.9	3.40	2.97
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	37,319	34,269	-3,050	-8.2	3.73	3.43

Anoka County | **Andover city**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	2,687,091	2,687,091	0	0.0	33,669	30,338	-3,330	-9.9	1.25	1.13
Res Non-Hmstd	190,453	190,453	0	0.0	2,546	2,297	-250	-9.8	1.34	1.21
Apartments	29,734	29,734	0	0.0	465	420	-45	-9.6	1.56	1.41
Low-income Apts	199	199	0	0.0	2	2	0	-9.8	0.98	0.89
Seasonal Rec'l	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo tier	15,895	15,895	0	0.0	317	336	19	5.9	2.00	2.11
Com/Ind Hi tier	111,166	111,166	0	0.0	3,545	3,737	192	5.4	3.19	3.36
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	39,540	39,540	0	0.0	1,261	1,327	67	5.3	3.19	3.36
Ag HGA	8,369	8,369	0	0.0	105	95	-10	-9.9	1.25	1.13
Ag Hmstd Land	8,845	8,845	0	0.0	28	24	-4	-14.0	0.32	0.28
Ag Non-Hmstd	8,463	8,463	0	0.0	85	78	-7	-8.6	1.00	0.92
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	3,099,753	3,099,753	0	0.0	42,023	38,654	-3,369	-8.0	1.36	1.25

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	31,319	31,319	0	0.0
(-) TIF Tax Capacity	117	95	-22	-19.1
(-) FD Contrib Tax Cap	0	1,184	1,184	0.0
(=) Taxable Tax Capacity	31,202	30,040	-1,162	-3.7
FD Distrib Tax Cap	0	4,807	4,807	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	38.53	35.79	0.00	0.00
City/Town	39.05	34.70	0.62	0.62
School District	20.27	19.15	28.91	24.59
Special District	3.22	2.91	0.00	0.00
Total	101.07	92.56	29.53	25.20

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	167,700	167,700	0.0	1,966	1,770	-196	-10.0	1.17	1.06
Res Hmstd: AvgVal	251,500	251,500	0.0	3,137	2,827	-310	-9.9	1.25	1.12
Res Hmstd: Hi Val	335,200	335,200	0.0	4,306	3,882	-424	-9.9	1.28	1.16
Res Hmstd: Ex-Hi Val	502,900	502,900	0.0	6,575	5,929	-646	-9.8	1.31	1.18
Apartment	300,000	300,000	0.0	4,676	4,227	-449	-9.6	1.56	1.41
Comm/Ind: Lo Val	150,000	150,000	0.0	3,698	3,218	-480	-13.0	2.47	2.15
Comm/Ind: Mid Val	300,000	300,000	0.0	8,482	8,256	-227	-2.7	2.83	2.75
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	30,806	31,763	957	3.1	3.08	3.18

Anoka County | **Centerville city**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	327,287	327,287	0	0.0	5,294	4,845	-449	-8.5	1.62	1.48
Res Non-Hmstd	25,112	25,112	0	0.0	446	409	-38	-8.4	1.78	1.63
Apartments	960	960	0	0.0	20	18	-2	-8.3	2.09	1.92
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo tier	7,417	7,417	0	0.0	196	183	-13	-6.8	2.65	2.47
Com/Ind Hi tier	16,020	16,020	0	0.0	659	622	-37	-5.7	4.11	3.88
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	2,638	2,638	0	0.0	108	102	-6	-5.7	4.11	3.88
Ag HGA	115	115	0	0.0	2	1	0	-8.6	1.35	1.24
Ag Hmstd Land	368	368	0	0.0	2	2	0	-11.2	0.52	0.46
Ag Non-Hmstd	329	329	0	0.0	5	4	0	-8.0	1.46	1.34
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	380,246	380,246	0	0.0	6,732	6,187	-546	-8.1	1.77	1.63

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	3,842	3,842	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	186	186	0.0
(=) Taxable Tax Capacity	3,842	3,656	-186	-4.8
FD Distrib Tax Cap	0	594	594	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	38.53	35.79	0.00	0.00
City/Town	71.50	64.07	0.00	0.00
School District	35.85	34.42	18.02	15.61
Special District	7.14	6.70	0.00	0.00
Total	153.02	140.98	18.02	15.61

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	158,000	158,000	0.0	2,350	2,150	-201	-8.5	1.49	1.36
Res Hmstd: AvgVal	236,800	236,800	0.0	3,806	3,483	-323	-8.5	1.61	1.47
Res Hmstd: Hi Val	315,700	315,700	0.0	5,265	4,819	-445	-8.5	1.67	1.53
Res Hmstd: Ex-Hi Val	473,700	473,700	0.0	8,102	7,418	-684	-8.4	1.71	1.57
Apartment	300,000	300,000	0.0	6,279	5,755	-524	-8.3	2.09	1.92
Comm/Ind: Lo Val	150,000	150,000	0.0	4,695	3,769	-926	-19.7	3.13	2.51
Comm/Ind: Mid Val	300,000	300,000	0.0	10,864	9,588	-1,275	-11.7	3.62	3.2
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	39,654	36,746	-2,908	-7.3	3.97	3.67

Anoka County | **Columbia Heights city**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	939,430	939,430	0	0.0	15,333	12,573	-2,760	-18.0	1.63	1.34
Res Non-Hmstd	184,322	184,322	0	0.0	3,622	2,975	-646	-17.8	1.96	1.61
Apartments	78,220	78,220	0	0.0	1,766	1,452	-313	-17.7	2.26	1.86
Low-income Apts	25,979	25,979	0	0.0	360	295	-64	-17.9	1.38	1.14
Seasonal Rec'l	304	304	0	0.0	9	7	-1	-15.8	2.84	2.39
Com/Ind: Lo tier	24,908	24,908	0	0.0	708	600	-108	-15.3	2.84	2.41
Com/Ind Hi tier	77,806	77,806	0	0.0	3,396	2,959	-437	-12.9	4.36	3.80
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	7,119	7,119	0	0.0	311	271	-40	-12.9	4.36	3.80
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	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	1,338,088	1,338,088	0	0.0	25,503	21,132	-4,370	-17.1	1.91	1.58

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	13,407	13,407	0	0.0
(-) TIF Tax Capacity	661	661	0	0.0
(-) FD Contrib Tax Cap	0	604	604	0.0
(=) Taxable Tax Capacity	12,746	12,142	-604	-4.7
FD Distrib Tax Cap	0	4,614	4,614	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	36.25	33.67	0.00	0.00
City/Town	88.22	67.22	0.00	0.00
School District	31.52	27.83	19.97	15.02
Special District	8.64	7.82	0.00	0.00
Total	164.62	136.54	19.97	15.02

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	104,700	104,700	0.0	1,475	1,207	-268	-18.2	1.41	1.15
Res Hmstd: AvgVal	157,000	157,000	0.0	2,518	2,064	-454	-18.0	1.60	1.31
Res Hmstd: Hi Val	209,300	209,300	0.0	3,561	2,921	-640	-18.0	1.70	1.4
Res Hmstd: Ex-Hi Val	314,000	314,000	0.0	5,648	4,636	-1,012	-17.9	1.8	1.48
Apartment	300,000	300,000	0.0	6,772	5,571	-1,202	-17.7	2.26	1.86
Comm/Ind: Lo Val	150,000	150,000	0.0	4,985	3,681	-1,304	-26.2	3.32	2.45
Comm/Ind: Mid Val	300,000	300,000	0.0	11,532	9,385	-2,146	-18.6	3.84	3.13
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	42,083	36,007	-6,076	-14.4	4.21	3.60

Anoka County | **Circle Pines city**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	338,526	338,526	0	0.0	5,103	4,533	-570	-11.2	1.51	1.34
Res Non-Hmstd	34,176	34,176	0	0.0	565	502	-63	-11.1	1.65	1.47
Apartments	14,743	14,743	0	0.0	298	265	-33	-11.1	2.02	1.80
Low-income Apts	4,418	4,418	0	0.0	55	49	-6	-11.1	1.24	1.10
Seasonal Rec'l	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo tier	2,223	2,223	0	0.0	56	52	-4	-7.5	2.52	2.33
Com/Ind Hi tier	12,495	12,495	0	0.0	500	469	-31	-6.1	4.00	3.76
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,535	1,535	0	0.0	61	57	-4	-6.1	3.99	3.74
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	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	408,115	408,115	0	0.0	6,638	5,928	-711	-10.7	1.63	1.45

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	3,924	3,924	0	0.0
(-) TIF Tax Capacity	173	173	0	0.0
(-) FD Contrib Tax Cap	0	114	114	0.0
(=) Taxable Tax Capacity	3,750	3,637	-114	-3.0
FD Distrib Tax Cap	0	865	865	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	38.53	35.79	0.00	0.00
City/Town	67.59	55.97	0.00	0.00
School District	35.85	34.42	18.02	15.61
Special District	5.44	5.20	0.00	0.00
Total	147.41	131.38	18.02	15.61

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	124,500	124,500	0.0	1,676	1,488	-188	-11.2	1.35	1.2
Res Hmstd: AvgVal	186,600	186,600	0.0	2,785	2,474	-311	-11.2	1.49	1.33
Res Hmstd: Hi Val	248,800	248,800	0.0	3,897	3,462	-435	-11.2	1.57	1.39
Res Hmstd: Ex-Hi Val	373,300	373,300	0.0	6,122	5,439	-682	-11.1	1.64	1.46
Apartment	300,000	300,000	0.0	6,068	5,395	-673	-11.1	2.02	1.8
Comm/Ind: Lo Val	150,000	150,000	0.0	4,568	3,629	-939	-20.6	3.05	2.42
Comm/Ind: Mid Val	300,000	300,000	0.0	10,569	9,263	-1,307	-12.4	3.52	3.09
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	38,574	35,552	-3,022	-7.8	3.86	3.56

Anoka County | **Nowthen city**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	381,943	381,943	0	0.0	4,415	4,106	-309	-7.0	1.16	1.08
Res Non-Hmstd	32,532	32,532	0	0.0	402	375	-27	-6.8	1.24	1.15
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo tier	6,041	6,041	0	0.0	116	125	9	8.0	1.92	2.07
Com/Ind Hi tier	9,344	9,344	0	0.0	298	317	20	6.6	3.19	3.40
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	8,199	8,199	0	0.0	255	272	17	6.7	3.11	3.31
Ag HGA	30,612	30,612	0	0.0	355	333	-22	-6.2	1.16	1.09
Ag Hmstd Land	23,173	23,173	0	0.0	57	50	-7	-11.6	0.24	0.22
Ag Non-Hmstd	16,614	16,614	0	0.0	154	145	-9	-6.1	0.93	0.87
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	508,458	508,458	0	0.0	6,050	5,723	-328	-5.4	1.19	1.13

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	4,992	4,992	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	155	155	0.0
(=) Taxable Tax Capacity	4,992	4,837	-155	-3.1
FD Distrib Tax Cap	0	566	566	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	38.53	35.79	0.00	0.00
City/Town	29.12	27.12	0.00	0.00
School District	29.78	28.66	19.45	17.49
Special District	3.95	3.51	0.00	0.00
Total	101.39	95.08	19.45	17.49

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	185,300	185,300	0.0	2,031	1,890	-140	-6.9	1.1	1.02
Res Hmstd: AvgVal	277,800	277,800	0.0	3,233	3,011	-222	-6.9	1.16	1.08
Res Hmstd: Hi Val	370,400	370,400	0.0	4,436	4,132	-304	-6.8	1.2	1.12
Res Hmstd: Ex-Hi Val	555,700	555,700	0.0	6,856	6,388	-468	-6.8	1.23	1.15
Comm/Ind: Lo Val	150,000	150,000	0.0	3,554	3,124	-430	-12.1	2.37	2.08
Comm/Ind: Mid Val	300,000	300,000	0.0	8,196	8,075	-121	-1.5	2.73	2.69
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	29,858	31,179	1,321	4.4	2.99	3.12

Anoka County | **Fridley city**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	1,305,289	1,305,289	0	0.0	18,949	17,744	-1,205	-6.4	1.45	1.36
Res Non-Hmstd	158,495	158,495	0	0.0	2,622	2,466	-156	-6.0	1.65	1.56
Apartments	228,912	228,912	0	0.0	4,507	4,268	-239	-5.3	1.97	1.86
Low-income Apts	19,863	19,863	0	0.0	253	237	-16	-6.4	1.27	1.19
Seasonal Rec'l	557	557	0	0.0	10	9	0	-2.3	1.71	1.67
Com/Ind: Lo tier	50,960	50,960	0	0.0	1,245	1,230	-15	-1.2	2.44	2.41
Com/Ind Hi tier	760,636	760,636	0	0.0	28,387	28,309	-78	-0.3	3.73	3.72
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	31,539	31,539	0	0.0	1,194	1,184	-10	-0.9	3.79	3.75
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	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Miscellaneous	13,985	13,985	0	0.0	237	231	-6	-2.4	1.69	1.65
Total	2,570,236	2,570,236	0	0.0	57,404	55,677	-1,727	-3.0	2.23	2.17

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	33,035	33,035	0	0.0
(-) TIF Tax Capacity	2,192	2,192	0	0.0
(-) FD Contrib Tax Cap	0	5,570	5,570	0.0
(=) Taxable Tax Capacity	30,844	25,273	-5,570	-18.1
FD Distrib Tax Cap	0	5,087	5,087	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	38.53	35.79	0.00	0.00
City/Town	46.88	47.43	1.44	1.44
School District	43.68	41.69	20.69	16.76
Special District	6.82	6.63	0.00	0.00
Total	135.91	131.54	22.13	18.21

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	119,000	119,000	0.0	1,520	1,433	-87	-5.7	1.28	1.20
Res Hmstd: AvgVal	178,400	178,400	0.0	2,532	2,393	-139	-5.5	1.42	1.34
Res Hmstd: Hi Val	237,800	237,800	0.0	3,543	3,353	-190	-5.4	1.49	1.41
Res Hmstd: Ex-Hi Val	356,800	356,800	0.0	5,569	5,276	-294	-5.3	1.56	1.48
Apartment	300,000	300,000	0.0	5,761	5,479	-282	-4.9	1.92	1.83
Comm/Ind: Lo Val	150,000	150,000	0.0	4,371	3,662	-709	-16.2	2.91	2.44
Comm/Ind: Mid Val	300,000	300,000	0.0	10,089	9,326	-763	-7.6	3.36	3.11
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	36,772	35,760	-1,013	-2.8	3.68	3.58

Anoka County | **Lexington city**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	79,690	79,690	0	0.0	1,283	1,133	-150	-11.7	1.61	1.42
Res Non-Hmstd	15,484	15,484	0	0.0	312	276	-36	-11.7	2.02	1.78
Apartments	6,246	6,246	0	0.0	140	123	-16	-11.7	2.23	1.97
Low-income Apts	1,905	1,905	0	0.0	26	23	-3	-11.7	1.37	1.21
Seasonal Rec'l	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo tier	4,594	4,594	0	0.0	126	112	-14	-11.3	2.75	2.44
Com/Ind Hi tier	14,506	14,506	0	0.0	629	571	-59	-9.3	4.34	3.93
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	988	988	0	0.0	43	39	-4	-9.3	4.34	3.93
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	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Miscellaneous	3,491	3,491	0	0.0	78	69	-9	-11.7	2.23	1.97
Total	126,903	126,903	0	0.0	2,637	2,345	-292	-11.1	2.08	1.85

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	1,382	1,382	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	142	142	0.0
(=) Taxable Tax Capacity	1,382	1,240	-142	-10.2
FD Distrib Tax Cap	0	474	474	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	38.53	35.79	0.00	0.00
City/Town	82.84	68.53	0.00	0.00
School District	35.85	34.42	18.02	15.61
Special District	7.14	6.70	0.00	0.00
Total	164.36	145.44	18.02	15.61

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	114,800	114,800	0.0	1,651	1,458	-194	-11.7	1.44	1.27
Res Hmstd: AvgVal	172,100	172,100	0.0	2,781	2,455	-326	-11.7	1.62	1.43
Res Hmstd: Hi Val	229,400	229,400	0.0	3,911	3,453	-458	-11.7	1.70	1.51
Res Hmstd: Ex-Hi Val	344,200	344,200	0.0	6,174	5,452	-722	-11.7	1.79	1.58
Apartment	300,000	300,000	0.0	6,704	5,922	-782	-11.7	2.23	1.97
Comm/Ind: Lo Val	150,000	150,000	0.0	4,950	3,831	-1,119	-22.6	3.3	2.55
Comm/Ind: Mid Val	300,000	300,000	0.0	11,459	9,733	-1,727	-15.1	3.82	3.24
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	41,837	37,275	-4,562	-10.9	4.18	3.73

Anoka County | **Coon Rapids city**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	3,513,705	3,513,705	0	0.0	44,995	41,048	-3,946	-8.8	1.28	1.17
Res Non-Hmstd	389,794	389,794	0	0.0	5,522	5,047	-475	-8.6	1.42	1.29
Apartments	306,242	306,242	0	0.0	5,138	4,710	-429	-8.3	1.68	1.54
Low-income Apts	76,159	76,159	0	0.0	801	732	-69	-8.6	1.05	0.96
Seasonal Rec'l	1,146	1,146	0	0.0	16	15	-1	-6.7	1.41	1.31
Com/Ind: Lo tier	65,009	65,009	0	0.0	1,393	1,444	52	3.7	2.14	2.22
Com/Ind Hi tier	842,419	842,419	0	0.0	28,447	29,466	1,019	3.6	3.38	3.50
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	65,622	65,622	0	0.0	2,210	2,289	79	3.6	3.37	3.49
Ag HGA	334	334	0	0.0	4	4	0	-8.7	1.32	1.20
Ag Hmstd Land	492	492	0	0.0	2	2	0	-10.1	0.40	0.36
Ag Non-Hmstd	174	174	0	0.0	2	2	0	-6.9	1.08	1.00
Miscellaneous	6,757	6,757	0	0.0	113	104	-9	-8.3	1.68	1.54
Total	5,267,853	5,267,853	0	0.0	88,644	84,862	-3,781	-4.3	1.68	1.61

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	58,931	58,931	0	0.0
(-) TIF Tax Capacity	374	320	-54	-14.4
(-) FD Contrib Tax Cap	0	7,158	7,158	0.0
(=) Taxable Tax Capacity	58,557	51,453	-7,105	-12.1
FD Distrib Tax Cap	0	11,600	11,600	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	38.53	35.79	0.00	0.00
City/Town	45.67	42.21	0.00	0.00
School District	19.65	18.65	30.04	25.55
Special District	6.35	5.94	0.00	0.00
Total	110.20	102.59	30.04	25.55

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	117,900	117,900	0.0	1,360	1,238	-122	-9.0	1.15	1.05
Res Hmstd: AvgVal	176,800	176,800	0.0	2,244	2,047	-198	-8.8	1.27	1.16
Res Hmstd: Hi Val	235,700	235,700	0.0	3,129	2,856	-273	-8.7	1.33	1.21
Res Hmstd: Ex-Hi Val	353,600	353,600	0.0	4,899	4,476	-424	-8.6	1.39	1.27
Apartment	300,000	300,000	0.0	5,034	4,614	-420	-8.3	1.68	1.54
Comm/Ind: Lo Val	150,000	150,000	0.0	3,912	3,376	-535	-13.7	2.61	2.25
Comm/Ind: Mid Val	300,000	300,000	0.0	8,977	8,623	-354	-3.9	2.99	2.87
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	32,614	33,107	493	1.5	3.26	3.31

Anoka County | **Ramsey city**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	1,856,054	1,856,054	0	0.0	24,375	22,352	-2,023	-8.3	1.31	1.20
Res Non-Hmstd	197,378	197,378	0	0.0	2,790	2,555	-235	-8.4	1.41	1.29
Apartments	61,281	61,281	0	0.0	1,017	930	-86	-8.5	1.66	1.52
Low-income Apts	15,923	15,923	0	0.0	124	113	-11	-8.8	0.78	0.71
Seasonal Rec'l	2,926	2,926	0	0.0	50	46	-3	-6.5	1.70	1.59
Com/Ind: Lo tier	36,313	36,313	0	0.0	775	805	30	3.9	2.13	2.22
Com/Ind Hi tier	238,924	238,924	0	0.0	8,008	8,308	300	3.7	3.35	3.48
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	21,802	21,802	0	0.0	736	763	26	3.6	3.38	3.50
Ag HGA	7,476	7,476	0	0.0	104	95	-9	-8.2	1.39	1.27
Ag Hmstd Land	5,586	5,586	0	0.0	17	15	-2	-11.6	0.31	0.27
Ag Non-Hmstd	4,864	4,864	0	0.0	52	48	-3	-6.4	1.06	1.00
Miscellaneous	3,750	3,750	0	0.0	99	99	1	0.5	2.64	2.65
Total	2,452,277	2,452,277	0	0.0	38,146	36,130	-2,016	-5.3	1.56	1.47

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	26,135	26,135	0	0.0
(-) TIF Tax Capacity	990	979	-11	-1.1
(-) FD Contrib Tax Cap	0	2,145	2,145	0.0
(=) Taxable Tax Capacity	25,146	23,011	-2,134	-8.5
FD Distrib Tax Cap	0	4,231	4,231	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	38.53	35.79	0.00	0.00
City/Town	45.16	41.62	0.00	0.00
School District	21.17	20.46	29.01	24.93
Special District	5.34	4.94	0.00	0.00
Total	110.20	102.80	29.01	24.93

Tax Burdens on Hypothetical Properties	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	148,500	148,500	0.0	1,804	1,651	-153	-8.5	1.21	1.11
Res Hmstd: AvgVal	222,600	222,600	0.0	2,909	2,666	-243	-8.3	1.31	1.2
Res Hmstd: Hi Val	296,700	296,700	0.0	4,014	3,681	-333	-8.3	1.35	1.24
Res Hmstd: Ex-Hi Val	445,200	445,200	0.0	6,198	5,687	-511	-8.2	1.39	1.28
Apartment	300,000	300,000	0.0	5,003	4,603	-400	-8.0	1.67	1.53
Comm/Ind: Lo Val	150,000	150,000	0.0	3,896	3,366	-530	-13.6	2.6	2.24
Comm/Ind: Mid Val	300,000	300,000	0.0	8,946	8,601	-344	-3.9	2.98	2.87
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	32,511	33,034	523	1.6	3.25	3.30

Anoka County | **Lino Lakes city**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	1,687,497	1,687,497	0	0.0	22,967	21,233	-1,733	-7.5	1.36	1.26
Res Non-Hmstd	119,059	119,059	0	0.0	1,748	1,617	-131	-7.5	1.47	1.36
Apartments	8,481	8,481	0	0.0	137	127	-10	-7.5	1.61	1.49
Low-income Apts	11,522	11,522	0	0.0	119	110	-9	-7.6	1.03	0.95
Seasonal Rec'l	76	76	0	0.0	1	1	0	-6.1	1.74	1.63
Com/Ind: Lo tier	22,377	22,377	0	0.0	486	490	5	0.9	2.17	2.19
Com/Ind Hi tier	132,225	132,225	0	0.0	4,597	4,646	49	1.1	3.48	3.51
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	21,630	21,630	0	0.0	757	764	7	0.9	3.50	3.53
Ag HGA	9,700	9,700	0	0.0	123	113	-9	-7.5	1.27	1.17
Ag Hmstd Land	8,192	8,192	0	0.0	29	26	-3	-11.4	0.35	0.31
Ag Non-Hmstd	17,539	17,539	0	0.0	198	185	-13	-6.7	1.13	1.05
Miscellaneous	5,810	5,810	0	0.0	111	103	-8	-7.4	1.92	1.78
Total	2,044,107	2,044,107	0	0.0	31,272	29,415	-1,857	-5.9	1.53	1.44

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	21,308	21,308	0	0.0
(-) TIF Tax Capacity	506	421	-85	-16.8
(-) FD Contrib Tax Cap	0	1,216	1,216	0.0
(=) Taxable Tax Capacity	20,802	19,671	-1,131	-5.4
FD Distrib Tax Cap	0	3,014	3,014	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	38.53	35.79	0.00	0.00
City/Town	46.95	42.78	0.00	0.00
School District	32.75	31.60	17.79	15.56
Special District	5.41	5.17	0.00	0.00
Total	123.65	115.35	17.79	15.56

Tax Burdens on Hypothetical Properties	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	179,400	179,400	0.0	2,277	2,105	-171	-7.5	1.27	1.17
Res Hmstd: AvgVal	269,000	269,000	0.0	3,643	3,371	-272	-7.5	1.35	1.25
Res Hmstd: Hi Val	358,600	358,600	0.0	5,010	4,637	-373	-7.5	1.4	1.29
Res Hmstd: Ex-Hi Val	538,000	538,000	0.0	7,727	7,152	-574	-7.4	1.44	1.33
Apartment	300,000	300,000	0.0	5,170	4,792	-378	-7.3	1.72	1.6
Comm/Ind: Lo Val	150,000	150,000	0.0	4,030	3,394	-636	-15.8	2.69	2.26
Comm/Ind: Mid Val	300,000	300,000	0.0	9,315	8,715	-601	-6.4	3.11	2.90
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	33,977	33,542	-435	-1.3	3.4	3.35

Anoka County | **East Bethel city**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	883,038	883,038	0	0.0	11,172	9,976	-1,196	-10.7	1.27	1.13
Res Non-Hmstd	81,051	81,051	0	0.0	1,133	1,014	-119	-10.5	1.40	1.25
Apartments	270	270	0	0.0	5	4	0	-10.9	1.67	1.49
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	9,526	9,526	0	0.0	131	119	-12	-9.2	1.38	1.25
Com/Ind: Lo tier	17,126	17,126	0	0.0	368	366	-2	-0.5	2.15	2.14
Com/Ind Hi tier	27,886	27,886	0	0.0	965	962	-3	-0.3	3.46	3.45
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	10,370	10,370	0	0.0	358	358	-1	-0.2	3.46	3.45
Ag HGA	11,146	11,146	0	0.0	140	125	-15	-10.9	1.25	1.12
Ag Hmstd Land	11,327	11,327	0	0.0	40	33	-7	-17.3	0.35	0.29
Ag Non-Hmstd	10,370	10,370	0	0.0	118	106	-12	-10.3	1.14	1.02
Miscellaneous	7,268	7,268	0	0.0	121	108	-13	-10.9	1.67	1.49
Total	1,069,378	1,069,378	0	0.0	14,550	13,170	-1,381	-9.5	1.36	1.23

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	10,500	10,500	0	0.0
(-) TIF Tax Capacity	70	44	-26	-37.5
(-) FD Contrib Tax Cap	0	391	391	0.0
(=) Taxable Tax Capacity	10,430	10,066	-364	-3.5
FD Distrib Tax Cap	0	1,878	1,878	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	38.53	35.79	0.00	0.00
City/Town	51.09	44.49	1.25	1.25
School District	29.85	26.82	11.73	9.96
Special District	3.19	2.82	0.00	0.00
Total	122.66	109.92	12.97	11.21

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	148,000	148,000	0.0	1,714	1,530	-184	-10.7	1.16	1.03
Res Hmstd: AvgVal	221,900	221,900	0.0	2,798	2,498	-300	-10.7	1.26	1.13
Res Hmstd: Hi Val	295,800	295,800	0.0	3,882	3,466	-415	-10.7	1.31	1.17
Res Hmstd: Ex-Hi Val	443,800	443,800	0.0	6,020	5,376	-644	-10.7	1.36	1.21
Apartment	300,000	300,000	0.0	4,989	4,458	-531	-10.6	1.66	1.49
Comm/Ind: Lo Val	150,000	150,000	0.0	3,936	3,271	-665	-16.9	2.62	2.18
Comm/Ind: Mid Val	300,000	300,000	0.0	9,119	8,449	-670	-7.3	3.04	2.82
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	33,306	32,612	-694	-2.1	3.33	3.26

Anoka County | **Hilltop city**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	2,397	2,397	0	0.0	44	30	-14	-31.6	1.83	1.25
Res Non-Hmstd	1,188	1,188	0	0.0	35	24	-11	-31.8	2.95	2.01
Apartments	4,890	4,890	0	0.0	159	109	-51	-31.9	3.26	2.22
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo tier	1,321	1,321	0	0.0	53	35	-18	-33.7	3.98	2.64
Com/Ind Hi tier	8,121	8,121	0	0.0	485	341	-144	-29.7	5.97	4.20
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	197	197	0	0.0	12	8	-3	-29.7	5.97	4.20
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	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Miscellaneous	6,764	6,764	0	0.0	221	150	-70	-31.9	3.26	2.22
Total	24,878	24,878	0	0.0	1,008	697	-311	-30.9	4.05	2.80

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	361	361	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	62	62	0.0
(=) Taxable Tax Capacity	361	299	-62	-17.1
FD Distrib Tax Cap	0	344	344	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	38.50	35.75	0.00	0.00
City/Town	168.07	95.75	0.00	0.00
School District	31.47	27.77	19.97	15.02
Special District	6.85	6.44	0.00	0.00
Total	244.88	165.70	19.97	15.02

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	60,600	60,600	0.0	1,011	694	-318	-31.4	1.67	1.14
Res Hmstd: AvgVal	90,900	90,900	0.0	1,696	1,161	-535	-31.5	1.87	1.28
Res Hmstd: Hi Val	121,100	121,100	0.0	2,562	1,752	-810	-31.6	2.12	1.45
Res Hmstd: Ex-Hi Val	181,700	181,700	0.0	4,301	2,938	-1,363	-31.7	2.37	1.62
Apartment	300,000	300,000	0.0	9,782	6,664	-3,118	-31.9	3.26	2.22
Comm/Ind: Lo Val	150,000	150,000	0.0	6,791	4,127	-2,664	-39.2	4.53	2.75
Comm/Ind: Mid Val	300,000	300,000	0.0	15,745	10,426	-5,320	-33.8	5.25	3.48
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	57,534	39,823	-17,711	-30.8	5.75	3.98

Anoka County | **St. Francis city (part)**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	395,055	395,055	0	0.0	5,348	4,610	-738	-13.8	1.35	1.17
Res Non-Hmstd	45,057	45,057	0	0.0	694	598	-96	-13.8	1.54	1.33
Apartments	6,945	6,945	0	0.0	129	111	-18	-13.7	1.85	1.60
Low-income Apts	7,566	7,566	0	0.0	85	74	-12	-13.8	1.13	0.97
Seasonal Rec'l	517	517	0	0.0	9	8	-1	-12.8	1.77	1.54
Com/Ind: Lo tier	7,691	7,691	0	0.0	183	170	-13	-6.9	2.38	2.21
Com/Ind Hi tier	23,849	23,849	0	0.0	899	849	-50	-5.6	3.77	3.56
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	7,648	7,648	0	0.0	288	272	-16	-5.6	3.77	3.56
Ag HGA	5,056	5,056	0	0.0	67	58	-9	-13.8	1.33	1.15
Ag Hmstd Land	6,103	6,103	0	0.0	26	20	-5	-21.1	0.42	0.33
Ag Non-Hmstd	14,989	14,989	0	0.0	194	168	-26	-13.6	1.30	1.12
Miscellaneous	8,672	8,672	0	0.0	161	139	-22	-13.7	1.85	1.60
Total	529,146	529,146	0	0.0	8,084	7,078	-1,006	-12.4	1.53	1.34

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	5,208	5,208	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	277	277	0.0
(=) Taxable Tax Capacity	5,208	4,932	-277	-5.3
FD Distrib Tax Cap	0	1,522	1,522	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	38.53	35.79	0.00	0.00
City/Town	66.38	53.93	0.00	0.00
School District	30.22	26.93	11.56	9.73
Special District	3.95	3.51	0.00	0.00
Total	139.08	120.15	11.56	9.73

Tax Burdens on Hypothetical Properties	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	118,100	118,100	0.0	1,409	1,214	-195	-13.8	1.19	1.03
Res Hmstd: AvgVal	177,100	177,100	0.0	2,372	2,044	-327	-13.8	1.34	1.15
Res Hmstd: Hi Val	236,000	236,000	0.0	3,333	2,873	-459	-13.8	1.41	1.22
Res Hmstd: Ex-Hi Val	354,100	354,100	0.0	5,259	4,535	-725	-13.8	1.49	1.28
Apartment	300,000	300,000	0.0	5,562	4,798	-764	-13.7	1.85	1.6
Comm/Ind: Lo Val	150,000	150,000	0.0	4,284	3,385	-899	-21.0	2.86	2.26
Comm/Ind: Mid Val	300,000	300,000	0.0	9,938	8,722	-1,216	-12.2	3.31	2.91
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	36,325	33,628	-2,697	-7.4	3.63	3.36

Anoka County | **Ham Lake city**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	1,431,137	1,431,137	0	0.0	16,504	15,107	-1,396	-8.5	1.15	1.06
Res Non-Hmstd	116,101	116,101	0	0.0	1,419	1,301	-118	-8.3	1.22	1.12
Apartments	9,149	9,149	0	0.0	130	120	-11	-8.2	1.42	1.31
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	5,968	5,968	0	0.0	79	73	-6	-7.4	1.32	1.22
Com/Ind: Lo tier	33,852	33,852	0	0.0	621	695	74	11.8	1.83	2.05
Com/Ind Hi tier	91,261	91,261	0	0.0	2,712	2,991	279	10.3	2.97	3.28
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	18,171	18,171	0	0.0	539	594	54	10.1	2.97	3.27
Ag HGA	12,038	12,038	0	0.0	138	126	-12	-8.4	1.14	1.05
Ag Hmstd Land	12,651	12,651	0	0.0	29	25	-4	-12.7	0.23	0.20
Ag Non-Hmstd	8,501	8,501	0	0.0	74	69	-5	-6.3	0.87	0.82
Miscellaneous	6,690	6,690	0	0.0	95	88	-8	-8.2	1.42	1.31
Total	1,745,519	1,745,519	0	0.0	22,340	21,188	-1,152	-5.2	1.28	1.21

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	18,142	18,142	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	1,030	1,030	0.0
(=) Taxable Tax Capacity	18,142	17,113	-1,030	-5.7
FD Distrib Tax Cap	0	2,050	2,050	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	38.53	35.79	0.00	0.00
City/Town	26.45	24.97	0.00	0.00
School District	20.18	19.17	28.86	24.58
Special District	5.32	4.80	0.00	0.00
Total	90.48	84.73	28.86	24.58

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	187,000	187,000	0.0	2,047	1,871	-176	-8.6	1.09	1.00
Res Hmstd: AvgVal	280,400	280,400	0.0	3,238	2,964	-274	-8.5	1.15	1.06
Res Hmstd: Hi Val	373,800	373,800	0.0	4,428	4,056	-373	-8.4	1.18	1.09
Res Hmstd: Ex-Hi Val	560,900	560,900	0.0	6,831	6,261	-571	-8.4	1.22	1.12
Apartment	300,000	300,000	0.0	4,259	3,915	-344	-8.1	1.42	1.31
Comm/Ind: Lo Val	150,000	150,000	0.0	3,450	3,121	-329	-9.5	2.30	2.08
Comm/Ind: Mid Val	300,000	300,000	0.0	7,906	8,032	126	1.6	2.64	2.68
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	28,699	30,950	2,250	7.8	2.87	3.09

Anoka County | **Oak Grove city**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	759,912	759,912	0	0.0	7,887	7,096	-791	-10.0	1.04	0.93
Res Non-Hmstd	56,417	56,417	0	0.0	639	575	-64	-10.0	1.13	1.02
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	3,905	3,905	0	0.0	46	42	-4	-8.6	1.19	1.08
Com/Ind: Lo tier	4,837	4,837	0	0.0	84	90	6	7.6	1.74	1.87
Com/Ind Hi tier	14,355	14,355	0	0.0	423	449	26	6.2	2.94	3.13
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	10,235	10,235	0	0.0	301	320	19	6.2	2.94	3.13
Ag HGA	11,702	11,702	0	0.0	122	109	-12	-10.0	1.04	0.94
Ag Hmstd Land	10,137	10,137	0	0.0	22	18	-4	-18.0	0.22	0.18
Ag Non-Hmstd	12,017	12,017	0	0.0	106	96	-9	-8.9	0.88	0.80
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	883,516	883,516	0	0.0	9,630	8,797	-833	-8.7	1.09	1.00

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	8,635	8,635	0	0.0
(-) TIF Tax Capacity	29	29	0	0.0
(-) FD Contrib Tax Cap	0	192	192	0.0
(=) Taxable Tax Capacity	8,606	8,414	-192	-2.2
FD Distrib Tax Cap	0	1,136	1,136	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	38.53	35.79	0.00	0.00
City/Town	25.15	22.50	0.00	0.00
School District	30.06	26.79	11.84	9.97
Special District	3.95	3.51	0.00	0.00
Total	97.69	88.60	11.84	9.97

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	165,000	165,000	0.0	1,588	1,428	-160	-10.1	0.96	0.87
Res Hmstd: AvgVal	247,400	247,400	0.0	2,563	2,306	-257	-10.0	1.04	0.93
Res Hmstd: Hi Val	329,700	329,700	0.0	3,537	3,183	-354	-10.0	1.07	0.97
Res Hmstd: Ex-Hi Val	494,700	494,700	0.0	5,418	4,876	-542	-10.0	1.1	0.99
Comm/Ind: Lo Val	150,000	150,000	0.0	3,357	2,902	-455	-13.6	2.24	1.93
Comm/Ind: Mid Val	300,000	300,000	0.0	7,774	7,593	-180	-2.3	2.59	2.53
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	28,385	29,488	1,103	3.9	2.84	2.95

Anoka County | **Columbus city**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	376,943	376,943	0	0.0	4,952	4,790	-162	-3.3	1.31	1.27
Res Non-Hmstd	45,628	45,628	0	0.0	681	659	-22	-3.2	1.49	1.45
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	3,093	3,093	0	0.0	44	43	-1	-2.1	1.43	1.40
Com/Ind: Lo tier	11,302	11,302	0	0.0	245	254	9	3.7	2.17	2.25
Com/Ind Hi tier	56,097	56,097	0	0.0	1,960	2,022	62	3.2	3.49	3.60
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	6,685	6,685	0	0.0	233	241	7	3.2	3.49	3.60
Ag HGA	11,021	11,021	0	0.0	143	138	-5	-3.3	1.30	1.26
Ag Hmstd Land	7,152	7,152	0	0.0	26	25	-1	-3.7	0.36	0.35
Ag Non-Hmstd	18,653	18,653	0	0.0	220	215	-5	-2.3	1.18	1.15
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	536,572	536,572	0	0.0	8,504	8,388	-116	-1.4	1.58	1.56

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	5,872	5,872	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	565	565	0.0
(=) Taxable Tax Capacity	5,872	5,307	-565	-9.6
FD Distrib Tax Cap	0	410	410	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	38.53	35.79	0.00	0.00
City/Town	50.42	51.89	0.00	0.00
School District	27.64	26.25	12.76	11.35
Special District	8.06	7.68	0.00	0.00
Total	124.66	121.61	12.76	11.35

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	184,700	184,700	0.0	2,281	2,205	-76	-3.3	1.23	1.19
Res Hmstd: AvgVal	276,900	276,900	0.0	3,651	3,532	-120	-3.3	1.32	1.28
Res Hmstd: Hi Val	369,200	369,200	0.0	5,023	4,860	-163	-3.2	1.36	1.32
Res Hmstd: Ex-Hi Val	553,900	553,900	0.0	7,779	7,529	-251	-3.2	1.40	1.36
Comm/Ind: Lo Val	150,000	150,000	0.0	3,978	3,443	-534	-13.4	2.65	2.3
Comm/Ind: Mid Val	300,000	300,000	0.0	9,217	8,850	-368	-4.0	3.07	2.95
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	33,669	34,080	411	1.2	3.37	3.41

Anoka County | **Blaine city (part)**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	4,519,385	4,519,385	0	0.0	57,074	53,817	-3,256	-5.7	1.26	1.19
Res Non-Hmstd	574,727	574,727	0	0.0	7,851	7,414	-437	-5.6	1.37	1.29
Apartments	151,057	151,057	0	0.0	2,420	2,290	-130	-5.4	1.60	1.52
Low-income Apts	23,380	23,380	0	0.0	233	219	-14	-5.9	1.00	0.94
Seasonal Rec'l	1	1	0	0.0	0	0	0	-4.2	1.09	1.04
Com/Ind: Lo tier	99,023	99,023	0	0.0	2,082	2,190	108	5.2	2.10	2.21
Com/Ind Hi tier	931,360	931,360	0	0.0	31,337	32,752	1,415	4.5	3.36	3.52
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	54,939	54,939	0	0.0	1,815	1,911	97	5.3	3.30	3.48
Ag HGA	2,410	2,410	0	0.0	30	28	-2	-7.0	1.23	1.15
Ag Hmstd Land	1,943	1,943	0	0.0	5	5	0	-8.5	0.26	0.24
Ag Non-Hmstd	10,097	10,097	0	0.0	106	102	-5	-4.3	1.05	1.01
Miscellaneous	84,165	84,165	0	0.0	1,809	1,789	-20	-1.1	2.15	2.13
Total	6,452,486	6,452,486	0	0.0	104,761	102,517	-2,244	-2.1	1.62	1.59

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	72,756	72,756	0	0.0
(-) TIF Tax Capacity	550	550	0	0.0
(-) FD Contrib Tax Cap	0	7,957	7,957	0.0
(=) Taxable Tax Capacity	72,206	64,250	-7,957	-11.0
FD Distrib Tax Cap	0	9,524	9,524	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	38.53	35.79	0.00	0.00
City/Town	36.35	35.85	0.00	0.00
School District	29.53	28.79	24.06	20.62
Special District	6.07	5.74	0.00	0.00
Total	110.49	106.17	24.06	20.62

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	148,100	148,100	0.0	1,728	1,624	-105	-6.1	1.17	1.1
Res Hmstd: AvgVal	222,100	222,100	0.0	2,798	2,633	-165	-5.9	1.26	1.19
Res Hmstd: Hi Val	296,000	296,000	0.0	3,866	3,640	-225	-5.8	1.31	1.23
Res Hmstd: Ex-Hi Val	444,100	444,100	0.0	5,975	5,631	-345	-5.8	1.35	1.27
Apartment	300,000	300,000	0.0	4,865	4,600	-265	-5.5	1.62	1.53
Comm/Ind: Lo Val	150,000	150,000	0.0	3,828	3,346	-482	-12.6	2.55	2.23
Comm/Ind: Mid Val	300,000	300,000	0.0	8,812	8,578	-235	-2.7	2.94	2.86
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	32,072	32,990	918	2.9	3.21	3.3

Anoka County | **Spring Lake Park city (p**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	316,923	316,923	0	0.0	4,535	4,256	-279	-6.2	1.43	1.34
Res Non-Hmstd	35,479	35,479	0	0.0	577	542	-35	-6.0	1.62	1.53
Apartments	35,229	35,229	0	0.0	694	653	-41	-5.9	1.97	1.85
Low-income Apts	11,917	11,917	0	0.0	144	135	-9	-6.1	1.21	1.14
Seasonal Rec'l	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo tier	22,347	22,347	0	0.0	565	547	-18	-3.2	2.53	2.45
Com/Ind Hi tier	64,921	64,921	0	0.0	2,542	2,477	-65	-2.6	3.92	3.82
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	3,118	3,118	0	0.0	122	119	-3	-2.6	3.92	3.82
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	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Miscellaneous	2,731	2,731	0	0.0	54	51	-3	-5.9	1.97	1.85
Total	492,665	492,665	0	0.0	9,233	8,779	-453	-4.9	1.87	1.78

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	5,388	5,388	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	636	636	0.0
(=) Taxable Tax Capacity	5,388	4,752	-636	-11.8
FD Distrib Tax Cap	0	1,163	1,163	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	38.53	35.79	0.00	0.00
City/Town	59.05	54.07	0.00	0.00
School District	38.54	39.40	18.27	15.85
Special District	6.91	6.44	0.00	0.00
Total	143.03	135.70	18.27	15.85

Tax Burdens on Hypothetical Properties	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	114,300	114,300	0.0	1,458	1,366	-92	-6.3	1.28	1.2
Res Hmstd: AvgVal	171,300	171,300	0.0	2,451	2,300	-151	-6.2	1.43	1.34
Res Hmstd: Hi Val	228,300	228,300	0.0	3,444	3,233	-211	-6.1	1.51	1.42
Res Hmstd: Ex-Hi Val	342,600	342,600	0.0	5,435	5,105	-330	-6.1	1.59	1.49
Apartment	300,000	300,000	0.0	5,912	5,564	-348	-5.9	1.97	1.85
Comm/Ind: Lo Val	150,000	150,000	0.0	4,474	3,697	-776	-17.4	2.98	2.46
Comm/Ind: Mid Val	300,000	300,000	0.0	10,347	9,420	-927	-9.0	3.45	3.14
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	37,757	36,127	-1,631	-4.3	3.78	3.61

Carver County | **Benton township**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	48,679	48,679	0	0.0	418	403	-15	-3.7	0.86	0.83
Res Non-Hmstd	6,508	6,508	0	0.0	59	57	-2	-3.5	0.91	0.88
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo tier	1,778	1,778	0	0.0	23	28	5	21.0	1.30	1.57
Com/Ind Hi tier	5,135	5,135	0	0.0	128	147	19	15.1	2.49	2.86
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	8,403	8,403	0	0.0	209	241	32	15.1	2.49	2.86
Ag HGA	21,534	21,534	0	0.0	171	165	-6	-3.7	0.80	0.77
Ag Hmstd Land	100,552	100,552	0	0.0	331	324	-7	-2.2	0.33	0.32
Ag Non-Hmstd	18,889	18,889	0	0.0	133	131	-3	-2.0	0.71	0.69
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	211,479	211,479	0	0.0	1,473	1,495	22	1.5	0.70	0.71

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	1,761	1,761	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	88	88	0.0
(=) Taxable Tax Capacity	1,761	1,673	-88	-5.0
FD Distrib Tax Cap	0	36	36	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	38.15	37.39	0.00	0.00
City/Town	12.78	13.20	0.00	0.00
School District	20.31	19.26	12.51	11.01
Special District	4.18	3.93	0.00	0.00
Total	75.42	73.78	12.51	11.01

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	204,500	204,500	0.0	1,656	1,595	-61	-3.7	0.81	0.78
Res Hmstd: AvgVal	306,700	306,700	0.0	2,624	2,529	-95	-3.6	0.86	0.82
Res Hmstd: Hi Val	408,800	408,800	0.0	3,591	3,463	-128	-3.6	0.88	0.85
Res Hmstd: Ex-Hi Val	613,300	613,300	0.0	5,606	5,409	-197	-3.5	0.91	0.88
Comm/Ind: Lo Val	150,000	150,000	0.0	2,866	2,624	-242	-8.4	1.91	1.75
Comm/Ind: Mid Val	300,000	300,000	0.0	6,625	6,941	316	4.8	2.21	2.31
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	24,166	27,084	2,918	12.1	2.42	2.71

Carver County | **Camden township**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	61,053	61,053	0	0.0	593	573	-21	-3.5	0.97	0.94
Res Non-Hmstd	8,425	8,425	0	0.0	85	82	-3	-3.4	1.01	0.97
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo tier	667	667	0	0.0	11	13	2	17.2	1.65	1.93
Com/Ind Hi tier	205	205	0	0.0	6	7	1	12.5	2.90	3.26
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	5,918	5,918	0	0.0	167	189	22	13.2	2.82	3.20
Ag HGA	20,307	20,307	0	0.0	180	174	-6	-3.6	0.89	0.86
Ag Hmstd Land	94,979	94,979	0	0.0	359	350	-10	-2.7	0.38	0.37
Ag Non-Hmstd	18,174	18,174	0	0.0	148	144	-3	-2.1	0.81	0.79
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	209,728	209,728	0	0.0	1,549	1,531	-18	-1.2	0.74	0.73

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	1,694	1,694	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	52	52	0.0
(=) Taxable Tax Capacity	1,694	1,643	-52	-3.0
FD Distrib Tax Cap	0	58	58	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	38.14	37.38	0.00	0.00
City/Town	18.41	18.28	0.00	0.00
School District	26.64	25.52	12.81	11.47
Special District	4.19	3.95	0.00	0.00
Total	87.38	85.13	12.81	11.47

Tax Burdens on Hypothetical Properties	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	180,900	180,900	0.0	1,629	1,569	-60	-3.7	0.90	0.87
Res Hmstd: AvgVal	271,200	271,200	0.0	2,605	2,511	-95	-3.6	0.96	0.93
Res Hmstd: Hi Val	361,500	361,500	0.0	3,581	3,452	-129	-3.6	0.99	0.95
Res Hmstd: Ex-Hi Val	542,400	542,400	0.0	5,527	5,330	-197	-3.6	1.02	0.98
Comm/Ind: Lo Val	150,000	150,000	0.0	3,140	2,943	-196	-6.3	2.09	1.96
Comm/Ind: Mid Val	300,000	300,000	0.0	7,262	7,683	421	5.8	2.42	2.56
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	26,499	29,801	3,302	12.5	2.65	2.98

Carver County | **Dahlgren township**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	123,611	123,611	0	0.0	1,333	1,300	-33	-2.4	1.08	1.05
Res Non-Hmstd	19,426	19,426	0	0.0	221	215	-5	-2.4	1.14	1.11
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	1,522	1,522	0	0.0	20	20	0	-2.2	1.33	1.31
Com/Ind: Lo tier	2,137	2,137	0	0.0	36	42	7	18.9	1.67	1.98
Com/Ind Hi tier	8,102	8,102	0	0.0	231	266	35	15.1	2.85	3.29
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	9,117	9,117	0	0.0	258	296	39	15.1	2.82	3.25
Ag HGA	23,375	23,375	0	0.0	236	230	-6	-2.5	1.01	0.98
Ag Hmstd Land	94,258	94,258	0	0.0	343	338	-4	-1.3	0.36	0.36
Ag Non-Hmstd	27,120	27,120	0	0.0	211	209	-2	-1.0	0.78	0.77
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	308,667	308,667	0	0.0	2,887	2,917	30	1.0	0.94	0.95

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	2,821	2,821	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	147	147	0.0
(=) Taxable Tax Capacity	2,821	2,674	-147	-5.2
FD Distrib Tax Cap	0	72	72	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	38.15	37.39	0.00	0.00
City/Town	10.63	10.94	0.00	0.00
School District	33.85	33.68	22.11	20.30
Special District	4.18	3.93	0.00	0.00
Total	86.81	85.95	22.11	20.30

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	224,800	224,800	0.0	2,301	2,242	-59	-2.5	1.02	1
Res Hmstd: AvgVal	337,000	337,000	0.0	3,610	3,521	-89	-2.5	1.07	1.04
Res Hmstd: Hi Val	449,200	449,200	0.0	4,892	4,773	-120	-2.5	1.09	1.06
Res Hmstd: Ex-Hi Val	674,000	674,000	0.0	7,718	7,535	-184	-2.4	1.15	1.12
Comm/Ind: Lo Val	150,000	150,000	0.0	3,266	3,086	-180	-5.5	2.18	2.06
Comm/Ind: Mid Val	300,000	300,000	0.0	7,511	7,972	462	6.1	2.50	2.66
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	27,318	30,773	3,456	12.7	2.73	3.08

Carver County | **Hancock township**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	16,147	16,147	0	0.0	146	140	-6	-4.4	0.91	0.87
Res Non-Hmstd	1,494	1,494	0	0.0	14	13	-1	-4.4	0.92	0.88
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo tier	241	241	0	0.0	4	4	1	20.6	1.52	1.83
Com/Ind Hi tier	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	519	519	0	0.0	15	17	2	13.7	2.80	3.19
Ag HGA	10,578	10,578	0	0.0	90	86	-4	-4.5	0.85	0.81
Ag Hmstd Land	59,797	59,797	0	0.0	219	212	-7	-3.2	0.37	0.35
Ag Non-Hmstd	8,905	8,905	0	0.0	68	66	-2	-2.9	0.76	0.74
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	97,681	97,681	0	0.0	555	538	-17	-3.1	0.57	0.55

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	697	697	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	6	6	0.0
(=) Taxable Tax Capacity	697	692	-6	-0.8
FD Distrib Tax Cap	0	14	14	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	38.15	37.39	0.00	0.00
City/Town	14.35	14.17	0.00	0.00
School District	25.48	24.00	12.76	11.21
Special District	4.18	3.93	0.00	0.00
Total	82.15	79.49	12.76	11.21

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	165,700	165,700	0.0	1,389	1,325	-64	-4.6	0.84	0.8
Res Hmstd: AvgVal	248,400	248,400	0.0	2,235	2,135	-101	-4.5	0.9	0.86
Res Hmstd: Hi Val	331,100	331,100	0.0	3,081	2,944	-137	-4.5	0.93	0.89
Res Hmstd: Ex-Hi Val	496,800	496,800	0.0	4,715	4,506	-209	-4.4	0.95	0.91

Carver County | **Hollywood township**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	62,982	62,982	0	0.0	723	695	-28	-3.9	1.15	1.10
Res Non-Hmstd	9,151	9,151	0	0.0	113	108	-4	-3.9	1.23	1.18
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo tier	2,294	2,294	0	0.0	42	46	5	11.5	1.81	2.02
Com/Ind Hi tier	2,022	2,022	0	0.0	62	68	6	9.1	3.08	3.36
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	3,577	3,577	0	0.0	112	121	9	8.1	3.13	3.39
Ag HGA	24,205	24,205	0	0.0	262	251	-10	-4.0	1.08	1.04
Ag Hmstd Land	104,497	104,497	0	0.0	427	414	-13	-3.1	0.41	0.40
Ag Non-Hmstd	21,952	21,952	0	0.0	199	194	-5	-2.7	0.91	0.88
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	230,679	230,679	0	0.0	1,939	1,897	-42	-2.2	0.84	0.82

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	1,830	1,830	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	58	58	0.0
(=) Taxable Tax Capacity	1,830	1,771	-58	-3.2
FD Distrib Tax Cap	0	58	58	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	38.15	37.39	0.00	0.00
City/Town	17.49	17.51	0.00	0.00
School District	45.48	43.29	13.80	12.36
Special District	4.18	3.93	0.00	0.00
Total	105.30	102.12	13.80	12.36

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	177,000	177,000	0.0	1,884	1,809	-75	-4.0	1.06	1.02
Res Hmstd: AvgVal	265,300	265,300	0.0	3,019	2,901	-118	-3.9	1.14	1.09
Res Hmstd: Hi Val	353,700	353,700	0.0	4,156	3,994	-161	-3.9	1.17	1.13
Res Hmstd: Ex-Hi Val	530,700	530,700	0.0	6,401	6,154	-247	-3.9	1.21	1.16
Comm/Ind: Lo Val	150,000	150,000	0.0	3,558	3,195	-363	-10.2	2.37	2.13
Comm/Ind: Mid Val	300,000	300,000	0.0	8,232	8,265	33	0.4	2.74	2.75
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	30,046	31,925	1,879	6.3	3.00	3.19

Carver County | **Laketown township**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	187,399	187,399	0	0.0	2,053	1,990	-63	-3.1	1.10	1.06
Res Non-Hmstd	22,267	22,267	0	0.0	251	243	-8	-3.1	1.13	1.09
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	8,438	8,438	0	0.0	99	97	-2	-2.3	1.17	1.15
Com/Ind: Lo tier	1,758	1,758	0	0.0	27	31	4	15.3	1.55	1.79
Com/Ind Hi tier	2,149	2,149	0	0.0	62	69	7	11.7	2.87	3.20
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	7,679	7,679	0	0.0	226	247	21	9.2	2.95	3.22
Ag HGA	19,162	19,162	0	0.0	208	202	-6	-3.1	1.09	1.05
Ag Hmstd Land	43,530	43,530	0	0.0	156	152	-4	-2.7	0.36	0.35
Ag Non-Hmstd	25,599	25,599	0	0.0	212	207	-5	-2.2	0.83	0.81
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	317,981	317,981	0	0.0	3,294	3,238	-56	-1.7	1.04	1.02

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	3,100	3,100	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	70	70	0.0
(=) Taxable Tax Capacity	3,100	3,029	-70	-2.3
FD Distrib Tax Cap	0	185	185	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	38.15	37.39	0.00	0.00
City/Town	16.13	15.53	0.00	0.00
School District	33.92	33.51	16.69	15.30
Special District	4.45	4.23	0.00	0.00
Total	92.64	90.66	16.69	15.30

Tax Burdens on Hypothetical Properties	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	245,800	245,800	0.0	2,547	2,467	-80	-3.1	1.04	1.00
Res Hmstd: AvgVal	368,500	368,500	0.0	3,991	3,868	-124	-3.1	1.08	1.05
Res Hmstd: Hi Val	491,200	491,200	0.0	5,370	5,205	-166	-3.1	1.09	1.06
Res Hmstd: Ex-Hi Val	737,000	737,000	0.0	8,607	8,346	-261	-3.0	1.17	1.13
Comm/Ind: Lo Val	150,000	150,000	0.0	3,316	2,983	-333	-10.0	2.21	1.99
Comm/Ind: Mid Val	300,000	300,000	0.0	7,654	7,757	103	1.3	2.55	2.59
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	27,899	30,034	2,135	7.7	2.79	3.00

Carver County | **San Francisco township**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	90,850	90,850	0	0.0	1,074	1,036	-38	-3.6	1.18	1.14
Res Non-Hmstd	8,293	8,293	0	0.0	103	99	-4	-3.7	1.24	1.19
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	408	408	0	0.0	5	5	0	-1.4	1.13	1.12
Com/Ind: Lo tier	686	686	0	0.0	12	14	1	10.5	1.78	1.97
Com/Ind Hi tier	112	112	0	0.0	3	4	0	8.5	3.06	3.33
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	414	414	0	0.0	13	14	1	8.9	3.08	3.36
Ag HGA	11,867	11,867	0	0.0	128	122	-5	-4.3	1.08	1.03
Ag Hmstd Land	43,866	43,866	0	0.0	190	184	-6	-3.3	0.43	0.42
Ag Non-Hmstd	17,371	17,371	0	0.0	152	148	-4	-2.9	0.87	0.85
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	173,866	173,866	0	0.0	1,680	1,624	-56	-3.3	0.97	0.93

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	1,539	1,539	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	7	7	0.0
(=) Taxable Tax Capacity	1,539	1,532	-7	-0.5
FD Distrib Tax Cap	0	51	51	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	38.15	37.39	0.00	0.00
City/Town	21.15	20.57	0.00	0.00
School District	36.01	34.92	19.93	18.07
Special District	4.18	3.93	0.00	0.00
Total	99.48	96.81	19.93	18.07

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	228,900	228,900	0.0	2,568	2,469	-99	-3.9	1.12	1.08
Res Hmstd: AvgVal	343,100	343,100	0.0	4,033	3,880	-153	-3.8	1.18	1.13
Res Hmstd: Hi Val	457,400	457,400	0.0	5,462	5,255	-207	-3.8	1.19	1.15
Res Hmstd: Ex-Hi Val	686,300	686,300	0.0	8,658	8,335	-323	-3.7	1.26	1.21
Comm/Ind: Lo Val	150,000	150,000	0.0	3,519	3,140	-379	-10.8	2.35	2.09
Comm/Ind: Mid Val	300,000	300,000	0.0	8,110	8,108	-2	0.0	2.70	2.70
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	29,538	31,293	1,754	5.9	2.95	3.13

Carver County | **Waconia township**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	117,818	117,818	0	0.0	1,180	1,148	-32	-2.7	1.00	0.97
Res Non-Hmstd	21,259	21,259	0	0.0	233	226	-6	-2.7	1.09	1.06
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	800	800	0	0.0	8	8	0	-1.9	1.05	1.03
Com/Ind: Lo tier	2,617	2,617	0	0.0	42	49	7	16.3	1.61	1.87
Com/Ind Hi tier	912	912	0	0.0	25	28	3	12.9	2.76	3.12
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	9,831	9,831	0	0.0	270	306	36	13.2	2.75	3.11
Ag HGA	16,780	16,780	0	0.0	159	154	-4	-2.8	0.95	0.92
Ag Hmstd Land	64,733	64,733	0	0.0	224	219	-5	-2.2	0.35	0.34
Ag Non-Hmstd	19,371	19,371	0	0.0	148	145	-3	-1.8	0.76	0.75
Miscellaneous	103	103	0	0.0	1	1	0	-2.5	1.23	1.20
Total	254,223	254,223	0	0.0	2,291	2,286	-5	-0.2	0.90	0.90

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	2,363	2,363	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	87	87	0.0
(=) Taxable Tax Capacity	2,363	2,277	-87	-3.7
FD Distrib Tax Cap	0	73	73	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	38.15	37.39	0.00	0.00
City/Town	11.51	11.56	0.00	0.00
School District	33.82	33.14	13.07	11.94
Special District	4.18	3.93	0.00	0.00
Total	87.65	86.02	13.07	11.94

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	235,600	235,600	0.0	2,232	2,170	-62	-2.8	0.95	0.92
Res Hmstd: AvgVal	353,200	353,200	0.0	3,510	3,413	-97	-2.8	0.99	0.97
Res Hmstd: Hi Val	470,800	470,800	0.0	4,742	4,612	-130	-2.7	1.01	0.98
Res Hmstd: Ex-Hi Val	706,400	706,400	0.0	7,567	7,363	-204	-2.7	1.07	1.04
Comm/Ind: Lo Val	150,000	150,000	0.0	3,150	2,895	-254	-8.1	2.1	1.93
Comm/Ind: Mid Val	300,000	300,000	0.0	7,284	7,568	285	3.9	2.43	2.52
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	26,576	29,376	2,799	10.5	2.66	2.94

Carver County | **Watertown township**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	107,921	107,921	0	0.0	1,232	1,186	-47	-3.8	1.14	1.10
Res Non-Hmstd	19,025	19,025	0	0.0	234	225	-9	-3.7	1.23	1.18
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	1,950	1,950	0	0.0	27	26	-1	-3.6	1.39	1.34
Com/Ind: Lo tier	2,216	2,216	0	0.0	40	43	4	9.4	1.79	1.95
Com/Ind Hi tier	1,030	1,030	0	0.0	31	33	3	8.3	2.96	3.21
Publ U: Elec Gen	5,730	5,730	0	0.0	111	128	16	14.6	1.94	2.23
Publ U: Other	13,319	13,319	0	0.0	388	422	35	8.9	2.91	3.17
Ag HGA	25,679	25,679	0	0.0	277	266	-10	-3.7	1.08	1.04
Ag Hmstd Land	74,261	74,261	0	0.0	262	255	-8	-2.9	0.35	0.34
Ag Non-Hmstd	25,064	25,064	0	0.0	219	213	-5	-2.4	0.87	0.85
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	276,195	276,195	0	0.0	2,820	2,798	-22	-0.8	1.02	1.01

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	2,588	2,588	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	130	130	0.0
(=) Taxable Tax Capacity	2,588	2,457	-130	-5.0
FD Distrib Tax Cap	0	68	68	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	38.15	37.39	0.00	0.00
City/Town	14.41	14.73	0.00	0.00
School District	43.83	42.08	13.76	12.33
Special District	4.18	3.94	0.00	0.00
Total	100.57	98.13	13.76	12.33

Tax Burdens on Hypothetical Properties	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	213,600	213,600	0.0	2,261	2,183	-78	-3.5	1.06	1.02
Res Hmstd: AvgVal	320,200	320,200	0.0	3,576	3,454	-122	-3.4	1.12	1.08
Res Hmstd: Hi Val	426,800	426,800	0.0	4,879	4,715	-165	-3.4	1.14	1.10
Res Hmstd: Ex-Hi Val	640,400	640,400	0.0	7,675	7,419	-256	-3.3	1.2	1.16
Comm/Ind: Lo Val	150,000	150,000	0.0	3,451	3,037	-413	-12.0	2.30	2.02
Comm/Ind: Mid Val	300,000	300,000	0.0	7,983	7,898	-85	-1.1	2.66	2.63
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	29,132	30,579	1,447	5.0	2.91	3.06

Carver County | **Young America township**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	49,719	49,719	0	0.0	435	418	-17	-3.8	0.87	0.84
Res Non-Hmstd	5,767	5,767	0	0.0	53	51	-2	-3.8	0.92	0.88
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo tier	1,433	1,433	0	0.0	19	22	3	13.1	1.36	1.54
Com/Ind Hi tier	1,341	1,341	0	0.0	34	38	3	9.6	2.55	2.80
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	11,034	11,034	0	0.0	281	309	27	9.7	2.55	2.80
Ag HGA	12,033	12,033	0	0.0	96	92	-4	-3.9	0.80	0.77
Ag Hmstd Land	86,087	86,087	0	0.0	329	321	-8	-2.4	0.38	0.37
Ag Non-Hmstd	23,717	23,717	0	0.0	175	171	-4	-2.1	0.74	0.72
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	191,130	191,130	0	0.0	1,423	1,422	-1	0.0	0.74	0.74

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	1,649	1,649	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	58	58	0.0
(=) Taxable Tax Capacity	1,649	1,592	-58	-3.5
FD Distrib Tax Cap	0	30	30	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	38.15	37.39	0.00	0.00
City/Town	16.25	16.52	0.00	0.00
School District	19.16	18.03	12.50	10.98
Special District	4.23	3.99	0.00	0.00
Total	77.79	75.94	12.50	10.98

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	192,900	192,900	0.0	1,587	1,526	-61	-3.9	0.82	0.79
Res Hmstd: AvgVal	289,300	289,300	0.0	2,525	2,430	-95	-3.8	0.87	0.84
Res Hmstd: Hi Val	385,600	385,600	0.0	3,462	3,332	-129	-3.7	0.9	0.86
Res Hmstd: Ex-Hi Val	578,500	578,500	0.0	5,376	5,177	-198	-3.7	0.93	0.89
Comm/Ind: Lo Val	150,000	150,000	0.0	2,919	2,534	-385	-13.2	1.95	1.69
Comm/Ind: Mid Val	300,000	300,000	0.0	6,749	6,731	-18	-0.3	2.25	2.24
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	24,620	26,313	1,693	6.9	2.46	2.63

Carver County | **Carver city**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	381,864	381,864	0	0.0	5,697	5,351	-347	-6.1	1.49	1.40
Res Non-Hmstd	36,933	36,933	0	0.0	594	558	-36	-6.1	1.61	1.51
Apartments	533	533	0	0.0	10	9	-1	-6.0	1.87	1.76
Low-income Apts	3,922	3,922	0	0.0	46	43	-3	-6.1	1.16	1.09
Seasonal Rec'l	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo tier	2,845	2,845	0	0.0	64	63	0	-0.6	2.24	2.23
Com/Ind Hi tier	18,224	18,224	0	0.0	678	676	-2	-0.3	3.72	3.71
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	4,139	4,139	0	0.0	154	153	0	-0.3	3.72	3.71
Ag HGA	728	728	0	0.0	11	11	-1	-6.1	1.54	1.45
Ag Hmstd Land	1,452	1,452	0	0.0	8	7	-1	-7.1	0.52	0.48
Ag Non-Hmstd	9,751	9,751	0	0.0	118	111	-7	-6.1	1.21	1.14
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	460,390	460,390	0	0.0	7,380	6,983	-397	-5.4	1.60	1.52

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	4,681	4,681	0	0.0
(-) TIF Tax Capacity	307	202	-104	-34.1
(-) FD Contrib Tax Cap	0	169	169	0.0
(=) Taxable Tax Capacity	4,374	4,309	-65	-1.5
FD Distrib Tax Cap	0	642	642	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	38.14	37.38	0.00	0.00
City/Town	53.97	47.61	0.00	0.00
School District	33.82	33.83	25.09	23.04
Special District	3.81	3.58	0.00	0.00
Total	129.75	122.40	25.09	23.04

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	179,800	179,800	0.0	2,511	2,357	-153	-6.1	1.4	1.31
Res Hmstd: AvgVal	269,500	269,500	0.0	4,004	3,761	-244	-6.1	1.49	1.4
Res Hmstd: Hi Val	359,200	359,200	0.0	5,498	5,164	-334	-6.1	1.53	1.44
Res Hmstd: Ex-Hi Val	539,000	539,000	0.0	8,472	7,959	-514	-6.1	1.57	1.48
Apartment	300,000	300,000	0.0	5,618	5,281	-337	-6.0	1.87	1.76
Comm/Ind: Lo Val	150,000	150,000	0.0	4,277	3,603	-674	-15.8	2.85	2.40
Comm/Ind: Mid Val	300,000	300,000	0.0	9,854	9,165	-690	-7.0	3.28	3.05
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	35,882	35,118	-764	-2.1	3.59	3.51

Carver County | **Chaska city**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	1,841,775	1,841,775	0	0.0	23,461	22,827	-634	-2.7	1.27	1.24
Res Non-Hmstd	271,535	271,535	0	0.0	3,684	3,587	-97	-2.6	1.36	1.32
Apartments	140,239	140,239	0	0.0	2,221	2,166	-54	-2.4	1.58	1.54
Low-income Apts	31,243	31,243	0	0.0	305	297	-8	-2.7	0.98	0.95
Seasonal Rec'l	1,091	1,091	0	0.0	24	23	0	-2.0	2.16	2.12
Com/Ind: Lo tier	40,491	40,491	0	0.0	826	892	66	8.0	2.04	2.20
Com/Ind Hi tier	401,377	401,377	0	0.0	13,066	13,966	900	6.9	3.26	3.48
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	19,875	19,875	0	0.0	647	692	45	6.9	3.26	3.48
Ag HGA	3,208	3,208	0	0.0	41	39	-1	-2.7	1.26	1.23
Ag Hmstd Land	6,674	6,674	0	0.0	27	27	0	-1.8	0.41	0.40
Ag Non-Hmstd	30,146	30,146	0	0.0	296	292	-4	-1.5	0.98	0.97
Miscellaneous	10,893	10,893	0	0.0	172	168	-4	-2.4	1.58	1.54
Total	2,798,547	2,798,547	0	0.0	44,770	44,977	206	0.5	1.60	1.61

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	32,044	32,044	0	0.0
(-) TIF Tax Capacity	975	975	0	0.0
(-) FD Contrib Tax Cap	0	3,097	3,097	0.0
(=) Taxable Tax Capacity	31,070	27,973	-3,097	-10.0
FD Distrib Tax Cap	0	3,596	3,596	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	38.15	37.39	0.00	0.00
City/Town	27.62	27.14	0.00	0.00
School District	33.83	33.84	25.09	23.04
Special District	7.00	6.77	0.00	0.00
Total	106.60	105.14	25.09	23.04

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	184,300	184,300	0.0	2,207	2,145	-62	-2.8	1.2	1.16
Res Hmstd: AvgVal	276,400	276,400	0.0	3,508	3,413	-95	-2.7	1.27	1.23
Res Hmstd: Hi Val	368,400	368,400	0.0	4,808	4,679	-129	-2.7	1.31	1.27
Res Hmstd: Ex-Hi Val	552,700	552,700	0.0	7,419	7,223	-196	-2.6	1.34	1.31
Apartment	300,000	300,000	0.0	4,750	4,634	-116	-2.4	1.58	1.54
Comm/Ind: Lo Val	150,000	150,000	0.0	3,756	3,347	-410	-10.9	2.50	2.23
Comm/Ind: Mid Val	300,000	300,000	0.0	8,639	8,566	-73	-0.8	2.88	2.86
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	31,427	32,923	1,496	4.8	3.14	3.29

Carver County | **Cologne city**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	127,718	127,718	0	0.0	1,790	1,646	-145	-8.1	1.40	1.29
Res Non-Hmstd	17,208	17,208	0	0.0	274	252	-22	-8.0	1.59	1.47
Apartments	610	610	0	0.0	11	10	-1	-8.0	1.85	1.70
Low-income Apts	648	648	0	0.0	7	7	-1	-8.1	1.13	1.04
Seasonal Rec'l	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo tier	4,066	4,066	0	0.0	95	92	-3	-3.5	2.34	2.25
Com/Ind Hi tier	5,963	5,963	0	0.0	224	218	-6	-2.8	3.76	3.65
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,670	1,670	0	0.0	63	61	-2	-2.8	3.76	3.65
Ag HGA	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	1,109	1,109	0	0.0	14	13	-1	-7.7	1.30	1.20
Ag Non-Hmstd	1,976	1,976	0	0.0	26	24	-2	-7.7	1.34	1.24
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	160,968	160,968	0	0.0	2,506	2,323	-183	-7.3	1.56	1.44

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	1,623	1,623	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	73	73	0.0
(=) Taxable Tax Capacity	1,623	1,550	-73	-4.5
FD Distrib Tax Cap	0	272	272	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	38.15	37.39	0.00	0.00
City/Town	76.38	67.94	0.00	0.00
School District	19.20	18.05	12.47	10.93
Special District	4.18	3.93	0.00	0.00
Total	137.90	127.32	12.47	10.93

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	146,200	146,200	0.0	1,866	1,715	-152	-8.1	1.28	1.17
Res Hmstd: AvgVal	219,200	219,200	0.0	3,055	2,807	-247	-8.1	1.39	1.28
Res Hmstd: Hi Val	292,200	292,200	0.0	4,243	3,900	-343	-8.1	1.45	1.33
Res Hmstd: Ex-Hi Val	438,500	438,500	0.0	6,594	6,062	-531	-8.1	1.50	1.38
Apartment	300,000	300,000	0.0	5,545	5,102	-443	-8.0	1.85	1.70
Comm/Ind: Lo Val	150,000	150,000	0.0	4,271	3,493	-778	-18.2	2.85	2.33
Comm/Ind: Mid Val	300,000	300,000	0.0	9,904	8,968	-936	-9.5	3.30	2.99
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	36,189	34,517	-1,672	-4.6	3.62	3.45

Carver County | **Hamburg city**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	27,672	27,672	0	0.0	547	407	-140	-25.6	1.98	1.47
Res Non-Hmstd	1,760	1,760	0	0.0	43	32	-11	-25.8	2.43	1.80
Apartments	746	746	0	0.0	21	16	-6	-25.9	2.88	2.13
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo tier	863	863	0	0.0	30	22	-8	-27.8	3.53	2.55
Com/Ind Hi tier	1,033	1,033	0	0.0	56	42	-13	-24.1	5.40	4.10
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	445	445	0	0.0	24	18	-6	-24.1	5.40	4.10
Ag HGA	100	100	0	0.0	2	1	0	-25.5	1.71	1.27
Ag Hmstd Land	4	4	0	0.0	0	0	0	-27.6	1.05	0.76
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	32,622	32,622	0	0.0	724	539	-185	-25.6	2.22	1.65

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	304	304	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	16	16	0.0
(=) Taxable Tax Capacity	304	289	-16	-5.1
FD Distrib Tax Cap	0	145	145	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	37.89	37.11	0.00	0.00
City/Town	159.22	103.08	0.00	0.00
School District	18.88	17.72	12.47	10.93
Special District	4.18	3.93	0.00	0.00
Total	220.16	161.84	12.47	10.93

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	84,600	84,600	0.0	1,316	982	-334	-25.4	1.56	1.16
Res Hmstd: AvgVal	126,900	126,900	0.0	2,384	1,775	-609	-25.5	1.88	1.4
Res Hmstd: Hi Val	169,100	169,100	0.0	3,449	2,565	-884	-25.6	2.04	1.52
Res Hmstd: Ex-Hi Val	253,700	253,700	0.0	5,584	4,150	-1,434	-25.7	2.20	1.64
Apartment	300,000	300,000	0.0	8,630	6,397	-2,233	-25.9	2.88	2.13
Comm/Ind: Lo Val	150,000	150,000	0.0	6,122	3,995	-2,127	-34.7	4.08	2.66
Comm/Ind: Mid Val	300,000	300,000	0.0	14,222	10,139	-4,083	-28.7	4.74	3.38
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	52,023	38,813	-13,211	-25.4	5.20	3.88

Carver County | **Mayer city**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	136,096	136,096	0	0.0	2,033	1,858	-175	-8.6	1.49	1.37
Res Non-Hmstd	16,974	16,974	0	0.0	289	264	-25	-8.6	1.70	1.56
Apartments	704	704	0	0.0	14	13	-1	-8.6	1.99	1.82
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo tier	4,659	4,659	0	0.0	116	109	-7	-6.1	2.50	2.34
Com/Ind Hi tier	5,336	5,336	0	0.0	212	202	-11	-5.0	3.97	3.78
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,950	1,950	0	0.0	78	74	-4	-5.0	3.97	3.78
Ag HGA	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	440	440	0	0.0	5	5	0	-8.7	1.22	1.11
Ag Non-Hmstd	691	691	0	0.0	9	8	-1	-8.7	1.33	1.22
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	166,850	166,850	0	0.0	2,757	2,533	-224	-8.1	1.65	1.52

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	1,659	1,659	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	75	75	0.0
(=) Taxable Tax Capacity	1,659	1,584	-75	-4.5
FD Distrib Tax Cap	0	361	361	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	38.11	37.35	0.00	0.00
City/Town	59.53	50.47	0.00	0.00
School District	46.36	43.99	13.90	12.41
Special District	4.18	3.93	0.00	0.00
Total	148.18	135.74	13.90	12.41

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	132,000	132,000	0.0	1,764	1,611	-152	-8.6	1.34	1.22
Res Hmstd: AvgVal	198,000	198,000	0.0	2,921	2,670	-252	-8.6	1.48	1.35
Res Hmstd: Hi Val	263,900	263,900	0.0	4,077	3,727	-351	-8.6	1.55	1.41
Res Hmstd: Ex-Hi Val	395,900	395,900	0.0	6,393	5,843	-550	-8.6	1.61	1.48
Apartment	300,000	300,000	0.0	5,974	5,462	-511	-8.6	1.99	1.82
Comm/Ind: Lo Val	150,000	150,000	0.0	4,524	3,641	-883	-19.5	3.02	2.43
Comm/Ind: Mid Val	300,000	300,000	0.0	10,486	9,305	-1,181	-11.3	3.5	3.10
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	38,311	35,739	-2,572	-6.7	3.83	3.57

Carver County | **New Germany city**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	20,384	20,384	0	0.0	365	319	-46	-12.5	1.79	1.57
Res Non-Hmstd	3,622	3,622	0	0.0	83	72	-10	-12.6	2.28	1.99
Apartments	622	622	0	0.0	16	14	-2	-12.6	2.60	2.27
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo tier	1,402	1,402	0	0.0	45	38	-7	-16.5	3.23	2.70
Com/Ind Hi tier	1,789	1,789	0	0.0	89	76	-13	-14.2	4.95	4.25
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	381	381	0	0.0	19	16	-3	-14.2	4.95	4.25
Ag HGA	374	374	0	0.0	7	6	-1	-12.5	1.89	1.65
Ag Hmstd Land	1,150	1,150	0	0.0	9	8	-1	-15.5	0.81	0.68
Ag Non-Hmstd	859	859	0	0.0	16	14	-2	-13.4	1.87	1.62
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	30,582	30,582	0	0.0	649	564	-85	-13.1	2.12	1.84

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	301	301	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	22	22	0.0
(=) Taxable Tax Capacity	301	278	-22	-7.4
FD Distrib Tax Cap	0	95	95	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	38.15	37.39	0.00	0.00
City/Town	121.23	97.49	0.00	0.00
School District	33.95	33.36	13.06	11.96
Special District	4.18	3.93	0.00	0.00
Total	197.51	172.18	13.06	11.96

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	90,300	90,300	0.0	1,326	1,161	-165	-12.4	1.47	1.29
Res Hmstd: AvgVal	135,400	135,400	0.0	2,356	2,062	-294	-12.5	1.74	1.52
Res Hmstd: Hi Val	180,500	180,500	0.0	3,386	2,962	-424	-12.5	1.88	1.64
Res Hmstd: Ex-Hi Val	270,700	270,700	0.0	5,446	4,763	-683	-12.5	2.01	1.76
Apartment	300,000	300,000	0.0	7,798	6,815	-983	-12.6	2.6	2.27
Comm/Ind: Lo Val	150,000	150,000	0.0	5,621	4,171	-1,451	-25.8	3.75	2.78
Comm/Ind: Mid Val	300,000	300,000	0.0	13,051	10,544	-2,507	-19.2	4.35	3.51
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	47,723	40,286	-7,438	-15.6	4.77	4.03

Carver County | **Norwood Young America ci**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	189,739	189,739	0	0.0	2,724	2,418	-307	-11.3	1.44	1.27
Res Non-Hmstd	21,533	21,533	0	0.0	363	322	-41	-11.2	1.69	1.50
Apartments	12,300	12,300	0	0.0	246	218	-28	-11.2	2.00	1.77
Low-income Apts	2,252	2,252	0	0.0	27	24	-3	-11.2	1.22	1.08
Seasonal Rec'l	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo tier	12,835	12,835	0	0.0	324	298	-26	-8.1	2.52	2.32
Com/Ind Hi tier	31,583	31,583	0	0.0	1,260	1,175	-84	-6.7	3.99	3.72
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	4,374	4,374	0	0.0	174	163	-12	-6.7	3.99	3.72
Ag HGA	177	177	0	0.0	3	2	0	-11.3	1.44	1.28
Ag Hmstd Land	1,387	1,387	0	0.0	14	12	-2	-11.7	1.01	0.89
Ag Non-Hmstd	358	358	0	0.0	5	5	-1	-11.3	1.45	1.29
Miscellaneous	135	135	0	0.0	3	2	0	-11.2	2.00	1.77
Total	276,671	276,671	0	0.0	5,143	4,640	-503	-9.8	1.86	1.68

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	2,984	2,984	0	0.0
(-) TIF Tax Capacity	262	185	-77	-29.4
(-) FD Contrib Tax Cap	0	300	300	0.0
(=) Taxable Tax Capacity	2,722	2,499	-223	-8.2
FD Distrib Tax Cap	0	772	772	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	38.15	37.39	0.00	0.00
City/Town	85.99	71.73	0.64	0.64
School District	19.20	18.05	12.47	10.93
Special District	5.91	5.35	0.00	0.00
Total	149.24	132.52	13.11	11.57

Tax Burdens on Hypothetical Properties	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	109,500	109,500	0.0	1,369	1,215	-154	-11.3	1.25	1.11
Res Hmstd: AvgVal	164,200	164,200	0.0	2,331	2,068	-262	-11.3	1.42	1.26
Res Hmstd: Hi Val	218,900	218,900	0.0	3,292	2,922	-370	-11.3	1.50	1.33
Res Hmstd: Ex-Hi Val	328,400	328,400	0.0	5,217	4,630	-587	-11.2	1.59	1.41
Apartment	300,000	300,000	0.0	5,990	5,317	-673	-11.2	2	1.77
Comm/Ind: Lo Val	150,000	150,000	0.0	4,536	3,575	-961	-21.2	3.02	2.38
Comm/Ind: Mid Val	300,000	300,000	0.0	10,518	9,157	-1,361	-12.9	3.51	3.05
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	38,437	35,206	-3,231	-8.4	3.84	3.52

Carver County | **Victoria city**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	1,150,362	1,150,362	0	0.0	15,522	15,043	-479	-3.1	1.35	1.31
Res Non-Hmstd	192,490	192,490	0	0.0	2,770	2,687	-82	-3.0	1.44	1.40
Apartments	5,273	5,273	0	0.0	86	84	-3	-3.0	1.63	1.58
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	5,276	5,276	0	0.0	72	71	-2	-2.2	1.37	1.34
Com/Ind: Lo tier	6,107	6,107	0	0.0	124	132	7	6.0	2.04	2.16
Com/Ind Hi tier	17,586	17,586	0	0.0	583	613	30	5.1	3.32	3.48
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	12,635	12,635	0	0.0	420	441	22	5.1	3.32	3.49
Ag HGA	546	546	0	0.0	7	7	0	-3.2	1.30	1.26
Ag Hmstd Land	1,003	1,003	0	0.0	4	4	0	-2.8	0.41	0.40
Ag Non-Hmstd	4,194	4,194	0	0.0	43	42	-1	-2.2	1.02	1.00
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	1,395,473	1,395,473	0	0.0	19,631	19,123	-508	-2.6	1.41	1.37

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	14,588	14,588	0	0.0
(-) TIF Tax Capacity	245	245	0	0.0
(-) FD Contrib Tax Cap	0	221	221	0.0
(=) Taxable Tax Capacity	14,343	14,122	-221	-1.5
FD Distrib Tax Cap	0	794	794	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	38.15	37.39	0.00	0.00
City/Town	32.49	31.24	0.00	0.00
School District	32.28	32.21	24.98	23.15
Special District	6.08	5.83	0.00	0.00
Total	108.99	106.67	24.98	23.15

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	251,800	251,800	0.0	3,214	3,113	-101	-3.2	1.28	1.24
Res Hmstd: AvgVal	377,500	377,500	0.0	5,022	4,866	-156	-3.1	1.33	1.29
Res Hmstd: Hi Val	503,200	503,200	0.0	6,750	6,541	-209	-3.1	1.34	1.3
Res Hmstd: Ex-Hi Val	755,000	755,000	0.0	10,810	10,481	-329	-3.0	1.43	1.39
Apartment	300,000	300,000	0.0	4,837	4,694	-142	-2.9	1.61	1.56
Comm/Ind: Lo Val	150,000	150,000	0.0	3,808	3,349	-460	-12.1	2.54	2.23
Comm/Ind: Mid Val	300,000	300,000	0.0	8,761	8,571	-191	-2.2	2.92	2.86
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	31,876	32,939	1,064	3.3	3.19	3.29

Carver County | **Waconia city**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	972,477	972,477	0	0.0	13,408	13,039	-368	-2.7	1.38	1.34
Res Non-Hmstd	141,418	141,418	0	0.0	2,101	2,044	-57	-2.7	1.49	1.45
Apartments	26,943	26,943	0	0.0	474	461	-12	-2.6	1.76	1.71
Low-income Apts	8,656	8,656	0	0.0	93	91	-3	-2.7	1.07	1.05
Seasonal Rec'l	3,370	3,370	0	0.0	53	52	-1	-2.0	1.56	1.53
Com/Ind: Lo tier	28,424	28,424	0	0.0	646	659	13	1.9	2.27	2.32
Com/Ind Hi tier	140,479	140,479	0	0.0	5,069	5,157	88	1.7	3.61	3.67
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	12,547	12,547	0	0.0	452	459	8	1.7	3.60	3.66
Ag HGA	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	10	10	0	0.0	0	0	0	-2.2	0.60	0.58
Ag Non-Hmstd	3,795	3,795	0	0.0	45	44	-1	-2.2	1.20	1.17
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	1,338,118	1,338,118	0	0.0	22,341	22,007	-334	-1.5	1.67	1.64

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	14,755	14,755	0	0.0
(-) TIF Tax Capacity	195	161	-35	-17.7
(-) FD Contrib Tax Cap	0	1,281	1,281	0.0
(=) Taxable Tax Capacity	14,560	13,313	-1,247	-8.6
FD Distrib Tax Cap	0	1,589	1,589	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	38.15	37.38	0.00	0.00
City/Town	54.00	52.78	0.00	0.00
School District	33.95	33.36	13.06	11.96
Special District	4.18	3.93	0.00	0.00
Total	130.27	127.46	13.06	11.96

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	178,500	178,500	0.0	2,283	2,219	-64	-2.8	1.28	1.24
Res Hmstd: AvgVal	267,500	267,500	0.0	3,663	3,562	-101	-2.8	1.37	1.33
Res Hmstd: Hi Val	356,600	356,600	0.0	5,044	4,906	-138	-2.7	1.41	1.38
Res Hmstd: Ex-Hi Val	535,100	535,100	0.0	7,784	7,572	-212	-2.7	1.45	1.42
Apartment	300,000	300,000	0.0	5,277	5,138	-138	-2.6	1.76	1.71
Comm/Ind: Lo Val	150,000	150,000	0.0	4,108	3,520	-588	-14.3	2.74	2.35
Comm/Ind: Mid Val	300,000	300,000	0.0	9,521	9,026	-494	-5.2	3.17	3.01
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	34,779	34,722	-57	-0.2	3.48	3.47

Carver County | **Watertown city**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	225,499	225,499	0	0.0	3,638	3,237	-402	-11.0	1.61	1.44
Res Non-Hmstd	38,242	38,242	0	0.0	713	634	-79	-11.0	1.87	1.66
Apartments	7,354	7,354	0	0.0	161	143	-18	-11.0	2.19	1.95
Low-income Apts	1,808	1,808	0	0.0	24	21	-3	-11.0	1.34	1.19
Seasonal Rec'l	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo tier	7,775	7,775	0	0.0	212	190	-23	-10.7	2.73	2.44
Com/Ind Hi tier	12,304	12,304	0	0.0	529	481	-47	-9.0	4.30	3.91
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	2,969	2,969	0	0.0	128	116	-11	-9.0	4.30	3.91
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	1,060	1,060	0	0.0	16	14	-2	-11.6	1.49	1.32
Miscellaneous	1,653	1,653	0	0.0	36	32	-4	-11.0	2.19	1.95
Total	298,664	298,664	0	0.0	5,458	4,869	-588	-10.8	1.83	1.63

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	2,986	2,986	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	140	140	0.0
(=) Taxable Tax Capacity	2,986	2,846	-140	-4.7
FD Distrib Tax Cap	0	874	874	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	38.15	37.39	0.00	0.00
City/Town	73.86	59.39	0.00	0.00
School District	46.40	44.03	13.90	12.41
Special District	5.85	5.28	0.00	0.00
Total	164.27	146.09	13.90	12.41

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	128,200	128,200	0.0	1,862	1,656	-205	-11.0	1.45	1.29
Res Hmstd: AvgVal	192,200	192,200	0.0	3,097	2,755	-342	-11.0	1.61	1.43
Res Hmstd: Hi Val	256,100	256,100	0.0	4,330	3,852	-478	-11.0	1.69	1.50
Res Hmstd: Ex-Hi Val	384,300	384,300	0.0	6,803	6,052	-751	-11.0	1.77	1.57
Apartment	300,000	300,000	0.0	6,577	5,850	-727	-11.0	2.19	1.95
Comm/Ind: Lo Val	150,000	150,000	0.0	4,886	3,793	-1,093	-22.4	3.26	2.53
Comm/Ind: Mid Val	300,000	300,000	0.0	11,331	9,660	-1,671	-14.7	3.78	3.22
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	41,408	37,042	-4,367	-10.5	4.14	3.70

Carver County | **Chanhassen city (part)**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	3,084,270	3,084,270	0	0.0	38,602	38,091	-511	-1.3	1.25	1.24
Res Non-Hmstd	430,003	430,003	0	0.0	5,698	5,624	-74	-1.3	1.33	1.31
Apartments	61,439	61,439	0	0.0	925	913	-12	-1.3	1.51	1.49
Low-income Apts	4,414	4,414	0	0.0	42	41	-1	-1.6	0.95	0.93
Seasonal Rec'l	7,960	7,960	0	0.0	122	121	-1	-0.8	1.53	1.51
Com/Ind: Lo tier	36,028	36,028	0	0.0	705	788	83	11.8	1.96	2.19
Com/Ind Hi tier	416,977	416,977	0	0.0	13,050	14,358	1,308	10.0	3.13	3.44
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	37,641	37,641	0	0.0	1,167	1,290	123	10.6	3.10	3.43
Ag HGA	2,237	2,237	0	0.0	31	30	0	-1.5	1.37	1.35
Ag Hmstd Land	1,901	1,901	0	0.0	9	9	0	0.0	0.46	0.46
Ag Non-Hmstd	26,031	26,031	0	0.0	239	239	0	0.0	0.92	0.92
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	4,108,900	4,108,900	0	0.0	60,588	61,503	916	1.5	1.47	1.50

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	46,593	46,593	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	3,540	3,540	0.0
(=) Taxable Tax Capacity	46,593	43,053	-3,540	-7.6
FD Distrib Tax Cap	0	2,093	2,093	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	38.15	37.39	0.00	0.00
City/Town	21.75	22.65	1.11	1.11
School District	30.68	30.43	27.10	25.39
Special District	6.17	6.06	0.00	0.00
Total	96.75	96.52	28.22	26.50

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	239,300	239,300	0.0	2,838	2,792	-46	-1.6	1.19	1.17
Res Hmstd: AvgVal	358,700	358,700	0.0	4,435	4,365	-70	-1.6	1.24	1.22
Res Hmstd: Hi Val	478,200	478,200	0.0	5,976	5,883	-93	-1.6	1.25	1.23
Res Hmstd: Ex-Hi Val	717,500	717,500	0.0	9,492	9,352	-141	-1.5	1.32	1.30
Apartment	300,000	300,000	0.0	4,475	4,415	-60	-1.3	1.49	1.47
Comm/Ind: Lo Val	150,000	150,000	0.0	3,582	3,298	-283	-7.9	2.39	2.2
Comm/Ind: Mid Val	300,000	300,000	0.0	8,216	8,435	220	2.7	2.74	2.81
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	29,842	32,409	2,567	8.6	2.98	3.24

Cook County | **Tofte township**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	26,908	26,908	0	0.0	211	216	6	2.6	0.78	0.80
Res Non-Hmstd	5,887	5,887	0	0.0	62	64	1	2.4	1.06	1.08
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	80,476	80,476	0	0.0	798	817	19	2.3	0.99	1.02
Com/Ind: Lo tier	2,470	2,470	0	0.0	37	46	10	26.0	1.48	1.87
Com/Ind Hi tier	3,991	3,991	0	0.0	105	126	21	19.5	2.63	3.15
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	0	0	0	0.0	0	0	0	0.0	0.00	0.00
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	5,736	5,736	0	0.0	46	47	1	2.8	0.80	0.82
Miscellaneous	721	721	0	0.0	19	23	4	19.5	2.63	3.15
Total	126,188	126,188	0	0.0	1,278	1,339	61	4.8	1.01	1.06

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	1,323	1,323	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	40	40	0.0
(=) Taxable Tax Capacity	1,323	1,283	-40	-3.0
FD Distrib Tax Cap	0	2	2	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	53.24	54.73	0.00	0.00
City/Town	16.09	16.55	0.00	0.00
School District	5.53	5.67	12.46	12.38
Special District	6.97	7.16	0.00	0.00
Total	81.83	84.12	12.46	12.38

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	183,700	183,700	0.0	1,273	1,309	36	2.8	0.69	0.71
Res Hmstd: AvgVal	275,400	275,400	0.0	2,205	2,263	58	2.6	0.80	0.82
Res Hmstd: Hi Val	367,100	367,100	0.0	3,137	3,217	80	2.6	0.85	0.88
Res Hmstd: Ex-Hi Val	550,800	550,800	0.0	5,008	5,132	125	2.5	0.91	0.93
Seas Rec: Lo Val	75,000	75,000	0.0	676	693	17	2.5	0.90	0.92
Seas Rec: Hi Val	200,000	200,000	0.0	1,956	2,002	46	2.3	0.98	1.00
Comm/Ind: Lo Val	150,000	150,000	0.0	3,009	2,933	-76	-2.5	2.01	1.96
Comm/Ind: Mid Val	300,000	300,000	0.0	6,960	7,655	695	10.0	2.32	2.55
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	25,395	29,688	4,294	16.9	2.54	2.97

Cook County | **Lutsen township**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	48,714	48,714	0	0.0	337	346	9	2.6	0.69	0.71
Res Non-Hmstd	7,564	7,564	0	0.0	67	68	2	2.3	0.88	0.90
Apartments	1,102	1,102	0	0.0	11	11	0	2.4	0.99	1.01
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	183,419	183,419	0	0.0	1,603	1,640	36	2.3	0.87	0.89
Com/Ind: Lo tier	3,356	3,356	0	0.0	45	60	16	34.8	1.33	1.79
Com/Ind Hi tier	12,164	12,164	0	0.0	290	365	75	25.9	2.38	3.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,910	1,910	0	0.0	44	55	12	26.3	2.30	2.90
Ag HGA	727	727	0	0.0	5	5	0	2.7	0.66	0.68
Ag Hmstd Land	499	499	0	0.0	1	1	0	7.5	0.11	0.12
Ag Non-Hmstd	15,484	15,484	0	0.0	104	107	3	2.8	0.67	0.69
Miscellaneous	152	152	0	0.0	2	2	0	2.4	0.99	1.01
Total	275,092	275,092	0	0.0	2,507	2,659	152	6.1	0.91	0.97

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	2,928	2,928	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	106	106	0.0
(=) Taxable Tax Capacity	2,928	2,822	-106	-3.6
FD Distrib Tax Cap	0	3	3	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	53.24	54.73	0.00	0.00
City/Town	3.54	3.66	0.00	0.00
School District	5.53	5.67	12.46	12.38
Special District	6.97	7.16	0.00	0.00
Total	69.28	71.23	12.46	12.38

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	210,800	210,800	0.0	1,307	1,343	36	2.7	0.62	0.64
Res Hmstd: AvgVal	316,000	316,000	0.0	2,232	2,289	57	2.6	0.71	0.72
Res Hmstd: Hi Val	421,300	421,300	0.0	3,154	3,233	79	2.5	0.75	0.77
Res Hmstd: Ex-Hi Val	632,100	632,100	0.0	5,106	5,230	125	2.4	0.81	0.83
Apartment	300,000	300,000	0.0	2,972	3,042	71	2.4	0.99	1.01
Seas Rec: Lo Val	75,000	75,000	0.0	582	596	15	2.5	0.78	0.8
Seas Rec: Hi Val	200,000	200,000	0.0	1,705	1,744	39	2.3	0.85	0.87
Comm/Ind: Lo Val	150,000	150,000	0.0	2,727	2,766	39	1.4	1.82	1.84
Comm/Ind: Mid Val	300,000	300,000	0.0	6,301	7,265	965	15.3	2.10	2.42
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	22,978	28,260	5,282	23.0	2.3	2.83

Cook County | **Schroeder township**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	20,307	20,307	0	0.0	133	137	4	2.9	0.66	0.68
Res Non-Hmstd	3,707	3,707	0	0.0	34	34	1	2.6	0.91	0.93
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	54,837	54,837	0	0.0	503	515	12	2.4	0.92	0.94
Com/Ind: Lo tier	911	911	0	0.0	11	15	4	35.4	1.22	1.65
Com/Ind Hi tier	282	282	0	0.0	7	8	2	24.0	2.40	2.98
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	13,872	13,872	0	0.0	331	411	80	24.1	2.39	2.96
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	17,356	17,356	0	0.0	116	120	4	3.1	0.67	0.69
Miscellaneous	108	108	0	0.0	1	1	0	2.6	1.00	1.03
Total	111,380	111,380	0	0.0	1,136	1,242	106	9.3	1.02	1.11

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	1,268	1,268	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	88	88	0.0
(=) Taxable Tax Capacity	1,268	1,179	-88	-7.0
FD Distrib Tax Cap	0	2	2	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	53.24	54.73	0.00	0.00
City/Town	4.34	4.66	0.00	0.00
School District	5.53	5.67	12.46	12.38
Special District	6.97	7.16	0.00	0.00
Total	70.08	72.22	12.46	12.38

Tax Burdens on Hypothetical Properties	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	175,100	175,100	0.0	980	1,011	32	3.2	0.56	0.58
Res Hmstd: AvgVal	262,500	262,500	0.0	1,756	1,807	51	2.9	0.67	0.69
Res Hmstd: Hi Val	349,900	349,900	0.0	2,533	2,604	71	2.8	0.72	0.74
Res Hmstd: Ex-Hi Val	525,100	525,100	0.0	4,063	4,173	110	2.7	0.77	0.79
Seas Rec: Lo Val	75,000	75,000	0.0	588	604	16	2.7	0.78	0.81
Seas Rec: Hi Val	200,000	200,000	0.0	1,721	1,764	43	2.5	0.86	0.88
Comm/Ind: Lo Val	150,000	150,000	0.0	2,745	2,739	-6	-0.2	1.83	1.83
Comm/Ind: Mid Val	300,000	300,000	0.0	6,343	7,202	859	13.5	2.11	2.40
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	23,132	28,028	4,895	21.2	2.31	2.80

Cook County | **Grand Marais city**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	85,235	85,235	0	0.0	837	859	22	2.6	0.98	1.01
Res Non-Hmstd	20,585	20,585	0	0.0	285	291	7	2.3	1.38	1.41
Apartments	1,589	1,589	0	0.0	24	25	1	2.4	1.52	1.55
Low-income Apts	3,804	3,804	0	0.0	35	36	1	2.3	0.93	0.95
Seasonal Rec'l	34,368	34,368	0	0.0	446	456	10	2.3	1.30	1.33
Com/Ind: Lo tier	15,041	15,041	0	0.0	299	340	40	13.5	1.99	2.26
Com/Ind Hi tier	23,898	23,898	0	0.0	771	857	86	11.1	3.23	3.58
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	46	46	0	0.0	1	2	0	11.1	3.23	3.58
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	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Miscellaneous	70	70	0	0.0	1	1	0	2.4	1.52	1.55
Total	184,635	184,635	0	0.0	2,700	2,866	167	6.2	1.46	1.55

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	2,101	2,101	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	224	224	0.0
(=) Taxable Tax Capacity	2,101	1,877	-224	-10.7
FD Distrib Tax Cap	0	53	53	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	51.91	53.35	0.00	0.00
City/Town	47.14	48.32	0.00	0.00
School District	5.41	5.54	12.46	12.38
Special District	6.97	7.16	0.00	0.00
Total	111.42	114.37	12.46	12.38

Tax Burdens on Hypothetical Properties	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	127,300	127,300	0.0	1,000	1,029	29	2.9	0.79	0.81
Res Hmstd: AvgVal	190,800	190,800	0.0	1,850	1,899	49	2.6	0.97	1
Res Hmstd: Hi Val	254,300	254,300	0.0	2,701	2,769	69	2.5	1.06	1.09
Res Hmstd: Ex-Hi Val	381,600	381,600	0.0	4,405	4,514	108	2.5	1.15	1.18
Apartment	300,000	300,000	0.0	4,552	4,660	108	2.4	1.52	1.55
Seas Rec: Lo Val	75,000	75,000	0.0	898	920	22	2.5	1.2	1.23
Seas Rec: Hi Val	200,000	200,000	0.0	2,548	2,607	59	2.3	1.27	1.30
Comm/Ind: Lo Val	150,000	150,000	0.0	3,675	3,425	-251	-6.8	2.45	2.28
Comm/Ind: Mid Val	300,000	300,000	0.0	8,513	8,801	288	3.4	2.84	2.93
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	31,091	33,892	2,800	9.0	3.11	3.39

Crow Wing County | **Bay Lake township**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	128,525	128,525	0	0.0	799	795	-4	-0.5	0.62	0.62
Res Non-Hmstd	8,691	8,691	0	0.0	65	65	0	-0.5	0.75	0.74
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	348,262	348,262	0	0.0	2,761	2,755	-7	-0.2	0.79	0.79
Com/Ind: Lo tier	2,527	2,527	0	0.0	29	40	10	34.8	1.16	1.57
Com/Ind Hi tier	2,897	2,897	0	0.0	65	77	13	19.4	2.24	2.67
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	2,495	2,495	0	0.0	58	60	2	2.8	2.33	2.39
Ag HGA	1,458	1,458	0	0.0	5	5	0	-1.1	0.35	0.34
Ag Hmstd Land	3,884	3,884	0	0.0	5	5	0	-0.5	0.13	0.13
Ag Non-Hmstd	10,800	10,800	0	0.0	61	61	0	-0.2	0.57	0.57
Miscellaneous	64	64	0	0.0	1	1	0	-0.6	0.89	0.88
Total	509,602	509,602	0	0.0	3,850	3,863	13	0.3	0.76	0.76

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	5,202	5,202	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	24	24	0.0
(=) Taxable Tax Capacity	5,202	5,178	-24	-0.5
FD Distrib Tax Cap	0	5	5	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	31.73	31.66	0.00	0.00
City/Town	9.20	9.23	0.00	0.00
School District	17.90	17.79	11.11	10.92
Special District	1.33	1.31	0.00	0.00
Total	60.16	59.99	11.11	10.92

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	210,100	210,100	0.0	1,097	1,090	-7	-0.6	0.52	0.52
Res Hmstd: AvgVal	315,100	315,100	0.0	1,902	1,892	-11	-0.6	0.60	0.60
Res Hmstd: Hi Val	420,000	420,000	0.0	2,703	2,689	-15	-0.5	0.64	0.64
Res Hmstd: Ex-Hi Val	630,100	630,100	0.0	4,396	4,374	-23	-0.5	0.7	0.69
Seas Rec: Lo Val	75,000	75,000	0.0	513	512	-1	-0.2	0.68	0.68
Seas Rec: Hi Val	200,000	200,000	0.0	1,523	1,520	-3	-0.2	0.76	0.76
Comm/Ind: Lo Val	150,000	150,000	0.0	2,502	2,214	-287	-11.5	1.67	1.48
Comm/Ind: Mid Val	300,000	300,000	0.0	5,781	5,984	203	3.5	1.93	1.99
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	21,087	23,577	2,489	11.8	2.11	2.36

Crow Wing County | **2ND ASSESSMENT UNORG**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	4,377	4,377	0	0.0	25	25	0	-0.5	0.57	0.57
Res Non-Hmstd	858	858	0	0.0	8	8	0	-0.3	0.93	0.93
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	5,151	5,151	0	0.0	45	45	0	-0.1	0.88	0.88
Com/Ind: Lo tier	89	89	0	0.0	1	1	0	20.9	1.26	1.52
Com/Ind Hi tier	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	57	57	0	0.0	1	2	0	14.0	2.51	2.86
Ag HGA	2,381	2,381	0	0.0	14	14	0	-0.5	0.61	0.60
Ag Hmstd Land	5,336	5,336	0	0.0	11	11	0	-0.2	0.21	0.21
Ag Non-Hmstd	4,955	4,955	0	0.0	36	36	0	-0.1	0.72	0.72
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	23,204	23,204	0	0.0	142	142	0	0.1	0.61	0.61

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	195	195	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	1	1	0.0
(=) Taxable Tax Capacity	195	194	-1	-0.3
FD Distrib Tax Cap	0	3	3	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	31.73	31.66	0.00	0.00
City/Town	37.37	37.34	0.00	0.00
School District	4.48	4.51	13.78	13.58
Special District	1.33	1.31	0.00	0.00
Total	74.91	74.82	13.78	13.58

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	97,500	97,500	0.0	362	359	-3	-0.7	0.37	0.37
Res Hmstd: AvgVal	146,200	146,200	0.0	826	822	-4	-0.5	0.57	0.56
Res Hmstd: Hi Val	194,900	194,900	0.0	1,291	1,286	-6	-0.4	0.66	0.66
Res Hmstd: Ex-Hi Val	292,500	292,500	0.0	2,223	2,214	-8	-0.4	0.76	0.76
Seas Rec: Lo Val	75,000	75,000	0.0	624	623	-1	-0.1	0.83	0.83
Seas Rec: Hi Val	200,000	200,000	0.0	1,818	1,816	-2	-0.1	0.91	0.91

Crow Wing County | **Deerwood township**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	123,743	123,743	0	0.0	737	731	-6	-0.8	0.60	0.59
Res Non-Hmstd	5,977	5,977	0	0.0	49	48	0	-0.6	0.82	0.81
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	80,045	80,045	0	0.0	672	670	-2	-0.3	0.84	0.84
Com/Ind: Lo tier	1,802	1,802	0	0.0	22	29	7	32.9	1.22	1.62
Com/Ind Hi tier	2,988	2,988	0	0.0	69	85	16	23.3	2.31	2.84
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	736	736	0	0.0	17	21	4	23.4	2.28	2.81
Ag HGA	4,690	4,690	0	0.0	25	24	0	-0.9	0.52	0.52
Ag Hmstd Land	7,407	7,407	0	0.0	9	9	0	-0.8	0.13	0.13
Ag Non-Hmstd	14,871	14,871	0	0.0	91	90	0	-0.3	0.61	0.61
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	242,259	242,259	0	0.0	1,691	1,709	18	1.1	0.70	0.71

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	2,350	2,350	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	29	29	0.0
(=) Taxable Tax Capacity	2,350	2,321	-29	-1.2
FD Distrib Tax Cap	0	31	31	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	31.73	31.66	0.00	0.00
City/Town	17.88	17.87	0.00	0.00
School District	15.77	15.62	9.90	9.64
Special District	1.33	1.31	0.00	0.00
Total	66.71	66.46	9.90	9.64

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	167,700	167,700	0.0	847	839	-8	-0.9	0.51	0.50
Res Hmstd: AvgVal	251,500	251,500	0.0	1,539	1,527	-12	-0.8	0.61	0.61
Res Hmstd: Hi Val	335,200	335,200	0.0	2,231	2,214	-17	-0.8	0.67	0.66
Res Hmstd: Ex-Hi Val	502,900	502,900	0.0	3,568	3,542	-26	-0.7	0.71	0.70
Seas Rec: Lo Val	75,000	75,000	0.0	562	561	-2	-0.3	0.75	0.75
Seas Rec: Hi Val	200,000	200,000	0.0	1,654	1,649	-5	-0.3	0.83	0.82
Comm/Ind: Lo Val	150,000	150,000	0.0	2,631	2,579	-51	-2.0	1.75	1.72
Comm/Ind: Mid Val	300,000	300,000	0.0	6,089	6,843	754	12.4	2.03	2.28
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	22,227	26,738	4,511	20.3	2.22	2.67

Crow Wing County | **Fairfield township**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	27,390	27,390	0	0.0	165	164	-1	-0.5	0.60	0.60
Res Non-Hmstd	1,746	1,746	0	0.0	14	14	0	-0.5	0.80	0.80
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	35,234	35,234	0	0.0	298	297	0	-0.2	0.84	0.84
Com/Ind: Lo tier	1,274	1,274	0	0.0	16	22	6	35.6	1.27	1.72
Com/Ind Hi tier	59	59	0	0.0	1	2	0	26.7	2.37	3.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	215	215	0	0.0	5	6	1	23.0	2.36	2.91
Ag HGA	1,881	1,881	0	0.0	9	9	0	-0.9	0.46	0.46
Ag Hmstd Land	3,092	3,092	0	0.0	3	3	0	-0.6	0.10	0.10
Ag Non-Hmstd	16,493	16,493	0	0.0	107	107	0	-0.2	0.65	0.65
Miscellaneous	1	1	0	0.0	0	0	0	-0.3	2.37	2.36
Total	87,384	87,384	0	0.0	618	624	6	0.9	0.71	0.71

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	832	832	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	8	8	0.0
(=) Taxable Tax Capacity	832	824	-8	-1.0
FD Distrib Tax Cap	0	5	5	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	31.73	31.66	0.00	0.00
City/Town	21.03	21.11	0.00	0.00
School District	15.27	15.14	10.26	10.05
Special District	1.33	1.31	0.00	0.00
Total	69.36	69.21	10.26	10.05

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	140,100	140,100	0.0	655	650	-5	-0.7	0.47	0.46
Res Hmstd: AvgVal	210,100	210,100	0.0	1,256	1,249	-7	-0.6	0.6	0.59
Res Hmstd: Hi Val	280,100	280,100	0.0	1,857	1,847	-10	-0.5	0.66	0.66
Res Hmstd: Ex-Hi Val	420,200	420,200	0.0	3,056	3,041	-15	-0.5	0.73	0.72
Seas Rec: Lo Val	75,000	75,000	0.0	582	581	-1	-0.2	0.78	0.78
Seas Rec: Hi Val	200,000	200,000	0.0	1,707	1,704	-3	-0.2	0.85	0.85
Comm/Ind: Lo Val	150,000	150,000	0.0	2,696	2,714	18	0.7	1.8	1.81
Comm/Ind: Mid Val	300,000	300,000	0.0	6,239	7,155	916	14.7	2.08	2.38
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	22,774	27,879	5,104	22.4	2.28	2.79

Crow Wing County | **Irondale township**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	69,279	69,279	0	0.0	499	484	-15	-3.0	0.72	0.70
Res Non-Hmstd	3,470	3,470	0	0.0	38	37	-1	-2.5	1.11	1.08
Apartments	825	825	0	0.0	11	10	0	-2.5	1.28	1.25
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	24,591	24,591	0	0.0	268	263	-6	-2.1	1.09	1.07
Com/Ind: Lo tier	1,097	1,097	0	0.0	18	17	0	-2.3	1.63	1.59
Com/Ind Hi tier	3,552	3,552	0	0.0	102	100	-2	-1.7	2.87	2.82
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,510	1,510	0	0.0	43	42	-1	-1.7	2.85	2.81
Ag HGA	3,218	3,218	0	0.0	21	20	-1	-3.4	0.66	0.63
Ag Hmstd Land	5,398	5,398	0	0.0	13	12	-1	-4.5	0.23	0.22
Ag Non-Hmstd	6,564	6,564	0	0.0	60	58	-1	-2.5	0.91	0.88
Miscellaneous	4	4	0	0.0	0	0	0	-1.7	2.87	2.82
Total	119,508	119,508	0	0.0	1,073	1,045	-28	-2.6	0.90	0.87

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	1,128	1,128	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	1,128	1,128	0	0.0
FD Distrib Tax Cap	0	51	51	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	31.73	31.66	0.00	0.00
City/Town	46.02	43.95	0.00	0.00
School District	15.78	15.63	9.90	9.64
Special District	1.33	1.31	0.00	0.00
Total	94.86	92.55	9.90	9.64

Tax Burdens on Hypothetical Properties	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	111,100	111,100	0.0	590	568	-22	-3.8	0.53	0.51
Res Hmstd: AvgVal	166,600	166,600	0.0	1,219	1,181	-38	-3.1	0.73	0.71
Res Hmstd: Hi Val	222,100	222,100	0.0	1,848	1,795	-53	-2.9	0.83	0.81
Res Hmstd: Ex-Hi Val	333,300	333,300	0.0	3,108	3,024	-84	-2.7	0.93	0.91
Apartment	300,000	300,000	0.0	3,854	3,760	-95	-2.5	1.28	1.25
Seas Rec: Lo Val	75,000	75,000	0.0	774	756	-17	-2.2	1.03	1.01
Seas Rec: Hi Val	200,000	200,000	0.0	2,217	2,171	-46	-2.1	1.11	1.09
Comm/Ind: Lo Val	150,000	150,000	0.0	3,264	2,554	-710	-21.8	2.18	1.70
Comm/Ind: Mid Val	300,000	300,000	0.0	7,567	6,784	-784	-10.4	2.52	2.26
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	27,647	26,521	-1,126	-4.1	2.76	2.65

Crow Wing County | **Little Pine township**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	3,719	3,719	0	0.0	23	22	0	-0.4	0.61	0.60
Res Non-Hmstd	1,098	1,098	0	0.0	10	10	0	-0.3	0.88	0.87
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	8,992	8,992	0	0.0	83	83	0	0.0	0.93	0.92
Com/Ind: Lo tier	1	1	0	0.0	0	0	0	18.1	1.27	1.49
Com/Ind Hi tier	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	867	867	0	0.0	22	25	3	12.1	2.53	2.83
Ag HGA	625	625	0	0.0	4	4	0	-0.4	0.63	0.62
Ag Hmstd Land	1,219	1,219	0	0.0	2	2	0	0.0	0.18	0.18
Ag Non-Hmstd	9,401	9,401	0	0.0	69	69	0	0.0	0.74	0.74
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	25,921	25,921	0	0.0	213	215	2	1.2	0.82	0.83

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	256	256	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	3	3	0.0
(=) Taxable Tax Capacity	256	252	-3	-1.2
FD Distrib Tax Cap	0	1	1	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	31.73	31.66	0.00	0.00
City/Town	28.95	29.17	0.00	0.00
School District	15.78	15.63	9.90	9.64
Special District	1.33	1.31	0.00	0.00
Total	77.79	77.77	9.90	9.64

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	103,300	103,300	0.0	399	396	-3	-0.7	0.39	0.38
Res Hmstd: AvgVal	154,900	154,900	0.0	887	883	-4	-0.5	0.57	0.57
Res Hmstd: Hi Val	206,400	206,400	0.0	1,375	1,369	-6	-0.4	0.67	0.66
Res Hmstd: Ex-Hi Val	309,700	309,700	0.0	2,353	2,344	-9	-0.4	0.76	0.76
Seas Rec: Lo Val	75,000	75,000	0.0	646	645	0	0.0	0.86	0.86
Seas Rec: Hi Val	200,000	200,000	0.0	1,876	1,875	0	0.0	0.94	0.94

Crow Wing County | **Mission township**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	106,809	106,809	0	0.0	664	661	-4	-0.6	0.62	0.62
Res Non-Hmstd	5,977	5,977	0	0.0	46	46	0	-0.5	0.77	0.76
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	142,961	142,961	0	0.0	1,196	1,194	-2	-0.1	0.84	0.84
Com/Ind: Lo tier	2,282	2,282	0	0.0	27	36	9	33.3	1.19	1.58
Com/Ind Hi tier	935	935	0	0.0	21	27	5	25.6	2.27	2.85
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	2,775	2,775	0	0.0	60	74	14	24.0	2.16	2.67
Ag HGA	583	583	0	0.0	3	3	0	-0.7	0.48	0.48
Ag Hmstd Land	1,291	1,291	0	0.0	2	2	0	-0.2	0.15	0.15
Ag Non-Hmstd	17,990	17,990	0	0.0	110	110	0	-0.1	0.61	0.61
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	281,602	281,602	0	0.0	2,129	2,152	23	1.1	0.76	0.76

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	2,840	2,840	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	30	30	0.0
(=) Taxable Tax Capacity	2,840	2,810	-30	-1.1
FD Distrib Tax Cap	0	10	10	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	31.73	31.66	0.00	0.00
City/Town	17.20	17.32	0.00	0.00
School District	15.74	15.59	9.94	9.68
Special District	0.23	0.23	0.00	0.00
Total	64.91	64.80	9.94	9.68

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	206,300	206,300	0.0	1,133	1,126	-7	-0.6	0.55	0.55
Res Hmstd: AvgVal	309,400	309,400	0.0	1,965	1,954	-11	-0.6	0.64	0.63
Res Hmstd: Hi Val	412,400	412,400	0.0	2,796	2,781	-15	-0.5	0.68	0.67
Res Hmstd: Ex-Hi Val	618,700	618,700	0.0	4,533	4,510	-23	-0.5	0.73	0.73
Seas Rec: Lo Val	75,000	75,000	0.0	549	548	-1	-0.1	0.73	0.73
Seas Rec: Hi Val	200,000	200,000	0.0	1,618	1,616	-2	-0.1	0.81	0.81
Comm/Ind: Lo Val	150,000	150,000	0.0	2,591	2,541	-50	-1.9	1.73	1.69
Comm/Ind: Mid Val	300,000	300,000	0.0	5,996	6,752	756	12.6	2	2.25
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	21,884	26,405	4,521	20.7	2.19	2.64

Crow Wing County | **Perry Lake township**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	21,626	21,626	0	0.0	99	98	-1	-1.0	0.46	0.45
Res Non-Hmstd	791	791	0	0.0	6	6	0	-0.7	0.73	0.73
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	9,157	9,157	0	0.0	69	69	0	-0.4	0.75	0.75
Com/Ind: Lo tier	674	674	0	0.0	8	11	3	37.8	1.16	1.60
Com/Ind Hi tier	188	188	0	0.0	4	5	1	26.8	2.19	2.78
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	873	873	0	0.0	19	24	5	26.8	2.19	2.78
Ag HGA	2,409	2,409	0	0.0	12	12	0	-1.1	0.49	0.48
Ag Hmstd Land	5,474	5,474	0	0.0	9	9	0	-0.7	0.17	0.17
Ag Non-Hmstd	9,021	9,021	0	0.0	50	50	0	-0.4	0.55	0.55
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	50,214	50,214	0	0.0	276	283	8	2.7	0.55	0.56

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	449	449	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	9	9	0.0
(=) Taxable Tax Capacity	449	440	-9	-2.1
FD Distrib Tax Cap	0	10	10	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	31.73	31.66	0.00	0.00
City/Town	12.24	12.21	0.00	0.00
School District	15.78	15.63	9.90	9.64
Special District	1.33	1.31	0.00	0.00
Total	61.08	60.81	9.90	9.64

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	129,000	129,000	0.0	469	463	-6	-1.3	0.36	0.36
Res Hmstd: AvgVal	193,400	193,400	0.0	962	952	-10	-1.0	0.5	0.49
Res Hmstd: Hi Val	257,800	257,800	0.0	1,454	1,441	-13	-0.9	0.56	0.56
Res Hmstd: Ex-Hi Val	386,800	386,800	0.0	2,441	2,420	-21	-0.8	0.63	0.63
Seas Rec: Lo Val	75,000	75,000	0.0	520	518	-2	-0.4	0.69	0.69
Seas Rec: Hi Val	200,000	200,000	0.0	1,542	1,536	-5	-0.4	0.77	0.77
Comm/Ind: Lo Val	150,000	150,000	0.0	2,504	2,509	5	0.2	1.67	1.67
Comm/Ind: Mid Val	300,000	300,000	0.0	5,794	6,679	885	15.3	1.93	2.23
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	21,144	26,136	4,992	23.6	2.11	2.61

Crow Wing County | **Rabbit Lake township**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	23,003	23,003	0	0.0	144	143	-1	-0.7	0.62	0.62
Res Non-Hmstd	1,416	1,416	0	0.0	12	12	0	-0.4	0.84	0.83
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	16,663	16,663	0	0.0	153	153	0	-0.3	0.92	0.92
Com/Ind: Lo tier	493	493	0	0.0	6	8	2	32.6	1.19	1.58
Com/Ind Hi tier	586	586	0	0.0	14	17	3	22.3	2.33	2.84
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	466	466	0	0.0	11	13	2	17.5	2.40	2.82
Ag HGA	3,800	3,800	0	0.0	19	19	0	-0.6	0.50	0.49
Ag Hmstd Land	6,934	6,934	0	0.0	10	10	0	-0.3	0.15	0.15
Ag Non-Hmstd	6,879	6,879	0	0.0	47	47	0	-0.2	0.68	0.68
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	60,240	60,240	0	0.0	415	421	5	1.3	0.69	0.70

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	553	553	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	7	7	0.0
(=) Taxable Tax Capacity	553	545	-7	-1.3
FD Distrib Tax Cap	0	8	8	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	31.73	31.66	0.00	0.00
City/Town	28.23	28.21	0.00	0.00
School District	11.40	11.39	11.62	11.38
Special District	1.33	1.31	0.00	0.00
Total	72.69	72.57	11.62	11.38

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	148,900	148,900	0.0	767	762	-5	-0.6	0.52	0.51
Res Hmstd: AvgVal	223,300	223,300	0.0	1,443	1,435	-8	-0.5	0.65	0.64
Res Hmstd: Hi Val	297,700	297,700	0.0	2,119	2,108	-10	-0.5	0.71	0.71
Res Hmstd: Ex-Hi Val	446,600	446,600	0.0	3,450	3,434	-16	-0.5	0.77	0.77
Seas Rec: Lo Val	75,000	75,000	0.0	607	606	-1	-0.1	0.81	0.81
Seas Rec: Hi Val	200,000	200,000	0.0	1,774	1,771	-2	-0.1	0.89	0.89
Comm/Ind: Lo Val	150,000	150,000	0.0	2,791	2,647	-144	-5.2	1.86	1.76
Comm/Ind: Mid Val	300,000	300,000	0.0	6,455	6,992	537	8.3	2.15	2.33
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	23,551	27,268	3,717	15.8	2.36	2.73

Crow Wing County | **Ross Lake township**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	17,250	17,250	0	0.0	76	75	0	-0.5	0.44	0.44
Res Non-Hmstd	1,875	1,875	0	0.0	13	13	0	-0.4	0.69	0.69
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	63,587	63,587	0	0.0	406	405	0	-0.1	0.64	0.64
Com/Ind: Lo tier	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind Hi tier	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	914	914	0	0.0	18	22	4	22.5	2.01	2.46
Ag HGA	485	485	0	0.0	1	1	0	-0.8	0.29	0.29
Ag Hmstd Land	1,836	1,836	0	0.0	2	2	0	-0.3	0.11	0.11
Ag Non-Hmstd	12,651	12,651	0	0.0	59	59	0	-0.1	0.47	0.47
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	98,597	98,597	0	0.0	576	579	3	0.6	0.58	0.59

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	971	971	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	4	4	0.0
(=) Taxable Tax Capacity	971	967	-4	-0.4
FD Distrib Tax Cap	0	1	1	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	31.73	31.66	0.00	0.00
City/Town	10.82	10.85	0.00	0.00
School District	6.03	6.02	13.30	13.09
Special District	0.23	0.23	0.00	0.00
Total	48.81	48.76	13.30	13.09

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	149,500	149,500	0.0	523	519	-4	-0.7	0.35	0.35
Res Hmstd: AvgVal	224,100	224,100	0.0	1,019	1,013	-6	-0.6	0.45	0.45
Res Hmstd: Hi Val	298,700	298,700	0.0	1,515	1,507	-8	-0.5	0.51	0.50
Res Hmstd: Ex-Hi Val	448,100	448,100	0.0	2,493	2,482	-12	-0.5	0.56	0.55
Seas Rec: Lo Val	75,000	75,000	0.0	428	428	0	-0.1	0.57	0.57
Seas Rec: Hi Val	200,000	200,000	0.0	1,296	1,295	-1	-0.1	0.65	0.65

Crow Wing County | **Wolford township**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	35,147	35,147	0	0.0	201	199	-2	-1.0	0.57	0.57
Res Non-Hmstd	1,917	1,917	0	0.0	15	15	0	-0.8	0.77	0.76
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	27,304	27,304	0	0.0	223	222	-1	-0.4	0.82	0.81
Com/Ind: Lo tier	145	145	0	0.0	2	2	0	27.2	1.09	1.38
Com/Ind Hi tier	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	827	827	0	0.0	19	22	3	17.2	2.29	2.68
Ag HGA	175	175	0	0.0	0	0	0	-1.0	0.22	0.22
Ag Hmstd Land	705	705	0	0.0	2	2	0	-0.6	0.24	0.23
Ag Non-Hmstd	7,447	7,447	0	0.0	46	46	0	-0.5	0.62	0.62
Miscellaneous	7	7	0	0.0	0	0	0	5.2	2.29	2.41
Total	73,674	73,674	0	0.0	508	508	0	0.1	0.69	0.69

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	717	717	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	4	4	0.0
(=) Taxable Tax Capacity	717	714	-4	-0.5
FD Distrib Tax Cap	0	10	10	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	31.73	31.66	0.00	0.00
City/Town	17.00	16.89	0.00	0.00
School District	15.78	15.63	9.90	9.64
Special District	1.33	1.31	0.00	0.00
Total	65.84	65.48	9.90	9.64

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	164,000	164,000	0.0	779	770	-9	-1.2	0.48	0.47
Res Hmstd: AvgVal	245,900	245,900	0.0	1,448	1,433	-15	-1.0	0.59	0.58
Res Hmstd: Hi Val	327,800	327,800	0.0	2,117	2,097	-20	-0.9	0.65	0.64
Res Hmstd: Ex-Hi Val	491,800	491,800	0.0	3,410	3,379	-31	-0.9	0.69	0.69
Seas Rec: Lo Val	75,000	75,000	0.0	556	553	-3	-0.5	0.74	0.74
Seas Rec: Hi Val	200,000	200,000	0.0	1,637	1,630	-7	-0.4	0.82	0.81

Crow Wing County | **Crosby city**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	60,541	60,541	0	0.0	601	518	-83	-13.9	0.99	0.86
Res Non-Hmstd	16,014	16,014	0	0.0	295	262	-33	-11.1	1.84	1.64
Apartments	12,725	12,725	0	0.0	283	251	-32	-11.2	2.22	1.97
Low-income Apts	267	267	0	0.0	4	3	0	-11.1	1.35	1.20
Seasonal Rec'l	5,837	5,837	0	0.0	101	91	-11	-10.6	1.73	1.55
Com/Ind: Lo tier	9,530	9,530	0	0.0	262	237	-25	-9.5	2.75	2.49
Com/Ind Hi tier	6,367	6,367	0	0.0	278	256	-22	-7.9	4.37	4.02
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	2,834	2,834	0	0.0	121	111	-10	-8.0	4.26	3.92
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	579	579	0	0.0	10	9	-1	-11.8	1.67	1.47
Miscellaneous	142	142	0	0.0	3	3	0	-11.1	2.25	2.00
Total	114,836	114,836	0	0.0	1,957	1,740	-217	-11.1	1.70	1.52

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	1,162	1,162	0	0.0
(-) TIF Tax Capacity	138	138	0	-0.3
(-) FD Contrib Tax Cap	0	70	70	0.0
(=) Taxable Tax Capacity	1,024	954	-70	-6.8
FD Distrib Tax Cap	0	255	255	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	30.85	30.75	0.00	0.00
City/Town	122.28	102.90	0.00	0.00
School District	15.34	15.15	9.90	9.64
Special District	1.23	1.21	0.00	0.00
Total	169.69	150.02	9.90	9.64

Tax Burdens on Hypothetical Properties	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	63,100	63,100	0.0	390	314	-76	-19.5	0.62	0.5
Res Hmstd: AvgVal	94,700	94,700	0.0	898	766	-132	-14.7	0.95	0.81
Res Hmstd: Hi Val	126,200	126,200	0.0	1,512	1,311	-201	-13.3	1.2	1.04
Res Hmstd: Ex-Hi Val	189,400	189,400	0.0	2,744	2,406	-338	-12.3	1.45	1.27
Apartment	300,000	300,000	0.0	6,660	5,915	-746	-11.2	2.22	1.97
Seas Rec: Lo Val	75,000	75,000	0.0	1,335	1,187	-148	-11.1	1.78	1.58
Seas Rec: Hi Val	200,000	200,000	0.0	3,714	3,320	-393	-10.6	1.86	1.66
Comm/Ind: Lo Val	150,000	150,000	0.0	4,948	3,904	-1,044	-21.1	3.3	2.60
Comm/Ind: Mid Val	300,000	300,000	0.0	11,496	9,933	-1,563	-13.6	3.83	3.31
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	42,052	38,068	-3,984	-9.5	4.21	3.81

Crow Wing County | **Cuyuna city**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	17,806	17,806	0	0.0	158	153	-5	-3.4	0.89	0.86
Res Non-Hmstd	1,739	1,739	0	0.0	23	23	-1	-3.0	1.34	1.30
Apartments	164	164	0	0.0	2	2	0	-3.0	1.51	1.47
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	9,195	9,195	0	0.0	119	116	-3	-2.6	1.29	1.26
Com/Ind: Lo tier	215	215	0	0.0	4	4	0	3.8	1.90	1.98
Com/Ind Hi tier	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	173	173	0	0.0	6	6	0	3.0	3.23	3.33
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	1,230	1,230	0	0.0	13	13	0	-3.1	1.08	1.05
Miscellaneous	5	5	0	0.0	0	0	0	-2.2	3.23	3.16
Total	30,526	30,526	0	0.0	326	316	-9	-2.9	1.07	1.04

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	288	288	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	1	1	0.0
(=) Taxable Tax Capacity	288	287	-1	-0.4
FD Distrib Tax Cap	0	17	17	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	31.73	31.66	0.00	0.00
City/Town	64.29	61.13	0.00	0.00
School District	15.78	15.63	9.90	9.63
Special District	1.33	1.31	0.00	0.00
Total	113.13	109.73	9.90	9.63

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	109,200	109,200	0.0	744	713	-31	-4.1	0.68	0.65
Res Hmstd: AvgVal	163,800	163,800	0.0	1,471	1,419	-52	-3.6	0.9	0.87
Res Hmstd: Hi Val	218,300	218,300	0.0	2,197	2,123	-74	-3.4	1.01	0.97
Res Hmstd: Ex-Hi Val	327,500	327,500	0.0	3,651	3,534	-117	-3.2	1.11	1.08
Apartment	300,000	300,000	0.0	4,539	4,404	-135	-3.0	1.51	1.47
Seas Rec: Lo Val	75,000	75,000	0.0	911	885	-25	-2.8	1.21	1.18
Seas Rec: Hi Val	200,000	200,000	0.0	2,583	2,515	-68	-2.6	1.29	1.26

Crow Wing County | **Deerwood city**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	25,718	25,718	0	0.0	289	294	6	1.9	1.12	1.14
Res Non-Hmstd	4,276	4,276	0	0.0	65	66	1	1.7	1.51	1.54
Apartments	771	771	0	0.0	14	14	0	1.8	1.80	1.83
Low-income Apts	793	793	0	0.0	9	9	0	1.7	1.09	1.11
Seasonal Rec'l	11,681	11,681	0	0.0	181	185	3	1.8	1.55	1.58
Com/Ind: Lo tier	4,563	4,563	0	0.0	105	111	5	5.2	2.31	2.43
Com/Ind Hi tier	5,042	5,042	0	0.0	186	194	8	4.3	3.69	3.85
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,735	1,735	0	0.0	64	66	3	4.3	3.67	3.83
Ag HGA	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	28	28	0	0.0	0	0	0	2.5	0.56	0.58
Ag Non-Hmstd	109	109	0	0.0	1	1	0	2.1	1.33	1.35
Miscellaneous	201	201	0	0.0	4	4	0	1.8	1.81	1.84
Total	54,916	54,916	0	0.0	917	944	27	2.9	1.67	1.72

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	616	616	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	47	47	0.0
(=) Taxable Tax Capacity	616	568	-47	-7.7
FD Distrib Tax Cap	0	25	25	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	31.66	31.58	0.00	0.00
City/Town	87.18	90.19	0.00	0.00
School District	15.70	15.54	9.90	9.64
Special District	1.33	1.31	0.00	0.00
Total	135.87	138.63	9.90	9.64

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	115,300	115,300	0.0	1,026	1,047	21	2.1	0.89	0.91
Res Hmstd: AvgVal	172,800	172,800	0.0	1,934	1,972	37	1.9	1.12	1.14
Res Hmstd: Hi Val	230,400	230,400	0.0	2,845	2,898	53	1.9	1.23	1.26
Res Hmstd: Ex-Hi Val	345,700	345,700	0.0	4,666	4,751	85	1.8	1.35	1.37
Apartment	300,000	300,000	0.0	5,392	5,488	96	1.8	1.8	1.83
Seas Rec: Lo Val	75,000	75,000	0.0	1,081	1,102	21	1.9	1.44	1.47
Seas Rec: Hi Val	200,000	200,000	0.0	3,037	3,093	55	1.8	1.52	1.55
Comm/Ind: Lo Val	150,000	150,000	0.0	4,187	3,711	-476	-11.4	2.79	2.47
Comm/Ind: Mid Val	300,000	300,000	0.0	9,720	9,484	-236	-2.4	3.24	3.16
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	35,542	36,424	882	2.5	3.55	3.64

Crow Wing County | **Ironton city**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	12,970	12,970	0	0.0	118	83	-35	-29.9	0.91	0.64
Res Non-Hmstd	2,885	2,885	0	0.0	62	49	-14	-22.1	2.16	1.69
Apartments	508	508	0	0.0	13	10	-3	-22.2	2.60	2.02
Low-income Apts	1,506	1,506	0	0.0	24	18	-5	-22.0	1.58	1.23
Seasonal Rec'l	451	451	0	0.0	10	8	-2	-20.9	2.21	1.75
Com/Ind: Lo tier	2,534	2,534	0	0.0	82	65	-17	-20.5	3.22	2.56
Com/Ind Hi tier	1,037	1,037	0	0.0	52	42	-9	-17.7	4.98	4.10
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	408	408	0	0.0	20	17	-4	-17.7	4.97	4.09
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	177	177	0	0.0	3	3	-1	-23.3	1.97	1.51
Miscellaneous	2	2	0	0.0	0	0	0	-18.6	4.98	4.05
Total	22,477	22,477	0	0.0	385	295	-90	-23.3	1.71	1.31

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	204	204	0	0.0
(-) TIF Tax Capacity	5	5	0	0.0
(-) FD Contrib Tax Cap	0	20	20	0.0
(=) Taxable Tax Capacity	199	179	-20	-9.9
FD Distrib Tax Cap	0	89	89	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	30.96	30.80	0.00	0.00
City/Town	153.05	107.43	0.00	0.00
School District	14.86	14.60	9.90	9.64
Special District	1.33	1.31	0.00	0.00
Total	200.19	154.14	9.90	9.64

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	44,000	44,000	0.0	257	153	-104	-40.5	0.58	0.35
Res Hmstd: AvgVal	65,900	65,900	0.0	542	358	-184	-33.9	0.82	0.54
Res Hmstd: Hi Val	87,800	87,800	0.0	942	671	-272	-28.8	1.07	0.76
Res Hmstd: Ex-Hi Val	131,800	131,800	0.0	1,946	1,452	-494	-25.4	1.48	1.10
Apartment	300,000	300,000	0.0	7,804	6,069	-1,735	-22.2	2.60	2.02
Comm/Ind: Lo Val	150,000	150,000	0.0	5,634	3,990	-1,645	-29.2	3.76	2.66
Comm/Ind: Mid Val	300,000	300,000	0.0	13,097	10,133	-2,964	-22.6	4.37	3.38
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	47,924	38,803	-9,120	-19.0	4.79	3.88

Crow Wing County | **Riverton city**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	3,765	3,765	0	0.0	16	15	0	-1.4	0.42	0.41
Res Non-Hmstd	832	832	0	0.0	9	9	0	-0.9	1.04	1.03
Apartments	188	188	0	0.0	2	2	0	-0.9	1.22	1.21
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	576	576	0	0.0	6	6	0	-0.7	1.03	1.02
Com/Ind: Lo tier	51	51	0	0.0	1	1	0	9.2	1.47	1.61
Com/Ind Hi tier	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	2,579	2,579	0	0.0	70	75	5	6.6	2.71	2.89
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	256	256	0	0.0	2	2	0	-0.7	0.86	0.86
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	8,247	8,247	0	0.0	105	110	4	4.1	1.28	1.33

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	99	99	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	7	7	0.0
(=) Taxable Tax Capacity	99	92	-7	-7.1
FD Distrib Tax Cap	0	8	8	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	31.73	31.66	0.00	0.00
City/Town	40.84	40.41	0.00	0.00
School District	15.78	15.63	9.90	9.64
Special District	1.33	1.31	0.00	0.00
Total	89.69	89.01	9.90	9.64

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	65,600	65,600	0.0	142	141	-1	-1.0	0.22	0.21
Res Hmstd: AvgVal	98,300	98,300	0.0	409	402	-7	-1.8	0.42	0.41
Res Hmstd: Hi Val	131,100	131,100	0.0	762	752	-11	-1.4	0.58	0.57
Res Hmstd: Ex-Hi Val	196,700	196,700	0.0	1,468	1,451	-17	-1.2	0.75	0.74
Apartment	300,000	300,000	0.0	3,660	3,627	-33	-0.9	1.22	1.21
Seas Rec: Lo Val	75,000	75,000	0.0	735	730	-5	-0.7	0.98	0.97
Seas Rec: Hi Val	200,000	200,000	0.0	2,114	2,100	-14	-0.6	1.06	1.05

Crow Wing County | **Trommald city**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	4,361	4,361	0	0.0	21	20	-1	-5.1	0.49	0.47
Res Non-Hmstd	888	888	0	0.0	10	9	0	-4.0	1.11	1.06
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	1,029	1,029	0	0.0	11	10	0	-3.7	1.02	0.98
Com/Ind: Lo tier	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind Hi tier	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	257	257	0	0.0	7	8	0	6.8	2.83	3.02
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	1,358	1,358	0	0.0	12	12	-1	-4.2	0.90	0.86
Miscellaneous	0	0	0	0.0	0	0	0	-2.8	2.83	2.75
Total	7,892	7,892	0	0.0	61	59	-2	-3.1	0.78	0.75

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	71	71	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	1	1	0.0
(=) Taxable Tax Capacity	71	70	-1	-1.3
FD Distrib Tax Cap	0	7	7	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	31.73	31.66	0.00	0.00
City/Town	44.24	40.66	0.00	0.00
School District	15.78	15.63	9.90	9.63
Special District	1.33	1.31	0.00	0.00
Total	93.08	89.26	9.90	9.63

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	70,000	70,000	0.0	156	150	-6	-3.9	0.22	0.21
Res Hmstd: AvgVal	104,900	104,900	0.0	506	474	-32	-6.4	0.48	0.45
Res Hmstd: Hi Val	139,800	139,800	0.0	895	847	-48	-5.3	0.64	0.61
Res Hmstd: Ex-Hi Val	209,800	209,800	0.0	1,675	1,596	-79	-4.7	0.8	0.76
Seas Rec: Lo Val	75,000	75,000	0.0	760	732	-29	-3.8	1.01	0.98
Seas Rec: Hi Val	200,000	200,000	0.0	2,182	2,105	-76	-3.5	1.09	1.05

Crow Wing County | **Emily city**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	75,567	75,567	0	0.0	562	561	-1	-0.2	0.74	0.74
Res Non-Hmstd	8,326	8,326	0	0.0	86	86	0	-0.1	1.04	1.04
Apartments	588	588	0	0.0	7	7	0	-0.1	1.22	1.22
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	138,979	138,979	0	0.0	1,473	1,475	1	0.1	1.06	1.06
Com/Ind: Lo tier	3,879	3,879	0	0.0	61	75	14	22.5	1.57	1.93
Com/Ind Hi tier	1,381	1,381	0	0.0	38	45	7	17.1	2.77	3.24
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	762	762	0	0.0	20	23	3	17.6	2.60	3.05
Ag HGA	501	501	0	0.0	3	3	0	-0.2	0.60	0.59
Ag Hmstd Land	631	631	0	0.0	1	1	0	0.4	0.14	0.14
Ag Non-Hmstd	12,110	12,110	0	0.0	101	101	0	0.2	0.83	0.84
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	242,724	242,724	0	0.0	2,353	2,377	24	1.0	0.97	0.98

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	2,384	2,384	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	33	33	0.0
(=) Taxable Tax Capacity	2,384	2,351	-33	-1.4
FD Distrib Tax Cap	0	13	13	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	31.73	31.66	0.00	0.00
City/Town	41.18	41.54	0.00	0.00
School District	15.78	15.63	9.90	9.64
Special District	1.33	1.31	0.00	0.00
Total	90.03	90.13	9.90	9.64

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	133,000	133,000	0.0	812	809	-2	-0.3	0.61	0.61
Res Hmstd: AvgVal	199,400	199,400	0.0	1,529	1,526	-3	-0.2	0.77	0.77
Res Hmstd: Hi Val	265,800	265,800	0.0	2,246	2,242	-4	-0.2	0.85	0.84
Res Hmstd: Ex-Hi Val	398,800	398,800	0.0	3,683	3,677	-6	-0.2	0.92	0.92
Apartment	300,000	300,000	0.0	3,673	3,669	-4	-0.1	1.22	1.22
Seas Rec: Lo Val	75,000	75,000	0.0	737	738	1	0.1	0.98	0.98
Seas Rec: Hi Val	200,000	200,000	0.0	2,120	2,123	2	0.1	1.06	1.06
Comm/Ind: Lo Val	150,000	150,000	0.0	3,155	3,032	-123	-3.9	2.10	2.02
Comm/Ind: Mid Val	300,000	300,000	0.0	7,313	7,900	587	8.0	2.44	2.63
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	26,716	30,615	3,899	14.6	2.67	3.06

Dakota County | **Castle Rock township**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	95,467	95,467	0	0.0	1,034	999	-35	-3.4	1.08	1.05
Res Non-Hmstd	15,840	15,840	0	0.0	183	178	-5	-2.8	1.16	1.12
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo tier	4,333	4,333	0	0.0	77	90	13	16.4	1.78	2.08
Com/Ind Hi tier	8,964	8,964	0	0.0	264	300	35	13.4	2.95	3.34
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	17,103	17,103	0	0.0	512	569	58	11.3	2.99	3.33
Ag HGA	23,401	23,401	0	0.0	244	236	-8	-3.3	1.04	1.01
Ag Hmstd Land	97,296	97,296	0	0.0	414	409	-5	-1.3	0.43	0.42
Ag Non-Hmstd	26,708	26,708	0	0.0	198	195	-3	-1.3	0.74	0.73
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	289,111	289,111	0	0.0	2,927	2,976	49	1.7	1.01	1.03

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	2,781	2,781	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	226	226	0.0
(=) Taxable Tax Capacity	2,781	2,555	-226	-8.1
FD Distrib Tax Cap	0	87	87	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	27.06	26.53	0.00	0.00
City/Town	11.66	12.28	0.00	0.00
School District	46.94	45.55	22.85	20.44
Special District	3.24	2.98	0.00	0.00
Total	88.90	87.35	22.85	20.44

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	175,300	175,300	0.0	1,768	1,702	-66	-3.7	1.01	0.97
Res Hmstd: AvgVal	262,900	262,900	0.0	2,817	2,715	-102	-3.6	1.07	1.03
Res Hmstd: Hi Val	350,400	350,400	0.0	3,865	3,727	-138	-3.6	1.10	1.06
Res Hmstd: Ex-Hi Val	525,700	525,700	0.0	5,932	5,722	-210	-3.5	1.13	1.09
Comm/Ind: Lo Val	150,000	150,000	0.0	3,324	3,101	-224	-6.7	2.22	2.07
Comm/Ind: Mid Val	300,000	300,000	0.0	7,643	8,005	362	4.7	2.55	2.67
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	27,795	30,892	3,096	11.1	2.78	3.09

Dakota County | **Douglas township**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	54,077	54,077	0	0.0	540	518	-22	-4.1	1.00	0.96
Res Non-Hmstd	7,397	7,397	0	0.0	78	75	-3	-3.8	1.06	1.01
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	1,655	1,655	0	0.0	19	19	0	-0.6	1.15	1.15
Com/Ind: Lo tier	884	884	0	0.0	13	17	4	29.2	1.49	1.93
Com/Ind Hi tier	606	606	0	0.0	16	21	5	30.7	2.62	3.42
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	2,525	2,525	0	0.0	66	83	17	25.7	2.62	3.29
Ag HGA	16,059	16,059	0	0.0	157	151	-6	-3.9	0.98	0.94
Ag Hmstd Land	109,806	109,806	0	0.0	445	438	-7	-1.5	0.41	0.40
Ag Non-Hmstd	10,618	10,618	0	0.0	73	72	-1	-1.3	0.69	0.68
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	203,627	203,627	0	0.0	1,407	1,394	-13	-0.9	0.69	0.68

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	1,647	1,647	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	39	39	0.0
(=) Taxable Tax Capacity	1,647	1,608	-39	-2.3
FD Distrib Tax Cap	0	34	34	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	27.06	26.53	0.00	0.00
City/Town	21.80	22.00	0.00	0.00
School District	22.54	21.90	27.89	25.18
Special District	3.14	2.89	0.00	0.00
Total	74.54	73.32	27.89	25.18

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	192,400	192,400	0.0	1,822	1,749	-73	-4.0	0.95	0.91
Res Hmstd: AvgVal	288,400	288,400	0.0	2,870	2,758	-112	-3.9	1	0.96
Res Hmstd: Hi Val	384,400	384,400	0.0	3,918	3,767	-150	-3.8	1.02	0.98
Res Hmstd: Ex-Hi Val	576,800	576,800	0.0	6,051	5,823	-228	-3.8	1.05	1.01
Comm/Ind: Lo Val	150,000	150,000	0.0	3,077	3,176	99	3.2	2.05	2.12
Comm/Ind: Mid Val	300,000	300,000	0.0	7,040	8,158	1,118	15.9	2.35	2.72
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	25,534	31,405	5,871	23.0	2.55	3.14

Dakota County | **Empire township**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	233,683	233,683	0	0.0	3,023	2,905	-118	-3.9	1.29	1.24
Res Non-Hmstd	29,509	29,509	0	0.0	400	385	-15	-3.8	1.36	1.31
Apartments	538	538	0	0.0	9	9	0	-3.5	1.65	1.59
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	1,363	1,363	0	0.0	22	22	-1	-3.5	1.65	1.59
Com/Ind: Lo tier	3,575	3,575	0	0.0	62	71	8	13.2	1.75	1.98
Com/Ind Hi tier	11,604	11,604	0	0.0	342	387	45	13.1	2.95	3.33
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	26,490	26,490	0	0.0	850	921	71	8.4	3.21	3.48
Ag HGA	8,469	8,469	0	0.0	104	100	-4	-4.0	1.23	1.18
Ag Hmstd Land	31,071	31,071	0	0.0	148	145	-3	-2.1	0.48	0.47
Ag Non-Hmstd	36,786	36,786	0	0.0	333	327	-6	-1.8	0.91	0.89
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	383,087	383,087	0	0.0	5,294	5,271	-23	-0.4	1.38	1.38

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	3,981	3,981	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	328	328	0.0
(=) Taxable Tax Capacity	3,981	3,653	-328	-8.2
FD Distrib Tax Cap	0	327	327	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	27.06	26.53	0.00	0.00
City/Town	29.84	29.87	0.00	0.00
School District	48.67	48.10	22.27	19.26
Special District	3.41	3.14	0.00	0.00
Total	108.98	107.65	22.27	19.26

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	181,600	181,600	0.0	2,156	2,080	-76	-3.5	1.19	1.15
Res Hmstd: AvgVal	272,300	272,300	0.0	3,435	3,319	-116	-3.4	1.26	1.22
Res Hmstd: Hi Val	363,000	363,000	0.0	4,714	4,558	-157	-3.3	1.3	1.26
Res Hmstd: Ex-Hi Val	544,600	544,600	0.0	7,269	7,032	-237	-3.3	1.33	1.29
Apartment	300,000	300,000	0.0	4,755	4,615	-140	-2.9	1.58	1.54
Comm/Ind: Lo Val	150,000	150,000	0.0	3,767	3,377	-391	-10.4	2.51	2.25
Comm/Ind: Mid Val	300,000	300,000	0.0	8,679	8,655	-24	-0.3	2.89	2.89
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	31,601	33,289	1,687	5.3	3.16	3.33

Dakota County | **Eureka township**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	125,795	125,795	0	0.0	1,368	1,330	-39	-2.8	1.09	1.06
Res Non-Hmstd	17,463	17,463	0	0.0	205	200	-5	-2.3	1.17	1.15
Apartments	305	305	0	0.0	4	4	0	0.2	1.40	1.40
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo tier	2,384	2,384	0	0.0	40	45	5	13.8	1.67	1.90
Com/Ind Hi tier	4,327	4,327	0	0.0	126	141	15	11.7	2.91	3.26
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	34,816	34,816	0	0.0	1,022	1,135	113	11.1	2.93	3.26
Ag HGA	26,198	26,198	0	0.0	290	282	-8	-2.7	1.11	1.08
Ag Hmstd Land	76,697	76,697	0	0.0	297	295	-2	-0.7	0.39	0.38
Ag Non-Hmstd	39,297	39,297	0	0.0	294	292	-2	-0.6	0.75	0.74
Miscellaneous	6,488	6,488	0	0.0	176	197	20	11.6	2.71	3.03
Total	333,770	333,770	0	0.0	3,823	3,921	99	2.6	1.15	1.17

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	3,463	3,463	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	314	314	0.0
(=) Taxable Tax Capacity	3,463	3,149	-314	-9.1
FD Distrib Tax Cap	0	87	87	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	27.06	26.53	0.00	0.00
City/Town	13.44	14.38	0.00	0.00
School District	41.39	40.10	28.32	25.77
Special District	3.29	3.03	0.00	0.00
Total	85.18	84.05	28.32	25.77

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	204,100	204,100	0.0	2,156	2,083	-73	-3.4	1.06	1.02
Res Hmstd: AvgVal	306,100	306,100	0.0	3,392	3,280	-112	-3.3	1.11	1.07
Res Hmstd: Hi Val	408,000	408,000	0.0	4,627	4,476	-151	-3.3	1.13	1.1
Res Hmstd: Ex-Hi Val	612,100	612,100	0.0	7,186	6,957	-229	-3.2	1.17	1.14
Apartment	300,000	300,000	0.0	4,044	3,925	-119	-2.9	1.35	1.31
Comm/Ind: Lo Val	150,000	150,000	0.0	3,323	3,060	-263	-7.9	2.22	2.04
Comm/Ind: Mid Val	300,000	300,000	0.0	7,612	7,883	271	3.6	2.54	2.63
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	27,626	30,392	2,765	10.0	2.76	3.04

Dakota County | **Greenvale township**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	64,453	64,453	0	0.0	786	784	-2	-0.3	1.22	1.22
Res Non-Hmstd	9,643	9,643	0	0.0	122	122	0	-0.3	1.27	1.26
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo tier	622	622	0	0.0	10	13	2	23.2	1.64	2.02
Com/Ind Hi tier	1,811	1,811	0	0.0	53	62	9	17.4	2.91	3.41
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	10,230	10,230	0	0.0	297	349	52	17.4	2.91	3.41
Ag HGA	16,874	16,874	0	0.0	201	200	-1	-0.3	1.19	1.19
Ag Hmstd Land	70,496	70,496	0	0.0	269	268	-1	-0.3	0.38	0.38
Ag Non-Hmstd	24,202	24,202	0	0.0	174	173	-1	-0.3	0.72	0.72
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	198,330	198,330	0	0.0	1,912	1,971	59	3.1	0.96	0.99

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	1,800	1,800	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	97	97	0.0
(=) Taxable Tax Capacity	1,800	1,702	-97	-5.4
FD Distrib Tax Cap	0	47	47	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	27.06	26.53	0.00	0.00
City/Town	16.45	16.92	0.00	0.00
School District	33.00	33.13	44.31	44.18
Special District	3.01	2.77	0.00	0.00
Total	79.53	79.35	44.31	44.18

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	206,200	206,200	0.0	2,405	2,399	-6	-0.3	1.17	1.16
Res Hmstd: AvgVal	309,100	309,100	0.0	3,753	3,743	-10	-0.3	1.21	1.21
Res Hmstd: Hi Val	412,100	412,100	0.0	5,102	5,089	-13	-0.3	1.24	1.23
Res Hmstd: Ex-Hi Val	618,300	618,300	0.0	7,892	7,872	-20	-0.3	1.28	1.27
Comm/Ind: Lo Val	150,000	150,000	0.0	3,435	3,351	-85	-2.5	2.29	2.23
Comm/Ind: Mid Val	300,000	300,000	0.0	7,794	8,469	675	8.7	2.6	2.82
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	28,137	32,358	4,221	15.0	2.81	3.24

Dakota County | **Hampton township**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	70,830	70,830	0	0.0	575	558	-17	-2.9	0.81	0.79
Res Non-Hmstd	6,609	6,609	0	0.0	58	56	-2	-2.8	0.88	0.85
Apartments	541	541	0	0.0	6	6	0	-4.8	1.12	1.07
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo tier	1,626	1,626	0	0.0	20	26	6	32.4	1.23	1.63
Com/Ind Hi tier	1,298	1,298	0	0.0	32	38	7	20.7	2.44	2.94
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	12,801	12,801	0	0.0	289	360	71	24.7	2.25	2.81
Ag HGA	24,853	24,853	0	0.0	198	193	-6	-2.9	0.80	0.77
Ag Hmstd Land	104,132	104,132	0	0.0	318	315	-3	-0.9	0.30	0.30
Ag Non-Hmstd	20,796	20,796	0	0.0	119	118	-1	-0.6	0.57	0.57
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	243,486	243,486	0	0.0	1,613	1,670	56	3.5	0.66	0.69

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	2,146	2,146	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	104	104	0.0
(=) Taxable Tax Capacity	2,146	2,042	-104	-4.9
FD Distrib Tax Cap	0	47	47	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	27.06	26.53	0.00	0.00
City/Town	13.14	13.51	0.00	0.00
School District	19.00	18.95	19.86	18.13
Special District	3.18	2.93	0.00	0.00
Total	62.38	61.91	19.86	18.13

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	208,300	208,300	0.0	1,598	1,553	-45	-2.8	0.77	0.75
Res Hmstd: AvgVal	312,300	312,300	0.0	2,511	2,443	-68	-2.7	0.80	0.78
Res Hmstd: Hi Val	416,300	416,300	0.0	3,424	3,332	-91	-2.7	0.82	0.80
Res Hmstd: Ex-Hi Val	624,600	624,600	0.0	5,331	5,192	-139	-2.6	0.85	0.83
Apartment	300,000	300,000	0.0	2,935	2,866	-69	-2.4	0.98	0.96
Comm/Ind: Lo Val	150,000	150,000	0.0	2,683	2,628	-55	-2.0	1.79	1.75
Comm/Ind: Mid Val	300,000	300,000	0.0	6,161	6,915	754	12.2	2.05	2.30
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	22,391	26,917	4,526	20.2	2.24	2.69

Dakota County | **Marshan township**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	103,223	103,223	0	0.0	1,001	948	-53	-5.2	0.97	0.92
Res Non-Hmstd	9,687	9,687	0	0.0	99	94	-5	-5.1	1.02	0.97
Apartments	1,261	1,261	0	0.0	15	14	-1	-4.7	1.17	1.11
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	3,300	3,300	0	0.0	39	37	-2	-4.7	1.17	1.12
Com/Ind: Lo tier	2,958	2,958	0	0.0	44	59	15	34.2	1.48	1.98
Com/Ind Hi tier	4,616	4,616	0	0.0	118	150	32	26.8	2.55	3.24
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	4,007	4,007	0	0.0	102	130	27	26.8	2.55	3.24
Ag HGA	19,915	19,915	0	0.0	194	184	-10	-5.3	0.98	0.92
Ag Hmstd Land	99,419	99,419	0	0.0	391	383	-8	-2.0	0.39	0.39
Ag Non-Hmstd	19,372	19,372	0	0.0	123	121	-2	-1.8	0.63	0.62
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	267,759	267,759	0	0.0	2,125	2,119	-6	-0.3	0.79	0.79

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	2,426	2,426	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	105	105	0.0
(=) Taxable Tax Capacity	2,426	2,321	-105	-4.3
FD Distrib Tax Cap	0	64	64	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	27.06	26.53	0.00	0.00
City/Town	16.49	16.77	0.00	0.00
School District	21.65	20.71	30.92	27.20
Special District	3.44	3.18	0.00	0.00
Total	68.65	67.19	30.92	27.20

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	219,600	219,600	0.0	2,067	1,955	-111	-5.4	0.94	0.89
Res Hmstd: AvgVal	329,300	329,300	0.0	3,227	3,057	-169	-5.3	0.98	0.93
Res Hmstd: Hi Val	438,900	438,900	0.0	4,370	4,143	-227	-5.2	1	0.94
Res Hmstd: Ex-Hi Val	658,600	658,600	0.0	6,830	6,483	-347	-5.1	1.04	0.98
Apartment	300,000	300,000	0.0	3,502	3,336	-166	-4.7	1.17	1.11
Comm/Ind: Lo Val	150,000	150,000	0.0	2,990	3,092	102	3.4	1.99	2.06
Comm/Ind: Mid Val	300,000	300,000	0.0	6,822	7,951	1,129	16.5	2.27	2.65
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	24,703	30,625	5,921	24.0	2.47	3.06

Dakota County | **Nininger township**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	88,889	88,889	0	0.0	859	811	-48	-5.5	0.97	0.91
Res Non-Hmstd	9,229	9,229	0	0.0	95	89	-5	-5.4	1.02	0.97
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	3,181	3,181	0	0.0	36	34	-2	-5.0	1.14	1.08
Com/Ind: Lo tier	473	473	0	0.0	7	9	2	28.2	1.52	1.95
Com/Ind Hi tier	390	390	0	0.0	10	12	2	23.0	2.53	3.12
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	8,908	8,908	0	0.0	224	276	52	23.1	2.52	3.10
Ag HGA	6,915	6,915	0	0.0	66	62	-4	-5.6	0.95	0.90
Ag Hmstd Land	32,318	32,318	0	0.0	108	105	-3	-2.5	0.33	0.33
Ag Non-Hmstd	6,425	6,425	0	0.0	40	39	-1	-2.2	0.62	0.61
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	156,729	156,729	0	0.0	1,445	1,439	-6	-0.4	0.92	0.92

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	1,521	1,521	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	80	80	0.0
(=) Taxable Tax Capacity	1,521	1,441	-80	-5.2
FD Distrib Tax Cap	0	71	71	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	27.06	26.53	0.00	0.00
City/Town	15.45	15.49	0.00	0.00
School District	21.65	20.71	30.92	27.20
Special District	3.43	3.17	0.00	0.00
Total	67.60	65.90	30.92	27.20

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	211,300	211,300	0.0	1,959	1,847	-111	-5.7	0.93	0.87
Res Hmstd: AvgVal	316,800	316,800	0.0	3,062	2,892	-170	-5.6	0.97	0.91
Res Hmstd: Hi Val	422,300	422,300	0.0	4,161	3,932	-229	-5.5	0.99	0.93
Res Hmstd: Ex-Hi Val	633,600	633,600	0.0	6,468	6,119	-349	-5.4	1.02	0.97
Comm/Ind: Lo Val	150,000	150,000	0.0	2,966	2,955	-11	-0.4	1.98	1.97
Comm/Ind: Mid Val	300,000	300,000	0.0	6,767	7,632	865	12.8	2.26	2.54
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	24,502	29,455	4,953	20.2	2.45	2.95

Dakota County | **Randolph township**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	84,437	84,437	0	0.0	576	576	0	0.0	0.68	0.68
Res Non-Hmstd	15,403	15,403	0	0.0	111	111	0	0.0	0.72	0.72
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	3,046	3,046	0	0.0	24	24	0	0.3	0.78	0.78
Com/Ind: Lo tier	1,651	1,651	0	0.0	19	28	9	44.6	1.17	1.69
Com/Ind Hi tier	14,834	14,834	0	0.0	315	418	103	32.7	2.12	2.82
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	8,155	8,155	0	0.0	173	230	57	32.8	2.12	2.82
Ag HGA	3,712	3,712	0	0.0	25	25	0	-0.1	0.68	0.68
Ag Hmstd Land	13,999	13,999	0	0.0	46	46	0	0.7	0.33	0.33
Ag Non-Hmstd	16,728	16,728	0	0.0	87	87	1	0.6	0.52	0.52
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	161,963	161,963	0	0.0	1,376	1,545	169	12.3	0.85	0.95

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	1,817	1,817	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	189	189	0.0
(=) Taxable Tax Capacity	1,817	1,628	-189	-10.4
FD Distrib Tax Cap	0	42	42	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	27.06	26.53	0.00	0.00
City/Town	8.78	9.61	0.00	0.00
School District	17.16	17.53	12.99	12.53
Special District	3.01	2.77	0.00	0.00
Total	56.01	56.44	12.99	12.53

Tax Burdens on Hypothetical Properties	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	243,100	243,100	0.0	1,591	1,590	-1	-0.1	0.65	0.65
Res Hmstd: AvgVal	364,500	364,500	0.0	2,490	2,489	-1	-0.1	0.68	0.68
Res Hmstd: Hi Val	485,900	485,900	0.0	3,353	3,351	-2	0.0	0.69	0.69
Res Hmstd: Ex-Hi Val	729,000	729,000	0.0	5,351	5,351	0	0.0	0.73	0.73
Comm/Ind: Lo Val	150,000	150,000	0.0	2,436	2,562	126	5.2	1.62	1.71
Comm/Ind: Mid Val	300,000	300,000	0.0	5,620	6,789	1,168	20.8	1.87	2.26
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	20,477	26,511	6,034	29.5	2.05	2.65

Dakota County | **Ravenna township**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	232,798	232,798	0	0.0	2,295	2,136	-159	-6.9	0.99	0.92
Res Non-Hmstd	14,045	14,045	0	0.0	150	140	-10	-6.8	1.07	1.00
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	310	310	0	0.0	3	3	0	-6.1	1.10	1.03
Com/Ind: Lo tier	354	354	0	0.0	5	6	1	29.2	1.38	1.78
Com/Ind Hi tier	1,788	1,788	0	0.0	47	56	10	21.0	2.60	3.15
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,764	1,764	0	0.0	46	56	10	21.0	2.60	3.15
Ag HGA	3,929	3,929	0	0.0	38	36	-3	-7.0	0.98	0.91
Ag Hmstd Land	18,991	18,991	0	0.0	64	60	-3	-5.2	0.34	0.32
Ag Non-Hmstd	9,469	9,469	0	0.0	62	60	-3	-4.5	0.66	0.63
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	283,448	283,448	0	0.0	2,710	2,553	-157	-5.8	0.96	0.90

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	2,701	2,701	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	32	32	0.0
(=) Taxable Tax Capacity	2,701	2,669	-32	-1.2
FD Distrib Tax Cap	0	262	262	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	27.06	26.53	0.00	0.00
City/Town	18.90	17.34	0.00	0.00
School District	21.65	20.71	30.92	27.20
Special District	3.44	3.18	0.00	0.00
Total	71.06	67.76	30.92	27.20

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	190,800	190,800	0.0	1,803	1,676	-127	-7.1	0.95	0.88
Res Hmstd: AvgVal	286,000	286,000	0.0	2,835	2,638	-197	-6.9	0.99	0.92
Res Hmstd: Hi Val	381,300	381,300	0.0	3,868	3,601	-267	-6.9	1.01	0.94
Res Hmstd: Ex-Hi Val	572,100	572,100	0.0	5,962	5,555	-407	-6.8	1.04	0.97
Comm/Ind: Lo Val	150,000	150,000	0.0	3,044	2,992	-52	-1.7	2.03	1.99
Comm/Ind: Mid Val	300,000	300,000	0.0	6,948	7,717	769	11.1	2.32	2.57
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	25,168	29,768	4,601	18.3	2.52	2.98

Dakota County | **Sciota township**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	31,730	31,730	0	0.0	258	256	-2	-1.0	0.81	0.81
Res Non-Hmstd	4,709	4,709	0	0.0	42	42	0	-0.9	0.90	0.89
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo tier	843	843	0	0.0	10	14	4	41.9	1.17	1.66
Com/Ind Hi tier	1,164	1,164	0	0.0	25	33	8	30.0	2.18	2.83
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	535	535	0	0.0	12	15	4	30.0	2.18	2.83
Ag HGA	8,718	8,718	0	0.0	73	72	-1	-0.9	0.83	0.82
Ag Hmstd Land	46,103	46,103	0	0.0	141	139	-1	-1.0	0.30	0.30
Ag Non-Hmstd	9,370	9,370	0	0.0	57	57	-1	-0.9	0.61	0.61
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	103,174	103,174	0	0.0	618	628	10	1.6	0.60	0.61

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	848	848	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	18	18	0.0
(=) Taxable Tax Capacity	848	830	-18	-2.1
FD Distrib Tax Cap	0	24	24	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	27.06	26.53	0.00	0.00
City/Town	11.79	11.82	0.00	0.00
School District	21.42	21.82	21.23	20.86
Special District	3.01	2.77	0.00	0.00
Total	63.28	62.94	21.23	20.86

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	197,300	197,300	0.0	1,544	1,531	-13	-0.9	0.78	0.78
Res Hmstd: AvgVal	295,800	295,800	0.0	2,433	2,412	-21	-0.9	0.82	0.82
Res Hmstd: Hi Val	394,300	394,300	0.0	3,321	3,293	-28	-0.8	0.84	0.84
Res Hmstd: Ex-Hi Val	591,700	591,700	0.0	5,146	5,103	-43	-0.8	0.87	0.86
Comm/Ind: Lo Val	150,000	150,000	0.0	2,724	2,767	44	1.6	1.82	1.84
Comm/Ind: Mid Val	300,000	300,000	0.0	6,249	7,226	976	15.6	2.08	2.41
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	22,701	28,030	5,328	23.5	2.27	2.80

Dakota County | **Vermillion township**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	97,189	97,189	0	0.0	986	938	-48	-4.8	1.01	0.97
Res Non-Hmstd	10,193	10,193	0	0.0	113	107	-5	-4.6	1.10	1.05
Apartments	2,505	2,505	0	0.0	36	35	-1	-3.7	1.43	1.38
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo tier	2,454	2,454	0	0.0	38	47	9	23.4	1.56	1.92
Com/Ind Hi tier	1,500	1,500	0	0.0	39	47	8	20.5	2.57	3.10
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	13,771	13,771	0	0.0	361	430	69	19.0	2.62	3.12
Ag HGA	22,570	22,570	0	0.0	223	212	-11	-5.0	0.99	0.94
Ag Hmstd Land	94,387	94,387	0	0.0	319	313	-6	-1.9	0.34	0.33
Ag Non-Hmstd	32,406	32,406	0	0.0	219	215	-4	-1.7	0.68	0.66
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	276,974	276,974	0	0.0	2,333	2,344	11	0.5	0.84	0.85

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	2,512	2,512	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	132	132	0.0
(=) Taxable Tax Capacity	2,512	2,380	-132	-5.3
FD Distrib Tax Cap	0	72	72	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	27.06	26.53	0.00	0.00
City/Town	15.80	16.18	0.00	0.00
School District	27.94	26.97	28.63	25.10
Special District	3.43	3.16	0.00	0.00
Total	74.23	72.85	28.63	25.10

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	191,600	191,600	0.0	1,822	1,731	-91	-5.0	0.95	0.90
Res Hmstd: AvgVal	287,200	287,200	0.0	2,870	2,730	-139	-4.9	1	0.95
Res Hmstd: Hi Val	382,900	382,900	0.0	3,918	3,731	-187	-4.8	1.02	0.97
Res Hmstd: Ex-Hi Val	574,500	574,500	0.0	6,048	5,763	-284	-4.7	1.05	1.00
Apartment	300,000	300,000	0.0	3,643	3,485	-157	-4.3	1.21	1.16
Comm/Ind: Lo Val	150,000	150,000	0.0	3,081	2,971	-110	-3.6	2.05	1.98
Comm/Ind: Mid Val	300,000	300,000	0.0	7,046	7,679	633	9.0	2.35	2.56
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	25,549	29,650	4,101	16.1	2.55	2.97

Dakota County | **Waterford township**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	36,509	36,509	0	0.0	460	462	2	0.3	1.26	1.26
Res Non-Hmstd	7,420	7,420	0	0.0	101	102	0	0.3	1.37	1.37
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo tier	2,697	2,697	0	0.0	53	61	9	16.8	1.95	2.28
Com/Ind Hi tier	5,137	5,137	0	0.0	159	182	23	14.1	3.10	3.54
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	812	812	0	0.0	24	28	4	15.9	2.95	3.42
Ag HGA	7,878	7,878	0	0.0	98	99	0	0.3	1.25	1.25
Ag Hmstd Land	36,659	36,659	0	0.0	171	172	1	0.8	0.47	0.47
Ag Non-Hmstd	13,288	13,288	0	0.0	108	109	1	0.7	0.81	0.82
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	110,400	110,400	0	0.0	1,174	1,214	40	3.4	1.06	1.10

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	1,016	1,016	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	63	63	0.0
(=) Taxable Tax Capacity	1,016	953	-63	-6.2
FD Distrib Tax Cap	0	31	31	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	27.06	26.53	0.00	0.00
City/Town	27.61	28.85	0.00	0.00
School District	31.39	31.50	42.45	42.29
Special District	3.01	2.77	0.00	0.00
Total	89.07	89.65	42.45	42.29

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	162,400	162,400	0.0	1,934	1,940	6	0.3	1.19	1.19
Res Hmstd: AvgVal	243,500	243,500	0.0	3,066	3,075	9	0.3	1.26	1.26
Res Hmstd: Hi Val	324,600	324,600	0.0	4,198	4,211	13	0.3	1.29	1.3
Res Hmstd: Ex-Hi Val	487,000	487,000	0.0	6,405	6,426	21	0.3	1.32	1.32
Comm/Ind: Lo Val	150,000	150,000	0.0	3,622	3,468	-154	-4.2	2.41	2.31
Comm/Ind: Mid Val	300,000	300,000	0.0	8,240	8,754	514	6.2	2.75	2.92
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	29,788	33,420	3,632	12.2	2.98	3.34

Dakota County | **Coates city**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	6,570	6,570	0	0.0	57	56	-1	-1.7	0.87	0.85
Res Non-Hmstd	3,166	3,166	0	0.0	31	31	0	-1.2	0.99	0.98
Apartments	265	265	0	0.0	3	3	0	-0.6	1.13	1.13
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo tier	2,253	2,253	0	0.0	34	44	10	30.6	1.51	1.97
Com/Ind Hi tier	5,589	5,589	0	0.0	140	175	35	25.1	2.50	3.13
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	2,871	2,871	0	0.0	72	90	18	25.1	2.50	3.13
Ag HGA	322	322	0	0.0	3	3	0	-1.4	0.95	0.94
Ag Hmstd Land	3,391	3,391	0	0.0	13	14	0	3.7	0.39	0.41
Ag Non-Hmstd	974	974	0	0.0	6	7	0	3.5	0.65	0.67
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	25,401	25,401	0	0.0	360	423	63	17.5	1.42	1.66

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	330	330	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	82	82	0.0
(=) Taxable Tax Capacity	330	248	-82	-24.9
FD Distrib Tax Cap	0	15	15	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	27.06	26.53	0.00	0.00
City/Town	14.06	17.68	0.00	0.00
School District	22.02	21.43	30.11	26.63
Special District	3.39	3.13	0.00	0.00
Total	66.53	68.76	30.11	26.63

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	125,500	125,500	0.0	1,040	1,019	-21	-2.1	0.83	0.81
Res Hmstd: AvgVal	188,200	188,200	0.0	1,684	1,656	-28	-1.7	0.89	0.88
Res Hmstd: Hi Val	250,800	250,800	0.0	2,326	2,292	-35	-1.5	0.93	0.91
Res Hmstd: Ex-Hi Val	376,300	376,300	0.0	3,614	3,567	-48	-1.3	0.96	0.95
Apartment	300,000	300,000	0.0	3,398	3,378	-21	-0.6	1.13	1.13
Comm/Ind: Lo Val	150,000	150,000	0.0	2,930	2,969	39	1.3	1.95	1.98
Comm/Ind: Mid Val	300,000	300,000	0.0	6,686	7,667	981	14.7	2.23	2.56
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	24,215	29,591	5,376	22.2	2.42	2.96

Dakota County | **Farmington city**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	1,544,913	1,544,913	0	0.0	24,713	22,833	-1,880	-7.6	1.60	1.48
Res Non-Hmstd	161,945	161,945	0	0.0	2,805	2,593	-212	-7.5	1.73	1.60
Apartments	24,192	24,192	0	0.0	505	467	-37	-7.4	2.09	1.93
Low-income Apts	10,887	10,887	0	0.0	137	127	-10	-7.6	1.26	1.17
Seasonal Rec'l	1,387	1,387	0	0.0	29	27	-2	-7.3	2.06	1.91
Com/Ind: Lo tier	20,260	20,260	0	0.0	533	503	-30	-5.6	2.63	2.48
Com/Ind Hi tier	80,421	80,421	0	0.0	3,282	3,131	-151	-4.6	4.08	3.89
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	46,727	46,727	0	0.0	1,905	1,817	-88	-4.6	4.08	3.89
Ag HGA	2,848	2,848	0	0.0	46	42	-3	-7.6	1.61	1.49
Ag Hmstd Land	20,444	20,444	0	0.0	175	162	-13	-7.5	0.86	0.79
Ag Non-Hmstd	12,238	12,238	0	0.0	162	150	-12	-7.3	1.32	1.23
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	1,926,262	1,926,262	0	0.0	34,292	31,853	-2,439	-7.1	1.78	1.65

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	19,486	19,486	0	0.0
(-) TIF Tax Capacity	37	37	0	0.0
(-) FD Contrib Tax Cap	0	1,098	1,098	0.0
(=) Taxable Tax Capacity	19,448	18,350	-1,098	-5.6
FD Distrib Tax Cap	0	3,722	3,722	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	27.06	26.53	0.00	0.00
City/Town	64.89	57.19	0.00	0.00
School District	54.35	52.87	21.39	18.44
Special District	3.44	3.18	0.00	0.00
Total	149.73	139.76	21.39	18.44

Tax Burdens on Hypothetical Properties	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	150,600	150,600	0.0	2,223	2,051	-171	-7.7	1.48	1.36
Res Hmstd: AvgVal	225,800	225,800	0.0	3,611	3,336	-275	-7.6	1.6	1.48
Res Hmstd: Hi Val	301,000	301,000	0.0	4,999	4,620	-379	-7.6	1.66	1.53
Res Hmstd: Ex-Hi Val	451,600	451,600	0.0	7,728	7,144	-584	-7.6	1.71	1.58
Apartment	300,000	300,000	0.0	6,257	5,794	-463	-7.4	2.09	1.93
Comm/Ind: Lo Val	150,000	150,000	0.0	4,671	3,795	-877	-18.8	3.11	2.53
Comm/Ind: Mid Val	300,000	300,000	0.0	10,793	9,634	-1,158	-10.7	3.6	3.21
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	39,360	36,886	-2,473	-6.3	3.94	3.69

Dakota County | **Hampton city**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	41,006	41,006	0	0.0	497	447	-51	-10.2	1.21	1.09
Res Non-Hmstd	4,740	4,740	0	0.0	65	59	-7	-10.1	1.38	1.24
Apartments	2,238	2,238	0	0.0	35	32	-4	-10.1	1.57	1.42
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo tier	1,843	1,843	0	0.0	36	38	2	4.4	1.96	2.05
Com/Ind Hi tier	898	898	0	0.0	29	30	1	4.0	3.20	3.33
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	2,162	2,162	0	0.0	69	72	3	4.0	3.20	3.33
Ag HGA	181	181	0	0.0	2	2	0	-10.2	1.20	1.08
Ag Hmstd Land	1,434	1,434	0	0.0	8	7	-1	-10.0	0.57	0.52
Ag Non-Hmstd	1,837	1,837	0	0.0	18	16	-2	-9.8	0.96	0.87
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	56,338	56,338	0	0.0	760	702	-58	-7.6	1.35	1.25

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	565	565	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	30	30	0.0
(=) Taxable Tax Capacity	565	535	-30	-5.3
FD Distrib Tax Cap	0	130	130	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	27.06	26.53	0.00	0.00
City/Town	49.00	41.06	0.00	0.00
School District	21.58	20.65	30.74	27.05
Special District	3.44	3.18	0.00	0.00
Total	101.09	91.42	30.74	27.05

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	125,200	125,200	0.0	1,388	1,246	-142	-10.2	1.11	1
Res Hmstd: AvgVal	187,700	187,700	0.0	2,269	2,038	-231	-10.2	1.21	1.09
Res Hmstd: Hi Val	250,300	250,300	0.0	3,151	2,831	-320	-10.2	1.26	1.13
Res Hmstd: Ex-Hi Val	375,500	375,500	0.0	4,915	4,417	-498	-10.1	1.31	1.18
Apartment	300,000	300,000	0.0	4,713	4,240	-473	-10.0	1.57	1.41
Comm/Ind: Lo Val	150,000	150,000	0.0	3,717	3,194	-523	-14.1	2.48	2.13
Comm/Ind: Mid Val	300,000	300,000	0.0	8,519	8,191	-328	-3.9	2.84	2.73
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	30,929	31,507	577	1.9	3.09	3.15

Dakota County | **Inver Grove Heights city**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	2,524,310	2,524,310	0	0.0	31,494	30,507	-987	-3.1	1.25	1.21
Res Non-Hmstd	271,329	271,329	0	0.0	3,690	3,579	-111	-3.0	1.36	1.32
Apartments	307,790	307,790	0	0.0	4,816	4,701	-115	-2.4	1.56	1.53
Low-income Apts	17,399	17,399	0	0.0	154	150	-4	-2.6	0.88	0.86
Seasonal Rec'l	769	769	0	0.0	12	12	0	-2.4	1.56	1.53
Com/Ind: Lo tier	42,582	42,582	0	0.0	862	934	72	8.4	2.02	2.19
Com/Ind Hi tier	386,116	386,116	0	0.0	12,552	13,465	914	7.3	3.25	3.49
Publ U: Elec Gen	26,498	26,498	0	0.0	633	694	61	9.6	2.39	2.62
Publ U: Other	89,876	89,876	0	0.0	2,937	3,149	211	7.2	3.27	3.50
Ag HGA	3,815	3,815	0	0.0	50	49	-2	-3.4	1.32	1.27
Ag Hmstd Land	6,417	6,417	0	0.0	25	25	-1	-2.5	0.40	0.39
Ag Non-Hmstd	15,074	15,074	0	0.0	157	154	-3	-2.0	1.04	1.02
Miscellaneous	24,388	24,388	0	0.0	388	376	-12	-3.1	1.59	1.54
Total	3,716,365	3,716,365	0	0.0	57,771	57,793	23	0.0	1.55	1.56

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	41,976	41,976	0	0.0
(-) TIF Tax Capacity	1,635	1,635	0	0.0
(-) FD Contrib Tax Cap	0	4,059	4,059	0.0
(=) Taxable Tax Capacity	40,340	36,281	-4,059	-10.1
FD Distrib Tax Cap	0	4,730	4,730	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	27.06	26.53	0.00	0.00
City/Town	52.16	51.25	0.00	0.00
School District	25.40	25.53	21.44	19.05
Special District	4.17	3.95	0.00	0.00
Total	108.79	107.26	21.44	19.05

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	152,200	152,200	0.0	1,726	1,670	-56	-3.2	1.13	1.1
Res Hmstd: AvgVal	228,200	228,200	0.0	2,790	2,703	-87	-3.1	1.22	1.18
Res Hmstd: Hi Val	304,200	304,200	0.0	3,854	3,737	-117	-3.0	1.27	1.23
Res Hmstd: Ex-Hi Val	456,500	456,500	0.0	5,945	5,766	-179	-3.0	1.30	1.26
Apartment	300,000	300,000	0.0	4,723	4,594	-129	-2.7	1.57	1.53
Comm/Ind: Lo Val	150,000	150,000	0.0	3,751	3,350	-401	-10.7	2.50	2.23
Comm/Ind: Mid Val	300,000	300,000	0.0	8,644	8,593	-52	-0.6	2.88	2.86
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	31,482	33,062	1,580	5.0	3.15	3.31

Dakota County | **Lakeville city**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	5,244,843	5,244,843	0	0.0	66,663	63,959	-2,704	-4.1	1.27	1.22
Res Non-Hmstd	637,504	637,504	0	0.0	8,653	8,311	-341	-3.9	1.36	1.30
Apartments	121,665	121,665	0	0.0	1,913	1,845	-68	-3.6	1.57	1.52
Low-income Apts	6,604	6,604	0	0.0	65	63	-2	-3.8	0.99	0.95
Seasonal Rec'l	1,938	1,938	0	0.0	31	29	-1	-3.5	1.58	1.52
Com/Ind: Lo tier	63,149	63,149	0	0.0	1,264	1,387	123	9.7	2.00	2.20
Com/Ind Hi tier	674,773	674,773	0	0.0	21,673	23,474	1,801	8.3	3.21	3.48
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	65,128	65,128	0	0.0	2,092	2,264	172	8.2	3.21	3.48
Ag HGA	4,942	4,942	0	0.0	65	63	-2	-3.8	1.32	1.27
Ag Hmstd Land	12,305	12,305	0	0.0	58	57	-2	-2.6	0.47	0.46
Ag Non-Hmstd	60,447	60,447	0	0.0	592	578	-14	-2.4	0.98	0.96
Miscellaneous	29,684	29,684	0	0.0	515	496	-19	-3.7	1.74	1.67
Total	6,922,980	6,922,980	0	0.0	103,583	102,525	-1,058	-1.0	1.50	1.48

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	75,544	75,544	0	0.0
(-) TIF Tax Capacity	700	618	-82	-11.7
(-) FD Contrib Tax Cap	0	5,953	5,953	0.0
(=) Taxable Tax Capacity	74,844	68,973	-5,871	-7.8
FD Distrib Tax Cap	0	7,672	7,672	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	27.06	26.53	0.00	0.00
City/Town	37.41	36.43	0.00	0.00
School District	33.43	32.84	28.90	26.02
Special District	4.51	4.27	0.00	0.00
Total	102.41	100.07	28.90	26.02

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	194,200	194,200	0.0	2,348	2,251	-97	-4.1	1.21	1.16
Res Hmstd: AvgVal	291,100	291,100	0.0	3,709	3,560	-149	-4.0	1.27	1.22
Res Hmstd: Hi Val	388,100	388,100	0.0	5,073	4,871	-202	-4.0	1.31	1.26
Res Hmstd: Ex-Hi Val	582,200	582,200	0.0	7,856	7,547	-309	-3.9	1.35	1.3
Apartment	300,000	300,000	0.0	4,708	4,533	-174	-3.7	1.57	1.51
Comm/Ind: Lo Val	150,000	150,000	0.0	3,719	3,352	-367	-9.9	2.48	2.23
Comm/Ind: Mid Val	300,000	300,000	0.0	8,534	8,564	30	0.4	2.84	2.85
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	31,001	32,884	1,883	6.1	3.10	3.29

Dakota County | **Mendota city**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	15,589	15,589	0	0.0	182	189	7	4.0	1.17	1.22
Res Non-Hmstd	10,600	10,600	0	0.0	136	142	6	4.2	1.28	1.34
Apartments	1,053	1,053	0	0.0	15	16	1	4.4	1.42	1.48
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo tier	1,629	1,629	0	0.0	30	35	5	15.3	1.85	2.13
Com/Ind Hi tier	7,203	7,203	0	0.0	219	246	28	12.6	3.04	3.42
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	635	635	0	0.0	19	22	2	12.6	3.04	3.42
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	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	36,710	36,710	0	0.0	601	650	48	8.0	1.64	1.77

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	468	468	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	63	63	0.0
(=) Taxable Tax Capacity	468	405	-63	-13.4
FD Distrib Tax Cap	0	16	16	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	27.02	26.48	0.00	0.00
City/Town	48.12	53.77	0.00	0.00
School District	19.73	21.17	17.78	16.16
Special District	4.44	4.21	0.00	0.00
Total	99.31	105.64	17.78	16.16

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	209,400	209,400	0.0	2,269	2,356	87	3.8	1.08	1.13
Res Hmstd: AvgVal	313,900	313,900	0.0	3,586	3,729	142	4.0	1.14	1.19
Res Hmstd: Hi Val	418,400	418,400	0.0	4,899	5,096	197	4.0	1.17	1.22
Res Hmstd: Ex-Hi Val	627,800	627,800	0.0	7,668	7,985	316	4.1	1.22	1.27
Apartment	300,000	300,000	0.0	4,258	4,447	189	4.4	1.42	1.48
Comm/Ind: Lo Val	150,000	150,000	0.0	3,483	3,253	-230	-6.6	2.32	2.17
Comm/Ind: Mid Val	300,000	300,000	0.0	8,037	8,382	344	4.3	2.68	2.79
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	29,292	32,315	3,024	10.3	2.93	3.23

Dakota County | **New Trier city**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	5,082	5,082	0	0.0	73	59	-14	-19.0	1.44	1.17
Res Non-Hmstd	293	293	0	0.0	5	4	-1	-19.4	1.85	1.49
Apartments	325	325	0	0.0	6	5	-1	-19.5	1.96	1.57
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo tier	309	309	0	0.0	8	7	-1	-6.7	2.50	2.33
Com/Ind Hi tier	166	166	0	0.0	6	6	0	-5.6	3.82	3.60
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	29	29	0	0.0	1	1	0	-5.6	3.82	3.60
Ag HGA	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	362	362	0	0.0	2	2	-1	-22.6	0.62	0.48
Ag Non-Hmstd	6	6	0	0.0	0	0	0	-21.5	1.26	0.99
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	6,572	6,572	0	0.0	103	85	-18	-17.2	1.56	1.29

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	62	62	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	4	4	0.0
(=) Taxable Tax Capacity	62	58	-4	-6.3
FD Distrib Tax Cap	0	28	28	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	27.06	26.53	0.00	0.00
City/Town	79.96	54.20	0.00	0.00
School District	21.66	20.71	30.92	27.20
Special District	3.01	2.77	0.00	0.00
Total	131.70	104.22	30.92	27.20

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	99,900	99,900	0.0	1,253	1,018	-234	-18.7	1.25	1.02
Res Hmstd: AvgVal	149,800	149,800	0.0	2,123	1,721	-402	-18.9	1.42	1.15
Res Hmstd: Hi Val	199,600	199,600	0.0	2,992	2,422	-570	-19.0	1.5	1.21
Res Hmstd: Ex-Hi Val	299,500	299,500	0.0	4,735	3,829	-906	-19.1	1.58	1.28
Apartment	300,000	300,000	0.0	5,866	4,724	-1,142	-19.5	1.96	1.57
Comm/Ind: Lo Val	150,000	150,000	0.0	4,408	3,502	-907	-20.6	2.94	2.33
Comm/Ind: Mid Val	300,000	300,000	0.0	10,132	8,907	-1,225	-12.1	3.38	2.97
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	36,840	34,130	-2,710	-7.4	3.68	3.41

Dakota County | **Randolph city**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	28,698	28,698	0	0.0	236	224	-12	-5.2	0.82	0.78
Res Non-Hmstd	4,148	4,148	0	0.0	38	36	-2	-5.2	0.93	0.88
Apartments	209	209	0	0.0	2	2	0	-5.3	1.08	1.02
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo tier	1,331	1,331	0	0.0	18	23	5	26.7	1.36	1.72
Com/Ind Hi tier	726	726	0	0.0	18	22	4	19.2	2.52	3.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,051	1,051	0	0.0	26	32	5	19.2	2.52	3.00
Ag HGA	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	1,029	1,029	0	0.0	3	3	0	-7.7	0.30	0.28
Ag Non-Hmstd	914	914	0	0.0	7	6	0	-6.0	0.72	0.67
Miscellaneous	118	118	0	0.0	3	4	1	19.2	2.52	3.00
Total	38,223	38,223	0	0.0	352	351	-1	-0.3	0.92	0.92

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	381	381	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	23	23	0.0
(=) Taxable Tax Capacity	381	359	-23	-5.9
FD Distrib Tax Cap	0	75	75	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	27.06	26.53	0.00	0.00
City/Town	28.69	24.90	0.00	0.00
School District	17.09	17.46	12.95	12.49
Special District	3.01	2.77	0.00	0.00
Total	75.85	71.67	12.95	12.49

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	127,400	127,400	0.0	936	887	-48	-5.2	0.73	0.7
Res Hmstd: AvgVal	191,000	191,000	0.0	1,544	1,464	-80	-5.2	0.81	0.77
Res Hmstd: Hi Val	254,600	254,600	0.0	2,152	2,040	-112	-5.2	0.85	0.80
Res Hmstd: Ex-Hi Val	382,000	382,000	0.0	3,370	3,194	-176	-5.2	0.88	0.84
Apartment	300,000	300,000	0.0	3,233	3,062	-171	-5.3	1.08	1.02
Comm/Ind: Lo Val	150,000	150,000	0.0	2,882	2,770	-112	-3.9	1.92	1.85
Comm/Ind: Mid Val	300,000	300,000	0.0	6,661	7,273	613	9.2	2.22	2.42
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	24,293	28,288	3,996	16.4	2.43	2.83

Dakota County | **Rosemount city**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	1,989,398	1,989,398	0	0.0	23,923	22,892	-1,031	-4.3	1.20	1.15
Res Non-Hmstd	213,577	213,577	0	0.0	2,752	2,637	-115	-4.2	1.29	1.23
Apartments	37,377	37,377	0	0.0	557	535	-22	-3.9	1.49	1.43
Low-income Apts	13,904	13,904	0	0.0	124	119	-5	-4.2	0.89	0.85
Seasonal Rec'l	2,679	2,679	0	0.0	40	38	-1	-3.8	1.48	1.42
Com/Ind: Lo tier	19,100	19,100	0	0.0	364	407	44	12.0	1.90	2.13
Com/Ind Hi tier	292,520	292,520	0	0.0	8,973	9,885	911	10.2	3.07	3.38
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	54,243	54,243	0	0.0	1,664	1,833	170	10.2	3.07	3.38
Ag HGA	5,072	5,072	0	0.0	61	58	-3	-4.3	1.20	1.15
Ag Hmstd Land	16,377	16,377	0	0.0	69	68	-1	-2.2	0.42	0.41
Ag Non-Hmstd	43,221	43,221	0	0.0	404	397	-8	-1.9	0.94	0.92
Miscellaneous	6,778	6,778	0	0.0	104	101	-3	-3.0	1.54	1.50
Total	2,694,246	2,694,246	0	0.0	39,036	38,971	-64	-0.2	1.45	1.45

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	29,605	29,605	0	0.0
(-) TIF Tax Capacity	934	934	0	0.0
(-) FD Contrib Tax Cap	0	2,692	2,692	0.0
(=) Taxable Tax Capacity	28,671	25,979	-2,692	-9.4
FD Distrib Tax Cap	0	2,955	2,955	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	27.06	26.53	0.00	0.00
City/Town	41.42	40.95	0.00	0.00
School District	22.43	21.77	29.56	26.15
Special District	4.59	4.35	0.00	0.00
Total	95.50	93.61	29.56	26.15

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	183,100	183,100	0.0	2,092	1,998	-93	-4.5	1.14	1.09
Res Hmstd: AvgVal	274,500	274,500	0.0	3,313	3,170	-143	-4.3	1.21	1.15
Res Hmstd: Hi Val	365,900	365,900	0.0	4,535	4,342	-193	-4.3	1.24	1.19
Res Hmstd: Ex-Hi Val	549,000	549,000	0.0	6,983	6,689	-293	-4.2	1.27	1.22
Apartment	300,000	300,000	0.0	4,468	4,295	-173	-3.9	1.49	1.43
Comm/Ind: Lo Val	150,000	150,000	0.0	3,574	3,257	-316	-8.9	2.38	2.17
Comm/Ind: Mid Val	300,000	300,000	0.0	8,191	8,342	151	1.8	2.73	2.78
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	29,737	32,070	2,333	7.8	2.97	3.21

Dakota County | **South St. Paul city**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	1,039,083	1,039,083	0	0.0	16,535	14,076	-2,460	-14.9	1.59	1.35
Res Non-Hmstd	156,224	156,224	0	0.0	2,914	2,486	-428	-14.7	1.87	1.59
Apartments	81,795	81,795	0	0.0	1,734	1,486	-248	-14.3	2.12	1.82
Low-income Apts	10,061	10,061	0	0.0	133	114	-20	-14.8	1.33	1.13
Seasonal Rec'l	1,531	1,531	0	0.0	32	28	-4	-13.1	2.11	1.83
Com/Ind: Lo tier	36,347	36,347	0	0.0	971	862	-109	-11.2	2.67	2.37
Com/Ind Hi tier	197,424	197,424	0	0.0	8,147	7,398	-749	-9.2	4.13	3.75
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	20,041	20,041	0	0.0	825	750	-75	-9.1	4.12	3.74
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	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Miscellaneous	8,738	8,738	0	0.0	341	309	-32	-9.5	3.91	3.54
Total	1,551,245	1,551,245	0	0.0	31,633	27,509	-4,124	-13.0	2.04	1.77

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	17,021	17,021	0	0.0
(-) TIF Tax Capacity	2,269	1,815	-454	-20.0
(-) FD Contrib Tax Cap	0	1,271	1,271	0.0
(=) Taxable Tax Capacity	14,751	13,935	-817	-5.5
FD Distrib Tax Cap	0	4,052	4,052	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	24.58	24.10	0.00	0.00
City/Town	77.09	63.49	0.00	0.00
School District	37.61	32.74	27.99	22.11
Special District	9.32	8.13	0.00	0.00
Total	148.60	128.46	27.99	22.11

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	113,300	113,300	0.0	1,599	1,359	-240	-15.0	1.41	1.2
Res Hmstd: AvgVal	169,900	169,900	0.0	2,674	2,276	-398	-14.9	1.57	1.34
Res Hmstd: Hi Val	226,500	226,500	0.0	3,749	3,194	-556	-14.8	1.66	1.41
Res Hmstd: Ex-Hi Val	339,800	339,800	0.0	5,902	5,031	-871	-14.8	1.74	1.48
Apartment	300,000	300,000	0.0	6,412	5,480	-932	-14.5	2.14	1.83
Comm/Ind: Lo Val	150,000	150,000	0.0	4,745	3,643	-1,101	-23.2	3.16	2.43
Comm/Ind: Mid Val	300,000	300,000	0.0	10,931	9,263	-1,668	-15.3	3.64	3.09
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	39,801	35,487	-4,314	-10.8	3.98	3.55

Dakota County | **Vermillion city**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	29,661	29,661	0	0.0	360	326	-34	-9.3	1.21	1.10
Res Non-Hmstd	2,331	2,331	0	0.0	32	29	-3	-9.2	1.37	1.25
Apartments	494	494	0	0.0	8	7	-1	-9.1	1.57	1.43
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo tier	1,052	1,052	0	0.0	21	22	1	6.8	2.00	2.14
Com/Ind Hi tier	1,419	1,419	0	0.0	45	48	3	6.1	3.20	3.39
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	337	337	0	0.0	11	11	1	6.1	3.20	3.39
Ag HGA	590	590	0	0.0	8	7	-1	-9.3	1.28	1.16
Ag Hmstd Land	2,417	2,417	0	0.0	12	11	-1	-9.4	0.48	0.43
Ag Non-Hmstd	552	552	0	0.0	5	5	0	-8.5	0.96	0.88
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	38,851	38,851	0	0.0	501	467	-35	-6.9	1.29	1.20

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	373	373	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	19	19	0.0
(=) Taxable Tax Capacity	373	354	-19	-5.2
FD Distrib Tax Cap	0	70	70	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	27.06	26.53	0.00	0.00
City/Town	48.78	42.02	0.00	0.00
School District	21.66	20.71	30.92	27.20
Special District	3.45	3.18	0.00	0.00
Total	100.94	92.44	30.92	27.20

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	125,900	125,900	0.0	1,399	1,267	-132	-9.4	1.11	1.01
Res Hmstd: AvgVal	188,700	188,700	0.0	2,284	2,070	-213	-9.3	1.21	1.1
Res Hmstd: Hi Val	251,600	251,600	0.0	3,170	2,875	-295	-9.3	1.26	1.14
Res Hmstd: Ex-Hi Val	377,400	377,400	0.0	4,943	4,485	-458	-9.3	1.31	1.19
Apartment	300,000	300,000	0.0	4,713	4,283	-430	-9.1	1.57	1.43
Comm/Ind: Lo Val	150,000	150,000	0.0	3,716	3,266	-450	-12.1	2.48	2.18
Comm/Ind: Mid Val	300,000	300,000	0.0	8,517	8,357	-159	-1.9	2.84	2.79
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	30,919	32,117	1,197	3.9	3.09	3.21

Dakota County | **West St. Paul city**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	1,027,287	1,027,287	0	0.0	13,798	12,965	-833	-6.0	1.34	1.26
Res Non-Hmstd	107,797	107,797	0	0.0	1,647	1,548	-99	-6.0	1.53	1.44
Apartments	280,570	280,570	0	0.0	5,039	4,740	-299	-5.9	1.80	1.69
Low-income Apts	14,008	14,008	0	0.0	155	145	-9	-6.0	1.10	1.04
Seasonal Rec'l	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo tier	33,105	33,105	0	0.0	761	762	0	0.1	2.30	2.30
Com/Ind Hi tier	224,066	224,066	0	0.0	8,154	8,170	16	0.2	3.64	3.65
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	13,444	13,444	0	0.0	489	490	1	0.2	3.64	3.65
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	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	1,700,277	1,700,277	0	0.0	30,043	28,821	-1,222	-4.1	1.77	1.70

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	19,244	19,244	0	0.0
(-) TIF Tax Capacity	600	600	0	0.0
(-) FD Contrib Tax Cap	0	1,923	1,923	0.0
(=) Taxable Tax Capacity	18,644	16,720	-1,923	-10.3
FD Distrib Tax Cap	0	3,901	3,901	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	27.06	26.53	0.00	0.00
City/Town	76.81	69.13	0.00	0.00
School District	19.78	21.23	17.78	16.16
Special District	5.81	5.34	0.00	0.00
Total	129.46	122.23	17.78	16.16

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	125,000	125,000	0.0	1,504	1,412	-92	-6.1	1.20	1.13
Res Hmstd: AvgVal	187,400	187,400	0.0	2,495	2,345	-151	-6.0	1.33	1.25
Res Hmstd: Hi Val	249,800	249,800	0.0	3,487	3,277	-210	-6.0	1.4	1.31
Res Hmstd: Ex-Hi Val	374,800	374,800	0.0	5,473	5,144	-329	-6.0	1.46	1.37
Apartment	300,000	300,000	0.0	5,388	5,069	-319	-5.9	1.8	1.69
Comm/Ind: Lo Val	150,000	150,000	0.0	4,161	3,508	-652	-15.7	2.77	2.34
Comm/Ind: Mid Val	300,000	300,000	0.0	9,620	8,978	-642	-6.7	3.21	2.99
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	35,095	34,502	-593	-1.7	3.51	3.45

Dakota County | **Lilydale city**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	106,340	106,340	0	0.0	1,021	1,019	-2	-0.2	0.96	0.96
Res Non-Hmstd	16,894	16,894	0	0.0	168	168	0	-0.1	0.99	0.99
Apartments	47,230	47,230	0	0.0	551	552	1	0.1	1.17	1.17
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo tier	1,651	1,651	0	0.0	26	32	6	22.5	1.58	1.94
Com/Ind Hi tier	11,716	11,716	0	0.0	308	365	56	18.2	2.63	3.11
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,623	1,623	0	0.0	43	51	8	18.2	2.63	3.11
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	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	185,454	185,454	0	0.0	2,117	2,185	68	3.2	1.14	1.18

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	2,108	2,108	0	0.0
(-) TIF Tax Capacity	297	297	0	0.0
(-) FD Contrib Tax Cap	0	105	105	0.0
(=) Taxable Tax Capacity	1,811	1,705	-105	-5.8
FD Distrib Tax Cap	0	57	57	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	27.06	26.53	0.00	0.00
City/Town	28.09	28.82	0.00	0.00
School District	19.78	21.23	17.78	16.16
Special District	4.20	3.98	0.00	0.00
Total	79.13	80.56	17.78	16.16

Tax Burdens on Hypothetical Properties	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	222,800	222,800	0.0	2,023	2,016	-7	-0.3	0.91	0.91
Res Hmstd: AvgVal	334,000	334,000	0.0	3,180	3,173	-7	-0.2	0.95	0.95
Res Hmstd: Hi Val	445,200	445,200	0.0	4,314	4,306	-8	-0.2	0.97	0.97
Res Hmstd: Ex-Hi Val	668,000	668,000	0.0	6,806	6,799	-6	-0.1	1.02	1.02
Apartment	300,000	300,000	0.0	3,501	3,506	5	0.1	1.17	1.17
Comm/Ind: Lo Val	150,000	150,000	0.0	3,028	2,907	-121	-4.0	2.02	1.94
Comm/Ind: Mid Val	300,000	300,000	0.0	6,978	7,576	598	8.6	2.33	2.53
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	25,407	29,360	3,954	15.6	2.54	2.94

Dakota County | **Miesville city**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	10,674	10,674	0	0.0	113	109	-5	-4.3	1.06	1.02
Res Non-Hmstd	1,861	1,861	0	0.0	21	21	-1	-4.1	1.15	1.10
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo tier	1,181	1,181	0	0.0	20	24	4	18.3	1.73	2.05
Com/Ind Hi tier	693	693	0	0.0	20	23	3	15.4	2.82	3.26
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	639	639	0	0.0	18	21	3	15.4	2.82	3.26
Ag HGA	671	671	0	0.0	7	7	0	-4.3	1.07	1.02
Ag Hmstd Land	6,455	6,455	0	0.0	32	32	0	-0.9	0.49	0.49
Ag Non-Hmstd	148	148	0	0.0	1	1	0	-0.9	0.77	0.76
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	22,324	22,324	0	0.0	233	236	3	1.4	1.04	1.06

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	213	213	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	17	17	0.0
(=) Taxable Tax Capacity	213	196	-17	-8.0
FD Distrib Tax Cap	0	12	12	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	27.06	26.53	0.00	0.00
City/Town	30.39	31.14	0.00	0.00
School District	21.66	20.71	30.92	27.20
Special District	3.01	2.77	0.00	0.00
Total	82.12	81.15	30.92	27.20

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	140,200	140,200	0.0	1,383	1,319	-63	-4.6	0.99	0.94
Res Hmstd: AvgVal	210,200	210,200	0.0	2,226	2,129	-97	-4.3	1.06	1.01
Res Hmstd: Hi Val	280,100	280,100	0.0	3,068	2,937	-130	-4.2	1.1	1.05
Res Hmstd: Ex-Hi Val	420,300	420,300	0.0	4,751	4,554	-197	-4.1	1.13	1.08
Comm/Ind: Lo Val	150,000	150,000	0.0	3,293	3,116	-177	-5.4	2.2	2.08
Comm/Ind: Mid Val	300,000	300,000	0.0	7,529	8,006	477	6.3	2.51	2.67
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	27,297	30,828	3,531	12.9	2.73	3.08

Dakota County | **Mendota Heights city**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	1,495,061	1,495,061	0	0.0	15,663	15,943	280	1.8	1.05	1.07
Res Non-Hmstd	140,415	140,415	0	0.0	1,523	1,551	28	1.9	1.08	1.10
Apartments	31,579	31,579	0	0.0	401	409	9	2.2	1.27	1.30
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	105	105	0	0.0	1	1	0	3.6	0.98	1.02
Com/Ind: Lo tier	19,159	19,159	0	0.0	318	385	67	20.9	1.66	2.01
Com/Ind Hi tier	296,630	296,630	0	0.0	8,273	9,665	1,393	16.8	2.79	3.26
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	34,703	34,703	0	0.0	968	1,131	163	16.8	2.79	3.26
Ag HGA	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	361	361	0	0.0	1	1	0	6.0	0.28	0.30
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	2,018,014	2,018,014	0	0.0	27,148	29,087	1,939	7.1	1.35	1.44

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	23,635	23,635	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	2,600	2,600	0.0
(=) Taxable Tax Capacity	23,635	21,035	-2,600	-11.0
FD Distrib Tax Cap	0	883	883	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	27.06	26.53	0.00	0.00
City/Town	35.32	38.11	1.21	1.21
School District	19.78	21.23	17.78	16.16
Special District	4.17	3.96	0.00	0.00
Total	86.33	89.83	18.98	17.37

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	244,500	244,500	0.0	2,443	2,484	41	1.7	1	1.02
Res Hmstd: AvgVal	366,600	366,600	0.0	3,824	3,892	68	1.8	1.04	1.06
Res Hmstd: Hi Val	488,600	488,600	0.0	5,146	5,238	92	1.8	1.05	1.07
Res Hmstd: Ex-Hi Val	733,100	733,100	0.0	8,224	8,382	158	1.9	1.12	1.14
Apartment	300,000	300,000	0.0	3,807	3,890	83	2.2	1.27	1.3
Comm/Ind: Lo Val	150,000	150,000	0.0	3,209	3,077	-132	-4.1	2.14	2.05
Comm/Ind: Mid Val	300,000	300,000	0.0	7,392	7,964	572	7.7	2.46	2.65
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	26,914	30,772	3,859	14.3	2.69	3.08

Dakota County | **Sunfish Lake city**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	145,268	145,268	0	0.0	1,508	1,496	-12	-0.8	1.04	1.03
Res Non-Hmstd	43,218	43,218	0	0.0	462	459	-3	-0.7	1.07	1.06
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo tier	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind Hi tier	177	177	0	0.0	5	5	0	-0.1	2.59	2.59
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,468	1,468	0	0.0	38	38	0	-0.1	2.59	2.59
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	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	190,130	190,130	0	0.0	2,013	1,998	-15	-0.8	1.06	1.05

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	2,153	2,153	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	2,153	2,153	0	0.0
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	27.06	26.53	0.00	0.00
City/Town	26.16	26.16	0.00	0.00
School District	19.78	21.23	17.78	16.16
Special District	4.17	3.95	0.00	0.00
Total	77.16	77.87	17.78	16.16

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	566,900	566,900	0.0	5,511	5,461	-50	-0.9	0.97	0.96
Res Hmstd: AvgVal	850,000	850,000	0.0	8,745	8,674	-71	-0.8	1.03	1.02
Res Hmstd: Hi Val	1,133,000	1,133,000	0.0	11,978	11,886	-92	-0.8	1.06	1.05
Res Hmstd: Ex-Hi Val	1,699,900	1,699,900	0.0	18,453	18,320	-133	-0.7	1.09	1.08
Comm/Ind: Lo Val	150,000	150,000	0.0	2,984	2,322	-663	-22.2	1.99	1.55
Comm/Ind: Mid Val	300,000	300,000	0.0	6,874	6,209	-666	-9.7	2.29	2.07
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	25,028	24,348	-680	-2.7	2.50	2.43

Dakota County | **Burnsville city**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	3,687,887	3,687,887	0	0.0	45,491	44,445	-1,046	-2.3	1.23	1.21
Res Non-Hmstd	432,826	432,826	0	0.0	5,692	5,571	-121	-2.1	1.32	1.29
Apartments	757,092	757,092	0	0.0	11,756	11,540	-216	-1.8	1.55	1.52
Low-income Apts	66,614	66,614	0	0.0	644	631	-13	-2.0	0.97	0.95
Seasonal Rec'l	69	69	0	0.0	1	1	0	-1.4	1.55	1.53
Com/Ind: Lo tier	97,195	97,195	0	0.0	1,924	2,138	215	11.2	1.98	2.20
Com/Ind Hi tier	1,249,094	1,249,094	0	0.0	39,439	43,251	3,813	9.7	3.16	3.46
Publ U: Elec Gen	41,265	41,265	0	0.0	951	1,077	126	13.3	2.30	2.61
Publ U: Other	114,007	114,007	0	0.0	3,613	3,959	347	9.6	3.17	3.47
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	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Miscellaneous	24,331	24,331	0	0.0	384	378	-6	-1.5	1.58	1.55
Total	6,470,379	6,470,379	0	0.0	109,893	112,992	3,099	2.8	1.70	1.75

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	78,505	78,505	0	0.0
(-) TIF Tax Capacity	1,044	1,044	0	0.0
(-) FD Contrib Tax Cap	0	10,710	10,710	0.0
(=) Taxable Tax Capacity	77,461	66,752	-10,710	-13.8
FD Distrib Tax Cap	0	8,875	8,875	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	27.06	26.53	0.00	0.00
City/Town	42.92	43.61	0.00	0.00
School District	24.74	25.26	30.20	26.97
Special District	5.16	4.97	0.00	0.00
Total	99.89	100.37	30.20	26.97

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	146,700	146,700	0.0	1,668	1,627	-41	-2.5	1.14	1.11
Res Hmstd: AvgVal	220,000	220,000	0.0	2,688	2,627	-61	-2.3	1.22	1.19
Res Hmstd: Hi Val	293,300	293,300	0.0	3,707	3,626	-81	-2.2	1.26	1.24
Res Hmstd: Ex-Hi Val	440,000	440,000	0.0	5,724	5,603	-121	-2.1	1.30	1.27
Apartment	300,000	300,000	0.0	4,652	4,573	-79	-1.7	1.55	1.52
Comm/Ind: Lo Val	150,000	150,000	0.0	3,682	3,355	-327	-8.9	2.45	2.24
Comm/Ind: Mid Val	300,000	300,000	0.0	8,440	8,566	125	1.5	2.81	2.86
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	30,645	32,882	2,237	7.3	3.06	3.29

Dakota County | **Apple Valley city**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	3,877,138	3,877,138	0	0.0	48,045	45,354	-2,691	-5.6	1.24	1.17
Res Non-Hmstd	454,124	454,124	0	0.0	5,973	5,644	-330	-5.5	1.32	1.24
Apartments	350,601	350,601	0	0.0	5,433	5,147	-286	-5.3	1.55	1.47
Low-income Apts	30,808	30,808	0	0.0	279	263	-15	-5.5	0.90	0.85
Seasonal Rec'l	1,757	1,757	0	0.0	26	25	-1	-4.7	1.47	1.40
Com/Ind: Lo tier	36,946	36,946	0	0.0	721	793	71	9.9	1.95	2.15
Com/Ind Hi tier	495,116	495,116	0	0.0	15,648	16,978	1,330	8.5	3.16	3.43
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	52,806	52,806	0	0.0	1,668	1,810	142	8.5	3.16	3.43
Ag HGA	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	442	442	0	0.0	2	2	0	-3.8	0.48	0.47
Ag Non-Hmstd	4,239	4,239	0	0.0	41	40	-2	-3.8	0.97	0.93
Miscellaneous	19,414	19,414	0	0.0	301	285	-16	-5.3	1.55	1.47
Total	5,323,393	5,323,393	0	0.0	78,138	76,339	-1,798	-2.3	1.47	1.43

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	57,328	57,328	0	0.0
(-) TIF Tax Capacity	1,909	1,909	0	0.0
(-) FD Contrib Tax Cap	0	4,321	4,321	0.0
(=) Taxable Tax Capacity	55,419	51,098	-4,321	-7.8
FD Distrib Tax Cap	0	7,101	7,101	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	27.06	26.53	0.00	0.00
City/Town	44.83	42.44	1.80	1.80
School District	22.04	21.47	30.12	26.64
Special District	4.54	4.31	0.00	0.00
Total	98.47	94.74	31.91	28.44

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	161,600	161,600	0.0	1,884	1,776	-108	-5.7	1.17	1.1
Res Hmstd: AvgVal	242,200	242,200	0.0	3,006	2,837	-169	-5.6	1.24	1.17
Res Hmstd: Hi Val	322,900	322,900	0.0	4,130	3,900	-230	-5.6	1.28	1.21
Res Hmstd: Ex-Hi Val	484,500	484,500	0.0	6,317	5,968	-349	-5.5	1.30	1.23
Apartment	300,000	300,000	0.0	4,650	4,406	-244	-5.3	1.55	1.47
Comm/Ind: Lo Val	150,000	150,000	0.0	3,676	3,311	-365	-9.9	2.45	2.21
Comm/Ind: Mid Val	300,000	300,000	0.0	8,417	8,455	38	0.4	2.81	2.82
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	30,544	32,462	1,918	6.3	3.05	3.25

Dakota County | **Eagan city**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	5,192,115	5,192,115	0	0.0	58,962	57,608	-1,355	-2.3	1.14	1.11
Res Non-Hmstd	539,299	539,299	0	0.0	6,422	6,292	-129	-2.0	1.19	1.17
Apartments	686,289	686,289	0	0.0	9,374	9,289	-84	-0.9	1.37	1.35
Low-income Apts	9,565	9,565	0	0.0	80	79	-1	-1.7	0.84	0.82
Seasonal Rec'l	763	763	0	0.0	10	10	0	1.0	1.26	1.27
Com/Ind: Lo tier	89,426	89,426	0	0.0	1,552	1,814	262	16.9	1.74	2.03
Com/Ind Hi tier	1,723,335	1,723,335	0	0.0	49,306	56,254	6,947	14.1	2.86	3.26
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	74,874	74,874	0	0.0	2,190	2,462	272	12.4	2.92	3.29
Ag HGA	98	98	0	0.0	1	1	0	-3.5	0.94	0.91
Ag Hmstd Land	711	711	0	0.0	3	3	0	0.4	0.36	0.36
Ag Non-Hmstd	5,131	5,131	0	0.0	43	44	1	2.5	0.84	0.86
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	8,321,607	8,321,607	0	0.0	127,941	133,854	5,913	4.6	1.54	1.61

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	100,881	100,881	0	0.0
(-) TIF Tax Capacity	3,512	3,354	-158	-4.5
(-) FD Contrib Tax Cap	0	13,018	13,018	0.0
(=) Taxable Tax Capacity	97,369	84,509	-12,860	-13.2
FD Distrib Tax Cap	0	8,266	8,266	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	27.06	26.53	0.00	0.00
City/Town	34.50	36.10	1.36	1.36
School District	21.67	21.83	27.42	24.39
Special District	4.17	3.96	0.00	0.00
Total	87.41	88.42	28.78	25.75

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	165,200	165,200	0.0	1,724	1,688	-36	-2.1	1.04	1.02
Res Hmstd: AvgVal	247,700	247,700	0.0	2,747	2,696	-52	-1.9	1.11	1.09
Res Hmstd: Hi Val	330,200	330,200	0.0	3,771	3,703	-67	-1.8	1.14	1.12
Res Hmstd: Ex-Hi Val	495,400	495,400	0.0	5,756	5,656	-100	-1.7	1.16	1.14
Apartment	300,000	300,000	0.0	4,141	4,088	-53	-1.3	1.38	1.36
Comm/Ind: Lo Val	150,000	150,000	0.0	3,380	3,148	-232	-6.9	2.25	2.1
Comm/Ind: Mid Val	300,000	300,000	0.0	7,742	8,089	346	4.5	2.58	2.7
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	28,101	31,145	3,044	10.8	2.81	3.11

Dakota County | **Hastings city (part)**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	1,341,958	1,341,958	0	0.0	18,965	17,356	-1,610	-8.5	1.41	1.29
Res Non-Hmstd	172,264	172,264	0	0.0	2,736	2,506	-229	-8.4	1.59	1.45
Apartments	91,769	91,769	0	0.0	1,684	1,544	-139	-8.3	1.83	1.68
Low-income Apts	8,980	8,980	0	0.0	103	94	-9	-8.4	1.15	1.05
Seasonal Rec'l	2,571	2,571	0	0.0	49	45	-4	-8.2	1.90	1.75
Com/Ind: Lo tier	39,798	39,798	0	0.0	919	922	3	0.3	2.31	2.32
Com/Ind Hi tier	166,266	166,266	0	0.0	6,022	6,059	36	0.6	3.62	3.64
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	17,937	17,937	0	0.0	650	654	4	0.6	3.62	3.64
Ag HGA	633	633	0	0.0	9	8	-1	-8.5	1.46	1.34
Ag Hmstd Land	2,072	2,072	0	0.0	16	15	-1	-8.3	0.79	0.72
Ag Non-Hmstd	2,536	2,536	0	0.0	30	27	-2	-7.6	1.17	1.08
Miscellaneous	12,412	12,412	0	0.0	228	209	-19	-8.3	1.83	1.68
Total	1,859,196	1,859,196	0	0.0	31,411	29,440	-1,971	-6.3	1.69	1.58

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	19,715	19,715	0	0.0
(-) TIF Tax Capacity	40	40	0	0.0
(-) FD Contrib Tax Cap	0	1,610	1,610	0.0
(=) Taxable Tax Capacity	19,675	18,065	-1,610	-8.2
FD Distrib Tax Cap	0	3,941	3,941	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	27.06	26.53	0.00	0.00
City/Town	68.23	60.99	0.00	0.00
School District	21.65	20.71	30.92	27.20
Special District	5.08	4.63	0.00	0.00
Total	122.03	112.86	30.92	27.20

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	135,300	135,300	0.0	1,764	1,612	-151	-8.6	1.30	1.19
Res Hmstd: AvgVal	202,800	202,800	0.0	2,870	2,626	-244	-8.5	1.42	1.3
Res Hmstd: Hi Val	270,300	270,300	0.0	3,977	3,640	-336	-8.5	1.47	1.35
Res Hmstd: Ex-Hi Val	405,600	405,600	0.0	6,195	5,673	-522	-8.4	1.53	1.4
Apartment	300,000	300,000	0.0	5,504	5,049	-455	-8.3	1.83	1.68
Comm/Ind: Lo Val	150,000	150,000	0.0	4,191	3,547	-644	-15.4	2.79	2.36
Comm/Ind: Mid Val	300,000	300,000	0.0	9,624	9,013	-611	-6.3	3.21	3.00
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	34,979	34,522	-457	-1.3	3.5	3.45

Hennepin County | **Hassan township**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Res Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo tier	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind Hi tier	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	0	0	0	0.0	0	0	0	0.0	0.00	0.00
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	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	0	0	0	#####	0	0	0	#####	#####	#####

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	0	0	0	#####
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	0	0	0	#####
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	#Num!	#Num!	#####	#####
City/Town	#Num!	#Num!	#####	#####
School District	#Num!	#Num!	#####	#####
Special District	#####	#Num!	#####	#####
Total	#Num!	#Num!	#####	#####

Hennepin County | **Brooklyn Center city**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	1,156,624	1,156,624	0	0.0	19,617	17,373	-2,243	-11.4	1.70	1.50
Res Non-Hmstd	190,450	190,450	0	0.0	3,739	3,313	-425	-11.4	1.96	1.74
Apartments	212,240	212,240	0	0.0	5,054	4,474	-580	-11.5	2.38	2.11
Low-income Apts	23,556	23,556	0	0.0	343	305	-38	-11.0	1.45	1.29
Seasonal Rec'l	1,412	1,412	0	0.0	27	25	-3	-9.7	1.94	1.75
Com/Ind: Lo tier	25,938	25,938	0	0.0	903	811	-92	-10.2	3.48	3.13
Com/Ind Hi tier	426,923	426,923	0	0.0	19,537	17,559	-1,978	-10.1	4.58	4.11
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	23,540	23,540	0	0.0	1,063	960	-104	-9.7	4.52	4.08
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	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	2,060,684	2,060,684	0	0.0	50,283	44,820	-5,462	-10.9	2.44	2.18

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	24,103	24,103	0	0.0
(-) TIF Tax Capacity	3,583	3,299	-284	-7.9
(-) FD Contrib Tax Cap	0	2,757	2,757	0.0
(=) Taxable Tax Capacity	20,521	18,047	-2,474	-12.1
FD Distrib Tax Cap	0	7,524	7,524	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	41.13	42.18	0.00	0.00
City/Town	82.93	65.39	0.00	0.00
School District	33.82	32.22	27.05	22.69
Special District	10.61	10.26	0.00	0.00
Total	168.49	150.05	27.05	22.69

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	99,500	99,500	0.0	1,469	1,294	-175	-11.9	1.48	1.30
Res Hmstd: AvgVal	149,200	149,200	0.0	2,516	2,220	-296	-11.8	1.69	1.49
Res Hmstd: Hi Val	198,900	198,900	0.0	3,563	3,146	-418	-11.7	1.79	1.58
Res Hmstd: Ex-Hi Val	298,400	298,400	0.0	5,660	4,999	-661	-11.7	1.9	1.68
Apartment	300,000	300,000	0.0	7,130	6,308	-822	-11.5	2.38	2.10
Comm/Ind: Lo Val	150,000	150,000	0.0	5,178	4,011	-1,167	-22.5	3.45	2.67
Comm/Ind: Mid Val	300,000	300,000	0.0	11,947	10,118	-1,830	-15.3	3.98	3.37
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	43,536	38,616	-4,920	-11.3	4.35	3.86

Hennepin County | **Champlin city**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	1,741,814	1,741,814	0	0.0	23,860	22,400	-1,460	-6.1	1.37	1.29
Res Non-Hmstd	139,765	139,765	0	0.0	2,128	2,002	-125	-5.9	1.52	1.43
Apartments	45,234	45,234	0	0.0	787	743	-44	-5.6	1.74	1.64
Low-income Apts	17,288	17,288	0	0.0	188	177	-11	-6.0	1.09	1.02
Seasonal Rec'l	24,101	24,101	0	0.0	319	309	-10	-3.2	1.32	1.28
Com/Ind: Lo tier	17,633	17,633	0	0.0	469	483	13	2.8	2.66	2.74
Com/Ind Hi tier	175,106	175,106	0	0.0	6,085	6,287	202	3.3	3.47	3.59
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	12,478	12,478	0	0.0	434	448	14	3.3	3.47	3.59
Ag HGA	269	269	0	0.0	4	4	0	-6.1	1.40	1.31
Ag Hmstd Land	222	222	0	0.0	1	1	0	-5.6	0.36	0.34
Ag Non-Hmstd	305	305	0	0.0	3	3	0	-3.6	1.12	1.08
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	2,174,214	2,174,214	0	0.0	34,277	32,856	-1,421	-4.1	1.58	1.51

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	22,649	22,649	0	0.0
(-) TIF Tax Capacity	183	183	0	0.0
(-) FD Contrib Tax Cap	0	1,436	1,436	0.0
(=) Taxable Tax Capacity	22,467	21,031	-1,436	-6.4
FD Distrib Tax Cap	0	3,700	3,700	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	41.13	42.18	0.00	0.00
City/Town	43.69	39.58	0.00	0.00
School District	19.65	18.65	30.04	25.55
Special District	10.63	10.48	0.00	0.00
Total	115.11	110.90	30.04	25.55

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	147,800	147,800	0.0	1,870	1,751	-118	-6.3	1.26	1.18
Res Hmstd: AvgVal	221,600	221,600	0.0	3,017	2,832	-185	-6.1	1.36	1.28
Res Hmstd: Hi Val	295,400	295,400	0.0	4,165	3,913	-252	-6.1	1.41	1.32
Res Hmstd: Ex-Hi Val	443,200	443,200	0.0	6,433	6,047	-385	-6.0	1.45	1.36
Apartment	300,000	300,000	0.0	5,218	4,925	-292	-5.6	1.74	1.64
Comm/Ind: Lo Val	150,000	150,000	0.0	4,022	3,481	-541	-13.5	2.68	2.32
Comm/Ind: Mid Val	300,000	300,000	0.0	9,234	8,866	-368	-4.0	3.08	2.96
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	33,558	33,998	440	1.3	3.36	3.4

Hennepin County | Crystal city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	1,276,329	1,276,329	0	0.0	19,747	18,069	-1,678	-8.5	1.55	1.42
Res Non-Hmstd	146,870	146,870	0	0.0	2,549	2,336	-213	-8.3	1.74	1.59
Apartments	143,776	143,776	0	0.0	2,978	2,736	-242	-8.1	2.07	1.90
Low-income Apts	23,606	23,606	0	0.0	303	278	-25	-8.4	1.28	1.18
Seasonal Rec'l	3,045	3,045	0	0.0	53	49	-4	-6.8	1.74	1.62
Com/Ind: Lo tier	21,209	21,209	0	0.0	654	624	-30	-4.6	3.08	2.94
Com/Ind Hi tier	154,120	154,120	0	0.0	6,195	5,925	-271	-4.4	4.02	3.84
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	10,671	10,671	0	0.0	429	410	-19	-4.4	4.02	3.84
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	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Miscellaneous	3,080	3,080	0	0.0	124	118	-5	-4.4	4.02	3.84
Total	1,782,704	1,782,704	0	0.0	33,032	30,545	-2,487	-7.5	1.85	1.71

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	18,484	18,484	0	0.0
(-) TIF Tax Capacity	241	241	0	0.0
(-) FD Contrib Tax Cap	0	1,073	1,073	0.0
(=) Taxable Tax Capacity	18,243	17,170	-1,073	-5.9
FD Distrib Tax Cap	0	4,467	4,467	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	41.13	42.18	0.00	0.00
City/Town	57.86	49.16	0.00	0.00
School District	33.82	31.69	27.72	23.42
Special District	10.70	10.47	0.00	0.00
Total	143.51	133.49	27.72	23.42

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	115,000	115,000	0.0	1,583	1,446	-138	-8.7	1.38	1.26
Res Hmstd: AvgVal	172,500	172,500	0.0	2,642	2,417	-225	-8.5	1.53	1.40
Res Hmstd: Hi Val	229,900	229,900	0.0	3,699	3,387	-313	-8.5	1.61	1.47
Res Hmstd: Ex-Hi Val	345,000	345,000	0.0	5,819	5,331	-488	-8.4	1.69	1.55
Apartment	300,000	300,000	0.0	6,213	5,709	-505	-8.1	2.07	1.90
Comm/Ind: Lo Val	150,000	150,000	0.0	4,626	3,758	-868	-18.8	3.08	2.51
Comm/Ind: Mid Val	300,000	300,000	0.0	10,656	9,525	-1,131	-10.6	3.55	3.17
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	38,795	36,434	-2,361	-6.1	3.88	3.64

Hennepin County | **Deephaven city**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	995,593	995,593	0	0.0	13,033	13,046	13	0.1	1.31	1.31
Res Non-Hmstd	131,029	131,029	0	0.0	1,774	1,777	2	0.1	1.35	1.36
Apartments	12,365	12,365	0	0.0	178	178	0	0.2	1.44	1.44
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	93,204	93,204	0	0.0	1,227	1,238	11	0.9	1.32	1.33
Com/Ind: Lo tier	3,329	3,329	0	0.0	76	86	10	12.7	2.29	2.58
Com/Ind Hi tier	16,695	16,695	0	0.0	499	564	65	13.1	2.99	3.38
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	3,399	3,399	0	0.0	101	115	13	13.1	2.99	3.38
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	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	1,255,613	1,255,613	0	0.0	16,888	17,004	116	0.7	1.35	1.35

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	14,246	14,246	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	159	159	0.0
(=) Taxable Tax Capacity	14,246	14,086	-159	-1.1
FD Distrib Tax Cap	0	165	165	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	41.13	42.18	0.00	0.00
City/Town	15.32	15.31	0.00	0.00
School District	23.19	23.12	31.36	30.35
Special District	10.37	10.43	0.00	0.00
Total	90.01	91.04	31.36	30.35

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	509,700	509,700	0.0	6,208	6,209	1	0.0	1.22	1.22
Res Hmstd: AvgVal	764,200	764,200	0.0	9,870	9,878	9	0.1	1.29	1.29
Res Hmstd: Hi Val	1,018,700	1,018,700	0.0	13,531	13,547	16	0.1	1.33	1.33
Res Hmstd: Ex-Hi Val	1,528,500	1,528,500	0.0	20,866	20,896	30	0.1	1.37	1.37
Apartment	300,000	300,000	0.0	4,316	4,325	8	0.2	1.44	1.44
Seas Rec: Lo Val	75,000	75,000	0.0	737	745	8	1.0	0.98	0.99
Seas Rec: Hi Val	200,000	200,000	0.0	2,120	2,141	21	1.0	1.06	1.07
Comm/Ind: Lo Val	150,000	150,000	0.0	3,477	3,260	-217	-6.2	2.32	2.17
Comm/Ind: Mid Val	300,000	300,000	0.0	7,956	8,327	371	4.7	2.65	2.78
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	28,859	31,975	3,115	10.8	2.89	3.2

Hennepin County | Edina city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	7,679,899	7,679,899	0	0.0	102,779	105,510	2,731	2.7	1.34	1.37
Res Non-Hmstd	1,237,841	1,237,841	0	0.0	17,097	17,563	467	2.7	1.38	1.42
Apartments	787,401	787,401	0	0.0	12,330	12,645	315	2.6	1.57	1.61
Low-income Apts	46,565	46,565	0	0.0	429	438	9	2.2	0.92	0.94
Seasonal Rec'l	1,948	1,948	0	0.0	24	25	1	3.4	1.24	1.28
Com/Ind: Lo tier	50,319	50,319	0	0.0	1,237	1,347	110	8.9	2.46	2.68
Com/Ind Hi tier	1,832,506	1,832,506	0	0.0	59,460	64,620	5,160	8.7	3.24	3.53
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	32,769	32,769	0	0.0	1,057	1,153	96	9.1	3.22	3.52
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	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	11,669,248	11,669,248	0	0.0	194,413	203,301	8,888	4.6	1.67	1.74

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	142,245	142,245	0	0.0
(-) TIF Tax Capacity	4,529	3,446	-1,083	-23.9
(-) FD Contrib Tax Cap	0	12,144	12,144	0.0
(=) Taxable Tax Capacity	137,716	126,655	-11,061	-8.0
FD Distrib Tax Cap	0	3,211	3,211	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	41.13	42.18	0.00	0.00
City/Town	25.89	27.44	0.00	0.00
School District	29.88	31.16	21.88	21.12
Special District	10.12	10.23	0.00	0.00
Total	107.03	111.00	21.88	21.12

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	319,600	319,600	0.0	4,029	4,129	100	2.5	1.26	1.29
Res Hmstd: AvgVal	479,200	479,200	0.0	6,177	6,331	154	2.5	1.29	1.32
Res Hmstd: Hi Val	638,800	638,800	0.0	8,606	8,825	219	2.5	1.35	1.38
Res Hmstd: Ex-Hi Val	958,400	958,400	0.0	13,581	13,935	354	2.6	1.42	1.45
Apartment	300,000	300,000	0.0	4,670	4,796	126	2.7	1.56	1.6
Comm/Ind: Lo Val	150,000	150,000	0.0	3,718	3,386	-331	-8.9	2.48	2.26
Comm/Ind: Mid Val	300,000	300,000	0.0	8,565	8,668	103	1.2	2.86	2.89
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	31,187	33,317	2,129	6.8	3.12	3.33

Hennepin County | **Excelsior city**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	245,415	245,415	0	0.0	3,333	3,397	64	1.9	1.36	1.38
Res Non-Hmstd	59,691	59,691	0	0.0	835	852	16	2.0	1.40	1.43
Apartments	41,483	41,483	0	0.0	645	659	14	2.1	1.56	1.59
Low-income Apts	4,608	4,608	0	0.0	45	46	1	1.9	0.98	1.00
Seasonal Rec'l	28,893	28,893	0	0.0	373	383	10	2.8	1.29	1.33
Com/Ind: Lo tier	14,856	14,856	0	0.0	363	402	39	10.7	2.44	2.71
Com/Ind Hi tier	86,112	86,112	0	0.0	2,732	3,034	302	11.1	3.17	3.52
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	2,826	2,826	0	0.0	90	100	10	11.1	3.17	3.52
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	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	483,883	483,883	0	0.0	8,417	8,873	456	5.4	1.74	1.83

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	6,103	6,103	0	0.0
(-) TIF Tax Capacity	109	106	-3	-2.5
(-) FD Contrib Tax Cap	0	692	692	0.0
(=) Taxable Tax Capacity	5,994	5,305	-689	-11.5
FD Distrib Tax Cap	0	149	149	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	41.13	42.18	0.00	0.00
City/Town	24.65	27.05	0.00	0.00
School District	23.19	23.12	31.36	30.35
Special District	10.36	10.41	0.00	0.00
Total	99.33	102.75	31.36	30.35

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	330,600	330,600	0.0	4,246	4,324	77	1.8	1.28	1.31
Res Hmstd: AvgVal	495,700	495,700	0.0	6,478	6,598	120	1.9	1.31	1.33
Res Hmstd: Hi Val	660,700	660,700	0.0	9,034	9,207	174	1.9	1.37	1.39
Res Hmstd: Ex-Hi Val	991,300	991,300	0.0	14,175	14,457	282	2.0	1.43	1.46
Apartment	300,000	300,000	0.0	4,666	4,764	98	2.1	1.56	1.59
Seas Rec: Lo Val	75,000	75,000	0.0	807	833	26	3.2	1.08	1.11
Seas Rec: Hi Val	200,000	200,000	0.0	2,306	2,375	69	3.0	1.15	1.19
Comm/Ind: Lo Val	150,000	150,000	0.0	3,687	3,424	-263	-7.1	2.46	2.28
Comm/Ind: Mid Val	300,000	300,000	0.0	8,445	8,709	264	3.1	2.82	2.90
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	30,653	33,375	2,722	8.9	3.07	3.34

Hennepin County | **Golden Valley city**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	2,155,107	2,155,107	0	0.0	32,165	32,939	773	2.4	1.49	1.53
Res Non-Hmstd	154,867	154,867	0	0.0	2,473	2,534	62	2.5	1.60	1.64
Apartments	221,102	221,102	0	0.0	3,948	4,134	186	4.7	1.79	1.87
Low-income Apts	34,577	34,577	0	0.0	396	399	3	0.7	1.15	1.15
Seasonal Rec'l	38,242	38,242	0	0.0	582	609	27	4.6	1.52	1.59
Com/Ind: Lo tier	38,716	38,716	0	0.0	1,083	1,134	51	4.7	2.80	2.93
Com/Ind Hi tier	938,001	938,001	0	0.0	33,780	35,806	2,027	6.0	3.60	3.82
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	30,108	30,108	0	0.0	1,115	1,163	48	4.3	3.70	3.86
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	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	3,610,720	3,610,720	0	0.0	75,543	78,719	3,176	4.2	2.09	2.18

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	45,921	45,921	0	0.0
(-) TIF Tax Capacity	29	20	-9	-31.3
(-) FD Contrib Tax Cap	0	6,723	6,723	0.0
(=) Taxable Tax Capacity	45,892	39,178	-6,714	-14.6
FD Distrib Tax Cap	0	1,899	1,899	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	41.13	42.18	0.00	0.00
City/Town	48.86	54.51	0.00	0.00
School District	29.13	29.92	21.53	19.02
Special District	9.63	9.71	0.00	0.00
Total	128.74	136.32	21.53	19.02

Tax Burdens on Hypothetical Properties	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	193,300	193,300	0.0	2,649	2,732	83	3.1	1.37	1.41
Res Hmstd: AvgVal	289,800	289,800	0.0	4,211	4,349	138	3.3	1.45	1.50
Res Hmstd: Hi Val	386,300	386,300	0.0	5,773	5,967	194	3.4	1.49	1.54
Res Hmstd: Ex-Hi Val	579,600	579,600	0.0	8,966	9,274	309	3.4	1.55	1.60
Apartment	300,000	300,000	0.0	5,474	5,682	209	3.8	1.82	1.89
Comm/Ind: Lo Val	150,000	150,000	0.0	4,201	3,746	-455	-10.8	2.80	2.5
Comm/Ind: Mid Val	300,000	300,000	0.0	9,695	9,518	-177	-1.8	3.23	3.17
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	35,332	36,454	1,123	3.2	3.53	3.65

Hennepin County | Hopkins city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	816,108	816,108	0	0.0	12,551	12,705	154	1.2	1.54	1.56
Res Non-Hmstd	163,888	163,888	0	0.0	2,804	2,840	36	1.3	1.71	1.73
Apartments	375,678	375,678	0	0.0	7,430	7,533	103	1.4	1.98	2.01
Low-income Apts	15,147	15,147	0	0.0	183	186	2	1.3	1.21	1.23
Seasonal Rec'l	6,441	6,441	0	0.0	117	119	2	1.6	1.81	1.84
Com/Ind: Lo tier	38,565	38,565	0	0.0	1,155	1,162	7	0.6	3.00	3.01
Com/Ind Hi tier	470,695	470,695	0	0.0	18,547	18,677	130	0.7	3.94	3.97
Publ U: Elec Gen	233	233	0	0.0	7	7	0	0.9	3.07	3.10
Publ U: Other	11,858	11,858	0	0.0	467	470	3	0.7	3.94	3.97
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	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	1,898,612	1,898,612	0	0.0	43,262	43,700	438	1.0	2.28	2.30

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	24,602	24,602	0	0.0
(-) TIF Tax Capacity	3,345	2,311	-1,033	-30.9
(-) FD Contrib Tax Cap	0	3,434	3,434	0.0
(=) Taxable Tax Capacity	21,258	18,857	-2,401	-11.3
FD Distrib Tax Cap	0	2,818	2,818	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	41.13	42.18	0.00	0.00
City/Town	66.93	66.01	0.00	0.00
School District	25.74	28.46	15.93	15.05
Special District	11.64	11.71	0.00	0.00
Total	145.44	148.35	15.93	15.05

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	156,000	156,000	0.0	2,180	2,205	25	1.1	1.4	1.41
Res Hmstd: AvgVal	233,900	233,900	0.0	3,539	3,582	43	1.2	1.51	1.53
Res Hmstd: Hi Val	311,800	311,800	0.0	4,898	4,959	61	1.2	1.57	1.59
Res Hmstd: Ex-Hi Val	467,800	467,800	0.0	7,549	7,644	95	1.3	1.61	1.63
Apartment	300,000	300,000	0.0	5,932	6,015	83	1.4	1.98	2.00
Comm/Ind: Lo Val	150,000	150,000	0.0	4,493	3,866	-627	-13.9	3	2.58
Comm/Ind: Mid Val	300,000	300,000	0.0	10,404	9,818	-585	-5.6	3.47	3.27
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	37,987	37,595	-393	-1.0	3.8	3.76

Hennepin County | **Long Lake city**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	164,709	164,709	0	0.0	2,148	2,196	49	2.3	1.30	1.33
Res Non-Hmstd	22,515	22,515	0	0.0	311	318	7	2.3	1.38	1.41
Apartments	6,294	6,294	0	0.0	101	103	2	2.4	1.60	1.64
Low-income Apts	2,724	2,724	0	0.0	27	28	1	2.3	1.00	1.02
Seasonal Rec'l	2,898	2,898	0	0.0	39	40	1	2.7	1.36	1.39
Com/Ind: Lo tier	10,610	10,610	0	0.0	268	291	23	8.6	2.52	2.74
Com/Ind Hi tier	52,211	52,211	0	0.0	1,722	1,874	151	8.8	3.30	3.59
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,603	1,603	0	0.0	53	58	5	8.8	3.30	3.59
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	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	263,564	263,564	0	0.0	4,669	4,907	239	5.1	1.77	1.86

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	3,215	3,215	0	0.0
(-) TIF Tax Capacity	126	83	-43	-34.0
(-) FD Contrib Tax Cap	0	439	439	0.0
(=) Taxable Tax Capacity	3,089	2,692	-396	-12.8
FD Distrib Tax Cap	0	182	182	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	41.13	42.18	0.00	0.00
City/Town	34.69	36.89	0.00	0.00
School District	23.79	24.00	22.74	22.24
Special District	10.36	10.41	0.00	0.00
Total	109.96	113.47	22.74	22.24

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	204,500	204,500	0.0	2,507	2,562	55	2.2	1.23	1.25
Res Hmstd: AvgVal	306,600	306,600	0.0	3,962	4,051	89	2.2	1.29	1.32
Res Hmstd: Hi Val	408,700	408,700	0.0	5,418	5,541	123	2.3	1.33	1.36
Res Hmstd: Ex-Hi Val	613,200	613,200	0.0	8,448	8,643	195	2.3	1.38	1.41
Apartment	300,000	300,000	0.0	4,806	4,922	117	2.4	1.60	1.64
Comm/Ind: Lo Val	150,000	150,000	0.0	3,797	3,467	-330	-8.7	2.53	2.31
Comm/Ind: Mid Val	300,000	300,000	0.0	8,745	8,850	105	1.2	2.91	2.95
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	31,837	33,973	2,136	6.7	3.18	3.4

Hennepin County | **Loretto city**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	46,705	46,705	0	0.0	730	725	-6	-0.8	1.56	1.55
Res Non-Hmstd	2,646	2,646	0	0.0	47	46	0	-0.8	1.76	1.75
Apartments	1,740	1,740	0	0.0	36	35	0	-0.7	2.05	2.03
Low-income Apts	601	601	0	0.0	8	8	0	-0.8	1.26	1.25
Seasonal Rec'l	1,002	1,002	0	0.0	16	16	0	-0.6	1.61	1.60
Com/Ind: Lo tier	4,027	4,027	0	0.0	123	123	-1	-0.6	3.06	3.05
Com/Ind Hi tier	8,374	8,374	0	0.0	336	334	-2	-0.6	4.01	3.99
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	558	558	0	0.0	22	22	0	-0.6	4.01	3.99
Ag HGA	228	228	0	0.0	4	4	0	-0.8	1.57	1.56
Ag Hmstd Land	15	15	0	0.0	0	0	0	-0.7	0.67	0.66
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	65,894	65,894	0	0.0	1,322	1,312	-9	-0.7	2.01	1.99

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	736	736	0	0.0
(-) TIF Tax Capacity	23	14	-9	-37.4
(-) FD Contrib Tax Cap	0	89	89	0.0
(=) Taxable Tax Capacity	713	633	-80	-11.2
FD Distrib Tax Cap	0	101	101	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	41.13	42.18	0.00	0.00
City/Town	53.83	51.74	0.00	0.00
School District	43.63	43.74	22.03	21.66
Special District	7.44	7.44	0.00	0.00
Total	146.02	145.10	22.03	21.66

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	139,500	139,500	0.0	1,984	1,968	-16	-0.8	1.42	1.41
Res Hmstd: AvgVal	209,100	209,100	0.0	3,245	3,220	-25	-0.8	1.55	1.54
Res Hmstd: Hi Val	278,700	278,700	0.0	4,506	4,471	-35	-0.8	1.62	1.60
Res Hmstd: Ex-Hi Val	418,200	418,200	0.0	7,028	6,974	-54	-0.8	1.68	1.67
Apartment	300,000	300,000	0.0	6,137	6,091	-46	-0.7	2.05	2.03
Comm/Ind: Lo Val	150,000	150,000	0.0	4,597	3,917	-681	-14.8	3.06	2.61
Comm/Ind: Mid Val	300,000	300,000	0.0	10,617	9,903	-714	-6.7	3.54	3.30
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	38,709	37,840	-870	-2.2	3.87	3.78

Hennepin County | **Maple Plain city**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	104,103	104,103	0	0.0	1,589	1,587	-2	-0.1	1.53	1.52
Res Non-Hmstd	11,966	11,966	0	0.0	206	206	0	-0.1	1.73	1.72
Apartments	11,563	11,563	0	0.0	231	231	0	-0.1	2.00	2.00
Low-income Apts	2,002	2,002	0	0.0	25	25	0	-0.1	1.23	1.23
Seasonal Rec'l	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo tier	9,888	9,888	0	0.0	297	298	2	0.5	3.00	3.02
Com/Ind Hi tier	41,056	41,056	0	0.0	1,615	1,624	9	0.6	3.93	3.95
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,574	1,574	0	0.0	62	62	0	0.6	3.93	3.95
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	50	50	0	0.0	1	1	0	0.2	1.36	1.36
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	182,201	182,201	0	0.0	4,025	4,034	8	0.2	2.21	2.21

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	2,243	2,243	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	331	331	0.0
(=) Taxable Tax Capacity	2,243	1,913	-331	-14.7
FD Distrib Tax Cap	0	274	274	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	41.13	42.18	0.00	0.00
City/Town	67.45	66.46	0.00	0.00
School District	23.79	24.00	22.74	22.24
Special District	9.28	9.32	0.00	0.00
Total	141.64	141.96	22.74	22.24

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	140,200	140,200	0.0	1,956	1,952	-3	-0.2	1.4	1.39
Res Hmstd: AvgVal	210,200	210,200	0.0	3,196	3,191	-5	-0.1	1.52	1.52
Res Hmstd: Hi Val	280,200	280,200	0.0	4,436	4,430	-6	-0.1	1.58	1.58
Res Hmstd: Ex-Hi Val	420,300	420,300	0.0	6,909	6,901	-8	-0.1	1.64	1.64
Apartment	300,000	300,000	0.0	5,994	5,990	-3	-0.1	2	2
Comm/Ind: Lo Val	150,000	150,000	0.0	4,509	3,878	-631	-14.0	3.01	2.59
Comm/Ind: Mid Val	300,000	300,000	0.0	10,408	9,810	-598	-5.7	3.47	3.27
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	37,936	37,492	-445	-1.2	3.79	3.75

Hennepin County | **Minnetonka Beach city**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	235,953	235,953	0	0.0	3,262	3,289	27	0.8	1.38	1.39
Res Non-Hmstd	86,306	86,306	0	0.0	1,221	1,232	10	0.8	1.41	1.43
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	14,691	14,691	0	0.0	210	213	2	1.2	1.43	1.45
Com/Ind: Lo tier	150	150	0	0.0	4	4	0	9.7	2.38	2.61
Com/Ind Hi tier	3,987	3,987	0	0.0	123	136	12	10.0	3.10	3.40
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	526	526	0	0.0	16	18	2	10.0	3.10	3.40
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	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	341,613	341,613	0	0.0	4,836	4,891	54	1.1	1.42	1.43

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	4,027	4,027	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	30	30	0.0
(=) Taxable Tax Capacity	4,027	3,997	-30	-0.7
FD Distrib Tax Cap	0	11	11	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	41.13	42.18	0.00	0.00
City/Town	24.50	24.61	0.00	0.00
School District	23.79	24.00	22.74	22.24
Special District	10.36	10.41	0.00	0.00
Total	99.77	101.20	22.74	22.24

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	843,100	843,100	0.0	11,184	11,275	91	0.8	1.33	1.34
Res Hmstd: AvgVal	1,264,000	1,264,000	0.0	17,390	17,535	145	0.8	1.38	1.39
Res Hmstd: Hi Val	1,684,900	1,684,900	0.0	23,597	23,796	199	0.8	1.40	1.41
Res Hmstd: Ex-Hi Val	2,528,000	2,528,000	0.0	36,028	36,336	308	0.9	1.43	1.44
Comm/Ind: Lo Val	150,000	150,000	0.0	3,567	3,259	-308	-8.6	2.38	2.17
Comm/Ind: Mid Val	300,000	300,000	0.0	8,210	8,366	156	1.9	2.74	2.79
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	29,876	32,196	2,320	7.8	2.99	3.22

Hennepin County | **Mound city**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	909,240	909,240	0	0.0	12,083	11,878	-205	-1.7	1.33	1.31
Res Non-Hmstd	213,810	213,810	0	0.0	3,038	2,987	-51	-1.7	1.42	1.40
Apartments	22,999	22,999	0	0.0	384	377	-6	-1.6	1.67	1.64
Low-income Apts	2,676	2,676	0	0.0	27	27	0	-1.7	1.02	1.01
Seasonal Rec'l	30,057	30,057	0	0.0	447	442	-5	-1.2	1.49	1.47
Com/Ind: Lo tier	9,459	9,459	0	0.0	247	256	9	3.7	2.61	2.71
Com/Ind Hi tier	36,329	36,329	0	0.0	1,252	1,300	47	3.8	3.45	3.58
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	6,198	6,198	0	0.0	213	221	8	3.8	3.44	3.57
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	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	1,230,768	1,230,768	0	0.0	17,693	17,489	-204	-1.2	1.44	1.42

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	12,672	12,672	0	0.0
(-) TIF Tax Capacity	543	543	0	0.0
(-) FD Contrib Tax Cap	0	326	326	0.0
(=) Taxable Tax Capacity	12,129	11,803	-326	-2.7
FD Distrib Tax Cap	0	966	966	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	41.13	42.18	0.00	0.00
City/Town	46.94	44.58	0.00	0.00
School District	20.65	20.29	15.75	15.14
Special District	12.16	12.13	0.00	0.00
Total	120.87	119.17	15.75	15.14

Tax Burdens on Hypothetical Properties	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	190,500	190,500	0.0	2,360	2,319	-41	-1.7	1.24	1.22
Res Hmstd: AvgVal	285,600	285,600	0.0	3,763	3,699	-64	-1.7	1.32	1.3
Res Hmstd: Hi Val	380,700	380,700	0.0	5,165	5,078	-87	-1.7	1.36	1.33
Res Hmstd: Ex-Hi Val	571,300	571,300	0.0	8,021	7,886	-135	-1.7	1.40	1.38
Apartment	300,000	300,000	0.0	5,005	4,923	-82	-1.6	1.67	1.64
Comm/Ind: Lo Val	150,000	150,000	0.0	3,937	3,427	-510	-13.0	2.62	2.28
Comm/Ind: Mid Val	300,000	300,000	0.0	9,108	8,794	-315	-3.5	3.04	2.93
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	33,240	33,837	597	1.8	3.32	3.38

Hennepin County | **Osseo city**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	114,397	114,397	0	0.0	1,743	1,695	-47	-2.7	1.52	1.48
Res Non-Hmstd	16,481	16,481	0	0.0	283	276	-7	-2.5	1.72	1.67
Apartments	60,132	60,132	0	0.0	1,225	1,199	-26	-2.1	2.04	1.99
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	2,362	2,362	0	0.0	41	40	0	-1.2	1.72	1.70
Com/Ind: Lo tier	13,480	13,480	0	0.0	410	408	-1	-0.4	3.04	3.03
Com/Ind Hi tier	50,317	50,317	0	0.0	1,988	1,986	-1	-0.1	3.95	3.95
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	2,494	2,494	0	0.0	99	98	0	-0.1	3.95	3.95
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	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	259,663	259,663	0	0.0	5,787	5,703	-84	-1.4	2.23	2.20

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	3,210	3,210	0	0.0
(-) TIF Tax Capacity	502	489	-13	-2.6
(-) FD Contrib Tax Cap	0	418	418	0.0
(=) Taxable Tax Capacity	2,708	2,304	-405	-14.9
FD Distrib Tax Cap	0	431	431	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	41.13	42.18	0.00	0.00
City/Town	64.05	62.29	0.00	0.00
School District	24.72	24.80	30.16	26.57
Special District	8.93	8.93	0.00	0.00
Total	138.82	138.21	30.16	26.57

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	106,500	106,500	0.0	1,416	1,373	-43	-3.1	1.33	1.29
Res Hmstd: AvgVal	159,700	159,700	0.0	2,381	2,315	-66	-2.8	1.49	1.45
Res Hmstd: Hi Val	212,800	212,800	0.0	3,345	3,256	-89	-2.6	1.57	1.53
Res Hmstd: Ex-Hi Val	319,400	319,400	0.0	5,280	5,145	-134	-2.5	1.65	1.61
Apartment	300,000	300,000	0.0	6,111	5,980	-131	-2.1	2.04	1.99
Comm/Ind: Lo Val	150,000	150,000	0.0	4,557	3,887	-671	-14.7	3.04	2.59
Comm/Ind: Mid Val	300,000	300,000	0.0	10,483	9,809	-675	-6.4	3.49	3.27
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	38,136	37,444	-693	-1.8	3.81	3.74

Hennepin County | **Richfield city**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	1,982,507	1,982,507	0	0.0	30,558	29,783	-774	-2.5	1.54	1.50
Res Non-Hmstd	257,380	257,380	0	0.0	4,410	4,302	-108	-2.4	1.71	1.67
Apartments	381,726	381,726	0	0.0	7,837	7,656	-181	-2.3	2.05	2.01
Low-income Apts	17,051	17,051	0	0.0	215	210	-5	-2.5	1.26	1.23
Seasonal Rec'l	5,800	5,800	0	0.0	95	94	-1	-1.5	1.64	1.62
Com/Ind: Lo tier	31,760	31,760	0	0.0	974	954	-19	-2.0	3.07	3.00
Com/Ind Hi tier	591,247	591,247	0	0.0	23,904	23,457	-446	-1.9	4.04	3.97
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	17,669	17,669	0	0.0	714	701	-13	-1.9	4.04	3.97
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	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Miscellaneous	1,807	1,807	0	0.0	37	36	-1	-2.3	2.05	2.01
Total	3,286,947	3,286,947	0	0.0	68,743	67,193	-1,550	-2.3	2.09	2.04

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	38,256	38,256	0	0.0
(-) TIF Tax Capacity	5,110	3,840	-1,270	-24.8
(-) FD Contrib Tax Cap	0	4,214	4,214	0.0
(=) Taxable Tax Capacity	33,146	30,202	-2,944	-8.9
FD Distrib Tax Cap	0	5,809	5,809	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	41.13	42.18	0.00	0.00
City/Town	62.05	57.34	0.00	0.00
School District	34.81	36.15	19.04	17.29
Special District	11.02	10.94	0.00	0.00
Total	149.01	146.61	19.04	17.29

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	131,300	131,300	0.0	1,828	1,779	-48	-2.6	1.39	1.36
Res Hmstd: AvgVal	196,800	196,800	0.0	3,016	2,939	-77	-2.5	1.53	1.49
Res Hmstd: Hi Val	262,300	262,300	0.0	4,205	4,099	-105	-2.5	1.60	1.56
Res Hmstd: Ex-Hi Val	393,600	393,600	0.0	6,587	6,425	-162	-2.5	1.67	1.63
Apartment	300,000	300,000	0.0	6,159	6,017	-142	-2.3	2.05	2.01
Comm/Ind: Lo Val	150,000	150,000	0.0	4,620	3,874	-746	-16.1	3.08	2.58
Comm/Ind: Mid Val	300,000	300,000	0.0	10,684	9,825	-859	-8.0	3.56	3.28
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	38,984	37,597	-1,387	-3.6	3.9	3.76

Hennepin County | **Robbinsdale city**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	765,390	765,390	0	0.0	11,948	10,750	-1,198	-10.0	1.56	1.40
Res Non-Hmstd	98,361	98,361	0	0.0	1,810	1,631	-178	-9.9	1.84	1.66
Apartments	67,582	67,582	0	0.0	1,418	1,280	-138	-9.7	2.10	1.89
Low-income Apts	23,431	23,431	0	0.0	305	275	-30	-9.9	1.30	1.17
Seasonal Rec'l	12,241	12,241	0	0.0	198	182	-16	-8.0	1.62	1.49
Com/Ind: Lo tier	12,042	12,042	0	0.0	372	350	-22	-5.8	3.09	2.91
Com/Ind Hi tier	61,095	61,095	0	0.0	2,483	2,345	-137	-5.5	4.06	3.84
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	10,366	10,366	0	0.0	421	398	-23	-5.5	4.06	3.84
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	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	1,050,507	1,050,507	0	0.0	18,954	17,211	-1,743	-9.2	1.80	1.64

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	10,560	10,560	0	0.0
(-) TIF Tax Capacity	381	381	0	0.0
(-) FD Contrib Tax Cap	0	497	497	0.0
(=) Taxable Tax Capacity	10,179	9,682	-497	-4.9
FD Distrib Tax Cap	0	2,972	2,972	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	41.13	42.18	0.00	0.00
City/Town	59.92	48.40	0.00	0.00
School District	33.82	31.69	27.72	23.42
Special District	10.83	10.53	0.00	0.00
Total	145.70	132.80	27.72	23.42

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	110,500	110,500	0.0	1,519	1,364	-155	-10.2	1.37	1.23
Res Hmstd: AvgVal	165,700	165,700	0.0	2,548	2,292	-256	-10.1	1.54	1.38
Res Hmstd: Hi Val	220,800	220,800	0.0	3,576	3,219	-357	-10.0	1.62	1.46
Res Hmstd: Ex-Hi Val	331,300	331,300	0.0	5,637	5,077	-560	-9.9	1.70	1.53
Apartment	300,000	300,000	0.0	6,295	5,683	-613	-9.7	2.1	1.89
Comm/Ind: Lo Val	150,000	150,000	0.0	4,675	3,752	-923	-19.8	3.12	2.50
Comm/Ind: Mid Val	300,000	300,000	0.0	10,771	9,510	-1,261	-11.7	3.59	3.17
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	39,215	36,380	-2,835	-7.2	3.92	3.64

Hennepin County | **Rogers city**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	1,017,130	1,017,130	0	0.0	13,230	13,832	602	4.6	1.30	1.36
Res Non-Hmstd	64,324	64,324	0	0.0	898	939	41	4.6	1.40	1.46
Apartments	58,173	58,173	0	0.0	957	1,003	46	4.8	1.64	1.72
Low-income Apts	4,677	4,677	0	0.0	48	50	2	4.6	1.02	1.06
Seasonal Rec'l	15,736	15,736	0	0.0	208	218	11	5.1	1.32	1.39
Com/Ind: Lo tier	41,133	41,133	0	0.0	1,062	1,151	89	8.4	2.58	2.80
Com/Ind Hi tier	583,946	583,946	0	0.0	19,762	21,452	1,690	8.5	3.38	3.67
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	21,721	21,721	0	0.0	732	795	63	8.6	3.37	3.66
Ag HGA	10,473	10,473	0	0.0	133	139	6	4.5	1.27	1.33
Ag Hmstd Land	21,213	21,213	0	0.0	86	93	7	7.6	0.41	0.44
Ag Non-Hmstd	31,161	31,161	0	0.0	327	347	19	5.9	1.05	1.11
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	1,869,686	1,869,686	0	0.0	37,442	40,018	2,576	6.9	2.00	2.14

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	24,578	24,578	0	0.0
(-) TIF Tax Capacity	305	305	0	0.0
(-) FD Contrib Tax Cap	0	4,470	4,470	0.0
(=) Taxable Tax Capacity	24,273	19,803	-4,470	-18.4
FD Distrib Tax Cap	0	1,256	1,256	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	41.13	42.18	0.00	0.00
City/Town	31.73	36.46	0.00	0.00
School District	34.95	35.84	19.65	19.17
Special District	7.75	7.76	0.00	0.00
Total	115.56	122.23	19.65	19.17

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	180,300	180,300	0.0	2,195	2,293	98	4.4	1.22	1.27
Res Hmstd: AvgVal	270,400	270,400	0.0	3,507	3,666	159	4.5	1.3	1.36
Res Hmstd: Hi Val	360,400	360,400	0.0	4,817	5,037	220	4.6	1.34	1.4
Res Hmstd: Ex-Hi Val	540,700	540,700	0.0	7,428	7,770	342	4.6	1.37	1.44
Apartment	300,000	300,000	0.0	4,923	5,159	236	4.8	1.64	1.72
Comm/Ind: Lo Val	150,000	150,000	0.0	3,876	3,546	-331	-8.5	2.58	2.36
Comm/Ind: Mid Val	300,000	300,000	0.0	8,946	9,049	103	1.2	2.98	3.02
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	32,606	34,734	2,128	6.5	3.26	3.47

Hennepin County | **St. Bonifacius city**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	177,214	177,214	0	0.0	2,081	2,034	-48	-2.3	1.17	1.15
Res Non-Hmstd	13,696	13,696	0	0.0	177	173	-4	-2.2	1.29	1.26
Apartments	2,095	2,095	0	0.0	32	32	-1	-2.1	1.54	1.51
Low-income Apts	1,272	1,272	0	0.0	12	12	0	-2.2	0.95	0.92
Seasonal Rec'l	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo tier	6,581	6,581	0	0.0	163	172	10	6.0	2.47	2.62
Com/Ind Hi tier	17,003	17,003	0	0.0	555	589	34	6.2	3.26	3.47
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,314	1,314	0	0.0	43	46	3	6.2	3.26	3.47
Ag HGA	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	181	181	0	0.0	1	1	0	-1.5	0.51	0.50
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	219,357	219,357	0	0.0	3,064	3,058	-6	-0.2	1.40	1.39

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	2,280	2,280	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	170	170	0.0
(=) Taxable Tax Capacity	2,280	2,110	-170	-7.5
FD Distrib Tax Cap	0	364	364	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	41.13	42.18	0.00	0.00
City/Town	28.98	26.76	0.00	0.00
School District	33.95	33.36	13.06	11.96
Special District	8.99	9.02	0.00	0.00
Total	113.05	111.32	13.06	11.96

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	142,600	142,600	0.0	1,522	1,486	-36	-2.4	1.07	1.04
Res Hmstd: AvgVal	213,800	213,800	0.0	2,493	2,435	-57	-2.3	1.17	1.14
Res Hmstd: Hi Val	285,000	285,000	0.0	3,463	3,384	-79	-2.3	1.22	1.19
Res Hmstd: Ex-Hi Val	427,600	427,600	0.0	5,392	5,271	-121	-2.2	1.26	1.23
Apartment	300,000	300,000	0.0	4,631	4,533	-98	-2.1	1.54	1.51
Comm/Ind: Lo Val	150,000	150,000	0.0	3,721	3,289	-432	-11.6	2.48	2.19
Comm/Ind: Mid Val	300,000	300,000	0.0	8,617	8,487	-130	-1.5	2.87	2.83
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	31,465	32,742	1,278	4.1	3.15	3.27

Hennepin County | **St. Louis Park city**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	3,608,860	3,608,860	0	0.0	49,905	50,848	943	1.9	1.38	1.41
Res Non-Hmstd	542,660	542,660	0	0.0	7,990	8,150	161	2.0	1.47	1.50
Apartments	1,024,239	1,024,239	0	0.0	17,850	18,249	399	2.2	1.74	1.78
Low-income Apts	41,918	41,918	0	0.0	444	453	8	1.9	1.06	1.08
Seasonal Rec'l	2,308	2,308	0	0.0	37	38	1	2.7	1.59	1.63
Com/Ind: Lo tier	72,685	72,685	0	0.0	1,963	2,064	100	5.1	2.70	2.84
Com/Ind Hi tier	1,397,861	1,397,861	0	0.0	49,374	52,054	2,680	5.4	3.53	3.72
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	42,853	42,853	0	0.0	1,516	1,597	81	5.4	3.54	3.73
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	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	6,733,383	6,733,383	0	0.0	129,078	133,452	4,373	3.4	1.92	1.98

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	83,130	83,130	0	0.0
(-) TIF Tax Capacity	8,815	7,947	-868	-9.8
(-) FD Contrib Tax Cap	0	9,900	9,900	0.0
(=) Taxable Tax Capacity	74,316	65,283	-9,033	-12.2
FD Distrib Tax Cap	0	5,141	5,141	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	41.13	42.18	0.00	0.00
City/Town	43.49	44.99	0.00	0.00
School District	26.37	27.88	20.73	19.38
Special District	11.85	12.00	0.00	0.00
Total	122.84	127.06	20.73	19.38

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	175,600	175,600	0.0	2,258	2,299	41	1.8	1.29	1.31
Res Hmstd: AvgVal	263,300	263,300	0.0	3,614	3,683	70	1.9	1.37	1.4
Res Hmstd: Hi Val	350,900	350,900	0.0	4,968	5,066	98	2.0	1.42	1.44
Res Hmstd: Ex-Hi Val	526,500	526,500	0.0	7,640	7,794	153	2.0	1.45	1.48
Apartment	300,000	300,000	0.0	5,228	5,346	117	2.2	1.74	1.78
Comm/Ind: Lo Val	150,000	150,000	0.0	4,056	3,611	-445	-11.0	2.70	2.41
Comm/Ind: Mid Val	300,000	300,000	0.0	9,361	9,201	-160	-1.7	3.12	3.07
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	34,116	35,288	1,172	3.4	3.41	3.53

Hennepin County | **Spring Park city**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	102,898	102,898	0	0.0	1,273	1,286	13	1.0	1.24	1.25
Res Non-Hmstd	56,793	56,793	0	0.0	708	715	7	1.0	1.25	1.26
Apartments	63,445	63,445	0	0.0	937	947	11	1.1	1.48	1.49
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	23,261	23,261	0	0.0	309	313	4	1.4	1.33	1.35
Com/Ind: Lo tier	4,018	4,018	0	0.0	95	105	10	10.0	2.38	2.61
Com/Ind Hi tier	27,220	27,220	0	0.0	855	942	87	10.2	3.14	3.46
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	998	998	0	0.0	31	35	3	10.2	3.14	3.46
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	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	278,632	278,632	0	0.0	4,208	4,342	135	3.2	1.51	1.56

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	3,309	3,309	0	0.0
(-) TIF Tax Capacity	184	184	0	0.0
(-) FD Contrib Tax Cap	0	239	239	0.0
(=) Taxable Tax Capacity	3,124	2,886	-239	-7.6
FD Distrib Tax Cap	0	140	140	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	41.13	42.18	0.00	0.00
City/Town	33.37	34.44	0.00	0.00
School District	20.65	20.29	15.75	15.14
Special District	10.36	10.41	0.00	0.00
Total	105.50	107.32	15.75	15.14

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	277,900	277,900	0.0	3,241	3,272	32	1.0	1.17	1.18
Res Hmstd: AvgVal	416,700	416,700	0.0	5,053	5,103	51	1.0	1.21	1.22
Res Hmstd: Hi Val	555,500	555,500	0.0	6,882	6,952	70	1.0	1.24	1.25
Res Hmstd: Ex-Hi Val	833,400	833,400	0.0	10,985	11,101	116	1.1	1.32	1.33
Apartment	300,000	300,000	0.0	4,429	4,479	50	1.1	1.48	1.49
Seas Rec: Lo Val	75,000	75,000	0.0	853	867	14	1.6	1.14	1.16
Seas Rec: Hi Val	200,000	200,000	0.0	2,430	2,466	36	1.5	1.21	1.23
Comm/Ind: Lo Val	150,000	150,000	0.0	3,591	3,294	-298	-8.3	2.39	2.2
Comm/Ind: Mid Val	300,000	300,000	0.0	8,301	8,482	181	2.2	2.77	2.83
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	30,281	32,695	2,414	8.0	3.03	3.27

Hennepin County | **Tonka Bay city**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	405,451	405,451	0	0.0	5,392	5,402	10	0.2	1.33	1.33
Res Non-Hmstd	87,684	87,684	0	0.0	1,211	1,213	3	0.2	1.38	1.38
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	78,046	78,046	0	0.0	1,025	1,035	10	0.9	1.31	1.33
Com/Ind: Lo tier	1,129	1,129	0	0.0	26	30	4	17.0	2.27	2.65
Com/Ind Hi tier	7,830	7,830	0	0.0	236	277	41	17.2	3.02	3.54
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,119	1,119	0	0.0	34	40	6	17.2	3.02	3.54
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	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	581,260	581,260	0	0.0	7,924	7,997	73	0.9	1.36	1.38

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	6,632	6,632	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	95	95	0.0
(=) Taxable Tax Capacity	6,632	6,537	-95	-1.4
FD Distrib Tax Cap	0	56	56	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	41.13	42.18	0.00	0.00
City/Town	16.92	17.02	0.00	0.00
School District	23.19	23.12	31.36	30.35
Special District	10.36	10.41	0.00	0.00
Total	91.60	92.73	31.36	30.35

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	507,800	507,800	0.0	6,262	6,268	6	0.1	1.23	1.23
Res Hmstd: AvgVal	761,400	761,400	0.0	9,961	9,977	16	0.2	1.31	1.31
Res Hmstd: Hi Val	1,014,900	1,014,900	0.0	13,658	13,685	27	0.2	1.35	1.35
Res Hmstd: Ex-Hi Val	1,522,800	1,522,800	0.0	21,066	21,113	47	0.2	1.38	1.39
Seas Rec: Lo Val	75,000	75,000	0.0	749	758	8	1.1	1	1.01
Seas Rec: Hi Val	200,000	200,000	0.0	2,152	2,174	23	1.0	1.08	1.09
Comm/Ind: Lo Val	150,000	150,000	0.0	3,513	3,438	-75	-2.1	2.34	2.29
Comm/Ind: Mid Val	300,000	300,000	0.0	8,040	8,743	703	8.7	2.68	2.91
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	29,165	33,497	4,332	14.9	2.92	3.35

Hennepin County | **Wayzata city**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	886,074	886,074	0	0.0	11,552	11,972	420	3.6	1.30	1.35
Res Non-Hmstd	333,775	333,775	0	0.0	4,553	4,722	168	3.7	1.36	1.41
Apartments	155,536	155,536	0	0.0	2,225	2,310	85	3.8	1.43	1.49
Low-income Apts	8,183	8,183	0	0.0	68	70	2	3.5	0.83	0.86
Seasonal Rec'l	227,241	227,241	0	0.0	3,055	3,192	137	4.5	1.34	1.40
Com/Ind: Lo tier	14,100	14,100	0	0.0	327	371	44	13.4	2.32	2.63
Com/Ind Hi tier	350,708	350,708	0	0.0	10,548	12,014	1,466	13.9	3.01	3.43
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	10,240	10,240	0	0.0	308	351	43	13.9	3.01	3.42
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	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	1,985,856	1,985,856	0	0.0	32,636	35,001	2,365	7.2	1.64	1.76

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	25,923	25,923	0	0.0
(-) TIF Tax Capacity	2,485	2,407	-78	-3.1
(-) FD Contrib Tax Cap	0	2,625	2,625	0.0
(=) Taxable Tax Capacity	23,437	20,890	-2,547	-10.9
FD Distrib Tax Cap	0	160	160	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	41.13	42.18	0.00	0.00
City/Town	19.07	21.22	1.21	1.21
School District	23.38	25.29	24.43	23.41
Special District	10.36	10.41	0.00	0.00
Total	93.94	99.10	25.65	24.63

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	508,900	508,900	0.0	6,107	6,318	212	3.5	1.2	1.24
Res Hmstd: AvgVal	763,000	763,000	0.0	9,742	10,092	350	3.6	1.28	1.32
Res Hmstd: Hi Val	1,017,100	1,017,100	0.0	13,377	13,865	488	3.6	1.32	1.36
Res Hmstd: Ex-Hi Val	1,526,000	1,526,000	0.0	20,658	21,422	764	3.7	1.35	1.40
Apartment	300,000	300,000	0.0	4,292	4,455	163	3.8	1.43	1.48
Seas Rec: Lo Val	75,000	75,000	0.0	767	805	39	5.0	1.02	1.07
Seas Rec: Hi Val	200,000	200,000	0.0	2,199	2,302	103	4.7	1.1	1.15
Comm/Ind: Lo Val	150,000	150,000	0.0	3,480	3,292	-188	-5.4	2.32	2.19
Comm/Ind: Mid Val	300,000	300,000	0.0	7,991	8,430	439	5.5	2.66	2.81
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	29,044	32,409	3,365	11.6	2.90	3.24

Hennepin County | **Medicine Lake city**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	70,741	70,741	0	0.0	1,078	1,094	15	1.4	1.52	1.55
Res Non-Hmstd	12,662	12,662	0	0.0	199	202	3	1.4	1.57	1.60
Apartments	1,686	1,686	0	0.0	29	30	0	1.5	1.74	1.76
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	1,299	1,299	0	0.0	18	18	0	2.1	1.39	1.42
Com/Ind: Lo tier	300	300	0	0.0	8	8	0	4.3	2.69	2.81
Com/Ind Hi tier	2,628	2,628	0	0.0	92	96	4	4.5	3.51	3.66
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	204	204	0	0.0	7	7	0	4.5	3.51	3.66
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	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	89,520	89,520	0	0.0	1,432	1,456	24	1.7	1.60	1.63

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	994	994	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	15	15	0.0
(=) Taxable Tax Capacity	994	980	-15	-1.5
FD Distrib Tax Cap	0	21	21	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	41.13	42.18	0.00	0.00
City/Town	45.33	45.25	0.00	0.00
School District	23.38	25.29	24.44	23.42
Special District	9.61	9.69	0.00	0.00
Total	119.45	122.41	24.44	23.42

Tax Burdens on Hypothetical Properties	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	440,600	440,600	0.0	6,340	6,426	85	1.3	1.44	1.46
Res Hmstd: AvgVal	660,500	660,500	0.0	9,984	10,124	140	1.4	1.51	1.53
Res Hmstd: Hi Val	880,400	880,400	0.0	13,805	14,004	199	1.4	1.57	1.59
Res Hmstd: Ex-Hi Val	1,321,000	1,321,000	0.0	21,460	21,778	317	1.5	1.62	1.65
Apartment	300,000	300,000	0.0	5,213	5,293	80	1.5	1.74	1.76
Comm/Ind: Lo Val	150,000	150,000	0.0	4,036	3,554	-482	-11.9	2.69	2.37
Comm/Ind: Mid Val	300,000	300,000	0.0	9,295	9,048	-246	-2.7	3.1	3.02
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	33,836	34,687	851	2.5	3.38	3.47

Hennepin County | **Woodland city**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	215,918	215,918	0	0.0	2,814	2,818	4	0.2	1.30	1.31
Res Non-Hmstd	46,155	46,155	0	0.0	609	610	1	0.2	1.32	1.32
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	45,651	45,651	0	0.0	576	582	6	1.0	1.26	1.27
Com/Ind: Lo tier	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind Hi tier	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	390	390	0	0.0	11	11	0	0.4	2.88	2.89
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	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	308,114	308,114	0	0.0	4,010	4,021	11	0.3	1.30	1.31

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	3,623	3,623	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	3,623	3,623	0	0.0
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	41.13	42.18	0.00	0.00
City/Town	10.15	10.15	0.00	0.00
School District	23.19	23.12	31.36	30.35
Special District	10.36	10.41	0.00	0.00
Total	84.82	85.85	31.36	30.35

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	950,500	950,500	0.0	11,999	12,012	14	0.1	1.26	1.26
Res Hmstd: AvgVal	1,425,100	1,425,100	0.0	18,519	18,546	27	0.1	1.3	1.30
Res Hmstd: Hi Val	1,899,700	1,899,700	0.0	25,040	25,080	41	0.2	1.32	1.32
Res Hmstd: Ex-Hi Val	2,850,200	2,850,200	0.0	38,098	38,166	67	0.2	1.34	1.34
Seas Rec: Lo Val	75,000	75,000	0.0	698	706	8	1.1	0.93	0.94
Seas Rec: Hi Val	200,000	200,000	0.0	2,016	2,037	21	1.0	1.01	1.02

Hennepin County | **Bloomington city**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	6,371,830	6,371,830	0	0.0	78,303	80,995	2,692	3.4	1.23	1.27
Res Non-Hmstd	631,393	631,393	0	0.0	8,424	8,727	303	3.6	1.33	1.38
Apartments	1,137,977	1,137,977	0	0.0	17,782	18,473	691	3.9	1.56	1.62
Low-income Apts	80,887	80,887	0	0.0	778	805	27	3.5	0.96	1.00
Seasonal Rec'l	49,474	49,474	0	0.0	618	648	30	4.8	1.25	1.31
Com/Ind: Lo tier	106,050	106,050	0	0.0	2,630	2,879	248	9.4	2.48	2.71
Com/Ind Hi tier	4,343,437	4,343,437	0	0.0	141,054	154,800	13,747	9.7	3.25	3.56
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	102,045	102,045	0	0.0	3,312	3,636	324	9.8	3.25	3.56
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	5.5	1.05	1.11
Miscellaneous	2,955	2,955	0	0.0	46	48	2	3.9	1.56	1.62
Total	12,826,505	12,826,505	0	0.0	252,952	271,017	18,065	7.1	1.97	2.11

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	172,361	172,361	0	0.0
(-) TIF Tax Capacity	12,520	11,828	-692	-5.5
(-) FD Contrib Tax Cap	0	23,112	23,112	0.0
(=) Taxable Tax Capacity	159,841	137,421	-22,420	-14.0
FD Distrib Tax Cap	0	8,974	8,974	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	41.13	42.18	0.00	0.00
City/Town	36.54	39.82	0.00	0.00
School District	19.07	20.49	21.78	20.35
Special District	11.01	11.22	0.00	0.00
Total	107.75	113.72	21.78	20.35

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	159,900	159,900	0.0	1,825	1,884	59	3.2	1.14	1.18
Res Hmstd: AvgVal	239,800	239,800	0.0	2,937	3,037	100	3.4	1.22	1.27
Res Hmstd: Hi Val	319,600	319,600	0.0	4,048	4,188	140	3.5	1.27	1.31
Res Hmstd: Ex-Hi Val	479,600	479,600	0.0	6,212	6,430	218	3.5	1.3	1.34
Apartment	300,000	300,000	0.0	4,694	4,875	181	3.9	1.56	1.62
Comm/Ind: Lo Val	150,000	150,000	0.0	3,732	3,429	-303	-8.1	2.49	2.29
Comm/Ind: Mid Val	300,000	300,000	0.0	8,600	8,772	172	2.0	2.87	2.92
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	31,315	33,704	2,389	7.6	3.13	3.37

Hennepin County | **New Hope city**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	998,537	998,537	0	0.0	15,951	15,037	-913	-5.7	1.60	1.51
Res Non-Hmstd	90,593	90,593	0	0.0	1,623	1,533	-90	-5.5	1.79	1.69
Apartments	253,281	253,281	0	0.0	5,334	5,054	-280	-5.2	2.11	2.00
Low-income Apts	30,514	30,514	0	0.0	378	357	-21	-5.6	1.24	1.17
Seasonal Rec'l	19,139	19,139	0	0.0	309	299	-10	-3.3	1.61	1.56
Com/Ind: Lo tier	27,705	27,705	0	0.0	864	836	-28	-3.3	3.12	3.02
Com/Ind Hi tier	362,837	362,837	0	0.0	14,787	14,342	-445	-3.0	4.08	3.95
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	10,319	10,319	0	0.0	421	408	-13	-3.0	4.08	3.95
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	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	1,792,924	1,792,924	0	0.0	39,665	37,865	-1,800	-4.5	2.21	2.11

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	21,415	21,415	0	0.0
(-) TIF Tax Capacity	679	594	-86	-12.6
(-) FD Contrib Tax Cap	0	2,644	2,644	0.0
(=) Taxable Tax Capacity	20,736	18,178	-2,558	-12.3
FD Distrib Tax Cap	0	4,010	4,010	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	41.13	42.18	0.00	0.00
City/Town	61.19	56.95	0.00	0.00
School District	33.82	31.69	27.72	23.42
Special District	10.14	10.08	0.00	0.00
Total	146.29	140.89	27.72	23.42

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	125,300	125,300	0.0	1,801	1,693	-107	-6.0	1.44	1.35
Res Hmstd: AvgVal	187,900	187,900	0.0	2,972	2,801	-171	-5.8	1.58	1.49
Res Hmstd: Hi Val	250,400	250,400	0.0	4,142	3,907	-235	-5.7	1.65	1.56
Res Hmstd: Ex-Hi Val	375,700	375,700	0.0	6,487	6,125	-362	-5.6	1.73	1.63
Apartment	300,000	300,000	0.0	6,317	5,986	-331	-5.2	2.11	2
Comm/Ind: Lo Val	150,000	150,000	0.0	4,689	3,880	-808	-17.2	3.13	2.59
Comm/Ind: Mid Val	300,000	300,000	0.0	10,802	9,809	-992	-9.2	3.60	3.27
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	39,329	37,478	-1,851	-4.7	3.93	3.75

Hennepin County | **Maple Grove city**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	6,287,761	6,287,761	0	0.0	85,257	84,902	-355	-0.4	1.36	1.35
Res Non-Hmstd	612,887	612,887	0	0.0	8,728	8,689	-39	-0.4	1.42	1.42
Apartments	255,489	255,489	0	0.0	4,292	4,285	-7	-0.2	1.68	1.68
Low-income Apts	47,304	47,304	0	0.0	471	468	-3	-0.7	1.00	0.99
Seasonal Rec'l	74,083	74,083	0	0.0	958	978	20	2.1	1.29	1.32
Com/Ind: Lo tier	69,293	69,293	0	0.0	1,804	1,931	127	7.0	2.60	2.79
Com/Ind Hi tier	1,402,811	1,402,811	0	0.0	47,408	51,007	3,599	7.6	3.38	3.64
Publ U: Elec Gen	808	808	0	0.0	20	22	2	10.2	2.51	2.76
Publ U: Other	101,747	101,747	0	0.0	3,435	3,698	264	7.7	3.38	3.63
Ag HGA	1,253	1,253	0	0.0	17	17	0	-0.8	1.35	1.34
Ag Hmstd Land	2,948	2,948	0	0.0	12	12	0	3.2	0.41	0.42
Ag Non-Hmstd	27,420	27,420	0	0.0	292	300	8	2.6	1.07	1.09
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	8,883,802	8,883,802	0	0.0	152,694	156,310	3,615	2.4	1.72	1.76

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	102,582	102,582	0	0.0
(-) TIF Tax Capacity	398	398	0	0.0
(-) FD Contrib Tax Cap	0	11,597	11,597	0.0
(=) Taxable Tax Capacity	102,185	90,587	-11,597	-11.3
FD Distrib Tax Cap	0	7,196	7,196	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	41.13	42.18	0.00	0.00
City/Town	35.23	36.71	0.00	0.00
School District	24.63	24.85	29.70	26.31
Special District	9.20	9.24	0.00	0.00
Total	110.19	112.98	29.70	26.31

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	184,800	184,800	0.0	2,358	2,341	-17	-0.7	1.28	1.27
Res Hmstd: AvgVal	277,000	277,000	0.0	3,739	3,719	-20	-0.5	1.35	1.34
Res Hmstd: Hi Val	369,200	369,200	0.0	5,121	5,097	-24	-0.5	1.39	1.38
Res Hmstd: Ex-Hi Val	554,000	554,000	0.0	7,899	7,869	-30	-0.4	1.43	1.42
Apartment	300,000	300,000	0.0	5,023	5,026	3	0.1	1.67	1.68
Comm/Ind: Lo Val	150,000	150,000	0.0	3,906	3,533	-373	-9.6	2.60	2.36
Comm/Ind: Mid Val	300,000	300,000	0.0	8,966	8,984	18	0.2	2.99	2.99
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	32,579	34,423	1,845	5.7	3.26	3.44

Hennepin County | **Medina city**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	1,184,480	1,184,480	0	0.0	14,732	15,032	300	2.0	1.24	1.27
Res Non-Hmstd	225,908	225,908	0	0.0	2,946	3,005	59	2.0	1.30	1.33
Apartments	6,722	6,722	0	0.0	95	98	2	2.6	1.42	1.46
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	23,976	23,976	0	0.0	315	322	7	2.1	1.32	1.34
Com/Ind: Lo tier	19,024	19,024	0	0.0	440	496	56	12.8	2.31	2.61
Com/Ind Hi tier	118,747	118,747	0	0.0	3,630	4,078	449	12.4	3.06	3.43
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	15,208	15,208	0	0.0	460	519	59	12.9	3.02	3.41
Ag HGA	11,808	11,808	0	0.0	144	146	2	1.6	1.22	1.24
Ag Hmstd Land	18,729	18,729	0	0.0	63	65	2	3.6	0.34	0.35
Ag Non-Hmstd	56,918	56,918	0	0.0	515	529	15	2.8	0.90	0.93
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	1,681,519	1,681,519	0	0.0	23,340	24,291	951	4.1	1.39	1.44

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	19,410	19,410	0	0.0
(-) TIF Tax Capacity	390	390	0	0.0
(-) FD Contrib Tax Cap	0	1,078	1,078	0.0
(=) Taxable Tax Capacity	19,020	17,942	-1,078	-5.7
FD Distrib Tax Cap	0	310	310	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	41.13	42.18	0.00	0.00
City/Town	20.53	21.38	0.00	0.00
School District	24.74	25.70	23.57	22.77
Special District	8.06	8.10	0.00	0.00
Total	94.46	97.35	23.57	22.77

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	404,300	404,300	0.0	4,764	4,848	84	1.8	1.18	1.2
Res Hmstd: AvgVal	606,200	606,200	0.0	7,406	7,540	134	1.8	1.22	1.24
Res Hmstd: Hi Val	808,000	808,000	0.0	10,264	10,455	191	1.9	1.27	1.29
Res Hmstd: Ex-Hi Val	1,212,400	1,212,400	0.0	15,992	16,297	304	1.9	1.32	1.34
Apartment	300,000	300,000	0.0	4,249	4,334	84	2.0	1.42	1.44
Comm/Ind: Lo Val	150,000	150,000	0.0	3,460	3,250	-211	-6.1	2.31	2.17
Comm/Ind: Mid Val	300,000	300,000	0.0	7,956	8,341	384	4.8	2.65	2.78
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	28,937	32,100	3,163	10.9	2.89	3.21

Hennepin County | **Orono city**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	2,108,410	2,108,410	0	0.0	25,579	25,772	193	0.8	1.21	1.22
Res Non-Hmstd	496,141	496,141	0	0.0	6,246	6,295	48	0.8	1.26	1.27
Apartments	14,033	14,033	0	0.0	192	194	2	0.9	1.37	1.38
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	184,389	184,389	0	0.0	2,316	2,342	26	1.1	1.26	1.27
Com/Ind: Lo tier	7,838	7,838	0	0.0	171	195	24	13.7	2.18	2.48
Com/Ind Hi tier	52,088	52,088	0	0.0	1,511	1,722	211	14.0	2.90	3.31
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	13,546	13,546	0	0.0	394	448	55	13.9	2.91	3.31
Ag HGA	1,306	1,306	0	0.0	15	15	0	0.8	1.16	1.17
Ag Hmstd Land	2,851	2,851	0	0.0	10	10	0	2.0	0.34	0.35
Ag Non-Hmstd	23,322	23,322	0	0.0	201	204	3	1.6	0.86	0.88
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	2,903,925	2,903,925	0	0.0	36,636	37,198	561	1.5	1.26	1.28

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	33,186	33,186	0	0.0
(-) TIF Tax Capacity	77	77	0	0.0
(-) FD Contrib Tax Cap	0	517	517	0.0
(=) Taxable Tax Capacity	33,110	32,592	-517	-1.6
FD Distrib Tax Cap	0	274	274	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	41.13	42.18	0.00	0.00
City/Town	16.43	16.55	0.00	0.00
School District	22.76	22.85	20.53	19.97
Special District	10.36	10.41	0.00	0.00
Total	90.67	91.99	20.53	19.97

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	510,900	510,900	0.0	5,706	5,745	39	0.7	1.12	1.12
Res Hmstd: AvgVal	766,000	766,000	0.0	9,121	9,188	67	0.7	1.19	1.2
Res Hmstd: Hi Val	1,021,100	1,021,100	0.0	12,536	12,631	95	0.8	1.23	1.24
Res Hmstd: Ex-Hi Val	1,532,100	1,532,100	0.0	19,377	19,527	150	0.8	1.26	1.27
Apartment	300,000	300,000	0.0	4,016	4,049	33	0.8	1.34	1.35
Seas Rec: Lo Val	75,000	75,000	0.0	742	752	10	1.3	0.99	1.00
Seas Rec: Hi Val	200,000	200,000	0.0	2,133	2,160	26	1.2	1.07	1.08
Comm/Ind: Lo Val	150,000	150,000	0.0	3,329	3,129	-201	-6.0	2.22	2.09
Comm/Ind: Mid Val	300,000	300,000	0.0	7,666	8,073	407	5.3	2.56	2.69
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	27,904	31,145	3,241	11.6	2.79	3.11

Hennepin County | **Plymouth city**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	7,228,147	7,228,147	0	0.0	90,704	91,838	1,134	1.3	1.25	1.27
Res Non-Hmstd	945,086	945,086	0	0.0	12,487	12,707	219	1.8	1.32	1.34
Apartments	852,708	852,708	0	0.0	13,119	13,274	155	1.2	1.54	1.56
Low-income Apts	50,511	50,511	0	0.0	436	447	12	2.7	0.86	0.89
Seasonal Rec'l	2,091	2,091	0	0.0	28	29	1	3.3	1.35	1.39
Com/Ind: Lo tier	82,987	82,987	0	0.0	1,999	2,213	214	10.7	2.41	2.67
Com/Ind Hi tier	2,076,010	2,076,010	0	0.0	65,280	72,444	7,164	11.0	3.14	3.49
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	106,834	106,834	0	0.0	3,359	3,729	371	11.0	3.14	3.49
Ag HGA	995	995	0	0.0	12	12	0	2.9	1.21	1.25
Ag Hmstd Land	619	619	0	0.0	2	2	0	7.4	0.27	0.29
Ag Non-Hmstd	6,259	6,259	0	0.0	60	63	3	4.6	0.96	1.01
Miscellaneous	1,310	1,310	0	0.0	20	20	1	3.2	1.49	1.54
Total	11,353,555	11,353,555	0	0.0	187,505	196,779	9,275	4.9	1.65	1.73

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	136,848	136,848	0	0.0
(-) TIF Tax Capacity	1,724	1,447	-278	-16.1
(-) FD Contrib Tax Cap	0	15,858	15,858	0.0
(=) Taxable Tax Capacity	135,124	119,544	-15,580	-11.5
FD Distrib Tax Cap	0	7,120	7,120	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	41.13	42.18	0.00	0.00
City/Town	24.59	26.22	0.47	0.47
School District	25.51	26.51	25.52	23.55
Special District	9.98	10.07	0.00	0.00
Total	101.21	104.97	26.00	24.03

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	223,200	223,200	0.0	2,666	2,699	34	1.3	1.19	1.21
Res Hmstd: AvgVal	334,600	334,600	0.0	4,184	4,242	57	1.4	1.25	1.27
Res Hmstd: Hi Val	446,000	446,000	0.0	5,674	5,753	80	1.4	1.27	1.29
Res Hmstd: Ex-Hi Val	669,100	669,100	0.0	8,940	9,075	136	1.5	1.34	1.36
Apartment	300,000	300,000	0.0	4,575	4,657	82	1.8	1.53	1.55
Comm/Ind: Lo Val	150,000	150,000	0.0	3,649	3,368	-280	-7.7	2.43	2.25
Comm/Ind: Mid Val	300,000	300,000	0.0	8,384	8,612	228	2.7	2.79	2.87
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	30,480	33,080	2,600	8.5	3.05	3.31

Hennepin County | **Brooklyn Park city**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	4,530,204	4,530,204	0	0.0	67,965	64,989	-2,976	-4.4	1.50	1.43
Res Non-Hmstd	476,679	476,679	0	0.0	7,907	7,585	-322	-4.1	1.66	1.59
Apartments	411,599	411,599	0	0.0	8,066	7,758	-308	-3.8	1.96	1.88
Low-income Apts	48,855	48,855	0	0.0	606	578	-28	-4.6	1.24	1.18
Seasonal Rec'l	8,077	8,077	0	0.0	117	115	-3	-2.2	1.45	1.42
Com/Ind: Lo tier	64,961	64,961	0	0.0	1,896	1,903	7	0.4	2.92	2.93
Com/Ind Hi tier	1,278,084	1,278,084	0	0.0	48,540	48,912	372	0.8	3.80	3.83
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	58,774	58,774	0	0.0	2,218	2,236	18	0.8	3.77	3.80
Ag HGA	169	169	0	0.0	2	2	0	-4.0	1.45	1.39
Ag Hmstd Land	52	52	0	0.0	0	0	0	-3.9	0.33	0.32
Ag Non-Hmstd	54,511	54,511	0	0.0	691	677	-14	-2.0	1.27	1.24
Miscellaneous	689	689	0	0.0	27	27	0	-1.8	3.96	3.89
Total	6,932,655	6,932,655	0	0.0	138,036	134,783	-3,253	-2.4	1.99	1.94

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	80,367	80,367	0	0.0
(-) TIF Tax Capacity	1,302	1,167	-135	-10.3
(-) FD Contrib Tax Cap	0	9,459	9,459	0.0
(=) Taxable Tax Capacity	79,065	69,741	-9,324	-11.8
FD Distrib Tax Cap	0	14,529	14,529	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	41.13	42.18	0.00	0.00
City/Town	54.42	50.55	1.58	1.58
School District	24.20	23.90	30.02	26.20
Special District	10.14	10.31	0.00	0.00
Total	129.89	126.94	31.60	27.78

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	138,000	138,000	0.0	1,906	1,820	-86	-4.5	1.38	1.32
Res Hmstd: AvgVal	206,900	206,900	0.0	3,099	2,965	-134	-4.3	1.5	1.43
Res Hmstd: Hi Val	275,800	275,800	0.0	4,293	4,110	-183	-4.3	1.56	1.49
Res Hmstd: Ex-Hi Val	413,900	413,900	0.0	6,684	6,404	-280	-4.2	1.61	1.55
Apartment	300,000	300,000	0.0	5,819	5,594	-225	-3.9	1.94	1.86
Comm/Ind: Lo Val	150,000	150,000	0.0	4,378	3,739	-639	-14.6	2.92	2.49
Comm/Ind: Mid Val	300,000	300,000	0.0	10,057	9,459	-598	-5.9	3.35	3.15
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	36,560	36,149	-411	-1.1	3.66	3.61

Hennepin County | **Greenwood city**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	229,699	229,699	0	0.0	3,057	3,069	11	0.4	1.33	1.34
Res Non-Hmstd	68,304	68,304	0	0.0	937	941	4	0.4	1.37	1.38
Apartments	1,740	1,740	0	0.0	25	25	0	0.5	1.44	1.45
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	36,734	36,734	0	0.0	475	481	5	1.1	1.29	1.31
Com/Ind: Lo tier	1,444	1,444	0	0.0	34	39	5	15.9	2.32	2.69
Com/Ind Hi tier	8,573	8,573	0	0.0	257	299	42	16.5	3.00	3.49
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	762	762	0	0.0	23	27	4	16.5	3.00	3.49
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	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	347,256	347,256	0	0.0	4,808	4,880	72	1.5	1.38	1.41

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	4,041	4,041	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	94	94	0.0
(=) Taxable Tax Capacity	4,041	3,947	-94	-2.3
FD Distrib Tax Cap	0	17	17	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	41.13	42.18	0.00	0.00
City/Town	15.79	16.09	0.00	0.00
School District	23.19	23.12	31.36	30.35
Special District	10.36	10.41	0.00	0.00
Total	90.46	91.80	31.36	30.35

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	609,300	609,300	0.0	7,670	7,693	24	0.3	1.26	1.26
Res Hmstd: AvgVal	913,400	913,400	0.0	12,062	12,106	44	0.4	1.32	1.33
Res Hmstd: Hi Val	1,217,600	1,217,600	0.0	16,456	16,520	64	0.4	1.35	1.36
Res Hmstd: Ex-Hi Val	1,826,900	1,826,900	0.0	25,256	25,360	104	0.4	1.38	1.39
Apartment	300,000	300,000	0.0	4,333	4,353	20	0.5	1.44	1.45
Seas Rec: Lo Val	75,000	75,000	0.0	741	751	10	1.4	0.99	1.00
Seas Rec: Hi Val	200,000	200,000	0.0	2,129	2,156	27	1.3	1.06	1.08
Comm/Ind: Lo Val	150,000	150,000	0.0	3,487	3,386	-101	-2.9	2.32	2.26
Comm/Ind: Mid Val	300,000	300,000	0.0	7,980	8,622	642	8.0	2.66	2.87
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	28,946	33,055	4,109	14.2	2.89	3.31

Hennepin County | Minnetonka city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	5,560,889	5,560,889	0	0.0	72,721	75,466	2,745	3.8	1.31	1.36
Res Non-Hmstd	755,107	755,107	0	0.0	10,375	10,792	417	4.0	1.37	1.43
Apartments	787,064	787,064	0	0.0	12,373	12,927	554	4.5	1.57	1.64
Low-income Apts	67,989	67,989	0	0.0	639	664	25	3.9	0.94	0.98
Seasonal Rec'l	19,397	19,397	0	0.0	266	279	12	4.7	1.37	1.44
Com/Ind: Lo tier	59,892	59,892	0	0.0	1,495	1,643	149	9.9	2.50	2.74
Com/Ind Hi tier	1,856,742	1,856,742	0	0.0	60,446	66,715	6,269	10.4	3.26	3.59
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	45,889	45,889	0	0.0	1,498	1,651	153	10.2	3.26	3.60
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	749	749	0	0.0	8	8	0	4.0	1.04	1.08
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	9,153,719	9,153,719	0	0.0	159,822	170,146	10,324	6.5	1.75	1.86

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	112,617	112,617	0	0.0
(-) TIF Tax Capacity	2,108	2,059	-49	-2.3
(-) FD Contrib Tax Cap	0	14,034	14,034	0.0
(=) Taxable Tax Capacity	110,509	96,524	-13,985	-12.7
FD Distrib Tax Cap	0	4,338	4,338	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	41.13	42.18	0.00	0.00
City/Town	32.18	35.21	1.54	1.54
School District	24.62	26.51	21.33	20.40
Special District	10.37	10.49	0.00	0.00
Total	108.30	114.38	22.87	21.94

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	219,800	219,800	0.0	2,694	2,797	102	3.8	1.23	1.27
Res Hmstd: AvgVal	329,500	329,500	0.0	4,240	4,405	165	3.9	1.29	1.34
Res Hmstd: Hi Val	439,300	439,300	0.0	5,762	5,989	226	3.9	1.31	1.36
Res Hmstd: Ex-Hi Val	659,100	659,100	0.0	9,076	9,440	363	4.0	1.38	1.43
Apartment	300,000	300,000	0.0	4,747	4,947	200	4.2	1.58	1.65
Comm/Ind: Lo Val	150,000	150,000	0.0	3,761	3,479	-283	-7.5	2.51	2.32
Comm/Ind: Mid Val	300,000	300,000	0.0	8,662	8,880	218	2.5	2.89	2.96
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	31,532	34,085	2,553	8.1	3.15	3.41

Hennepin County | **Shorewood city**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	1,345,843	1,345,843	0	0.0	18,846	18,851	5	0.0	1.40	1.40
Res Non-Hmstd	256,189	256,189	0	0.0	3,799	3,803	3	0.1	1.48	1.48
Apartments	3,426	3,426	0	0.0	55	55	0	0.1	1.61	1.61
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	36,523	36,523	0	0.0	519	522	4	0.7	1.42	1.43
Com/Ind: Lo tier	4,509	4,509	0	0.0	113	125	12	10.3	2.51	2.77
Com/Ind Hi tier	43,392	43,392	0	0.0	1,412	1,551	139	9.8	3.25	3.57
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	6,794	6,794	0	0.0	221	243	23	10.2	3.25	3.58
Ag HGA	441	441	0	0.0	6	6	0	0.0	1.35	1.35
Ag Hmstd Land	51	51	0	0.0	0	0	0	2.5	0.20	0.21
Ag Non-Hmstd	191	191	0	0.0	2	2	0	1.0	1.00	1.01
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	1,697,359	1,697,359	0	0.0	24,973	25,158	184	0.7	1.47	1.48

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	18,708	18,708	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	412	412	0.0
(=) Taxable Tax Capacity	18,708	18,296	-412	-2.2
FD Distrib Tax Cap	0	439	439	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	41.13	42.18	0.00	0.00
City/Town	28.70	28.64	0.00	0.00
School District	23.08	23.00	30.74	29.75
Special District	10.37	10.43	0.00	0.00
Total	103.28	104.25	30.74	29.75

Tax Burdens on Hypothetical Properties	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	347,500	347,500	0.0	4,596	4,594	-1	0.0	1.32	1.32
Res Hmstd: AvgVal	521,000	521,000	0.0	7,037	7,036	-1	0.0	1.35	1.35
Res Hmstd: Hi Val	694,500	694,500	0.0	9,810	9,813	3	0.0	1.41	1.41
Res Hmstd: Ex-Hi Val	1,041,900	1,041,900	0.0	15,363	15,373	11	0.1	1.47	1.48
Apartment	300,000	300,000	0.0	4,795	4,802	7	0.1	1.6	1.60
Comm/Ind: Lo Val	150,000	150,000	0.0	3,766	3,472	-294	-7.8	2.51	2.31
Comm/Ind: Mid Val	300,000	300,000	0.0	8,634	8,826	192	2.2	2.88	2.94
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	31,352	33,809	2,457	7.8	3.14	3.38

Hennepin County | **Independence city**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	501,827	501,827	0	0.0	7,297	7,327	31	0.4	1.45	1.46
Res Non-Hmstd	48,986	48,986	0	0.0	751	755	3	0.4	1.53	1.54
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	21,438	21,438	0	0.0	322	324	2	0.7	1.50	1.51
Com/Ind: Lo tier	4,405	4,405	0	0.0	117	124	6	5.4	2.66	2.81
Com/Ind Hi tier	14,047	14,047	0	0.0	491	517	27	5.5	3.49	3.68
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	10,723	10,723	0	0.0	377	396	19	5.0	3.51	3.69
Ag HGA	28,647	28,647	0	0.0	412	413	2	0.4	1.44	1.44
Ag Hmstd Land	40,285	40,285	0	0.0	178	180	2	1.1	0.44	0.45
Ag Non-Hmstd	35,033	35,033	0	0.0	402	406	3	0.8	1.15	1.16
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	705,392	705,392	0	0.0	10,347	10,442	95	0.9	1.47	1.48

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	7,272	7,272	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	207	207	0.0
(=) Taxable Tax Capacity	7,272	7,064	-207	-2.8
FD Distrib Tax Cap	0	238	238	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	41.13	42.18	0.00	0.00
City/Town	40.34	40.18	0.00	0.00
School District	32.36	32.51	21.88	21.43
Special District	7.74	7.74	0.00	0.00
Total	121.56	122.61	21.88	21.43

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	295,900	295,900	0.0	4,115	4,132	17	0.4	1.39	1.4
Res Hmstd: AvgVal	443,600	443,600	0.0	6,363	6,389	26	0.4	1.43	1.44
Res Hmstd: Hi Val	591,300	591,300	0.0	8,759	8,797	38	0.4	1.48	1.49
Res Hmstd: Ex-Hi Val	887,200	887,200	0.0	13,902	13,966	63	0.5	1.57	1.57
Comm/Ind: Lo Val	150,000	150,000	0.0	4,045	3,594	-451	-11.1	2.7	2.4
Comm/Ind: Mid Val	300,000	300,000	0.0	9,328	9,151	-177	-1.9	3.11	3.05
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	33,984	35,084	1,100	3.2	3.4	3.51

Hennepin County | **Greenfield city**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	330,607	330,607	0	0.0	4,589	4,631	42	0.9	1.39	1.40
Res Non-Hmstd	30,779	30,779	0	0.0	467	471	5	1.0	1.52	1.53
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	9,504	9,504	0	0.0	139	141	2	1.3	1.47	1.49
Com/Ind: Lo tier	5,079	5,079	0	0.0	137	143	6	4.4	2.70	2.81
Com/Ind Hi tier	22,284	22,284	0	0.0	790	826	35	4.5	3.55	3.71
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	9,504	9,504	0	0.0	334	350	16	4.8	3.52	3.69
Ag HGA	12,969	12,969	0	0.0	173	174	1	0.9	1.33	1.34
Ag Hmstd Land	25,397	25,397	0	0.0	119	121	2	1.7	0.47	0.48
Ag Non-Hmstd	15,667	15,667	0	0.0	175	178	3	1.5	1.12	1.13
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	461,790	461,790	0	0.0	6,923	7,035	112	1.6	1.50	1.52

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	4,845	4,845	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	269	269	0.0
(=) Taxable Tax Capacity	4,845	4,577	-269	-5.5
FD Distrib Tax Cap	0	235	235	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	41.13	42.18	0.00	0.00
City/Town	35.10	35.37	0.00	0.00
School District	41.43	41.85	14.58	14.06
Special District	7.44	7.44	0.00	0.00
Total	125.09	126.84	14.58	14.06

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	240,400	240,400	0.0	3,162	3,189	27	0.8	1.32	1.33
Res Hmstd: AvgVal	360,400	360,400	0.0	4,974	5,017	44	0.9	1.38	1.39
Res Hmstd: Hi Val	480,500	480,500	0.0	6,711	6,770	59	0.9	1.4	1.41
Res Hmstd: Ex-Hi Val	720,900	720,900	0.0	10,760	10,858	98	0.9	1.49	1.51
Comm/Ind: Lo Val	150,000	150,000	0.0	4,015	3,547	-468	-11.7	2.68	2.36
Comm/Ind: Mid Val	300,000	300,000	0.0	9,295	9,078	-217	-2.3	3.1	3.03
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	33,935	34,890	956	2.8	3.39	3.49

Hennepin County | **Corcoran city**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	567,264	567,264	0	0.0	8,177	8,199	22	0.3	1.44	1.45
Res Non-Hmstd	89,281	89,281	0	0.0	1,464	1,474	9	0.6	1.64	1.65
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	1,974	1,974	0	0.0	35	35	0	0.4	1.79	1.80
Com/Ind: Lo tier	9,730	9,730	0	0.0	275	281	6	2.1	2.83	2.89
Com/Ind Hi tier	29,259	29,259	0	0.0	1,091	1,116	25	2.3	3.73	3.81
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	20,699	20,699	0	0.0	760	782	22	2.9	3.67	3.78
Ag HGA	27,994	27,994	0	0.0	398	399	1	0.1	1.42	1.42
Ag Hmstd Land	56,804	56,804	0	0.0	288	291	2	0.8	0.51	0.51
Ag Non-Hmstd	34,594	34,594	0	0.0	422	425	3	0.7	1.22	1.23
Miscellaneous	6,050	6,050	0	0.0	113	113	1	0.6	1.86	1.87
Total	843,649	843,649	0	0.0	13,025	13,115	91	0.7	1.54	1.55

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	8,740	8,740	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	426	426	0.0
(=) Taxable Tax Capacity	8,740	8,314	-426	-4.9
FD Distrib Tax Cap	0	480	480	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	41.13	42.18	0.00	0.00
City/Town	45.59	45.27	0.00	0.00
School District	35.76	35.93	16.88	16.24
Special District	7.75	7.76	0.00	0.00
Total	130.22	131.14	16.88	16.24

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	222,000	222,000	0.0	3,041	3,045	4	0.1	1.37	1.37
Res Hmstd: AvgVal	332,800	332,800	0.0	4,801	4,809	8	0.2	1.44	1.45
Res Hmstd: Hi Val	443,600	443,600	0.0	6,525	6,537	12	0.2	1.47	1.47
Res Hmstd: Ex-Hi Val	665,500	665,500	0.0	10,328	10,350	22	0.2	1.55	1.56
Comm/Ind: Lo Val	150,000	150,000	0.0	4,165	3,638	-527	-12.6	2.78	2.43
Comm/Ind: Mid Val	300,000	300,000	0.0	9,633	9,280	-353	-3.7	3.21	3.09
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	35,152	35,608	456	1.3	3.52	3.56

Hennepin County | **Minnetrista city**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	1,156,052	1,156,052	0	0.0	14,002	13,921	-81	-0.6	1.21	1.20
Res Non-Hmstd	301,364	301,364	0	0.0	3,973	3,945	-29	-0.7	1.32	1.31
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	48,165	48,165	0	0.0	622	623	1	0.2	1.29	1.29
Com/Ind: Lo tier	2,754	2,754	0	0.0	65	70	5	8.2	2.36	2.55
Com/Ind Hi tier	6,063	6,063	0	0.0	191	207	16	8.4	3.15	3.41
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	15,514	15,514	0	0.0	478	524	46	9.5	3.08	3.38
Ag HGA	15,102	15,102	0	0.0	194	190	-4	-2.0	1.29	1.26
Ag Hmstd Land	19,536	19,536	0	0.0	73	72	-1	-0.8	0.37	0.37
Ag Non-Hmstd	32,129	32,129	0	0.0	319	318	0	-0.1	0.99	0.99
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	1,596,678	1,596,678	0	0.0	19,917	19,871	-46	-0.2	1.25	1.24

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	17,095	17,095	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	170	170	0.0
(=) Taxable Tax Capacity	17,095	16,925	-170	-1.0
FD Distrib Tax Cap	0	447	447	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	41.13	42.18	0.00	0.00
City/Town	26.17	25.73	0.00	0.00
School District	25.75	25.09	15.13	14.34
Special District	8.83	8.85	0.00	0.00
Total	101.87	101.85	15.13	14.34

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	353,300	353,300	0.0	4,078	4,050	-28	-0.7	1.15	1.15
Res Hmstd: AvgVal	529,600	529,600	0.0	6,272	6,229	-43	-0.7	1.18	1.18
Res Hmstd: Hi Val	706,000	706,000	0.0	8,785	8,728	-57	-0.6	1.24	1.24
Res Hmstd: Ex-Hi Val	1,059,300	1,059,300	0.0	13,819	13,733	-86	-0.6	1.30	1.3
Comm/Ind: Lo Val	150,000	150,000	0.0	3,500	3,184	-317	-9.0	2.33	2.12
Comm/Ind: Mid Val	300,000	300,000	0.0	8,092	8,230	138	1.7	2.7	2.74
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	29,520	31,778	2,258	7.6	2.95	3.18

Hennepin County | **Eden Prairie city**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	6,411,819	6,411,819	0	0.0	80,274	82,963	2,689	3.3	1.25	1.29
Res Non-Hmstd	783,619	783,619	0	0.0	10,212	10,566	354	3.5	1.30	1.35
Apartments	758,545	758,545	0	0.0	11,422	11,854	432	3.8	1.51	1.56
Low-income Apts	50,301	50,301	0	0.0	439	454	15	3.4	0.87	0.90
Seasonal Rec'l	18,994	18,994	0	0.0	257	268	12	4.6	1.35	1.41
Com/Ind: Lo tier	73,470	73,470	0	0.0	1,763	1,976	213	12.1	2.40	2.69
Com/Ind Hi tier	2,043,360	2,043,360	0	0.0	64,124	72,059	7,935	12.4	3.14	3.53
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	62,217	62,217	0	0.0	1,950	2,193	243	12.5	3.13	3.53
Ag HGA	1,041	1,041	0	0.0	13	13	0	3.3	1.20	1.24
Ag Hmstd Land	1,097	1,097	0	0.0	4	5	0	6.8	0.39	0.41
Ag Non-Hmstd	3,943	3,943	0	0.0	39	41	2	5.3	0.99	1.04
Miscellaneous	12,267	12,267	0	0.0	384	432	48	12.5	3.13	3.52
Total	10,220,672	10,220,672	0	0.0	170,881	182,825	11,944	7.0	1.67	1.79

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	125,515	125,515	0	0.0
(-) TIF Tax Capacity	4,125	3,199	-926	-22.5
(-) FD Contrib Tax Cap	0	16,411	16,411	0.0
(=) Taxable Tax Capacity	121,390	105,905	-15,485	-12.8
FD Distrib Tax Cap	0	5,517	5,517	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	41.13	42.18	0.00	0.00
City/Town	29.88	32.56	0.86	0.86
School District	19.60	21.15	23.87	22.69
Special District	10.39	10.52	0.00	0.00
Total	101.00	106.41	24.73	23.55

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	234,600	234,600	0.0	2,787	2,877	90	3.2	1.19	1.23
Res Hmstd: AvgVal	351,800	351,800	0.0	4,367	4,513	146	3.3	1.24	1.28
Res Hmstd: Hi Val	468,900	468,900	0.0	5,896	6,094	198	3.4	1.26	1.3
Res Hmstd: Ex-Hi Val	703,500	703,500	0.0	9,359	9,684	325	3.5	1.33	1.38
Apartment	300,000	300,000	0.0	4,529	4,697	167	3.7	1.51	1.57
Comm/Ind: Lo Val	150,000	150,000	0.0	3,625	3,403	-222	-6.1	2.42	2.27
Comm/Ind: Mid Val	300,000	300,000	0.0	8,334	8,696	361	4.3	2.78	2.9
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	30,312	33,393	3,081	10.2	3.03	3.34

Hennepin County | **Chanhassen city (part)**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	23	23	0	0.0	0	0	0	0.2	0.90	0.90
Res Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo tier	1,650	1,650	0	0.0	38	43	5	14.2	2.29	2.62
Com/Ind Hi tier	71,574	71,574	0	0.0	2,128	2,441	313	14.7	2.97	3.41
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	297	297	0	0.0	9	10	1	14.7	2.97	3.41
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	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	73,544	73,544	0	0.0	2,174	2,495	320	14.7	2.96	3.39

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	1,462	1,462	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	562	562	0.0
(=) Taxable Tax Capacity	1,462	900	-562	-38.4
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	41.13	42.18	0.00	0.00
City/Town	21.77	22.67	1.11	1.11
School District	19.07	20.66	24.12	22.92
Special District	10.42	10.53	0.00	0.00
Total	92.40	96.04	25.24	24.03

Tax Burdens on Hypothetical Properties	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	15,300	15,300	0.0	123	125	2	1.2	0.81	0.82
Res Hmstd: AvgVal	23,000	23,000	0.0	186	188	2	1.2	0.81	0.82
Res Hmstd: Hi Val	30,700	30,700	0.0	248	251	3	1.2	0.81	0.82
Res Hmstd: Ex-Hi Val	46,000	46,000	0.0	371	376	5	1.2	0.81	0.82
Comm/Ind: Lo Val	150,000	150,000	0.0	3,439	3,273	-166	-4.8	2.29	2.18
Comm/Ind: Mid Val	300,000	300,000	0.0	7,898	8,389	491	6.2	2.63	2.8
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	28,706	32,262	3,556	12.4	2.87	3.23

Hennepin County | Dayton city (part)

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	457,875	457,875	0	0.0	6,923	6,791	-132	-1.9	1.51	1.48
Res Non-Hmstd	57,671	57,671	0	0.0	977	964	-14	-1.4	1.69	1.67
Apartments	686	686	0	0.0	13	13	0	-0.5	1.90	1.89
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	10,899	10,899	0	0.0	171	171	0	0.1	1.56	1.57
Com/Ind: Lo tier	11,031	11,031	0	0.0	317	325	7	2.3	2.88	2.94
Com/Ind Hi tier	74,475	74,475	0	0.0	2,789	2,864	75	2.7	3.74	3.84
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	14,355	14,355	0	0.0	532	548	15	2.9	3.71	3.82
Ag HGA	9,574	9,574	0	0.0	137	134	-3	-2.2	1.44	1.40
Ag Hmstd Land	19,788	19,788	0	0.0	98	99	1	1.1	0.49	0.50
Ag Non-Hmstd	29,346	29,346	0	0.0	365	369	4	1.0	1.24	1.26
Miscellaneous	7,132	7,132	0	0.0	133	130	-3	-2.0	1.86	1.83
Total	692,833	692,833	0	0.0	12,456	12,407	-49	-0.4	1.80	1.79

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	7,673	7,673	0	0.0
(-) TIF Tax Capacity	399	275	-124	-31.1
(-) FD Contrib Tax Cap	0	714	714	0.0
(=) Taxable Tax Capacity	7,274	6,684	-589	-8.1
FD Distrib Tax Cap	0	576	576	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	41.13	42.18	0.00	0.00
City/Town	55.80	56.33	0.00	0.00
School District	22.39	21.78	28.89	25.03
Special District	8.42	8.48	0.00	0.00
Total	127.74	128.77	28.89	25.03

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	184,200	184,200	0.0	2,621	2,567	-54	-2.1	1.42	1.39
Res Hmstd: AvgVal	276,200	276,200	0.0	4,168	4,088	-79	-1.9	1.51	1.48
Res Hmstd: Hi Val	368,100	368,100	0.0	5,713	5,608	-105	-1.8	1.55	1.52
Res Hmstd: Ex-Hi Val	552,300	552,300	0.0	8,817	8,662	-155	-1.8	1.6	1.57
Apartment	300,000	300,000	0.0	5,657	5,580	-77	-1.4	1.89	1.86
Comm/Ind: Lo Val	150,000	150,000	0.0	4,289	3,735	-554	-12.9	2.86	2.49
Comm/Ind: Mid Val	300,000	300,000	0.0	9,863	9,462	-401	-4.1	3.29	3.15
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	35,874	36,188	313	0.9	3.59	3.62

Hennepin County | **Hanover city (part)**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	64,169	64,169	0	0.0	887	884	-2	-0.3	1.38	1.38
Res Non-Hmstd	6,745	6,745	0	0.0	100	99	0	-0.3	1.48	1.47
Apartments	1,638	1,638	0	0.0	28	28	0	-0.3	1.72	1.72
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	3,088	3,088	0	0.0	45	45	0	-0.2	1.47	1.47
Com/Ind: Lo tier	442	442	0	0.0	12	12	0	3.2	2.69	2.78
Com/Ind Hi tier	64	64	0	0.0	2	2	0	3.3	3.55	3.66
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	566	566	0	0.0	20	21	1	3.3	3.55	3.66
Ag HGA	1,265	1,265	0	0.0	17	17	0	-0.3	1.36	1.36
Ag Hmstd Land	1,075	1,075	0	0.0	4	4	0	-0.2	0.41	0.41
Ag Non-Hmstd	2,440	2,440	0	0.0	29	29	0	-0.1	1.21	1.21
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	81,492	81,492	0	0.0	1,145	1,143	-2	-0.2	1.41	1.40

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	815	815	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	6	6	0.0
(=) Taxable Tax Capacity	815	809	-6	-0.8
FD Distrib Tax Cap	0	91	91	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	41.13	42.18	0.00	0.00
City/Town	45.97	44.78	0.00	0.00
School District	32.59	32.38	13.07	12.91
Special District	7.50	7.63	0.00	0.00
Total	127.20	126.97	13.07	12.91

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	213,100	213,100	0.0	2,759	2,752	-8	-0.3	1.29	1.29
Res Hmstd: AvgVal	319,400	319,400	0.0	4,372	4,360	-12	-0.3	1.37	1.37
Res Hmstd: Hi Val	425,800	425,800	0.0	5,972	5,956	-16	-0.3	1.40	1.4
Res Hmstd: Ex-Hi Val	638,800	638,800	0.0	9,401	9,376	-25	-0.3	1.47	1.47
Apartment	300,000	300,000	0.0	5,162	5,149	-13	-0.3	1.72	1.72
Comm/Ind: Lo Val	150,000	150,000	0.0	4,039	3,514	-525	-13.0	2.69	2.34
Comm/Ind: Mid Val	300,000	300,000	0.0	9,360	9,008	-352	-3.8	3.12	3.00
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	34,188	34,645	456	1.3	3.42	3.46

Hennepin County | **Rockford city (part)**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	11,715	11,715	0	0.0	167	168	1	0.7	1.42	1.43
Res Non-Hmstd	1,294	1,294	0	0.0	21	21	0	0.7	1.62	1.63
Apartments	3,791	3,791	0	0.0	73	74	1	0.8	1.93	1.94
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	153	153	0	0.0	2	2	0	1.1	1.57	1.59
Com/Ind: Lo tier	1,050	1,050	0	0.0	31	31	0	0.9	2.91	2.93
Com/Ind Hi tier	4,044	4,044	0	0.0	156	158	1	0.9	3.87	3.90
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	7,135	7,135	0	0.0	276	278	3	0.9	3.87	3.90
Ag HGA	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	50	50	0	0.0	0	0	0	1.2	0.64	0.65
Ag Non-Hmstd	518	518	0	0.0	7	7	0	1.2	1.28	1.30
Miscellaneous	1,984	1,984	0	0.0	38	39	0	0.8	1.93	1.94
Total	31,734	31,734	0	0.0	771	778	6	0.8	2.43	2.45

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	437	437	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	95	95	0.0
(=) Taxable Tax Capacity	437	342	-95	-21.7
FD Distrib Tax Cap	0	88	88	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	41.00	42.02	0.00	0.00
City/Town	52.87	52.81	0.00	0.00
School District	42.58	43.14	14.56	13.99
Special District	6.04	6.21	0.00	0.00
Total	142.50	144.18	14.56	13.99

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	120,800	120,800	0.0	1,522	1,531	9	0.6	1.26	1.27
Res Hmstd: AvgVal	181,100	181,100	0.0	2,546	2,563	17	0.7	1.41	1.41
Res Hmstd: Hi Val	241,400	241,400	0.0	3,570	3,595	24	0.7	1.48	1.49
Res Hmstd: Ex-Hi Val	362,200	362,200	0.0	5,623	5,662	39	0.7	1.55	1.56
Apartment	300,000	300,000	0.0	5,780	5,826	46	0.8	1.93	1.94
Comm/Ind: Lo Val	150,000	150,000	0.0	4,406	3,789	-617	-14.0	2.94	2.53
Comm/Ind: Mid Val	300,000	300,000	0.0	10,208	9,644	-564	-5.5	3.40	3.21
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	37,283	36,966	-318	-0.9	3.73	3.7

Hennepin County | **Minneapolis city**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	21,698,155	21,698,155	0	0.0	309,017	309,281	264	0.1	1.42	1.43
Res Non-Hmstd	6,956,681	6,956,681	0	0.0	109,648	109,892	244	0.2	1.58	1.58
Apartments	7,155,493	7,155,493	0	0.0	127,726	128,209	483	0.4	1.79	1.79
Low-income Apts	1,023,952	1,023,952	0	0.0	11,265	11,279	14	0.1	1.10	1.10
Seasonal Rec'l	22,927	22,927	0	0.0	432	434	2	0.4	1.89	1.89
Com/Ind: Lo tier	572,491	572,491	0	0.0	15,750	16,242	492	3.1	2.75	2.84
Com/Ind Hi tier	10,182,311	10,182,311	0	0.0	367,774	380,046	12,272	3.3	3.61	3.73
Publ U: Elec Gen	53,943	53,943	0	0.0	1,478	1,543	65	4.4	2.74	2.86
Publ U: Other	416,814	416,814	0	0.0	15,054	15,556	502	3.3	3.61	3.73
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	1.6	1.21	1.23
Miscellaneous	59,083	59,083	0	0.0	1,550	1,596	46	3.0	2.62	2.70
Total	48,143,396	48,143,396	0	0.0	959,713	974,098	14,385	1.5	1.99	2.02

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	605,386	605,386	0	0.0
(-) TIF Tax Capacity	47,637	43,158	-4,479	-9.4
(-) FD Contrib Tax Cap	0	69,402	69,402	0.0
(=) Taxable Tax Capacity	557,748	492,826	-64,923	-11.6
FD Distrib Tax Cap	0	54,852	54,852	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	41.04	42.08	0.00	0.00
City/Town	57.15	57.85	2.16	2.16
School District	21.44	21.72	17.26	15.46
Special District	7.65	7.60	0.00	0.00
Total	127.27	129.24	19.42	17.62

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	177,600	177,600	0.0	2,335	2,334	-1	0.0	1.31	1.31
Res Hmstd: AvgVal	266,200	266,200	0.0	3,736	3,738	2	0.1	1.40	1.40
Res Hmstd: Hi Val	354,900	354,900	0.0	5,138	5,144	5	0.1	1.45	1.45
Res Hmstd: Ex-Hi Val	532,500	532,500	0.0	7,914	7,926	11	0.1	1.49	1.49
Apartment	300,000	300,000	0.0	5,355	5,375	20	0.4	1.79	1.79
Comm/Ind: Lo Val	150,000	150,000	0.0	4,136	3,611	-525	-12.7	2.76	2.41
Comm/Ind: Mid Val	300,000	300,000	0.0	9,554	9,209	-345	-3.6	3.18	3.07
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	34,837	35,336	499	1.4	3.48	3.53

Hennepin County | **St. Anthony city (part)**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	488,432	488,432	0	0.0	9,130	8,665	-464	-5.1	1.87	1.77
Res Non-Hmstd	24,785	24,785	0	0.0	500	475	-25	-5.0	2.02	1.92
Apartments	31,046	31,046	0	0.0	737	702	-35	-4.8	2.37	2.26
Low-income Apts	3,716	3,716	0	0.0	53	50	-3	-5.0	1.42	1.35
Seasonal Rec'l	1,979	1,979	0	0.0	36	34	-1	-3.3	1.80	1.74
Com/Ind: Lo tier	7,317	7,317	0	0.0	251	237	-14	-5.6	3.43	3.23
Com/Ind Hi tier	44,796	44,796	0	0.0	2,010	1,901	-110	-5.5	4.49	4.24
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	3,124	3,124	0	0.0	140	133	-8	-5.5	4.49	4.24
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	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Miscellaneous	5,314	5,314	0	0.0	126	120	-6	-4.8	2.37	2.26
Total	610,509	610,509	0	0.0	12,982	12,316	-666	-5.1	2.13	2.02

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	6,449	6,449	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	319	319	0.0
(=) Taxable Tax Capacity	6,449	6,130	-319	-4.9
FD Distrib Tax Cap	0	755	755	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	41.13	42.18	0.00	0.00
City/Town	72.63	68.14	0.00	0.00
School District	39.79	37.45	30.28	26.31
Special District	12.09	12.00	0.00	0.00
Total	165.64	159.76	30.28	26.31

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	170,400	170,400	0.0	2,976	2,821	-155	-5.2	1.75	1.66
Res Hmstd: AvgVal	255,500	255,500	0.0	4,770	4,527	-243	-5.1	1.87	1.77
Res Hmstd: Hi Val	340,500	340,500	0.0	6,562	6,231	-331	-5.0	1.93	1.83
Res Hmstd: Ex-Hi Val	510,900	510,900	0.0	10,055	9,550	-504	-5.0	1.97	1.87
Apartment	300,000	300,000	0.0	7,120	6,781	-339	-4.8	2.37	2.26
Comm/Ind: Lo Val	150,000	150,000	0.0	5,162	4,218	-945	-18.3	3.44	2.81
Comm/Ind: Mid Val	300,000	300,000	0.0	11,894	10,583	-1,312	-11.0	3.96	3.53
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	43,310	40,285	-3,026	-7.0	4.33	4.03

Itasca County | **Alvwood township**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	1,645	1,645	0	0.0	8	8	0	3.2	0.49	0.50
Res Non-Hmstd	159	159	0	0.0	2	2	0	3.1	1.03	1.06
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	4,636	4,636	0	0.0	47	49	2	3.5	1.01	1.05
Com/Ind: Lo tier	91	91	0	0.0	1	1	0	4.9	1.47	1.55
Com/Ind Hi tier	65	65	0	0.0	2	2	0	3.5	2.80	2.89
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	682	682	0	0.0	17	18	1	3.7	2.55	2.64
Ag HGA	636	636	0	0.0	2	3	0	4.4	0.38	0.40
Ag Hmstd Land	824	824	0	0.0	1	1	0	12.4	0.13	0.14
Ag Non-Hmstd	6,831	6,831	0	0.0	61	64	2	4.0	0.90	0.93
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	15,569	15,569	0	0.0	142	147	5	3.8	0.91	0.95

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	150	150	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	150	149	0	-0.2
FD Distrib Tax Cap	0	2	2	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	61.15	63.80	0.00	0.00
City/Town	7.21	7.15	0.00	0.00
School District	16.69	17.65	12.94	12.54
Special District	4.65	4.66	0.00	0.00
Total	89.70	93.25	12.94	12.54

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	38,800	38,800	0.0	111	114	3	2.6	0.29	0.29
Res Hmstd: AvgVal	58,200	58,200	0.0	167	171	4	2.6	0.29	0.29
Res Hmstd: Hi Val	77,500	77,500	0.0	234	248	14	5.8	0.30	0.32
Res Hmstd: Ex-Hi Val	116,300	116,300	0.0	664	691	27	4.1	0.57	0.59
Seas Rec: Lo Val	75,000	75,000	0.0	735	762	27	3.6	0.98	1.02
Seas Rec: Hi Val	200,000	200,000	0.0	2,114	2,185	71	3.4	1.06	1.09
Comm/Ind: Lo Val	150,000	150,000	0.0	3,194	2,649	-545	-17.1	2.13	1.77
Comm/Ind: Mid Val	300,000	300,000	0.0	7,387	6,990	-397	-5.4	2.46	2.33
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	26,958	27,251	294	1.1	2.7	2.73

Itasca County | **Arbo township**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	54,874	54,874	0	0.0	434	453	18	4.2	0.79	0.82
Res Non-Hmstd	3,237	3,237	0	0.0	36	37	1	3.6	1.12	1.16
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	13,207	13,207	0	0.0	143	149	6	4.0	1.09	1.13
Com/Ind: Lo tier	749	749	0	0.0	12	15	3	23.2	1.59	1.96
Com/Ind Hi tier	1,643	1,643	0	0.0	48	57	8	16.7	2.95	3.44
Publ U: Elec Gen	1,045	1,045	0	0.0	22	27	5	23.8	2.08	2.57
Publ U: Other	7,523	7,523	0	0.0	220	257	37	16.8	2.92	3.41
Ag HGA	1,061	1,061	0	0.0	8	8	0	4.6	0.72	0.75
Ag Hmstd Land	1,548	1,548	0	0.0	3	4	0	9.3	0.22	0.24
Ag Non-Hmstd	11,199	11,199	0	0.0	109	114	5	4.5	0.97	1.01
Miscellaneous	4	4	0	0.0	0	0	0	2.9	2.95	3.03
Total	96,091	96,091	0	0.0	1,035	1,119	84	8.1	1.08	1.16

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	973	973	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	73	73	0.0
(=) Taxable Tax Capacity	973	900	-73	-7.5
FD Distrib Tax Cap	0	35	35	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	61.15	63.80	0.00	0.00
City/Town	19.11	19.91	0.00	0.00
School District	16.69	17.65	12.95	12.54
Special District	0.50	0.51	0.00	0.00
Total	97.44	101.86	12.95	12.54

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	105,800	105,800	0.0	608	638	30	5.0	0.57	0.60
Res Hmstd: AvgVal	158,600	158,600	0.0	1,237	1,291	54	4.3	0.78	0.81
Res Hmstd: Hi Val	211,400	211,400	0.0	1,866	1,943	77	4.1	0.88	0.92
Res Hmstd: Ex-Hi Val	317,200	317,200	0.0	3,127	3,250	123	3.9	0.99	1.02
Seas Rec: Lo Val	75,000	75,000	0.0	793	826	33	4.2	1.06	1.10
Seas Rec: Hi Val	200,000	200,000	0.0	2,269	2,357	88	3.9	1.13	1.18
Comm/Ind: Lo Val	150,000	150,000	0.0	3,368	3,268	-100	-3.0	2.25	2.18
Comm/Ind: Mid Val	300,000	300,000	0.0	7,794	8,434	640	8.2	2.6	2.81
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	28,448	32,544	4,096	14.4	2.84	3.25

Itasca County | **Ardenhurst township**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	10,956	10,956	0	0.0	79	81	3	3.5	0.72	0.74
Res Non-Hmstd	1,288	1,288	0	0.0	14	14	0	3.0	1.05	1.08
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	17,391	17,391	0	0.0	177	182	6	3.3	1.02	1.05
Com/Ind: Lo tier	72	72	0	0.0	1	1	0	3.2	1.51	1.56
Com/Ind Hi tier	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag HGA	598	598	0	0.0	4	4	0	4.0	0.64	0.67
Ag Hmstd Land	1,377	1,377	0	0.0	3	3	0	7.2	0.23	0.24
Ag Non-Hmstd	5,987	5,987	0	0.0	54	56	2	3.8	0.90	0.94
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	37,669	37,669	0	0.0	331	342	11	3.5	0.88	0.91

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	342	342	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	342	342	0	0.0
FD Distrib Tax Cap	0	3	3	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	61.15	63.80	0.00	0.00
City/Town	9.64	9.55	0.00	0.00
School District	16.69	17.65	12.95	12.54
Special District	4.65	4.66	0.00	0.00
Total	92.13	95.66	12.95	12.54

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	119,400	119,400	0.0	721	749	28	3.9	0.60	0.63
Res Hmstd: AvgVal	178,900	178,900	0.0	1,395	1,444	48	3.5	0.78	0.81
Res Hmstd: Hi Val	238,500	238,500	0.0	2,071	2,140	69	3.3	0.87	0.9
Res Hmstd: Ex-Hi Val	357,900	357,900	0.0	3,425	3,534	110	3.2	0.96	0.99
Seas Rec: Lo Val	75,000	75,000	0.0	753	780	26	3.5	1.00	1.04
Seas Rec: Hi Val	200,000	200,000	0.0	2,163	2,233	71	3.3	1.08	1.12

Itasca County | **Balsam township**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	41,763	41,763	0	0.0	319	330	11	3.5	0.76	0.79
Res Non-Hmstd	3,250	3,250	0	0.0	35	36	1	3.1	1.06	1.10
Apartments	1,066	1,066	0	0.0	14	14	0	3.2	1.27	1.31
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	67,570	67,570	0	0.0	697	720	24	3.4	1.03	1.07
Com/Ind: Lo tier	540	540	0	0.0	9	10	1	9.4	1.62	1.77
Com/Ind Hi tier	130	130	0	0.0	4	4	0	7.2	2.82	3.03
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	203	203	0	0.0	6	6	0	7.3	2.75	2.96
Ag HGA	906	906	0	0.0	5	5	0	4.1	0.55	0.57
Ag Hmstd Land	1,529	1,529	0	0.0	3	3	0	8.7	0.19	0.20
Ag Non-Hmstd	24,371	24,371	0	0.0	213	222	8	3.9	0.88	0.91
Miscellaneous	167	167	0	0.0	5	5	0	7.2	2.82	3.03
Total	141,493	141,493	0	0.0	1,307	1,354	47	3.6	0.92	0.96

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	1,341	1,341	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	2	2	0.0
(=) Taxable Tax Capacity	1,341	1,339	-2	-0.1
FD Distrib Tax Cap	0	8	8	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	61.15	63.80	0.00	0.00
City/Town	12.83	12.78	0.00	0.00
School District	16.69	17.65	12.95	12.54
Special District	0.50	0.51	0.00	0.00
Total	91.16	94.73	12.95	12.54

Tax Burdens on Hypothetical Properties	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	131,500	131,500	0.0	848	880	33	3.8	0.64	0.67
Res Hmstd: AvgVal	197,200	197,200	0.0	1,585	1,641	55	3.5	0.80	0.83
Res Hmstd: Hi Val	262,900	262,900	0.0	2,323	2,402	78	3.4	0.88	0.91
Res Hmstd: Ex-Hi Val	394,400	394,400	0.0	3,800	3,924	124	3.3	0.96	0.99
Apartment	300,000	300,000	0.0	3,807	3,928	122	3.2	1.27	1.31
Seas Rec: Lo Val	75,000	75,000	0.0	746	773	27	3.6	0.99	1.03
Seas Rec: Hi Val	200,000	200,000	0.0	2,143	2,215	71	3.3	1.07	1.11
Comm/Ind: Lo Val	150,000	150,000	0.0	3,227	2,800	-427	-13.2	2.15	1.87
Comm/Ind: Mid Val	300,000	300,000	0.0	7,464	7,342	-122	-1.6	2.49	2.45
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	27,239	28,540	1,301	4.8	2.72	2.85

Itasca County | **Bearville township**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	19,916	19,916	0	0.0	148	153	6	3.9	0.74	0.77
Res Non-Hmstd	1,325	1,325	0	0.0	12	13	0	3.4	0.94	0.97
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	21,889	21,889	0	0.0	208	216	8	3.8	0.95	0.99
Com/Ind: Lo tier	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind Hi tier	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,701	1,701	0	0.0	44	47	2	5.0	2.62	2.75
Ag HGA	273	273	0	0.0	1	1	0	7.8	0.33	0.36
Ag Hmstd Land	263	263	0	0.0	0	0	0	19.3	0.06	0.08
Ag Non-Hmstd	7,436	7,436	0	0.0	60	63	3	4.4	0.81	0.84
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	52,802	52,802	0	0.0	474	493	19	4.0	0.90	0.93

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	527	527	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	1	1	0.0
(=) Taxable Tax Capacity	527	525	-1	-0.3
FD Distrib Tax Cap	0	3	3	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	61.15	63.80	0.00	0.00
City/Town	2.37	2.33	0.00	0.00
School District	16.69	17.65	12.95	12.54
Special District	0.50	0.51	0.00	0.00
Total	80.70	84.29	12.95	12.54

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	153,800	153,800	0.0	962	1,002	40	4.2	0.63	0.65
Res Hmstd: AvgVal	230,600	230,600	0.0	1,737	1,804	67	3.9	0.75	0.78
Res Hmstd: Hi Val	307,400	307,400	0.0	2,512	2,606	94	3.7	0.82	0.85
Res Hmstd: Ex-Hi Val	461,300	461,300	0.0	4,030	4,177	146	3.6	0.87	0.91
Seas Rec: Lo Val	75,000	75,000	0.0	667	694	27	4.0	0.89	0.93
Seas Rec: Hi Val	200,000	200,000	0.0	1,934	2,006	72	3.7	0.97	1.00

Itasca County | **Bigfork township**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	14,078	14,078	0	0.0	109	112	3	3.2	0.77	0.80
Res Non-Hmstd	1,692	1,692	0	0.0	21	21	1	2.7	1.23	1.26
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	5,244	5,244	0	0.0	63	65	2	3.0	1.21	1.24
Com/Ind: Lo tier	320	320	0	0.0	6	7	1	13.4	1.84	2.08
Com/Ind Hi tier	648	648	0	0.0	21	23	2	10.4	3.17	3.50
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,516	1,516	0	0.0	47	52	5	10.5	3.10	3.42
Ag HGA	1,249	1,249	0	0.0	9	9	0	3.4	0.73	0.76
Ag Hmstd Land	2,139	2,139	0	0.0	6	7	0	5.6	0.30	0.32
Ag Non-Hmstd	10,504	10,504	0	0.0	114	117	4	3.4	1.08	1.12
Miscellaneous	46	46	0	0.0	1	2	0	10.4	3.17	3.50
Total	37,434	37,434	0	0.0	397	415	18	4.6	1.06	1.11

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	357	357	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	13	13	0.0
(=) Taxable Tax Capacity	357	345	-13	-3.6
FD Distrib Tax Cap	0	13	13	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	61.15	63.80	0.00	0.00
City/Town	23.91	24.00	0.00	0.00
School District	16.69	17.65	12.95	12.54
Special District	6.56	6.49	0.00	0.00
Total	108.31	111.94	12.95	12.54

Tax Burdens on Hypothetical Properties	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	91,100	91,100	0.0	500	519	19	3.8	0.55	0.57
Res Hmstd: AvgVal	136,600	136,600	0.0	1,096	1,131	35	3.2	0.80	0.83
Res Hmstd: Hi Val	182,000	182,000	0.0	1,691	1,742	51	3.0	0.93	0.96
Res Hmstd: Ex-Hi Val	273,100	273,100	0.0	2,885	2,968	83	2.9	1.06	1.09
Seas Rec: Lo Val	75,000	75,000	0.0	874	902	27	3.1	1.17	1.20
Seas Rec: Hi Val	200,000	200,000	0.0	2,486	2,559	73	2.9	1.24	1.28
Comm/Ind: Lo Val	150,000	150,000	0.0	3,613	3,326	-286	-7.9	2.41	2.22
Comm/Ind: Mid Val	300,000	300,000	0.0	8,365	8,571	206	2.5	2.79	2.86
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	30,540	33,045	2,505	8.2	3.05	3.30

Itasca County | **Blackberry township**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	39,132	39,132	0	0.0	260	279	20	7.6	0.66	0.71
Res Non-Hmstd	2,938	2,938	0	0.0	31	33	2	6.2	1.07	1.13
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	1,424	1,424	0	0.0	15	16	1	6.6	1.04	1.11
Com/Ind: Lo tier	654	654	0	0.0	11	14	3	23.7	1.67	2.07
Com/Ind Hi tier	2,253	2,253	0	0.0	64	76	12	18.6	2.85	3.38
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	51,914	51,914	0	0.0	1,477	1,751	275	18.6	2.84	3.37
Ag HGA	4,384	4,384	0	0.0	29	31	2	8.1	0.65	0.71
Ag Hmstd Land	6,442	6,442	0	0.0	14	16	2	14.5	0.22	0.25
Ag Non-Hmstd	7,755	7,755	0	0.0	71	76	5	7.5	0.91	0.98
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	116,894	116,894	0	0.0	1,971	2,293	321	16.3	1.69	1.96

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	1,592	1,592	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	346	346	0.0
(=) Taxable Tax Capacity	1,592	1,246	-346	-21.7
FD Distrib Tax Cap	0	39	39	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	61.15	63.80	0.00	0.00
City/Town	14.00	17.28	0.00	0.00
School District	16.69	17.65	12.95	12.54
Special District	0.50	0.51	0.00	0.00
Total	92.33	99.24	12.95	12.54

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	90,600	90,600	0.0	395	434	39	9.8	0.44	0.48
Res Hmstd: AvgVal	135,900	135,900	0.0	910	981	71	7.8	0.67	0.72
Res Hmstd: Hi Val	181,100	181,100	0.0	1,423	1,527	103	7.2	0.79	0.84
Res Hmstd: Ex-Hi Val	271,800	271,800	0.0	2,454	2,621	168	6.8	0.90	0.96
Comm/Ind: Lo Val	150,000	150,000	0.0	3,253	3,193	-60	-1.9	2.17	2.13
Comm/Ind: Mid Val	300,000	300,000	0.0	7,526	8,259	733	9.7	2.51	2.75
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	27,465	31,903	4,438	16.2	2.75	3.19

Itasca County | **Carpenter township**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	11,290	11,290	0	0.0	73	76	3	3.9	0.64	0.67
Res Non-Hmstd	1,354	1,354	0	0.0	13	14	0	3.2	0.97	1.00
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	17,808	17,808	0	0.0	169	175	6	3.7	0.95	0.98
Com/Ind: Lo tier	206	206	0	0.0	3	3	0	8.1	1.40	1.51
Com/Ind Hi tier	13	13	0	0.0	0	0	0	5.7	2.69	2.84
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,829	1,829	0	0.0	49	52	3	5.7	2.69	2.84
Ag HGA	197	197	0	0.0	1	1	0	7.0	0.38	0.40
Ag Hmstd Land	780	780	0	0.0	1	1	0	15.4	0.10	0.12
Ag Non-Hmstd	16,748	16,748	0	0.0	138	144	6	4.2	0.82	0.86
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	50,224	50,224	0	0.0	446	465	18	4.1	0.89	0.93

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	490	490	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	2	2	0.0
(=) Taxable Tax Capacity	490	487	-2	-0.5
FD Distrib Tax Cap	0	3	3	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	61.15	63.80	0.00	0.00
City/Town	0.00	0.00	0.00	0.00
School District	16.69	17.65	12.95	12.54
Special District	6.56	6.49	0.00	0.00
Total	84.40	87.94	12.95	12.54

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	100,400	100,400	0.0	449	471	21	4.8	0.45	0.47
Res Hmstd: AvgVal	150,600	150,600	0.0	976	1,015	39	4.0	0.65	0.67
Res Hmstd: Hi Val	200,700	200,700	0.0	1,502	1,558	56	3.7	0.75	0.78
Res Hmstd: Ex-Hi Val	301,100	301,100	0.0	2,556	2,646	91	3.6	0.85	0.88
Seas Rec: Lo Val	75,000	75,000	0.0	695	722	27	3.8	0.93	0.96
Seas Rec: Hi Val	200,000	200,000	0.0	2,008	2,079	71	3.5	1.00	1.04
Comm/Ind: Lo Val	150,000	150,000	0.0	3,075	2,590	-484	-15.7	2.05	1.73
Comm/Ind: Mid Val	300,000	300,000	0.0	7,109	6,854	-255	-3.6	2.37	2.28
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	25,938	26,751	813	3.1	2.59	2.68

Itasca County | **Feeley township**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	16,960	16,960	0	0.0	115	122	7	6.3	0.68	0.72
Res Non-Hmstd	1,815	1,815	0	0.0	18	19	1	5.2	1.02	1.07
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	8,045	8,045	0	0.0	82	86	5	5.5	1.02	1.07
Com/Ind: Lo tier	304	304	0	0.0	5	6	1	23.4	1.57	1.93
Com/Ind Hi tier	1,128	1,128	0	0.0	31	37	6	17.6	2.77	3.26
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	25,261	25,261	0	0.0	701	825	124	17.6	2.77	3.26
Ag HGA	1,275	1,275	0	0.0	5	6	1	9.7	0.42	0.46
Ag Hmstd Land	2,369	2,369	0	0.0	4	4	1	15.7	0.15	0.18
Ag Non-Hmstd	6,917	6,917	0	0.0	61	65	4	6.4	0.88	0.94
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	64,074	64,074	0	0.0	1,022	1,170	148	14.5	1.60	1.83

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	862	862	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	150	150	0.0
(=) Taxable Tax Capacity	862	712	-150	-17.4
FD Distrib Tax Cap	0	7	7	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	61.15	63.80	0.00	0.00
City/Town	10.32	12.38	0.00	0.00
School District	16.69	17.65	12.95	12.54
Special District	0.50	0.51	0.00	0.00
Total	88.65	94.34	12.95	12.54

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	98,300	98,300	0.0	457	493	36	7.8	0.47	0.50
Res Hmstd: AvgVal	147,400	147,400	0.0	995	1,059	64	6.5	0.68	0.72
Res Hmstd: Hi Val	196,500	196,500	0.0	1,533	1,626	93	6.0	0.78	0.83
Res Hmstd: Ex-Hi Val	294,800	294,800	0.0	2,610	2,760	150	5.7	0.89	0.94
Seas Rec: Lo Val	75,000	75,000	0.0	727	770	43	5.9	0.97	1.03
Seas Rec: Hi Val	200,000	200,000	0.0	2,093	2,207	114	5.4	1.05	1.10
Comm/Ind: Lo Val	150,000	150,000	0.0	3,170	3,065	-105	-3.3	2.11	2.04
Comm/Ind: Mid Val	300,000	300,000	0.0	7,332	7,962	629	8.6	2.44	2.65
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	26,756	30,812	4,055	15.2	2.68	3.08

Itasca County | **Good Hope township**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	5,598	5,598	0	0.0	38	39	1	3.5	0.68	0.70
Res Non-Hmstd	306	306	0	0.0	3	3	0	2.9	1.08	1.11
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	6,609	6,609	0	0.0	68	70	2	3.3	1.03	1.06
Com/Ind: Lo tier	33	33	0	0.0	0	1	0	28.4	1.53	1.97
Com/Ind Hi tier	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag HGA	790	790	0	0.0	5	5	0	3.8	0.64	0.67
Ag Hmstd Land	1,548	1,548	0	0.0	4	4	0	6.4	0.25	0.27
Ag Non-Hmstd	5,006	5,006	0	0.0	46	48	2	3.7	0.93	0.96
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	19,891	19,891	0	0.0	165	171	6	3.6	0.83	0.86

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	177	177	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	177	177	0	-0.1
FD Distrib Tax Cap	0	2	2	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	61.15	63.80	0.00	0.00
City/Town	11.29	11.16	0.00	0.00
School District	16.69	17.65	12.94	12.54
Special District	4.54	4.54	0.00	0.00
Total	93.66	97.15	12.94	12.54

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	86,100	86,100	0.0	352	368	16	4.6	0.41	0.43
Res Hmstd: AvgVal	129,000	129,000	0.0	845	876	31	3.6	0.66	0.68
Res Hmstd: Hi Val	172,000	172,000	0.0	1,340	1,385	45	3.4	0.78	0.81
Res Hmstd: Ex-Hi Val	258,100	258,100	0.0	2,330	2,405	75	3.2	0.90	0.93
Seas Rec: Lo Val	75,000	75,000	0.0	765	791	26	3.4	1.02	1.05
Seas Rec: Hi Val	200,000	200,000	0.0	2,193	2,263	70	3.2	1.1	1.13

Itasca County | **Goodland township**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	27,165	27,165	0	0.0	214	217	3	1.4	0.79	0.80
Res Non-Hmstd	3,279	3,279	0	0.0	36	37	0	1.3	1.10	1.12
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	18,780	18,780	0	0.0	198	203	5	2.5	1.05	1.08
Com/Ind: Lo tier	237	237	0	0.0	4	4	1	17.1	1.61	1.88
Com/Ind Hi tier	14	14	0	0.0	0	0	0	12.8	2.90	3.27
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	2,086	2,086	0	0.0	60	68	8	12.8	2.89	3.26
Ag HGA	3,326	3,326	0	0.0	21	21	0	1.6	0.63	0.64
Ag Hmstd Land	7,560	7,560	0	0.0	19	20	1	4.9	0.25	0.26
Ag Non-Hmstd	14,828	14,828	0	0.0	133	137	4	3.0	0.89	0.92
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	77,274	77,274	0	0.0	685	707	22	3.2	0.89	0.91

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	707	707	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	11	11	0.0
(=) Taxable Tax Capacity	707	696	-11	-1.6
FD Distrib Tax Cap	0	12	12	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	61.15	63.80	0.00	0.00
City/Town	17.67	17.69	0.00	0.00
School District	13.19	13.17	17.47	16.25
Special District	0.50	0.51	0.00	0.00
Total	92.51	95.16	17.47	16.25

Tax Burdens on Hypothetical Properties	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	113,900	113,900	0.0	713	722	9	1.3	0.63	0.63
Res Hmstd: AvgVal	170,700	170,700	0.0	1,385	1,404	19	1.3	0.81	0.82
Res Hmstd: Hi Val	227,500	227,500	0.0	2,057	2,085	28	1.4	0.90	0.92
Res Hmstd: Ex-Hi Val	341,400	341,400	0.0	3,405	3,452	47	1.4	1	1.01
Seas Rec: Lo Val	75,000	75,000	0.0	756	776	20	2.6	1.01	1.03
Seas Rec: Hi Val	200,000	200,000	0.0	2,170	2,223	53	2.4	1.09	1.11
Comm/Ind: Lo Val	150,000	150,000	0.0	3,325	3,082	-243	-7.3	2.22	2.05
Comm/Ind: Mid Val	300,000	300,000	0.0	7,671	7,983	312	4.1	2.56	2.66
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	27,951	30,854	2,902	10.4	2.8	3.09

Itasca County | **Grattan township**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	1,092	1,092	0	0.0	6	6	0	4.1	0.57	0.59
Res Non-Hmstd	85	85	0	0.0	1	1	0	3.1	0.99	1.02
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	624	624	0	0.0	6	6	0	3.5	0.97	1.01
Com/Ind: Lo tier	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind Hi tier	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag HGA	426	426	0	0.0	2	2	0	5.3	0.48	0.51
Ag Hmstd Land	1,292	1,292	0	0.0	3	3	0	7.8	0.20	0.21
Ag Non-Hmstd	2,423	2,423	0	0.0	21	21	1	4.0	0.85	0.88
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	5,941	5,941	0	0.0	38	40	2	4.3	0.64	0.67

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	49	49	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	49	49	0	0.0
FD Distrib Tax Cap	0	1	1	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	61.15	63.80	0.00	0.00
City/Town	7.14	6.97	0.00	0.00
School District	16.69	17.65	12.95	12.54
Special District	1.02	1.03	0.00	0.00
Total	85.99	89.45	12.95	12.54

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	79,300	79,300	0.0	236	250	14	5.8	0.3	0.31
Res Hmstd: AvgVal	118,900	118,900	0.0	658	685	27	4.1	0.55	0.58
Res Hmstd: Hi Val	158,500	158,500	0.0	1,081	1,121	40	3.7	0.68	0.71
Res Hmstd: Ex-Hi Val	237,800	237,800	0.0	1,927	1,994	67	3.5	0.81	0.84
Seas Rec: Lo Val	75,000	75,000	0.0	707	733	26	3.7	0.94	0.98
Seas Rec: Hi Val	200,000	200,000	0.0	2,040	2,109	69	3.4	1.02	1.05

Itasca County | **Greenway township**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	45,980	45,980	0	0.0	404	400	-4	-0.9	0.88	0.87
Res Non-Hmstd	5,218	5,218	0	0.0	75	74	0	-0.6	1.43	1.42
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	9,560	9,560	0	0.0	142	142	0	0.0	1.48	1.48
Com/Ind: Lo tier	1,099	1,099	0	0.0	24	25	1	5.5	2.14	2.26
Com/Ind Hi tier	2,182	2,182	0	0.0	78	82	3	4.4	3.60	3.76
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	4,694	4,694	0	0.0	169	176	7	4.4	3.60	3.76
Ag HGA	581	581	0	0.0	4	4	0	-1.2	0.66	0.65
Ag Hmstd Land	884	884	0	0.0	2	2	0	-0.3	0.25	0.25
Ag Non-Hmstd	9,373	9,373	0	0.0	120	119	0	0.0	1.28	1.27
Miscellaneous	41	41	0	0.0	1	1	0	-0.2	3.60	3.59
Total	79,611	79,611	0	0.0	1,019	1,027	8	0.8	1.28	1.29

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	766	766	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	42	42	0.0
(=) Taxable Tax Capacity	766	724	-42	-5.5
FD Distrib Tax Cap	0	47	47	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	61.15	63.80	0.00	0.00
City/Town	35.05	31.32	0.00	0.00
School District	34.17	35.29	10.66	9.74
Special District	0.50	0.51	0.00	0.00
Total	130.86	130.91	10.66	9.74

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	82,900	82,900	0.0	468	461	-7	-1.6	0.57	0.56
Res Hmstd: AvgVal	124,300	124,300	0.0	1,103	1,092	-11	-1.0	0.89	0.88
Res Hmstd: Hi Val	165,800	165,800	0.0	1,739	1,725	-15	-0.8	1.05	1.04
Res Hmstd: Ex-Hi Val	248,700	248,700	0.0	3,010	2,988	-22	-0.7	1.21	1.20
Seas Rec: Lo Val	75,000	75,000	0.0	1,044	1,044	0	0.0	1.39	1.39
Seas Rec: Hi Val	200,000	200,000	0.0	2,937	2,938	1	0.0	1.47	1.47
Comm/Ind: Lo Val	150,000	150,000	0.0	4,086	3,607	-479	-11.7	2.72	2.40
Comm/Ind: Mid Val	300,000	300,000	0.0	9,480	9,239	-241	-2.5	3.16	3.08
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	34,653	35,525	872	2.5	3.47	3.55

Itasca County | **Harris township**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	249,589	249,589	0	0.0	2,370	2,434	65	2.7	0.95	0.98
Res Non-Hmstd	27,933	27,933	0	0.0	345	353	9	2.5	1.23	1.27
Apartments	801	801	0	0.0	12	12	0	2.6	1.46	1.50
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	52,820	52,820	0	0.0	656	674	18	2.7	1.24	1.28
Com/Ind: Lo tier	5,960	5,960	0	0.0	112	130	17	15.4	1.88	2.18
Com/Ind Hi tier	7,217	7,217	0	0.0	226	254	28	12.4	3.13	3.52
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,438	1,438	0	0.0	45	51	6	12.4	3.13	3.52
Ag HGA	2,437	2,437	0	0.0	17	18	1	3.0	0.70	0.72
Ag Hmstd Land	5,533	5,533	0	0.0	17	18	1	5.2	0.31	0.32
Ag Non-Hmstd	17,932	17,932	0	0.0	185	191	6	3.1	1.03	1.07
Miscellaneous	203	203	0	0.0	3	3	0	2.6	1.46	1.50
Total	371,862	371,862	0	0.0	3,988	4,138	149	3.7	1.07	1.11

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	3,580	3,580	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	82	82	0.0
(=) Taxable Tax Capacity	3,580	3,498	-82	-2.3
FD Distrib Tax Cap	0	131	131	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	61.15	63.80	0.00	0.00
City/Town	27.97	27.68	0.00	0.00
School District	16.69	17.65	12.95	12.54
Special District	0.50	0.51	0.00	0.00
Total	106.30	109.63	12.95	12.54

Tax Burdens on Hypothetical Properties	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	146,500	146,500	0.0	1,201	1,236	35	2.9	0.82	0.84
Res Hmstd: AvgVal	219,600	219,600	0.0	2,143	2,201	58	2.7	0.98	1.00
Res Hmstd: Hi Val	292,800	292,800	0.0	3,086	3,168	82	2.7	1.05	1.08
Res Hmstd: Ex-Hi Val	439,300	439,300	0.0	4,949	5,077	128	2.6	1.13	1.16
Apartment	300,000	300,000	0.0	4,375	4,487	113	2.6	1.46	1.5
Seas Rec: Lo Val	75,000	75,000	0.0	859	884	25	2.9	1.15	1.18
Seas Rec: Hi Val	200,000	200,000	0.0	2,446	2,513	67	2.7	1.22	1.26
Comm/Ind: Lo Val	150,000	150,000	0.0	3,567	3,349	-219	-6.1	2.38	2.23
Comm/Ind: Mid Val	300,000	300,000	0.0	8,259	8,623	364	4.4	2.75	2.87
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	30,154	33,237	3,083	10.2	3.02	3.32

Itasca County | **Iron Range township**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Res Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo tier	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind Hi tier	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	0	0	0	0.0	0	0	0	0.0	0.00	0.00
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	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	0	0	0	#####	0	0	0	#####	#####	#####

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	0	0	0	#####
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	0	0	0	#####
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	#Num!	#Num!	#####	#####
City/Town	#Num!	#Num!	#####	#####
School District	#Num!	#Num!	#####	#####
Special District	#####	#Num!	#####	#####
Total	#Num!	#Num!	#####	#####

Itasca County | **Kinghurst township**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	6,294	6,294	0	0.0	37	38	1	3.7	0.59	0.61
Res Non-Hmstd	676	676	0	0.0	7	7	0	3.1	1.03	1.06
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	6,510	6,510	0	0.0	67	69	2	3.5	1.02	1.06
Com/Ind: Lo tier	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind Hi tier	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	370	370	0	0.0	10	12	2	19.8	2.78	3.33
Ag HGA	138	138	0	0.0	0	0	0	2.2	0.31	0.31
Ag Hmstd Land	244	244	0	0.0	0	0	0	5.9	0.18	0.19
Ag Non-Hmstd	2,497	2,497	0	0.0	22	23	1	4.0	0.88	0.91
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	16,729	16,729	0	0.0	143	150	7	4.8	0.86	0.90

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	154	154	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	3	3	0.0
(=) Taxable Tax Capacity	154	152	-3	-1.7
FD Distrib Tax Cap	0	4	4	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	61.15	63.80	0.00	0.00
City/Town	10.24	10.18	0.00	0.00
School District	16.69	17.65	12.94	12.54
Special District	0.84	0.85	0.00	0.00
Total	88.91	92.47	12.94	12.54

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	83,100	83,100	0.0	292	308	16	5.3	0.35	0.37
Res Hmstd: AvgVal	124,500	124,500	0.0	747	777	30	4.0	0.6	0.62
Res Hmstd: Hi Val	166,000	166,000	0.0	1,203	1,247	44	3.7	0.72	0.75
Res Hmstd: Ex-Hi Val	249,100	249,100	0.0	2,116	2,189	73	3.5	0.85	0.88
Seas Rec: Lo Val	75,000	75,000	0.0	729	756	27	3.7	0.97	1.01
Seas Rec: Hi Val	200,000	200,000	0.0	2,098	2,169	71	3.4	1.05	1.08

Itasca County | **Lawrence township**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	29,474	29,474	0	0.0	237	243	6	2.5	0.81	0.82
Res Non-Hmstd	2,238	2,238	0	0.0	27	27	1	2.2	1.19	1.22
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	11,382	11,382	0	0.0	138	142	4	2.9	1.21	1.25
Com/Ind: Lo tier	37	37	0	0.0	1	1	0	2.5	1.72	1.76
Com/Ind Hi tier	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	416	416	0	0.0	13	13	0	1.9	3.13	3.19
Ag HGA	1,251	1,251	0	0.0	9	9	0	2.8	0.69	0.71
Ag Hmstd Land	2,198	2,198	0	0.0	6	6	0	6.1	0.26	0.27
Ag Non-Hmstd	11,225	11,225	0	0.0	117	121	4	3.2	1.05	1.08
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	58,222	58,222	0	0.0	547	562	15	2.7	0.94	0.97

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	524	524	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	524	524	0	0.0
FD Distrib Tax Cap	0	15	15	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	61.15	63.80	0.00	0.00
City/Town	11.84	11.54	0.00	0.00
School District	34.17	35.29	10.66	9.74
Special District	0.50	0.51	0.00	0.00
Total	107.65	111.14	10.66	9.74

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	105,900	105,900	0.0	665	682	17	2.6	0.63	0.64
Res Hmstd: AvgVal	158,800	158,800	0.0	1,342	1,375	33	2.4	0.85	0.87
Res Hmstd: Hi Val	211,600	211,600	0.0	2,018	2,066	48	2.4	0.95	0.98
Res Hmstd: Ex-Hi Val	317,500	317,500	0.0	3,373	3,452	78	2.3	1.06	1.09
Seas Rec: Lo Val	75,000	75,000	0.0	870	896	26	3.0	1.16	1.19
Seas Rec: Hi Val	200,000	200,000	0.0	2,473	2,543	70	2.8	1.24	1.27

Itasca County | **Liberty township**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Res Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo tier	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind Hi tier	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	0	0	0	0.0	0	0	0	0.0	0.00	0.00
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	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	0	0	0	#####	0	0	0	#####	#####	#####

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	0	0	0	#####
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	0	0	0	#####
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	#Num!	#Num!	#####	#####
City/Town	#Num!	#Num!	#####	#####
School District	#Num!	#Num!	#####	#####
Special District	#####	#Num!	#####	#####
Total	#Num!	#Num!	#####	#####

Itasca County | **Lone Pine township**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	38,820	38,820	0	0.0	264	268	4	1.7	0.68	0.69
Res Non-Hmstd	3,552	3,552	0	0.0	33	34	1	1.6	0.94	0.95
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	19,797	19,797	0	0.0	178	183	5	2.9	0.90	0.92
Com/Ind: Lo tier	341	341	0	0.0	5	5	1	12.9	1.41	1.59
Com/Ind Hi tier	1,508	1,508	0	0.0	38	42	4	9.7	2.54	2.79
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	941	941	0	0.0	24	26	2	9.7	2.54	2.79
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	16,477	16,477	0	0.0	120	125	4	3.7	0.73	0.76
Miscellaneous	32	32	0	0.0	1	1	0	1.6	2.54	2.58
Total	81,468	81,468	0	0.0	663	684	21	3.2	0.81	0.84

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	797	797	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	7	7	0.0
(=) Taxable Tax Capacity	797	790	-7	-0.8
FD Distrib Tax Cap	0	9	9	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	61.15	63.80	0.00	0.00
City/Town	0.00	0.00	0.00	0.00
School District	13.19	13.17	17.47	16.25
Special District	0.50	0.51	0.00	0.00
Total	74.83	77.47	17.47	16.25

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	136,900	136,900	0.0	787	800	13	1.6	0.58	0.58
Res Hmstd: AvgVal	205,200	205,200	0.0	1,464	1,488	24	1.6	0.71	0.73
Res Hmstd: Hi Val	273,500	273,500	0.0	2,140	2,176	35	1.7	0.78	0.8
Res Hmstd: Ex-Hi Val	410,400	410,400	0.0	3,496	3,554	58	1.7	0.85	0.87
Seas Rec: Lo Val	75,000	75,000	0.0	623	643	20	3.2	0.83	0.86
Seas Rec: Hi Val	200,000	200,000	0.0	1,817	1,869	53	2.9	0.91	0.93
Comm/Ind: Lo Val	150,000	150,000	0.0	2,927	2,546	-381	-13.0	1.95	1.7
Comm/Ind: Mid Val	300,000	300,000	0.0	6,743	6,732	-11	-0.2	2.25	2.24
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	24,549	26,266	1,718	7.0	2.45	2.63

Itasca County | **Max township**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	4,268	4,268	0	0.0	24	25	1	3.9	0.57	0.59
Res Non-Hmstd	556	556	0	0.0	6	6	0	3.0	1.07	1.10
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	7,918	7,918	0	0.0	83	85	3	3.4	1.04	1.08
Com/Ind: Lo tier	386	386	0	0.0	7	8	2	25.6	1.69	2.12
Com/Ind Hi tier	333	333	0	0.0	10	12	2	20.0	2.88	3.46
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	10	10	0	0.0	0	0	0	20.0	2.88	3.46
Ag HGA	166	166	0	0.0	1	1	0	5.5	0.40	0.42
Ag Hmstd Land	273	273	0	0.0	0	0	0	12.6	0.12	0.14
Ag Non-Hmstd	4,499	4,499	0	0.0	42	44	2	3.9	0.94	0.97
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	18,408	18,408	0	0.0	172	181	9	5.4	0.94	0.99

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	174	174	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	5	5	0.0
(=) Taxable Tax Capacity	174	169	-5	-2.9
FD Distrib Tax Cap	0	5	5	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	61.15	63.80	0.00	0.00
City/Town	15.43	15.46	0.00	0.00
School District	16.69	17.65	12.94	12.54
Special District	0.83	0.85	0.00	0.00
Total	94.10	97.75	12.94	12.54

Tax Burdens on Hypothetical Properties	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	67,200	67,200	0.0	201	206	5	2.6	0.3	0.31
Res Hmstd: AvgVal	100,800	100,800	0.0	524	547	22	4.3	0.52	0.54
Res Hmstd: Hi Val	134,400	134,400	0.0	912	947	34	3.8	0.68	0.70
Res Hmstd: Ex-Hi Val	201,600	201,600	0.0	1,688	1,747	58	3.5	0.84	0.87
Seas Rec: Lo Val	75,000	75,000	0.0	768	795	27	3.6	1.02	1.06
Seas Rec: Hi Val	200,000	200,000	0.0	2,202	2,275	73	3.3	1.10	1.14
Comm/Ind: Lo Val	150,000	150,000	0.0	3,293	3,285	-8	-0.2	2.2	2.19
Comm/Ind: Mid Val	300,000	300,000	0.0	7,618	8,474	856	11.2	2.54	2.82
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	27,805	32,691	4,886	17.6	2.78	3.27

Itasca County | **Moose Park township**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	1,550	1,550	0	0.0	7	7	0	3.9	0.43	0.45
Res Non-Hmstd	203	203	0	0.0	2	2	0	2.7	1.09	1.12
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	741	741	0	0.0	8	8	0	3.2	1.07	1.11
Com/Ind: Lo tier	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind Hi tier	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag HGA	909	909	0	0.0	6	6	0	3.8	0.64	0.67
Ag Hmstd Land	2,308	2,308	0	0.0	6	6	0	6.6	0.24	0.25
Ag Non-Hmstd	6,559	6,559	0	0.0	63	65	2	3.5	0.96	0.99
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	12,270	12,270	0	0.0	91	94	3	3.7	0.74	0.77

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	103	103	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	103	103	0	0.0
FD Distrib Tax Cap	0	2	2	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	61.15	63.80	0.00	0.00
City/Town	13.86	13.66	0.00	0.00
School District	16.69	17.65	12.95	12.54
Special District	4.65	4.66	0.00	0.00
Total	96.35	99.76	12.95	12.54

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	53,400	53,400	0.0	162	166	4	2.3	0.30	0.31
Res Hmstd: AvgVal	80,100	80,100	0.0	296	310	14	4.7	0.37	0.39
Res Hmstd: Hi Val	106,800	106,800	0.0	611	634	23	3.7	0.57	0.59
Res Hmstd: Ex-Hi Val	160,200	160,200	0.0	1,241	1,282	40	3.2	0.77	0.8
Seas Rec: Lo Val	75,000	75,000	0.0	785	810	26	3.3	1.05	1.08
Seas Rec: Hi Val	200,000	200,000	0.0	2,247	2,315	68	3.0	1.12	1.16

Itasca County | **Nashwauk township**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	39,664	39,664	0	0.0	309	322	12	4.0	0.78	0.81
Res Non-Hmstd	2,597	2,597	0	0.0	32	33	1	3.3	1.22	1.26
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	8,041	8,041	0	0.0	103	107	4	4.2	1.28	1.33
Com/Ind: Lo tier	265	265	0	0.0	5	5	1	17.2	1.76	2.06
Com/Ind Hi tier	2,314	2,314	0	0.0	70	79	9	13.2	3.03	3.43
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	12,669	12,669	0	0.0	398	450	52	13.1	3.14	3.55
Ag HGA	1,790	1,790	0	0.0	12	13	1	4.5	0.67	0.70
Ag Hmstd Land	2,097	2,097	0	0.0	5	6	0	9.0	0.26	0.28
Ag Non-Hmstd	19,875	19,875	0	0.0	208	217	10	4.6	1.04	1.09
Miscellaneous	11	11	0	0.0	0	0	0	2.3	2.87	2.94
Total	89,323	89,323	0	0.0	1,142	1,232	90	7.9	1.28	1.38

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	943	943	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	104	104	0.0
(=) Taxable Tax Capacity	943	839	-104	-11.1
FD Distrib Tax Cap	0	24	24	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	61.15	63.80	0.00	0.00
City/Town	19.36	20.90	0.00	0.00
School District	27.86	28.55	12.65	11.64
Special District	0.50	0.51	0.00	0.00
Total	108.86	113.75	12.65	11.64

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	95,400	95,400	0.0	532	555	23	4.3	0.56	0.58
Res Hmstd: AvgVal	143,100	143,100	0.0	1,159	1,202	44	3.8	0.81	0.84
Res Hmstd: Hi Val	190,700	190,700	0.0	1,784	1,848	64	3.6	0.94	0.97
Res Hmstd: Ex-Hi Val	286,100	286,100	0.0	3,036	3,142	105	3.5	1.06	1.1
Seas Rec: Lo Val	75,000	75,000	0.0	879	915	37	4.2	1.17	1.22
Seas Rec: Hi Val	200,000	200,000	0.0	2,497	2,595	98	3.9	1.25	1.3
Comm/Ind: Lo Val	150,000	150,000	0.0	3,621	3,432	-188	-5.2	2.41	2.29
Comm/Ind: Mid Val	300,000	300,000	0.0	8,385	8,823	438	5.2	2.79	2.94
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	30,617	33,980	3,363	11.0	3.06	3.4

Itasca County | **Nore township**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	1,171	1,171	0	0.0	5	5	0	3.4	0.42	0.44
Res Non-Hmstd	281	281	0	0.0	3	3	0	2.9	1.04	1.07
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	1,066	1,066	0	0.0	11	11	0	3.5	1.00	1.04
Com/Ind: Lo tier	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind Hi tier	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag HGA	290	290	0	0.0	2	2	0	3.2	0.63	0.65
Ag Hmstd Land	1,490	1,490	0	0.0	5	5	0	4.7	0.33	0.35
Ag Non-Hmstd	7,751	7,751	0	0.0	71	74	3	3.5	0.92	0.95
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	12,049	12,049	0	0.0	97	100	3	3.5	0.80	0.83

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	107	107	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	107	107	0	0.0
FD Distrib Tax Cap	0	1	1	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	61.15	63.80	0.00	0.00
City/Town	8.30	8.26	0.00	0.00
School District	17.33	17.96	10.20	9.99
Special District	6.57	6.58	0.00	0.00
Total	93.35	96.60	10.20	9.99

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	45,800	45,800	0.0	130	134	3	2.6	0.28	0.29
Res Hmstd: AvgVal	68,600	68,600	0.0	195	200	5	2.6	0.28	0.29
Res Hmstd: Hi Val	91,400	91,400	0.0	386	404	18	4.8	0.42	0.44
Res Hmstd: Ex-Hi Val	137,200	137,200	0.0	899	932	34	3.7	0.65	0.68
Seas Rec: Lo Val	75,000	75,000	0.0	762	787	24	3.2	1.02	1.05
Seas Rec: Hi Val	200,000	200,000	0.0	2,187	2,252	65	3.0	1.09	1.13

Itasca County | **Pomroy township**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	1,131	1,131	0	0.0	6	6	0	3.5	0.52	0.54
Res Non-Hmstd	100	100	0	0.0	1	1	0	2.7	1.07	1.09
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	1,333	1,333	0	0.0	14	14	0	3.2	1.03	1.07
Com/Ind: Lo tier	22	22	0	0.0	0	0	0	28.4	1.53	1.97
Com/Ind Hi tier	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag HGA	146	146	0	0.0	1	1	0	3.1	0.79	0.81
Ag Hmstd Land	557	557	0	0.0	2	2	0	4.3	0.37	0.38
Ag Non-Hmstd	2,814	2,814	0	0.0	26	27	1	3.5	0.92	0.96
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	6,102	6,102	0	0.0	50	52	2	3.6	0.82	0.85

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	55	55	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	55	54	0	-0.2
FD Distrib Tax Cap	0	2	2	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	61.15	63.80	0.00	0.00
City/Town	9.15	8.87	0.00	0.00
School District	16.69	17.65	12.95	12.55
Special District	6.56	6.49	0.00	0.00
Total	93.55	96.81	12.95	12.55

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	54,500	54,500	0.0	162	166	4	2.2	0.3	0.30
Res Hmstd: AvgVal	81,700	81,700	0.0	301	314	14	4.5	0.37	0.38
Res Hmstd: Hi Val	108,900	108,900	0.0	613	635	22	3.6	0.56	0.58
Res Hmstd: Ex-Hi Val	163,400	163,400	0.0	1,240	1,279	39	3.2	0.76	0.78
Seas Rec: Lo Val	75,000	75,000	0.0	764	788	24	3.2	1.02	1.05
Seas Rec: Hi Val	200,000	200,000	0.0	2,191	2,256	65	3.0	1.1	1.13

Itasca County | **Sago township**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	5,072	5,072	0	0.0	25	26	1	6.0	0.49	0.52
Res Non-Hmstd	731	731	0	0.0	7	8	0	4.5	1.00	1.05
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	2,167	2,167	0	0.0	21	22	1	4.9	0.96	1.01
Com/Ind: Lo tier	330	330	0	0.0	5	6	1	21.7	1.53	1.86
Com/Ind Hi tier	1,030	1,030	0	0.0	28	32	5	16.5	2.69	3.14
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	13,432	13,432	0	0.0	362	422	60	16.5	2.69	3.14
Ag HGA	1,722	1,722	0	0.0	10	11	1	6.3	0.58	0.62
Ag Hmstd Land	3,229	3,229	0	0.0	6	7	1	11.1	0.19	0.22
Ag Non-Hmstd	5,982	5,982	0	0.0	48	51	3	5.6	0.81	0.85
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	33,695	33,695	0	0.0	512	585	72	14.1	1.52	1.73

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	447	447	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	72	72	0.0
(=) Taxable Tax Capacity	447	375	-72	-16.1
FD Distrib Tax Cap	0	4	4	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	61.15	63.80	0.00	0.00
City/Town	6.26	7.38	0.00	0.00
School District	16.69	17.65	12.95	12.54
Special District	0.50	0.51	0.00	0.00
Total	84.59	89.33	12.95	12.54

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	63,400	63,400	0.0	174	180	7	3.8	0.27	0.28
Res Hmstd: AvgVal	95,100	95,100	0.0	395	423	28	7.0	0.42	0.44
Res Hmstd: Hi Val	126,700	126,700	0.0	727	770	43	5.9	0.57	0.61
Res Hmstd: Ex-Hi Val	190,200	190,200	0.0	1,395	1,468	73	5.2	0.73	0.77
Seas Rec: Lo Val	75,000	75,000	0.0	697	732	36	5.1	0.93	0.98
Seas Rec: Hi Val	200,000	200,000	0.0	2,012	2,107	95	4.7	1.01	1.05
Comm/Ind: Lo Val	150,000	150,000	0.0	3,079	2,924	-155	-5.0	2.05	1.95
Comm/Ind: Mid Val	300,000	300,000	0.0	7,119	7,633	513	7.2	2.37	2.54
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	25,975	29,606	3,631	14.0	2.6	2.96

Itasca County | **Spang township**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	10,191	10,191	0	0.0	74	77	3	3.9	0.73	0.76
Res Non-Hmstd	672	672	0	0.0	8	9	0	3.2	1.24	1.27
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	885	885	0	0.0	11	11	0	3.6	1.21	1.26
Com/Ind: Lo tier	105	105	0	0.0	2	2	0	19.6	1.93	2.31
Com/Ind Hi tier	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	991	991	0	0.0	30	35	5	16.1	3.02	3.51
Ag HGA	1,533	1,533	0	0.0	9	9	0	4.8	0.56	0.59
Ag Hmstd Land	2,512	2,512	0	0.0	7	7	0	7.4	0.26	0.28
Ag Non-Hmstd	11,966	11,966	0	0.0	132	138	5	3.9	1.11	1.15
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	28,854	28,854	0	0.0	273	288	15	5.4	0.95	1.00

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	256	256	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	9	9	0.0
(=) Taxable Tax Capacity	256	247	-9	-3.6
FD Distrib Tax Cap	0	7	7	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	61.15	63.80	0.00	0.00
City/Town	32.27	32.96	0.00	0.00
School District	16.69	17.65	12.95	12.54
Special District	0.50	0.51	0.00	0.00
Total	110.60	114.91	12.95	12.54

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	79,500	79,500	0.0	360	378	18	5.0	0.45	0.48
Res Hmstd: AvgVal	119,200	119,200	0.0	890	925	35	3.9	0.75	0.78
Res Hmstd: Hi Val	158,900	158,900	0.0	1,420	1,472	52	3.7	0.89	0.93
Res Hmstd: Ex-Hi Val	238,500	238,500	0.0	2,482	2,569	86	3.5	1.04	1.08

Itasca County | **Third River township**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	3,574	3,574	0	0.0	24	25	1	3.9	0.67	0.69
Res Non-Hmstd	314	314	0	0.0	3	3	0	3.4	1.07	1.11
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	5,494	5,494	0	0.0	51	53	2	3.7	0.92	0.96
Com/Ind: Lo tier	57	57	0	0.0	1	1	0	34.2	1.40	1.88
Com/Ind Hi tier	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag HGA	318	318	0	0.0	2	2	0	4.8	0.57	0.59
Ag Hmstd Land	531	531	0	0.0	1	1	0	7.4	0.22	0.24
Ag Non-Hmstd	1,748	1,748	0	0.0	15	15	1	4.2	0.85	0.88
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	12,034	12,034	0	0.0	96	100	4	4.1	0.80	0.83

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	109	109	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	109	109	0	-0.3
FD Distrib Tax Cap	0	1	1	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	61.15	63.80	0.00	0.00
City/Town	3.66	3.63	0.00	0.00
School District	16.69	17.65	12.94	12.53
Special District	3.11	3.11	0.00	0.00
Total	84.60	88.19	12.94	12.53

Tax Burdens on Hypothetical Properties	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	102,800	102,800	0.0	476	499	23	4.8	0.46	0.49
Res Hmstd: AvgVal	154,200	154,200	0.0	1,017	1,057	41	4.0	0.66	0.69
Res Hmstd: Hi Val	205,500	205,500	0.0	1,556	1,615	59	3.8	0.76	0.79
Res Hmstd: Ex-Hi Val	308,300	308,300	0.0	2,637	2,732	95	3.6	0.86	0.89
Seas Rec: Lo Val	75,000	75,000	0.0	697	724	27	3.9	0.93	0.96
Seas Rec: Hi Val	200,000	200,000	0.0	2,012	2,084	72	3.6	1.01	1.04

Itasca County | **Trout Lake township**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	70,167	70,167	0	0.0	627	644	17	2.8	0.89	0.92
Res Non-Hmstd	5,451	5,451	0	0.0	66	68	2	2.5	1.22	1.25
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	15,774	15,774	0	0.0	204	210	6	2.9	1.29	1.33
Com/Ind: Lo tier	80	80	0	0.0	1	2	0	12.6	1.80	2.03
Com/Ind Hi tier	812	812	0	0.0	26	29	2	9.4	3.24	3.55
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	8,621	8,621	0	0.0	273	299	26	9.7	3.16	3.47
Ag HGA	4,596	4,596	0	0.0	35	36	1	3.4	0.76	0.79
Ag Hmstd Land	6,167	6,167	0	0.0	16	17	1	6.6	0.26	0.28
Ag Non-Hmstd	13,524	13,524	0	0.0	133	137	5	3.5	0.98	1.02
Miscellaneous	13	13	0	0.0	0	0	0	9.4	3.24	3.55
Total	125,205	125,205	0	0.0	1,382	1,443	61	4.4	1.10	1.15

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	1,209	1,209	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	48	48	0.0
(=) Taxable Tax Capacity	1,209	1,161	-48	-4.0
FD Distrib Tax Cap	0	47	47	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	61.15	63.80	0.00	0.00
City/Town	16.54	16.57	0.00	0.00
School District	30.40	31.42	11.18	10.38
Special District	0.50	0.51	0.00	0.00
Total	108.59	112.29	11.18	10.38

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	120,900	120,900	0.0	872	897	25	2.9	0.72	0.74
Res Hmstd: AvgVal	181,300	181,300	0.0	1,654	1,699	45	2.7	0.91	0.94
Res Hmstd: Hi Val	241,700	241,700	0.0	2,437	2,501	64	2.6	1.01	1.03
Res Hmstd: Ex-Hi Val	362,600	362,600	0.0	4,003	4,106	103	2.6	1.10	1.13
Seas Rec: Lo Val	75,000	75,000	0.0	877	904	28	3.2	1.17	1.21
Seas Rec: Hi Val	200,000	200,000	0.0	2,492	2,566	74	3.0	1.25	1.28
Comm/Ind: Lo Val	150,000	150,000	0.0	3,592	3,289	-304	-8.5	2.39	2.19
Comm/Ind: Mid Val	300,000	300,000	0.0	8,326	8,494	168	2.0	2.78	2.83
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	30,418	32,785	2,367	7.8	3.04	3.28

Itasca County | **Wabana township**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	53,107	53,107	0	0.0	455	471	16	3.5	0.86	0.89
Res Non-Hmstd	3,216	3,216	0	0.0	34	35	1	3.2	1.05	1.09
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	43,191	43,191	0	0.0	459	474	15	3.4	1.06	1.10
Com/Ind: Lo tier	50	50	0	0.0	1	1	0	23.5	1.46	1.80
Com/Ind Hi tier	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,217	1,217	0	0.0	34	39	6	16.5	2.77	3.23
Ag HGA	677	677	0	0.0	5	5	0	3.9	0.70	0.73
Ag Hmstd Land	888	888	0	0.0	2	2	0	7.2	0.23	0.25
Ag Non-Hmstd	17,308	17,308	0	0.0	144	150	6	4.1	0.83	0.87
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	119,654	119,654	0	0.0	1,133	1,177	44	3.9	0.95	0.98

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	1,166	1,166	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	7	7	0.0
(=) Taxable Tax Capacity	1,166	1,159	-7	-0.6
FD Distrib Tax Cap	0	10	10	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	61.15	63.80	0.00	0.00
City/Town	10.20	10.17	0.00	0.00
School District	16.69	17.65	12.95	12.54
Special District	0.50	0.51	0.00	0.00
Total	88.53	92.12	12.95	12.54

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	174,900	174,900	0.0	1,295	1,343	48	3.7	0.74	0.77
Res Hmstd: AvgVal	262,200	262,200	0.0	2,250	2,329	79	3.5	0.86	0.89
Res Hmstd: Hi Val	349,500	349,500	0.0	3,206	3,315	109	3.4	0.92	0.95
Res Hmstd: Ex-Hi Val	524,400	524,400	0.0	5,086	5,255	169	3.3	0.97	1.00
Seas Rec: Lo Val	75,000	75,000	0.0	726	753	27	3.7	0.97	1.00
Seas Rec: Hi Val	200,000	200,000	0.0	2,091	2,162	72	3.4	1.05	1.08

Itasca County | **Wawina township**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	1,976	1,976	0	0.0	9	10	1	10.3	0.44	0.48
Res Non-Hmstd	511	511	0	0.0	5	6	0	6.8	1.02	1.09
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	1,091	1,091	0	0.0	11	11	1	7.5	0.98	1.05
Com/Ind: Lo tier	18	18	0	0.0	0	0	0	26.5	1.47	1.86
Com/Ind Hi tier	2,508	2,508	0	0.0	70	83	13	18.7	2.79	3.31
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	24,702	24,702	0	0.0	688	817	129	18.7	2.79	3.31
Ag HGA	545	545	0	0.0	2	2	0	16.7	0.31	0.36
Ag Hmstd Land	878	878	0	0.0	1	1	0	36.6	0.08	0.11
Ag Non-Hmstd	4,177	4,177	0	0.0	37	40	3	8.2	0.89	0.97
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	36,406	36,406	0	0.0	823	970	147	17.9	2.26	2.66

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	624	624	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	158	158	0.0
(=) Taxable Tax Capacity	624	466	-158	-25.4
FD Distrib Tax Cap	0	1	1	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	61.15	63.80	0.00	0.00
City/Town	10.95	14.64	0.00	0.00
School District	16.69	17.65	12.94	12.54
Special District	0.50	0.51	0.00	0.00
Total	89.28	96.60	12.94	12.54

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	57,300	57,300	0.0	164	174	10	6.0	0.29	0.30
Res Hmstd: AvgVal	85,900	85,900	0.0	325	363	38	11.6	0.38	0.42
Res Hmstd: Hi Val	114,500	114,500	0.0	640	700	59	9.3	0.56	0.61
Res Hmstd: Ex-Hi Val	171,800	171,800	0.0	1,272	1,375	103	8.1	0.74	0.80
Comm/Ind: Lo Val	150,000	150,000	0.0	3,184	3,114	-70	-2.2	2.12	2.08
Comm/Ind: Mid Val	300,000	300,000	0.0	7,366	8,075	710	9.6	2.46	2.69
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	26,877	31,229	4,352	16.2	2.69	3.12

Itasca County | **Splithand township**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	9,237	9,237	0	0.0	53	55	2	3.2	0.58	0.60
Res Non-Hmstd	1,042	1,042	0	0.0	11	11	0	2.5	1.05	1.08
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	2,319	2,319	0	0.0	24	24	1	2.9	1.03	1.06
Com/Ind: Lo tier	8	8	0	0.0	0	0	0	28.9	1.49	1.92
Com/Ind Hi tier	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag HGA	2,107	2,107	0	0.0	11	11	0	3.8	0.51	0.53
Ag Hmstd Land	3,508	3,508	0	0.0	6	7	0	7.3	0.18	0.19
Ag Non-Hmstd	6,130	6,130	0	0.0	54	56	2	3.3	0.89	0.92
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	24,352	24,352	0	0.0	160	165	5	3.4	0.66	0.68

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	197	197	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	197	197	0	0.0
FD Distrib Tax Cap	0	12	12	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	61.15	63.80	0.00	0.00
City/Town	12.17	11.52	0.00	0.00
School District	16.69	17.65	12.94	12.54
Special District	0.50	0.51	0.00	0.00
Total	90.50	93.48	12.94	12.54

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	74,000	74,000	0.0	214	218	4	2.0	0.29	0.3
Res Hmstd: AvgVal	111,000	111,000	0.0	612	632	20	3.3	0.55	0.57
Res Hmstd: Hi Val	147,900	147,900	0.0	1,024	1,054	31	3.0	0.69	0.71
Res Hmstd: Ex-Hi Val	221,900	221,900	0.0	1,849	1,901	52	2.8	0.83	0.86
Seas Rec: Lo Val	75,000	75,000	0.0	741	763	22	3.0	0.99	1.02
Seas Rec: Hi Val	200,000	200,000	0.0	2,130	2,189	59	2.8	1.06	1.09

Itasca County | **Wildwood township**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	8,878	8,878	0	0.0	56	59	2	4.2	0.63	0.66
Res Non-Hmstd	747	747	0	0.0	8	8	0	3.4	1.06	1.09
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	7,675	7,675	0	0.0	81	84	3	3.8	1.06	1.10
Com/Ind: Lo tier	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind Hi tier	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,364	1,364	0	0.0	39	47	8	20.9	2.86	3.45
Ag HGA	131	131	0	0.0	1	1	0	5.1	0.51	0.54
Ag Hmstd Land	431	431	0	0.0	1	1	0	7.5	0.25	0.27
Ag Non-Hmstd	8,328	8,328	0	0.0	77	80	3	4.3	0.92	0.96
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	27,553	27,553	0	0.0	263	280	17	6.6	0.95	1.02

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	266	266	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	11	11	0.0
(=) Taxable Tax Capacity	266	255	-11	-4.1
FD Distrib Tax Cap	0	5	5	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	61.15	63.80	0.00	0.00
City/Town	14.45	14.85	0.00	0.00
School District	16.69	17.65	12.95	12.54
Special District	0.50	0.51	0.00	0.00
Total	92.78	96.80	12.95	12.54

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	91,300	91,300	0.0	406	428	21	5.2	0.44	0.47
Res Hmstd: AvgVal	136,900	136,900	0.0	926	966	39	4.3	0.68	0.71
Res Hmstd: Hi Val	182,500	182,500	0.0	1,447	1,504	58	4.0	0.79	0.82
Res Hmstd: Ex-Hi Val	273,900	273,900	0.0	2,489	2,583	94	3.8	0.91	0.94
Seas Rec: Lo Val	75,000	75,000	0.0	758	788	30	4.0	1.01	1.05
Seas Rec: Hi Val	200,000	200,000	0.0	2,176	2,256	80	3.7	1.09	1.13

Itasca County | **Itasca Co. Unorganized**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Res Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	318	318	0	0.0	3	3	0	3.6	1.05	1.09
Com/Ind: Lo tier	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind Hi tier	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	0	0	0	0.0	0	0	0	0.0	0.00	0.00
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	295	295	0	0.0	3	3	0	4.0	0.94	0.98
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	613	613	0	0.0	6	6	0	3.8	1.00	1.04

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	6	6	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	6	6	0	0.0
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	61.14	63.79	#####	#####
City/Town	16.10	16.26	#####	#####
School District	16.69	17.65	#####	#####
Special District	0.50	0.51	#####	#####
Total	94.43	98.20	#####	#####

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Seas Rec: Lo Val	75,000	75,000	0.0	770	799	28	3.7	1.03	1.06
Seas Rec: Hi Val	200,000	200,000	0.0	2,208	2,284	76	3.4	1.10	1.14

Itasca County | **Bigfork city**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	7,507	7,507	0	0.0	69	61	-8	-11.1	0.91	0.81
Res Non-Hmstd	1,731	1,731	0	0.0	31	29	-3	-8.8	1.82	1.66
Apartments	1,083	1,083	0	0.0	24	22	-2	-8.9	2.19	1.99
Low-income Apts	973	973	0	0.0	13	12	-1	-8.8	1.33	1.21
Seasonal Rec'l	281	281	0	0.0	5	5	0	-8.6	1.76	1.61
Com/Ind: Lo tier	2,452	2,452	0	0.0	66	62	-5	-7.0	2.70	2.51
Com/Ind Hi tier	990	990	0	0.0	43	40	-2	-5.9	4.29	4.04
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,609	1,609	0	0.0	64	60	-4	-6.0	4.00	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	348	348	0	0.0	5	5	0	-9.2	1.42	1.29
Miscellaneous	131	131	0	0.0	3	3	0	-8.9	2.19	1.99
Total	17,105	17,105	0	0.0	323	297	-26	-8.0	1.89	1.74

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	185	185	0	0.0
(-) TIF Tax Capacity	12	12	0	-0.6
(-) FD Contrib Tax Cap	0	20	20	0.0
(=) Taxable Tax Capacity	173	153	-20	-11.3
FD Distrib Tax Cap	0	64	64	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	58.80	61.15	0.00	0.00
City/Town	84.31	66.15	0.00	0.00
School District	14.89	15.62	12.95	12.54
Special District	6.56	6.49	0.00	0.00
Total	164.57	149.41	12.95	12.54

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	54,800	54,800	0.0	322	270	-52	-16.2	0.59	0.49
Res Hmstd: AvgVal	82,200	82,200	0.0	678	596	-83	-12.2	0.83	0.72
Res Hmstd: Hi Val	109,600	109,600	0.0	1,205	1,076	-129	-10.7	1.1	0.98
Res Hmstd: Ex-Hi Val	164,400	164,400	0.0	2,259	2,037	-222	-9.8	1.37	1.24
Apartment	300,000	300,000	0.0	6,560	5,979	-581	-8.9	2.19	1.99
Comm/Ind: Lo Val	150,000	150,000	0.0	4,878	3,939	-939	-19.3	3.25	2.63
Comm/Ind: Mid Val	300,000	300,000	0.0	11,318	10,001	-1,317	-11.6	3.77	3.33
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	41,370	38,288	-3,082	-7.4	4.14	3.83

Itasca County | **Bovey city**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	16,543	16,543	0	0.0	243	175	-68	-27.9	1.47	1.06
Res Non-Hmstd	5,231	5,231	0	0.0	147	114	-33	-22.4	2.80	2.17
Apartments	307	307	0	0.0	11	8	-2	-22.5	3.44	2.66
Low-income Apts	288	288	0	0.0	6	5	-1	-22.4	2.08	1.61
Seasonal Rec'l	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo tier	1,343	1,343	0	0.0	56	42	-15	-26.0	4.18	3.09
Com/Ind Hi tier	1,043	1,043	0	0.0	66	51	-15	-23.0	6.31	4.86
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	531	531	0	0.0	34	26	-8	-23.0	6.31	4.86
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	809	809	0	0.0	21	16	-5	-23.2	2.64	2.03
Miscellaneous	8	8	0	0.0	1	0	0	-19.6	6.31	5.08
Total	26,104	26,104	0	0.0	583	437	-147	-25.2	2.23	1.67

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	228	228	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	13	13	0.0
(=) Taxable Tax Capacity	228	216	-13	-5.6
FD Distrib Tax Cap	0	139	139	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	55.16	57.46	0.00	0.00
City/Town	180.31	115.83	0.00	0.00
School District	30.66	31.58	10.66	9.74
Special District	0.50	0.51	0.00	0.00
Total	266.62	205.38	10.66	9.74

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	51,200	51,200	0.0	559	366	-193	-34.5	1.09	0.71
Res Hmstd: AvgVal	76,800	76,800	0.0	1,006	714	-292	-29.0	1.31	0.93
Res Hmstd: Hi Val	102,300	102,300	0.0	1,774	1,310	-464	-26.2	1.73	1.28
Res Hmstd: Ex-Hi Val	153,600	153,600	0.0	3,320	2,508	-811	-24.4	2.16	1.63
Apartment	300,000	300,000	0.0	10,318	7,994	-2,324	-22.5	3.44	2.66
Comm/Ind: Lo Val	150,000	150,000	0.0	7,140	4,852	-2,288	-32.0	4.76	3.23
Comm/Ind: Mid Val	300,000	300,000	0.0	16,607	12,146	-4,462	-26.9	5.54	4.05
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	60,787	46,181	-14,606	-24.0	6.08	4.62

Itasca County | **Calumet city**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	5,847	5,847	0	0.0	60	38	-22	-36.0	1.02	0.66
Res Non-Hmstd	1,771	1,771	0	0.0	48	36	-12	-25.0	2.69	2.02
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	112	112	0	0.0	4	3	-1	-25.2	3.96	2.96
Com/Ind: Lo tier	586	586	0	0.0	24	17	-6	-27.3	4.02	2.92
Com/Ind Hi tier	1,172	1,172	0	0.0	72	54	-17	-23.9	6.11	4.65
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	689	689	0	0.0	42	32	-10	-23.9	6.11	4.65
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	536	536	0	0.0	12	9	-3	-26.0	2.25	1.67
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	10,712	10,712	0	0.0	261	190	-71	-27.3	2.44	1.77

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	105	105	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	10	10	0.0
(=) Taxable Tax Capacity	105	95	-10	-9.9
FD Distrib Tax Cap	0	72	72	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	53.68	55.55	0.00	0.00
City/Town	172.84	104.34	0.00	0.00
School District	29.68	30.31	10.66	9.74
Special District	0.50	0.51	0.00	0.00
Total	256.69	190.70	10.66	9.74

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	34,400	34,400	0.0	251	145	-106	-42.2	0.73	0.42
Res Hmstd: AvgVal	51,600	51,600	0.0	535	326	-209	-39.1	1.04	0.63
Res Hmstd: Hi Val	68,800	68,800	0.0	818	539	-279	-34.1	1.19	0.78
Res Hmstd: Ex-Hi Val	103,200	103,200	0.0	1,727	1,220	-506	-29.3	1.67	1.18
Comm/Ind: Lo Val	150,000	150,000	0.0	6,917	4,615	-2,302	-33.3	4.61	3.08
Comm/Ind: Mid Val	300,000	300,000	0.0	16,086	11,593	-4,493	-27.9	5.36	3.86
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	58,876	44,155	-14,721	-25.0	5.89	4.42

Itasca County | **Cohasset city**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	229,418	229,418	0	0.0	2,187	2,326	139	6.4	0.95	1.01
Res Non-Hmstd	16,196	16,196	0	0.0	194	205	11	5.7	1.20	1.26
Apartments	1,547	1,547	0	0.0	22	23	1	5.9	1.40	1.49
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	45,783	45,783	0	0.0	556	588	32	5.8	1.21	1.28
Com/Ind: Lo tier	7,763	7,763	0	0.0	142	160	18	12.7	1.82	2.06
Com/Ind Hi tier	13,877	13,877	0	0.0	422	465	43	10.2	3.04	3.35
Publ U: Elec Gen	336,390	336,390	0	0.0	7,296	8,337	1,042	14.3	2.17	2.48
Publ U: Other	119,531	119,531	0	0.0	3,630	4,000	370	10.2	3.04	3.35
Ag HGA	582	582	0	0.0	5	5	0	7.2	0.81	0.86
Ag Hmstd Land	796	796	0	0.0	2	2	0	13.0	0.25	0.28
Ag Non-Hmstd	18,300	18,300	0	0.0	183	196	12	6.8	1.00	1.07
Miscellaneous	939	939	0	0.0	14	14	1	5.8	1.45	1.53
Total	791,119	791,119	0	0.0	14,651	16,321	1,670	11.4	1.85	2.06

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	12,515	12,515	0	0.0
(-) TIF Tax Capacity	34	34	0	0.0
(-) FD Contrib Tax Cap	0	1,577	1,577	0.0
(=) Taxable Tax Capacity	12,481	10,904	-1,577	-12.6
FD Distrib Tax Cap	0	48	48	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	61.15	63.80	0.00	0.00
City/Town	23.64	26.95	0.00	0.00
School District	16.69	17.65	12.95	12.54
Special District	0.50	0.51	0.00	0.00
Total	101.97	108.90	12.95	12.54

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	161,300	161,300	0.0	1,307	1,396	90	6.9	0.81	0.87
Res Hmstd: AvgVal	241,800	241,800	0.0	2,306	2,453	147	6.4	0.95	1.01
Res Hmstd: Hi Val	322,300	322,300	0.0	3,305	3,509	205	6.2	1.03	1.09
Res Hmstd: Ex-Hi Val	483,600	483,600	0.0	5,242	5,558	316	6.0	1.08	1.15
Apartment	300,000	300,000	0.0	4,212	4,460	248	5.9	1.40	1.49
Seas Rec: Lo Val	75,000	75,000	0.0	827	879	52	6.3	1.10	1.17
Seas Rec: Hi Val	200,000	200,000	0.0	2,359	2,498	139	5.9	1.18	1.25
Comm/Ind: Lo Val	150,000	150,000	0.0	3,470	3,162	-307	-8.9	2.31	2.11
Comm/Ind: Mid Val	300,000	300,000	0.0	8,032	8,188	157	2.0	2.68	2.73
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	29,319	31,644	2,324	7.9	2.93	3.16

Itasca County | **Coleraine city**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	90,444	90,444	0	0.0	896	941	45	5.0	0.99	1.04
Res Non-Hmstd	15,902	15,902	0	0.0	248	258	11	4.3	1.56	1.62
Apartments	1,789	1,789	0	0.0	33	34	1	4.5	1.82	1.91
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	161	161	0	0.0	2	3	0	4.9	1.48	1.55
Com/Ind: Lo tier	5,498	5,498	0	0.0	124	134	10	8.5	2.25	2.44
Com/Ind Hi tier	3,015	3,015	0	0.0	112	120	8	6.9	3.73	3.98
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	38,918	38,918	0	0.0	1,447	1,547	100	6.9	3.72	3.98
Ag HGA	1,368	1,368	0	0.0	14	15	1	5.0	1.05	1.10
Ag Hmstd Land	1,608	1,608	0	0.0	7	8	1	7.7	0.45	0.49
Ag Non-Hmstd	6,248	6,248	0	0.0	81	85	4	5.4	1.29	1.36
Miscellaneous	117	117	0	0.0	3	3	0	4.2	2.26	2.35
Total	165,068	165,068	0	0.0	2,967	3,148	181	6.1	1.80	1.91

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	1,929	1,929	0	0.0
(-) TIF Tax Capacity	196	196	0	0.0
(-) FD Contrib Tax Cap	0	326	326	0.0
(=) Taxable Tax Capacity	1,733	1,407	-326	-18.8
FD Distrib Tax Cap	0	121	121	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	58.98	61.25	0.00	0.00
City/Town	44.68	48.78	0.00	0.00
School District	33.17	34.07	10.66	9.74
Special District	0.50	0.51	0.00	0.00
Total	137.33	144.61	10.66	9.74

Tax Burdens on Hypothetical Properties	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	93,000	93,000	0.0	665	703	38	5.7	0.71	0.76
Res Hmstd: AvgVal	139,500	139,500	0.0	1,410	1,481	71	5.0	1.01	1.06
Res Hmstd: Hi Val	185,900	185,900	0.0	2,154	2,258	103	4.8	1.16	1.21
Res Hmstd: Ex-Hi Val	279,000	279,000	0.0	3,647	3,816	169	4.6	1.31	1.37
Apartment	300,000	300,000	0.0	5,470	5,715	245	4.5	1.82	1.91
Comm/Ind: Lo Val	150,000	150,000	0.0	4,231	3,863	-369	-8.7	2.82	2.58
Comm/Ind: Mid Val	300,000	300,000	0.0	9,820	9,836	17	0.2	3.27	3.28
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	35,899	37,714	1,816	5.1	3.59	3.77

Itasca County | **Effie city**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	2,332	2,332	0	0.0	18	15	-2	-12.3	0.75	0.66
Res Non-Hmstd	609	609	0	0.0	12	11	-1	-8.8	1.90	1.74
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	361	361	0	0.0	7	6	-1	-8.8	1.88	1.72
Com/Ind: Lo tier	257	257	0	0.0	7	7	-1	-8.4	2.82	2.58
Com/Ind Hi tier	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	312	312	0	0.0	14	13	-1	-6.9	4.51	4.20
Ag HGA	16	16	0	0.0	0	0	0	-15.0	0.75	0.64
Ag Hmstd Land	85	85	0	0.0	0	0	0	-18.8	0.42	0.34
Ag Non-Hmstd	714	714	0	0.0	13	11	-1	-9.2	1.76	1.59
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	4,685	4,685	0	0.0	70	64	-7	-9.4	1.50	1.36

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	42	42	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	3	3	0.0
(=) Taxable Tax Capacity	42	39	-3	-7.7
FD Distrib Tax Cap	0	19	19	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	61.15	63.80	0.00	0.00
City/Town	91.19	71.49	0.00	0.00
School District	16.69	17.65	12.95	12.54
Special District	6.56	6.49	0.00	0.00
Total	175.59	159.43	12.95	12.54

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	43,000	43,000	0.0	219	200	-19	-8.6	0.51	0.47
Res Hmstd: AvgVal	64,500	64,500	0.0	473	408	-65	-13.8	0.73	0.63
Res Hmstd: Hi Val	86,000	86,000	0.0	814	719	-95	-11.7	0.95	0.84
Res Hmstd: Ex-Hi Val	129,000	129,000	0.0	1,692	1,520	-172	-10.2	1.31	1.18
Seas Rec: Lo Val	75,000	75,000	0.0	1,379	1,258	-121	-8.8	1.84	1.68
Seas Rec: Hi Val	200,000	200,000	0.0	3,832	3,509	-323	-8.4	1.92	1.75

Itasca County | **Grand Rapids city**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	398,065	398,065	0	0.0	4,731	4,925	194	4.1	1.19	1.24
Res Non-Hmstd	63,390	63,390	0	0.0	1,099	1,139	40	3.6	1.73	1.80
Apartments	42,642	42,642	0	0.0	888	921	33	3.7	2.08	2.16
Low-income Apts	18,090	18,090	0	0.0	229	237	8	3.6	1.27	1.31
Seasonal Rec'l	4,194	4,194	0	0.0	83	86	3	3.7	1.97	2.05
Com/Ind: Lo tier	53,438	53,438	0	0.0	1,408	1,456	48	3.4	2.64	2.73
Com/Ind Hi tier	158,072	158,072	0	0.0	6,529	6,718	189	2.9	4.13	4.25
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	46,695	46,695	0	0.0	1,931	1,985	54	2.8	4.14	4.25
Ag HGA	349	349	0	0.0	5	5	0	3.8	1.42	1.48
Ag Hmstd Land	172	172	0	0.0	1	1	0	7.0	0.46	0.49
Ag Non-Hmstd	9,171	9,171	0	0.0	140	146	6	4.2	1.53	1.59
Miscellaneous	1,890	1,890	0	0.0	50	52	2	3.4	2.66	2.75
Total	796,168	796,168	0	0.0	17,094	17,671	577	3.4	2.15	2.22

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	9,623	9,623	0	0.0
(-) TIF Tax Capacity	256	256	0	0.0
(-) FD Contrib Tax Cap	0	1,216	1,216	0.0
(=) Taxable Tax Capacity	9,367	8,150	-1,216	-13.0
FD Distrib Tax Cap	0	836	836	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	60.06	62.61	0.00	0.00
City/Town	79.33	82.41	0.00	0.00
School District	16.99	17.90	12.86	12.43
Special District	0.25	0.25	0.00	0.00
Total	156.63	163.18	12.86	12.43

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	94,400	94,400	0.0	860	899	39	4.5	0.91	0.95
Res Hmstd: AvgVal	141,600	141,600	0.0	1,726	1,797	71	4.1	1.22	1.27
Res Hmstd: Hi Val	188,700	188,700	0.0	2,591	2,693	102	3.9	1.37	1.43
Res Hmstd: Ex-Hi Val	283,200	283,200	0.0	4,326	4,492	166	3.8	1.53	1.59
Apartment	300,000	300,000	0.0	6,259	6,492	233	3.7	2.09	2.16
Comm/Ind: Lo Val	150,000	150,000	0.0	4,698	4,177	-522	-11.1	3.13	2.78
Comm/Ind: Mid Val	300,000	300,000	0.0	10,899	10,556	-343	-3.1	3.63	3.52
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	39,834	40,324	490	1.2	3.98	4.03

Itasca County | **Keewatin city**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	18,837	18,837	0	0.0	151	122	-29	-19.4	0.80	0.65
Res Non-Hmstd	3,498	3,498	0	0.0	79	69	-10	-12.8	2.27	1.98
Apartments	220	220	0	0.0	6	5	-1	-12.9	2.77	2.41
Low-income Apts	828	828	0	0.0	14	12	-2	-12.8	1.69	1.47
Seasonal Rec'l	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo tier	1,801	1,801	0	0.0	60	51	-9	-15.7	3.34	2.82
Com/Ind Hi tier	3,962	3,962	0	0.0	206	179	-27	-13.3	5.20	4.51
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,190	1,190	0	0.0	60	52	-8	-13.4	5.07	4.39
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	67	67	0	0.0	1	1	0	-13.3	2.07	1.79
Miscellaneous	150	150	0	0.0	5	4	-1	-12.5	3.04	2.66
Total	30,551	30,551	0	0.0	583	495	-88	-15.1	1.91	1.62

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	288	288	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	45	45	0.0
(=) Taxable Tax Capacity	288	243	-45	-15.6
FD Distrib Tax Cap	0	206	206	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	54.00	55.42	0.00	0.00
City/Town	145.74	117.77	0.00	0.00
School District	7.52	6.45	17.47	16.25
Special District	0.50	0.51	0.00	0.00
Total	207.76	180.15	17.47	16.25

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	39,000	39,000	0.0	239	170	-69	-29.0	0.61	0.44
Res Hmstd: AvgVal	58,400	58,400	0.0	515	411	-104	-20.2	0.88	0.70
Res Hmstd: Hi Val	77,900	77,900	0.0	811	670	-141	-17.4	1.04	0.86
Res Hmstd: Ex-Hi Val	116,900	116,900	0.0	1,763	1,499	-263	-14.9	1.51	1.28
Apartment	300,000	300,000	0.0	8,315	7,243	-1,072	-12.9	2.77	2.41
Comm/Ind: Lo Val	150,000	150,000	0.0	5,918	4,480	-1,438	-24.3	3.95	2.99
Comm/Ind: Mid Val	300,000	300,000	0.0	13,722	11,244	-2,478	-18.1	4.57	3.75
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	50,138	42,810	-7,328	-14.6	5.01	4.28

Itasca County | **La Prairie city**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	30,537	30,537	0	0.0	304	322	17	5.7	1.00	1.05
Res Non-Hmstd	4,757	4,757	0	0.0	73	77	4	5.1	1.54	1.62
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	208	208	0	0.0	5	5	0	5.3	2.17	2.28
Com/Ind: Lo tier	4,353	4,353	0	0.0	98	107	9	9.6	2.25	2.47
Com/Ind Hi tier	8,871	8,871	0	0.0	313	340	27	8.6	3.53	3.83
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	5,583	5,583	0	0.0	203	219	16	7.7	3.63	3.91
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	514	514	0	0.0	7	7	0	6.0	1.34	1.42
Miscellaneous	308	308	0	0.0	5	5	0	5.8	1.58	1.68
Total	55,131	55,131	0	0.0	1,008	1,081	74	7.3	1.83	1.96

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	664	664	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	108	108	0.0
(=) Taxable Tax Capacity	664	556	-108	-16.3
FD Distrib Tax Cap	0	42	42	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	61.06	63.69	0.00	0.00
City/Town	40.95	45.39	0.00	0.00
School District	30.08	31.48	11.04	10.19
Special District	0.50	0.51	0.00	0.00
Total	132.59	141.07	11.04	10.19

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	97,600	97,600	0.0	735	785	50	6.9	0.75	0.80
Res Hmstd: AvgVal	146,300	146,300	0.0	1,492	1,584	91	6.1	1.02	1.08
Res Hmstd: Hi Val	195,000	195,000	0.0	2,250	2,382	132	5.9	1.15	1.22
Res Hmstd: Ex-Hi Val	292,500	292,500	0.0	3,766	3,981	214	5.7	1.29	1.36
Comm/Ind: Lo Val	150,000	150,000	0.0	4,130	3,796	-334	-8.1	2.75	2.53
Comm/Ind: Mid Val	300,000	300,000	0.0	9,582	9,679	97	1.0	3.19	3.23
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	35,023	37,131	2,108	6.0	3.50	3.71

Itasca County | **Marble city**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	15,176	15,176	0	0.0	147	109	-38	-25.9	0.97	0.72
Res Non-Hmstd	3,629	3,629	0	0.0	74	60	-14	-19.2	2.05	1.65
Apartments	149	149	0	0.0	4	3	-1	-19.3	2.52	2.04
Low-income Apts	466	466	0	0.0	7	6	-1	-19.2	1.53	1.24
Seasonal Rec'l	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo tier	519	519	0	0.0	16	13	-3	-18.4	3.07	2.50
Com/Ind Hi tier	734	734	0	0.0	36	30	-6	-15.5	4.85	4.10
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	516	516	0	0.0	25	21	-4	-15.6	4.78	4.03
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	893	893	0	0.0	17	14	-3	-20.1	1.91	1.52
Miscellaneous	145	145	0	0.0	5	4	-1	-17.6	3.35	2.76
Total	22,227	22,227	0	0.0	330	259	-71	-21.5	1.49	1.17

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	185	185	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	6	6	0.0
(=) Taxable Tax Capacity	185	179	-6	-3.2
FD Distrib Tax Cap	0	115	115	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	53.05	55.43	0.00	0.00
City/Town	110.64	69.07	0.00	0.00
School District	29.27	30.23	10.66	9.74
Special District	0.50	0.51	0.00	0.00
Total	193.46	155.24	10.66	9.74

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	49,500	49,500	0.0	312	194	-118	-37.8	0.63	0.39
Res Hmstd: AvgVal	74,100	74,100	0.0	624	447	-177	-28.3	0.84	0.60
Res Hmstd: Hi Val	98,800	98,800	0.0	1,153	875	-278	-24.1	1.17	0.89
Res Hmstd: Ex-Hi Val	148,300	148,300	0.0	2,250	1,761	-489	-21.7	1.52	1.19
Apartment	300,000	300,000	0.0	7,575	6,113	-1,461	-19.3	2.52	2.04
Comm/Ind: Lo Val	150,000	150,000	0.0	5,494	3,992	-1,502	-27.3	3.66	2.66
Comm/Ind: Mid Val	300,000	300,000	0.0	12,766	10,139	-2,628	-20.6	4.26	3.38
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	46,703	38,823	-7,880	-16.9	4.67	3.88

Itasca County | **Nashwauk city**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	27,880	27,880	0	0.0	190	203	13	6.9	0.68	0.73
Res Non-Hmstd	4,382	4,382	0	0.0	60	63	3	5.6	1.36	1.43
Apartments	2,356	2,356	0	0.0	39	41	2	5.9	1.65	1.75
Low-income Apts	1,068	1,068	0	0.0	11	11	1	5.6	1.02	1.07
Seasonal Rec'l	64	64	0	0.0	1	1	0	7.0	1.26	1.35
Com/Ind: Lo tier	5,052	5,052	0	0.0	104	119	15	14.3	2.06	2.35
Com/Ind Hi tier	13,994	13,994	0	0.0	551	584	33	5.9	3.94	4.17
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	4,468	4,468	0	0.0	160	175	15	9.4	3.58	3.92
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	5,935	5,935	0	0.0	75	81	6	7.7	1.26	1.36
Miscellaneous	132	132	0	0.0	4	4	0	5.2	2.78	2.92
Total	65,330	65,330	0	0.0	1,194	1,282	88	7.4	1.83	1.96

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	788	788	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	168	168	0.0
(=) Taxable Tax Capacity	788	620	-168	-21.3
FD Distrib Tax Cap	0	85	85	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	58.35	60.24	0.00	0.00
City/Town	52.96	60.05	0.00	0.00
School District	18.76	16.79	15.81	14.66
Special District	0.50	0.51	0.00	0.00
Total	130.56	137.58	15.81	14.66

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	55,600	55,600	0.0	208	225	17	8.2	0.37	0.41
Res Hmstd: AvgVal	83,400	83,400	0.0	517	546	28	5.4	0.62	0.65
Res Hmstd: Hi Val	111,200	111,200	0.0	957	1,003	46	4.8	0.86	0.90
Res Hmstd: Ex-Hi Val	166,800	166,800	0.0	1,836	1,918	82	4.5	1.10	1.15
Apartment	300,000	300,000	0.0	5,370	5,599	229	4.3	1.79	1.87
Comm/Ind: Lo Val	150,000	150,000	0.0	4,156	3,847	-309	-7.4	2.77	2.56
Comm/Ind: Mid Val	300,000	300,000	0.0	9,619	9,775	156	1.6	3.21	3.26
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	35,111	37,440	2,329	6.6	3.51	3.74

Itasca County | **Squaw Lake city**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	2,249	2,249	0	0.0	21	21	0	-2.0	0.93	0.91
Res Non-Hmstd	589	589	0	0.0	8	8	0	-1.7	1.35	1.33
Apartments	364	364	0	0.0	6	6	0	-1.7	1.66	1.63
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	1,473	1,473	0	0.0	19	19	0	-1.4	1.30	1.28
Com/Ind: Lo tier	412	412	0	0.0	8	9	0	3.9	2.05	2.13
Com/Ind Hi tier	32	32	0	0.0	1	1	0	3.1	3.45	3.55
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	20	20	0	0.0	0	0	0	3.7	2.23	2.31
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	295	295	0	0.0	4	4	0	-1.5	1.22	1.20
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	5,434	5,434	0	0.0	68	67	-1	-0.9	1.24	1.23

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	53	53	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	1	1	0.0
(=) Taxable Tax Capacity	53	52	-1	-2.4
FD Distrib Tax Cap	0	9	9	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	61.15	63.80	0.00	0.00
City/Town	43.94	38.45	0.00	0.00
School District	16.69	17.65	12.95	12.54
Special District	0.50	0.51	0.00	0.00
Total	122.27	120.40	12.95	12.54

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	88,300	88,300	0.0	546	531	-15	-2.7	0.62	0.60
Res Hmstd: AvgVal	132,400	132,400	0.0	1,191	1,165	-25	-2.1	0.9	0.88
Res Hmstd: Hi Val	176,500	176,500	0.0	1,836	1,799	-36	-2.0	1.04	1.02
Res Hmstd: Ex-Hi Val	264,800	264,800	0.0	3,127	3,069	-58	-1.8	1.18	1.16
Apartment	300,000	300,000	0.0	4,973	4,891	-82	-1.7	1.66	1.63
Seas Rec: Lo Val	75,000	75,000	0.0	979	965	-14	-1.4	1.31	1.29
Seas Rec: Hi Val	200,000	200,000	0.0	2,765	2,728	-37	-1.4	1.38	1.36
Comm/Ind: Lo Val	150,000	150,000	0.0	3,927	3,392	-535	-13.6	2.62	2.26
Comm/Ind: Mid Val	300,000	300,000	0.0	9,097	8,724	-374	-4.1	3.03	2.91
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	33,228	33,607	379	1.1	3.32	3.36

Itasca County | **Taconite city**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	30,439	30,439	0	0.0	229	232	3	1.5	0.75	0.76
Res Non-Hmstd	2,847	2,847	0	0.0	34	35	0	1.4	1.20	1.22
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	6,331	6,331	0	0.0	77	79	2	2.1	1.22	1.24
Com/Ind: Lo tier	2,711	2,711	0	0.0	48	55	7	15.6	1.77	2.04
Com/Ind Hi tier	1,758	1,758	0	0.0	55	62	7	11.8	3.14	3.51
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	8,085	8,085	0	0.0	252	281	30	11.8	3.11	3.48
Ag HGA	625	625	0	0.0	4	4	0	1.7	0.64	0.65
Ag Hmstd Land	592	592	0	0.0	1	1	0	4.6	0.24	0.25
Ag Non-Hmstd	9,759	9,759	0	0.0	99	101	2	2.3	1.01	1.04
Miscellaneous	60	60	0	0.0	2	2	0	4.6	3.14	3.28
Total	63,205	63,205	0	0.0	801	853	52	6.5	1.27	1.35

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	674	674	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	76	76	0.0
(=) Taxable Tax Capacity	674	598	-76	-11.3
FD Distrib Tax Cap	0	33	33	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	59.54	61.98	0.00	0.00
City/Town	14.83	13.90	0.00	0.00
School District	33.12	34.11	10.66	9.74
Special District	0.50	0.51	0.00	0.00
Total	107.98	110.50	10.66	9.74

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	87,600	87,600	0.0	407	414	7	1.6	0.46	0.47
Res Hmstd: AvgVal	131,400	131,400	0.0	969	984	15	1.5	0.74	0.75
Res Hmstd: Hi Val	175,100	175,100	0.0	1,530	1,553	22	1.5	0.87	0.89
Res Hmstd: Ex-Hi Val	262,700	262,700	0.0	2,655	2,693	38	1.4	1.01	1.03
Seas Rec: Lo Val	75,000	75,000	0.0	872	891	19	2.2	1.16	1.19
Seas Rec: Hi Val	200,000	200,000	0.0	2,480	2,530	50	2.0	1.24	1.26
Comm/Ind: Lo Val	150,000	150,000	0.0	3,571	3,329	-242	-6.8	2.38	2.22
Comm/Ind: Mid Val	300,000	300,000	0.0	8,279	8,592	313	3.8	2.76	2.86
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	30,249	33,153	2,903	9.6	3.02	3.32

Itasca County | **Warba city**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	5,374	5,374	0	0.0	39	41	2	5.9	0.72	0.76
Res Non-Hmstd	636	636	0	0.0	9	9	0	4.8	1.35	1.42
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	391	391	0	0.0	5	5	0	5.2	1.31	1.37
Com/Ind: Lo tier	208	208	0	0.0	4	5	1	12.7	1.94	2.18
Com/Ind Hi tier	564	564	0	0.0	19	21	2	9.7	3.41	3.74
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	4,390	4,390	0	0.0	149	164	14	9.7	3.40	3.73
Ag HGA	272	272	0	0.0	3	3	0	5.7	0.93	0.98
Ag Hmstd Land	154	154	0	0.0	0	0	0	12.4	0.25	0.28
Ag Non-Hmstd	903	903	0	0.0	11	11	1	5.6	1.20	1.27
Miscellaneous	24	24	0	0.0	0	0	0	4.9	1.63	1.71
Total	12,916	12,916	0	0.0	239	259	21	8.6	1.85	2.01

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	164	164	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	29	29	0.0
(=) Taxable Tax Capacity	164	134	-29	-18.0
FD Distrib Tax Cap	0	16	16	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	61.15	63.80	0.00	0.00
City/Town	42.04	45.16	0.00	0.00
School District	16.69	17.65	12.95	12.54
Special District	0.50	0.51	0.00	0.00
Total	120.37	127.12	12.95	12.54

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	62,000	62,000	0.0	238	261	23	9.5	0.38	0.42
Res Hmstd: AvgVal	92,900	92,900	0.0	601	641	39	6.6	0.65	0.69
Res Hmstd: Hi Val	123,800	123,800	0.0	1,047	1,107	61	5.8	0.85	0.89
Res Hmstd: Ex-Hi Val	185,800	185,800	0.0	1,940	2,044	104	5.4	1.04	1.10
Comm/Ind: Lo Val	150,000	150,000	0.0	3,884	3,600	-284	-7.3	2.59	2.4
Comm/Ind: Mid Val	300,000	300,000	0.0	8,998	9,209	211	2.3	3	3.07
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	32,863	35,385	2,522	7.7	3.29	3.54

Koochiching County | **UNORG #0095**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	694	694	0	0.0	1	1	0	-1.4	0.18	0.18
Res Non-Hmstd	70	70	0	0.0	1	1	0	-0.5	0.73	0.72
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	3,236	3,236	0	0.0	20	20	0	0.3	0.62	0.62
Com/Ind: Lo tier	11	11	0	0.0	0	0	0	29.6	0.99	1.28
Com/Ind Hi tier	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag HGA	562	562	0	0.0	1	1	0	-1.0	0.23	0.23
Ag Hmstd Land	1,330	1,330	0	0.0	0	0	0	0.0	0.00	0.00
Ag Non-Hmstd	40,186	40,186	0	0.0	236	236	0	0.2	0.59	0.59
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	46,088	46,088	0	0.0	259	259	0	0.2	0.56	0.56

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	449	449	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	449	449	0	0.0
FD Distrib Tax Cap	0	1	1	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	36.48	36.44	0.00	0.00
City/Town	8.74	8.74	0.00	0.00
School District	16.46	16.65	20.14	19.62
Special District	0.18	0.18	0.00	0.00
Total	61.86	62.01	20.14	19.62

Tax Burdens on Hypothetical Properties	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	36,400	36,400	0.0	71	70	-1	-0.7	0.19	0.19
Res Hmstd: AvgVal	54,600	54,600	0.0	106	105	-1	-0.7	0.19	0.19
Res Hmstd: Hi Val	72,800	72,800	0.0	142	141	-1	-0.7	0.19	0.19
Res Hmstd: Ex-Hi Val	109,200	109,200	0.0	411	406	-4	-1.1	0.38	0.37
Seas Rec: Lo Val	75,000	75,000	0.0	526	527	1	0.2	0.70	0.70
Seas Rec: Hi Val	200,000	200,000	0.0	1,557	1,560	3	0.2	0.78	0.78

Lake County | **Beaver Bay township**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	46,549	46,549	0	0.0	314	319	5	1.7	0.67	0.69
Res Non-Hmstd	8,932	8,932	0	0.0	83	85	1	1.4	0.93	0.95
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	51,703	51,703	0	0.0	502	510	8	1.6	0.97	0.99
Com/Ind: Lo tier	1,119	1,119	0	0.0	16	20	3	19.1	1.47	1.75
Com/Ind Hi tier	1,361	1,361	0	0.0	35	40	5	14.7	2.55	2.92
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,755	1,755	0	0.0	45	51	7	14.7	2.55	2.92
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	26,262	26,262	0	0.0	185	188	4	2.0	0.70	0.72
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	137,680	137,680	0	0.0	1,180	1,213	33	2.8	0.86	0.88

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	1,376	1,376	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	17	17	0.0
(=) Taxable Tax Capacity	1,376	1,359	-17	-1.2
FD Distrib Tax Cap	0	7	7	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	55.78	57.02	0.00	0.00
City/Town	4.51	4.54	0.00	0.00
School District	16.08	16.35	10.10	9.82
Special District	2.44	2.44	0.00	0.00
Total	78.81	80.36	10.10	9.82

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	147,800	147,800	0.0	836	851	15	1.8	0.57	0.58
Res Hmstd: AvgVal	221,600	221,600	0.0	1,544	1,569	25	1.6	0.7	0.71
Res Hmstd: Hi Val	295,400	295,400	0.0	2,253	2,288	36	1.6	0.76	0.77
Res Hmstd: Ex-Hi Val	443,200	443,200	0.0	3,651	3,707	56	1.5	0.82	0.84
Seas Rec: Lo Val	75,000	75,000	0.0	653	665	12	1.8	0.87	0.89
Seas Rec: Hi Val	200,000	200,000	0.0	1,896	1,927	31	1.6	0.95	0.96
Comm/Ind: Lo Val	150,000	150,000	0.0	2,906	2,672	-234	-8.1	1.94	1.78
Comm/Ind: Mid Val	300,000	300,000	0.0	6,730	7,057	327	4.9	2.24	2.35
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	24,577	27,524	2,947	12.0	2.46	2.75

Lake County | **Crystal Bay township**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	24,438	24,438	0	0.0	177	179	1	0.7	0.73	0.73
Res Non-Hmstd	4,124	4,124	0	0.0	46	46	0	0.6	1.12	1.13
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	8,794	8,794	0	0.0	99	100	1	0.9	1.12	1.13
Com/Ind: Lo tier	983	983	0	0.0	17	19	2	11.6	1.70	1.90
Com/Ind Hi tier	236	236	0	0.0	7	8	1	8.8	2.99	3.25
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	789	789	0	0.0	24	26	2	8.8	2.99	3.25
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	15,925	15,925	0	0.0	151	152	1	0.9	0.95	0.96
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	55,289	55,289	0	0.0	521	529	9	1.6	0.94	0.96

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	523	523	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	7	7	0.0
(=) Taxable Tax Capacity	523	516	-7	-1.4
FD Distrib Tax Cap	0	17	17	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	55.05	56.29	0.00	0.00
City/Town	27.43	26.91	0.00	0.00
School District	15.79	16.05	10.10	9.82
Special District	2.44	2.44	0.00	0.00
Total	100.71	101.69	10.10	9.82

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	91,700	91,700	0.0	434	438	4	0.8	0.47	0.48
Res Hmstd: AvgVal	137,500	137,500	0.0	983	991	7	0.7	0.72	0.72
Res Hmstd: Hi Val	183,300	183,300	0.0	1,532	1,543	11	0.7	0.84	0.84
Res Hmstd: Ex-Hi Val	275,100	275,100	0.0	2,633	2,651	18	0.7	0.96	0.96
Seas Rec: Lo Val	75,000	75,000	0.0	817	825	7	0.9	1.09	1.1
Seas Rec: Hi Val	200,000	200,000	0.0	2,334	2,354	20	0.8	1.17	1.18
Comm/Ind: Lo Val	150,000	150,000	0.0	3,399	3,040	-359	-10.6	2.27	2.03
Comm/Ind: Mid Val	300,000	300,000	0.0	7,880	7,917	37	0.5	2.63	2.64
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	28,793	30,675	1,882	6.5	2.88	3.07

Lake County | **Fall Lake township**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	86,255	86,255	0	0.0	704	715	12	1.7	0.82	0.83
Res Non-Hmstd	17,428	17,428	0	0.0	165	167	2	1.5	0.94	0.96
Apartments	128	128	0	0.0	1	1	0	1.6	1.14	1.16
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	191,686	191,686	0	0.0	1,900	1,931	32	1.7	0.99	1.01
Com/Ind: Lo tier	600	600	0	0.0	9	11	2	23.2	1.54	1.90
Com/Ind Hi tier	378	378	0	0.0	10	12	2	18.2	2.63	3.11
Publ U: Elec Gen	1,483	1,483	0	0.0	26	33	7	27.2	1.76	2.24
Publ U: Other	8,224	8,224	0	0.0	213	252	39	18.3	2.59	3.07
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	38,139	38,139	0	0.0	299	305	6	2.0	0.78	0.80
Miscellaneous	153	153	0	0.0	4	5	1	18.2	2.63	3.11
Total	344,473	344,473	0	0.0	3,331	3,433	103	3.1	0.97	1.00

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	3,518	3,518	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	62	62	0.0
(=) Taxable Tax Capacity	3,518	3,457	-62	-1.8
FD Distrib Tax Cap	0	3	3	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	55.78	57.02	0.00	0.00
City/Town	9.42	9.58	0.00	0.00
School District	16.08	16.35	10.10	9.82
Special District	1.65	1.65	0.00	0.00
Total	82.93	84.61	10.10	9.82

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	206,500	206,500	0.0	1,477	1,502	26	1.7	0.72	0.73
Res Hmstd: AvgVal	309,600	309,600	0.0	2,513	2,554	42	1.7	0.81	0.83
Res Hmstd: Hi Val	412,600	412,600	0.0	3,548	3,605	58	1.6	0.86	0.87
Res Hmstd: Ex-Hi Val	619,100	619,100	0.0	5,717	5,808	91	1.6	0.92	0.94
Apartment	300,000	300,000	0.0	3,413	3,467	54	1.6	1.14	1.16
Seas Rec: Lo Val	75,000	75,000	0.0	684	697	13	1.8	0.91	0.93
Seas Rec: Hi Val	200,000	200,000	0.0	1,979	2,012	34	1.7	0.99	1.01
Comm/Ind: Lo Val	150,000	150,000	0.0	2,999	2,882	-117	-3.9	2	1.92
Comm/Ind: Mid Val	300,000	300,000	0.0	6,947	7,547	600	8.6	2.32	2.52
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	25,371	29,319	3,949	15.6	2.54	2.93

Lake County | **Silver Creek township**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	94,342	94,342	0	0.0	677	689	12	1.8	0.72	0.73
Res Non-Hmstd	21,112	21,112	0	0.0	203	206	3	1.5	0.96	0.98
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	136,294	136,294	0	0.0	1,395	1,419	24	1.7	1.02	1.04
Com/Ind: Lo tier	2,447	2,447	0	0.0	37	47	10	26.8	1.53	1.94
Com/Ind Hi tier	5,821	5,821	0	0.0	155	187	32	20.5	2.67	3.22
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	3,425	3,425	0	0.0	90	108	19	20.7	2.62	3.16
Ag HGA	190	190	0	0.0	1	1	0	3.8	0.36	0.37
Ag Hmstd Land	352	352	0	0.0	0	0	0	9.5	0.06	0.07
Ag Non-Hmstd	59,265	59,265	0	0.0	466	476	10	2.1	0.79	0.80
Miscellaneous	151	151	0	0.0	4	5	1	20.5	2.67	3.22
Total	323,399	323,399	0	0.0	3,029	3,139	110	3.6	0.94	0.97

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	3,253	3,253	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	77	77	0.0
(=) Taxable Tax Capacity	3,253	3,177	-77	-2.4
FD Distrib Tax Cap	0	17	17	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	55.78	57.02	0.00	0.00
City/Town	11.24	11.47	0.00	0.00
School District	16.08	16.35	10.10	9.82
Special District	1.65	1.65	0.00	0.00
Total	84.75	86.50	10.10	9.82

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	140,100	140,100	0.0	830	846	16	1.9	0.59	0.60
Res Hmstd: AvgVal	210,000	210,000	0.0	1,547	1,574	27	1.8	0.74	0.75
Res Hmstd: Hi Val	280,000	280,000	0.0	2,264	2,303	39	1.7	0.81	0.82
Res Hmstd: Ex-Hi Val	420,100	420,100	0.0	3,695	3,756	61	1.7	0.88	0.89
Seas Rec: Lo Val	75,000	75,000	0.0	698	711	13	1.9	0.93	0.95
Seas Rec: Hi Val	200,000	200,000	0.0	2,015	2,050	35	1.7	1.01	1.02
Comm/Ind: Lo Val	150,000	150,000	0.0	3,040	3,000	-40	-1.3	2.03	2
Comm/Ind: Mid Val	300,000	300,000	0.0	7,042	7,823	781	11.1	2.35	2.61
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	25,721	30,331	4,610	17.9	2.57	3.03

Lake County | **Stony River township**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	11,962	11,962	0	0.0	71	72	1	1.7	0.59	0.60
Res Non-Hmstd	1,559	1,559	0	0.0	13	14	0	1.5	0.87	0.88
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	39,104	39,104	0	0.0	350	356	6	1.7	0.89	0.91
Com/Ind: Lo tier	407	407	0	0.0	5	6	1	22.3	1.23	1.50
Com/Ind Hi tier	556	556	0	0.0	14	16	2	14.8	2.48	2.84
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	501	501	0	0.0	12	14	2	14.8	2.48	2.84
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	33,994	33,994	0	0.0	237	242	5	2.0	0.70	0.71
Miscellaneous	38	38	0	0.0	1	1	0	14.8	2.48	2.84
Total	88,120	88,120	0	0.0	704	721	17	2.4	0.80	0.82

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	873	873	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	6	6	0.0
(=) Taxable Tax Capacity	873	867	-6	-0.6
FD Distrib Tax Cap	0	1	1	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	55.78	57.02	0.00	0.00
City/Town	0.94	0.94	0.00	0.00
School District	16.08	16.35	10.10	9.82
Special District	2.44	2.44	0.00	0.00
Total	75.24	76.76	10.10	9.82

Tax Burdens on Hypothetical Properties	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	96,000	96,000	0.0	314	322	8	2.4	0.33	0.34
Res Hmstd: AvgVal	144,000	144,000	0.0	756	770	14	1.9	0.53	0.54
Res Hmstd: Hi Val	191,900	191,900	0.0	1,198	1,218	21	1.7	0.62	0.63
Res Hmstd: Ex-Hi Val	288,000	288,000	0.0	2,083	2,117	34	1.6	0.72	0.73
Seas Rec: Lo Val	75,000	75,000	0.0	626	638	11	1.8	0.84	0.85
Seas Rec: Hi Val	200,000	200,000	0.0	1,825	1,855	30	1.7	0.91	0.93
Comm/Ind: Lo Val	150,000	150,000	0.0	2,826	2,582	-243	-8.6	1.88	1.72
Comm/Ind: Mid Val	300,000	300,000	0.0	6,543	6,849	306	4.7	2.18	2.28
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	23,890	26,759	2,869	12.0	2.39	2.68

Lake County | **UNORG #2**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	172,475	172,475	0	0.0	1,192	1,219	27	2.2	0.69	0.71
Res Non-Hmstd	23,700	23,700	0	0.0	223	228	4	1.9	0.94	0.96
Apartments	167	167	0	0.0	2	2	0	2.0	1.12	1.14
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	76,942	76,942	0	0.0	750	765	16	2.1	0.97	0.99
Com/Ind: Lo tier	5,711	5,711	0	0.0	82	105	23	27.5	1.44	1.84
Com/Ind Hi tier	41,492	41,492	0	0.0	1,082	1,301	220	20.3	2.61	3.14
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	4,268	4,268	0	0.0	110	132	22	20.4	2.57	3.10
Ag HGA	1,047	1,047	0	0.0	6	6	0	2.7	0.60	0.61
Ag Hmstd Land	2,786	2,786	0	0.0	6	7	0	4.0	0.23	0.24
Ag Non-Hmstd	61,423	61,423	0	0.0	470	482	12	2.5	0.77	0.78
Miscellaneous	46	46	0	0.0	1	1	0	20.3	2.61	3.14
Total	390,055	390,055	0	0.0	3,925	4,249	324	8.3	1.01	1.09

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	4,208	4,208	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	316	316	0.0
(=) Taxable Tax Capacity	4,208	3,892	-316	-7.5
FD Distrib Tax Cap	0	29	29	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	55.78	57.02	0.00	0.00
City/Town	8.17	8.69	0.00	0.00
School District	16.08	16.35	10.10	9.82
Special District	1.65	1.65	0.00	0.00
Total	81.68	83.72	10.10	9.82

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	135,000	135,000	0.0	744	763	19	2.5	0.55	0.57
Res Hmstd: AvgVal	202,400	202,400	0.0	1,413	1,444	32	2.2	0.7	0.71
Res Hmstd: Hi Val	269,800	269,800	0.0	2,081	2,125	45	2.1	0.77	0.79
Res Hmstd: Ex-Hi Val	404,800	404,800	0.0	3,419	3,490	71	2.1	0.84	0.86
Apartment	300,000	300,000	0.0	3,366	3,434	68	2.0	1.12	1.14
Seas Rec: Lo Val	75,000	75,000	0.0	675	690	15	2.3	0.9	0.92
Seas Rec: Hi Val	200,000	200,000	0.0	1,954	1,994	41	2.1	0.98	1
Comm/Ind: Lo Val	150,000	150,000	0.0	2,971	2,911	-59	-2.0	1.98	1.94
Comm/Ind: Mid Val	300,000	300,000	0.0	6,881	7,616	735	10.7	2.29	2.54
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	25,130	29,573	4,443	17.7	2.51	2.96

Lake County | **Lake Co. Unorganized**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	15,929	15,929	0	0.0	111	113	2	1.8	0.70	0.71
Res Non-Hmstd	2,407	2,407	0	0.0	21	22	0	1.6	0.88	0.90
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	43,992	43,992	0	0.0	417	424	8	1.8	0.95	0.96
Com/Ind: Lo tier	343	343	0	0.0	5	6	1	18.4	1.36	1.61
Com/Ind Hi tier	97	97	0	0.0	2	3	0	13.3	2.52	2.86
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	0	0	0	0.0	0	0	0	0.0	0.00	0.00
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	30,484	30,484	0	0.0	211	216	5	2.2	0.69	0.71
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	93,252	93,252	0	0.0	768	783	16	2.1	0.82	0.84

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	914	914	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	1	1	0.0
(=) Taxable Tax Capacity	914	912	-1	-0.1
FD Distrib Tax Cap	0	4	4	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	55.78	57.02	0.00	0.00
City/Town	3.19	3.39	0.00	0.00
School District	16.08	16.35	10.10	9.82
Special District	2.44	2.44	0.00	0.00
Total	77.49	79.20	10.10	9.82

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	165,000	165,000	0.0	982	1,002	20	2.0	0.6	0.61
Res Hmstd: AvgVal	247,400	247,400	0.0	1,761	1,794	33	1.9	0.71	0.73
Res Hmstd: Hi Val	329,800	329,800	0.0	2,540	2,586	46	1.8	0.77	0.78
Res Hmstd: Ex-Hi Val	494,900	494,900	0.0	4,045	4,116	71	1.8	0.82	0.83
Seas Rec: Lo Val	75,000	75,000	0.0	643	656	13	2.0	0.86	0.87
Seas Rec: Hi Val	200,000	200,000	0.0	1,870	1,904	34	1.8	0.93	0.95
Comm/Ind: Lo Val	150,000	150,000	0.0	2,876	2,598	-278	-9.7	1.92	1.73
Comm/Ind: Mid Val	300,000	300,000	0.0	6,661	6,886	225	3.4	2.22	2.3
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	24,323	26,894	2,571	10.6	2.43	2.69

Lake County | **Beaver Bay city**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	8,288	8,288	0	0.0	104	108	5	4.4	1.25	1.31
Res Non-Hmstd	1,447	1,447	0	0.0	24	25	1	4.0	1.68	1.75
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	20,118	20,118	0	0.0	342	355	14	4.0	1.70	1.77
Com/Ind: Lo tier	1,405	1,405	0	0.0	35	37	2	4.4	2.51	2.62
Com/Ind Hi tier	2,842	2,842	0	0.0	114	119	4	3.7	4.02	4.17
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	107	107	0	0.0	4	4	0	3.7	4.02	4.17
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	2,538	2,538	0	0.0	38	39	2	4.5	1.48	1.55
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	36,744	36,744	0	0.0	661	688	27	4.0	1.80	1.87

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	396	396	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	29	29	0.0
(=) Taxable Tax Capacity	396	367	-29	-7.3
FD Distrib Tax Cap	0	4	4	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	54.37	55.51	0.00	0.00
City/Town	80.11	85.48	0.00	0.00
School District	15.51	15.73	10.10	9.82
Special District	2.44	2.44	0.00	0.00
Total	152.44	159.16	10.10	9.82

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	118,800	118,800	0.0	1,236	1,295	59	4.7	1.04	1.09
Res Hmstd: AvgVal	178,100	178,100	0.0	2,282	2,382	100	4.4	1.28	1.34
Res Hmstd: Hi Val	237,400	237,400	0.0	3,327	3,469	142	4.3	1.40	1.46
Res Hmstd: Ex-Hi Val	356,100	356,100	0.0	5,419	5,645	226	4.2	1.52	1.59
Seas Rec: Lo Val	75,000	75,000	0.0	1,205	1,256	50	4.2	1.61	1.67
Seas Rec: Hi Val	200,000	200,000	0.0	3,369	3,503	135	4.0	1.68	1.75
Comm/Ind: Lo Val	150,000	150,000	0.0	4,563	4,076	-487	-10.7	3.04	2.72
Comm/Ind: Mid Val	300,000	300,000	0.0	10,596	10,333	-263	-2.5	3.53	3.44
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	38,751	39,536	785	2.0	3.88	3.95

Lake County | **Two Harbors city**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	140,985	140,985	0	0.0	1,372	1,378	6	0.4	0.97	0.98
Res Non-Hmstd	27,370	27,370	0	0.0	439	440	2	0.4	1.60	1.61
Apartments	5,391	5,391	0	0.0	101	102	0	0.4	1.88	1.88
Low-income Apts	3,236	3,236	0	0.0	37	37	0	0.4	1.14	1.15
Seasonal Rec'l	14,932	14,932	0	0.0	238	239	1	0.6	1.59	1.60
Com/Ind: Lo tier	15,341	15,341	0	0.0	367	382	16	4.3	2.39	2.49
Com/Ind Hi tier	29,736	29,736	0	0.0	1,134	1,175	41	3.6	3.81	3.95
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	0	0	0	0.0	0	0	0	0.0	0.00	0.00
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	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	236,991	236,991	0	0.0	3,688	3,753	66	1.8	1.56	1.58

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	2,475	2,475	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	268	268	0.0
(=) Taxable Tax Capacity	2,475	2,207	-268	-10.8
FD Distrib Tax Cap	0	285	285	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	51.14	51.91	0.00	0.00
City/Town	74.69	74.71	0.00	0.00
School District	14.53	14.61	10.10	9.82
Special District	1.65	1.65	0.00	0.00
Total	142.01	142.88	10.10	9.82

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	87,500	87,500	0.0	624	627	3	0.4	0.71	0.72
Res Hmstd: AvgVal	131,200	131,200	0.0	1,345	1,350	6	0.4	1.02	1.03
Res Hmstd: Hi Val	174,900	174,900	0.0	2,065	2,074	8	0.4	1.18	1.19
Res Hmstd: Ex-Hi Val	262,300	262,300	0.0	3,506	3,521	14	0.4	1.34	1.34
Apartment	300,000	300,000	0.0	5,628	5,653	24	0.4	1.88	1.88
Seas Rec: Lo Val	75,000	75,000	0.0	1,127	1,134	7	0.6	1.50	1.51
Seas Rec: Hi Val	200,000	200,000	0.0	3,160	3,178	18	0.6	1.58	1.59
Comm/Ind: Lo Val	150,000	150,000	0.0	4,328	3,827	-501	-11.6	2.89	2.55
Comm/Ind: Mid Val	300,000	300,000	0.0	10,048	9,752	-296	-2.9	3.35	3.25
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	36,743	37,404	661	1.8	3.67	3.74

Lake County | **Silver Bay city**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	59,117	59,117	0	0.0	653	629	-24	-3.8	1.10	1.06
Res Non-Hmstd	13,226	13,226	0	0.0	294	286	-8	-2.8	2.22	2.16
Apartments	1,751	1,751	0	0.0	48	46	-1	-2.8	2.72	2.64
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	2,729	2,729	0	0.0	61	59	-2	-2.6	2.23	2.17
Com/Ind: Lo tier	3,096	3,096	0	0.0	102	92	-10	-9.6	3.30	2.98
Com/Ind Hi tier	3,103	3,103	0	0.0	160	147	-13	-8.2	5.16	4.73
Publ U: Elec Gen	8,392	8,392	0	0.0	360	324	-35	-9.9	4.29	3.86
Publ U: Other	4,900	4,900	0	0.0	251	230	-21	-8.2	5.12	4.70
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	1,276	1,276	0	0.0	26	25	-1	-2.8	2.03	1.97
Miscellaneous	87	87	0	0.0	4	4	0	-8.2	5.16	4.73
Total	97,676	97,676	0	0.0	1,959	1,843	-116	-5.9	2.01	1.89

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	968	968	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	136	136	0.0
(=) Taxable Tax Capacity	968	832	-136	-14.1
FD Distrib Tax Cap	0	200	200	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	49.19	49.48	0.00	0.00
City/Town	143.85	137.81	0.00	0.00
School District	13.74	13.62	10.10	9.82
Special District	2.44	2.44	0.00	0.00
Total	209.22	203.35	10.10	9.82

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	56,000	56,000	0.0	444	423	-21	-4.8	0.79	0.76
Res Hmstd: AvgVal	83,900	83,900	0.0	904	870	-34	-3.8	1.08	1.04
Res Hmstd: Hi Val	111,900	111,900	0.0	1,571	1,518	-53	-3.4	1.40	1.36
Res Hmstd: Ex-Hi Val	167,900	167,900	0.0	2,904	2,814	-90	-3.1	1.73	1.68
Apartment	300,000	300,000	0.0	8,149	7,920	-228	-2.8	2.72	2.64
Comm/Ind: Lo Val	150,000	150,000	0.0	5,840	4,709	-1,131	-19.4	3.89	3.14
Comm/Ind: Mid Val	300,000	300,000	0.0	13,577	11,812	-1,765	-13.0	4.53	3.94
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	49,681	44,956	-4,725	-9.5	4.97	4.5

Ramsey County | **White Bear township**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	1,103,633	1,103,633	0	0.0	14,299	13,647	-653	-4.6	1.30	1.24
Res Non-Hmstd	111,422	111,422	0	0.0	1,533	1,464	-69	-4.5	1.38	1.31
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-income Apts	7,047	7,047	0	0.0	71	68	-3	-4.5	1.01	0.96
Seasonal Rec'l	1,527	1,527	0	0.0	21	20	-1	-2.8	1.34	1.31
Com/Ind: Lo tier	11,798	11,798	0	0.0	244	259	15	6.2	2.07	2.19
Com/Ind Hi tier	167,792	167,792	0	0.0	5,568	5,868	301	5.4	3.32	3.50
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	9,027	9,027	0	0.0	300	316	16	5.4	3.32	3.50
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	5,483	5,483	0	0.0	59	57	-2	-3.3	1.08	1.04
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	1,417,729	1,417,729	0	0.0	22,094	21,699	-395	-1.8	1.56	1.53

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	15,518	15,518	0	0.0
(-) TIF Tax Capacity	631	536	-96	-15.2
(-) FD Contrib Tax Cap	0	1,321	1,321	0.0
(=) Taxable Tax Capacity	14,886	13,661	-1,225	-8.2
FD Distrib Tax Cap	0	1,282	1,282	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	56.75	53.67	0.00	0.00
City/Town	21.68	21.56	0.00	0.00
School District	23.58	23.54	24.78	22.30
Special District	7.90	7.53	0.00	0.00
Total	109.90	106.29	24.78	22.30

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	173,000	173,000	0.0	2,092	1,994	-98	-4.7	1.21	1.15
Res Hmstd: AvgVal	259,400	259,400	0.0	3,341	3,188	-153	-4.6	1.29	1.23
Res Hmstd: Hi Val	345,700	345,700	0.0	4,589	4,380	-208	-4.5	1.33	1.27
Res Hmstd: Ex-Hi Val	518,700	518,700	0.0	7,037	6,720	-318	-4.5	1.36	1.3
Comm/Ind: Lo Val	150,000	150,000	0.0	3,826	3,364	-462	-12.1	2.55	2.24
Comm/Ind: Mid Val	300,000	300,000	0.0	8,803	8,610	-193	-2.2	2.93	2.87
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	32,031	33,091	1,060	3.3	3.20	3.31

Ramsey County | **New Brighton city**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	1,411,611	1,411,611	0	0.0	20,625	19,726	-899	-4.4	1.46	1.40
Res Non-Hmstd	131,916	131,916	0	0.0	2,087	1,998	-89	-4.3	1.58	1.51
Apartments	220,067	220,067	0	0.0	4,145	3,971	-174	-4.2	1.88	1.80
Low-income Apts	39,326	39,326	0	0.0	450	431	-19	-4.1	1.14	1.10
Seasonal Rec'l	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo tier	28,072	28,072	0	0.0	667	667	1	0.1	2.37	2.38
Com/Ind Hi tier	371,561	371,561	0	0.0	13,807	13,858	52	0.4	3.72	3.73
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	19,940	19,940	0	0.0	753	751	-2	-0.3	3.78	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	865	865	0	0.0	11	10	0	-3.4	1.25	1.21
Miscellaneous	12,101	12,101	0	0.0	225	216	-9	-4.0	1.86	1.79
Total	2,235,457	2,235,457	0	0.0	42,769	41,629	-1,139	-2.7	1.91	1.86

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	26,024	26,024	0	0.0
(-) TIF Tax Capacity	3,374	3,374	0	0.0
(-) FD Contrib Tax Cap	0	2,700	2,700	0.0
(=) Taxable Tax Capacity	22,650	19,950	-2,700	-11.9
FD Distrib Tax Cap	0	3,431	3,431	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	56.75	53.67	0.00	0.00
City/Town	38.20	37.08	0.00	0.00
School District	28.31	28.68	22.62	20.29
Special District	8.58	8.19	0.00	0.00
Total	131.83	127.62	22.62	20.29

Tax Burdens on Hypothetical Properties	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	156,700	156,700	0.0	2,115	2,022	-93	-4.4	1.35	1.29
Res Hmstd: AvgVal	234,900	234,900	0.0	3,416	3,269	-147	-4.3	1.45	1.39
Res Hmstd: Hi Val	313,200	313,200	0.0	4,718	4,517	-201	-4.3	1.51	1.44
Res Hmstd: Ex-Hi Val	469,900	469,900	0.0	7,258	6,950	-308	-4.2	1.54	1.48
Apartment	300,000	300,000	0.0	5,623	5,394	-228	-4.1	1.87	1.8
Comm/Ind: Lo Val	150,000	150,000	0.0	4,287	3,632	-655	-15.3	2.86	2.42
Comm/Ind: Mid Val	300,000	300,000	0.0	9,890	9,245	-645	-6.5	3.3	3.08
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	36,037	35,439	-598	-1.7	3.60	3.54

Ramsey County | **North St. Paul city**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	600,510	600,510	0	0.0	9,772	8,802	-971	-9.9	1.63	1.47
Res Non-Hmstd	62,082	62,082	0	0.0	1,153	1,039	-114	-9.9	1.86	1.67
Apartments	75,580	75,580	0	0.0	1,659	1,497	-162	-9.8	2.20	1.98
Low-income Apts	26,848	26,848	0	0.0	365	329	-36	-9.9	1.36	1.23
Seasonal Rec'l	1,056	1,056	0	0.0	31	28	-3	-8.6	2.89	2.64
Com/Ind: Lo tier	15,365	15,365	0	0.0	418	384	-34	-8.0	2.72	2.50
Com/Ind Hi tier	76,278	76,278	0	0.0	3,215	3,003	-212	-6.6	4.22	3.94
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	4,218	4,218	0	0.0	178	166	-12	-6.6	4.22	3.94
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	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	861,938	861,938	0	0.0	16,791	15,249	-1,542	-9.2	1.95	1.77

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	8,928	8,928	0	0.0
(-) TIF Tax Capacity	410	410	0	0.0
(-) FD Contrib Tax Cap	0	619	619	0.0
(=) Taxable Tax Capacity	8,518	7,900	-619	-7.3
FD Distrib Tax Cap	0	2,559	2,559	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	56.75	53.67	0.00	0.00
City/Town	51.33	42.34	5.03	5.03
School District	30.82	29.98	23.25	19.48
Special District	14.12	12.91	0.00	0.00
Total	153.01	138.90	28.28	24.50

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	119,000	119,000	0.0	1,751	1,576	-175	-10.0	1.47	1.32
Res Hmstd: AvgVal	178,400	178,400	0.0	2,910	2,621	-289	-9.9	1.63	1.47
Res Hmstd: Hi Val	237,800	237,800	0.0	4,069	3,666	-403	-9.9	1.71	1.54
Res Hmstd: Ex-Hi Val	356,700	356,700	0.0	6,388	5,757	-631	-9.9	1.79	1.61
Apartment	300,000	300,000	0.0	6,586	5,944	-642	-9.8	2.2	1.98
Comm/Ind: Lo Val	150,000	150,000	0.0	4,848	3,867	-982	-20.2	3.23	2.58
Comm/Ind: Mid Val	300,000	300,000	0.0	11,171	9,772	-1,399	-12.5	3.72	3.26
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	40,679	37,332	-3,347	-8.2	4.07	3.73

Ramsey County | **Roseville city**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	2,377,046	2,377,046	0	0.0	35,645	35,351	-295	-0.8	1.50	1.49
Res Non-Hmstd	275,766	275,766	0	0.0	4,469	4,436	-33	-0.7	1.62	1.61
Apartments	396,762	396,762	0	0.0	7,597	7,554	-43	-0.6	1.91	1.90
Low-income Apts	64,909	64,909	0	0.0	755	748	-7	-0.9	1.16	1.15
Seasonal Rec'l	1,830	1,830	0	0.0	39	39	0	0.0	2.13	2.13
Com/Ind: Lo tier	61,798	61,798	0	0.0	1,493	1,526	32	2.2	2.42	2.47
Com/Ind Hi tier	1,346,766	1,346,766	0	0.0	50,580	51,620	1,040	2.1	3.76	3.83
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	59,351	59,351	0	0.0	2,222	2,269	47	2.1	3.74	3.82
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	173	173	0	0.0	2	2	0	0.5	1.27	1.28
Miscellaneous	3,520	3,520	0	0.0	68	68	0	-0.4	1.93	1.92
Total	4,587,919	4,587,919	0	0.0	102,870	103,613	743	0.7	2.24	2.26

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	59,613	59,613	0	0.0
(-) TIF Tax Capacity	1,109	825	-284	-25.6
(-) FD Contrib Tax Cap	0	9,627	9,627	0.0
(=) Taxable Tax Capacity	58,504	49,161	-9,343	-16.0
FD Distrib Tax Cap	0	4,422	4,422	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	56.75	53.67	0.00	0.00
City/Town	34.80	37.78	1.68	1.68
School District	31.52	32.88	23.97	21.97
Special District	9.19	8.76	0.00	0.00
Total	132.26	133.08	25.65	23.64

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	159,000	159,000	0.0	2,207	2,187	-21	-0.9	1.39	1.38
Res Hmstd: AvgVal	238,500	238,500	0.0	3,557	3,528	-29	-0.8	1.49	1.48
Res Hmstd: Hi Val	317,900	317,900	0.0	4,906	4,867	-38	-0.8	1.54	1.53
Res Hmstd: Ex-Hi Val	476,900	476,900	0.0	7,530	7,474	-56	-0.7	1.58	1.57
Apartment	300,000	300,000	0.0	5,729	5,700	-29	-0.5	1.91	1.9
Comm/Ind: Lo Val	150,000	150,000	0.0	4,342	3,766	-576	-13.3	2.89	2.51
Comm/Ind: Mid Val	300,000	300,000	0.0	10,003	9,541	-462	-4.6	3.33	3.18
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	36,420	36,491	71	0.2	3.64	3.65

Ramsey County | **Falcon Heights city**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	327,129	327,129	0	0.0	5,002	4,742	-259	-5.2	1.53	1.45
Res Non-Hmstd	30,424	30,424	0	0.0	492	466	-25	-5.2	1.62	1.53
Apartments	47,036	47,036	0	0.0	907	861	-46	-5.1	1.93	1.83
Low-income Apts	6,962	6,962	0	0.0	83	79	-4	-5.2	1.19	1.13
Seasonal Rec'l	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo tier	2,623	2,623	0	0.0	65	64	-1	-2.0	2.47	2.42
Com/Ind Hi tier	24,680	24,680	0	0.0	941	927	-14	-1.5	3.81	3.75
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	3,607	3,607	0	0.0	138	135	-2	-1.5	3.81	3.75
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	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	442,461	442,461	0	0.0	7,627	7,274	-353	-4.6	1.72	1.64

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	4,674	4,674	0	0.0
(-) TIF Tax Capacity	286	286	0	0.0
(-) FD Contrib Tax Cap	0	159	159	0.0
(=) Taxable Tax Capacity	4,388	4,230	-159	-3.6
FD Distrib Tax Cap	0	917	917	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	56.75	53.67	0.00	0.00
City/Town	35.87	31.77	0.00	0.00
School District	32.64	34.08	24.42	22.47
Special District	9.56	9.02	0.00	0.00
Total	134.82	128.54	24.42	22.47

Tax Burdens on Hypothetical Properties	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	178,600	178,600	0.0	2,559	2,425	-134	-5.2	1.43	1.36
Res Hmstd: AvgVal	267,800	267,800	0.0	4,087	3,875	-212	-5.2	1.53	1.45
Res Hmstd: Hi Val	357,000	357,000	0.0	5,616	5,325	-291	-5.2	1.57	1.49
Res Hmstd: Ex-Hi Val	535,600	535,600	0.0	8,648	8,202	-446	-5.2	1.61	1.53
Apartment	300,000	300,000	0.0	5,788	5,494	-294	-5.1	1.93	1.83
Comm/Ind: Lo Val	150,000	150,000	0.0	4,381	3,654	-727	-16.6	2.92	2.44
Comm/Ind: Mid Val	300,000	300,000	0.0	10,100	9,286	-815	-8.1	3.37	3.1
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	36,790	35,567	-1,223	-3.3	3.68	3.56

Ramsey County | **Lauderdale city**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	103,567	103,567	0	0.0	1,465	1,400	-65	-4.4	1.41	1.35
Res Non-Hmstd	18,113	18,113	0	0.0	292	280	-13	-4.3	1.61	1.55
Apartments	38,905	38,905	0	0.0	731	700	-31	-4.2	1.88	1.80
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo tier	2,780	2,780	0	0.0	66	66	0	-0.4	2.39	2.38
Com/Ind Hi tier	19,197	19,197	0	0.0	717	716	-1	-0.2	3.73	3.73
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	14,967	14,967	0	0.0	559	558	-1	-0.2	3.73	3.73
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	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	197,529	197,529	0	0.0	3,831	3,720	-111	-2.9	1.94	1.88

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	2,328	2,328	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	208	208	0.0
(=) Taxable Tax Capacity	2,328	2,119	-208	-9.0
FD Distrib Tax Cap	0	458	458	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	56.74	53.67	0.00	0.00
City/Town	32.65	29.92	0.00	0.00
School District	32.64	34.08	24.42	22.47
Special District	8.82	8.39	0.00	0.00
Total	130.85	126.05	24.42	22.47

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	124,600	124,600	0.0	1,594	1,523	-72	-4.5	1.28	1.22
Res Hmstd: AvgVal	186,800	186,800	0.0	2,633	2,517	-116	-4.4	1.41	1.35
Res Hmstd: Hi Val	249,100	249,100	0.0	3,674	3,513	-161	-4.4	1.47	1.41
Res Hmstd: Ex-Hi Val	373,700	373,700	0.0	5,755	5,505	-250	-4.4	1.54	1.47
Apartment	300,000	300,000	0.0	5,640	5,401	-238	-4.2	1.88	1.80
Comm/Ind: Lo Val	150,000	150,000	0.0	4,292	3,624	-668	-15.6	2.86	2.42
Comm/Ind: Mid Val	300,000	300,000	0.0	9,892	9,215	-677	-6.8	3.3	3.07
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	36,028	35,308	-720	-2.0	3.60	3.53

Ramsey County | **Arden Hills city**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	778,824	778,824	0	0.0	10,665	10,375	-290	-2.7	1.37	1.33
Res Non-Hmstd	72,642	72,642	0	0.0	1,042	1,015	-27	-2.6	1.43	1.40
Apartments	52,542	52,542	0	0.0	883	861	-22	-2.5	1.68	1.64
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	574	574	0	0.0	12	12	0	-1.4	2.07	2.04
Com/Ind: Lo tier	13,792	13,792	0	0.0	295	307	13	4.2	2.14	2.23
Com/Ind Hi tier	324,427	324,427	0	0.0	11,120	11,537	416	3.7	3.43	3.56
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	16,932	16,932	0	0.0	581	602	22	3.7	3.43	3.56
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	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Miscellaneous	8,695	8,695	0	0.0	146	142	-4	-2.5	1.68	1.64
Total	1,268,428	1,268,428	0	0.0	24,743	24,851	108	0.4	1.95	1.96

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	16,199	16,199	0	0.0
(-) TIF Tax Capacity	308	308	0	0.0
(-) FD Contrib Tax Cap	0	2,141	2,141	0.0
(=) Taxable Tax Capacity	15,890	13,749	-2,141	-13.5
FD Distrib Tax Cap	0	1,176	1,176	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	56.75	53.67	0.00	0.00
City/Town	23.83	25.22	0.00	0.00
School District	27.72	28.26	22.20	19.99
Special District	8.58	8.19	0.00	0.00
Total	116.87	115.33	22.20	19.99

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	206,500	206,500	0.0	2,654	2,579	-75	-2.8	1.29	1.25
Res Hmstd: AvgVal	309,600	309,600	0.0	4,196	4,081	-115	-2.7	1.36	1.32
Res Hmstd: Hi Val	412,700	412,700	0.0	5,738	5,583	-155	-2.7	1.39	1.35
Res Hmstd: Ex-Hi Val	619,200	619,200	0.0	8,959	8,723	-237	-2.6	1.45	1.41
Apartment	300,000	300,000	0.0	5,049	4,925	-124	-2.5	1.68	1.64
Comm/Ind: Lo Val	150,000	150,000	0.0	3,944	3,426	-518	-13.1	2.63	2.28
Comm/Ind: Mid Val	300,000	300,000	0.0	9,092	8,766	-326	-3.6	3.03	2.92
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	33,114	33,687	572	1.7	3.31	3.37

Ramsey County | **Little Canada city**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	545,457	545,457	0	0.0	7,794	7,580	-214	-2.7	1.43	1.39
Res Non-Hmstd	61,787	61,787	0	0.0	966	940	-26	-2.6	1.56	1.52
Apartments	136,560	136,560	0	0.0	2,510	2,446	-64	-2.5	1.84	1.79
Low-income Apts	12,711	12,711	0	0.0	145	142	-4	-2.6	1.14	1.11
Seasonal Rec'l	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo tier	33,206	33,206	0	0.0	779	797	18	2.3	2.35	2.40
Com/Ind Hi tier	220,319	220,319	0	0.0	8,037	8,211	174	2.2	3.65	3.73
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	10,967	10,967	0	0.0	403	411	8	2.0	3.67	3.75
Ag HGA	97	97	0	0.0	1	1	0	-3.0	1.15	1.11
Ag Hmstd Land	99	99	0	0.0	0	0	0	-3.0	0.39	0.38
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Miscellaneous	13,814	13,814	0	0.0	255	249	-6	-2.4	1.85	1.80
Total	1,035,018	1,035,018	0	0.0	20,890	20,776	-114	-0.5	2.02	2.01

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	12,805	12,805	0	0.0
(-) TIF Tax Capacity	1,228	1,106	-122	-9.9
(-) FD Contrib Tax Cap	0	1,785	1,785	0.0
(=) Taxable Tax Capacity	11,577	9,914	-1,663	-14.4
FD Distrib Tax Cap	0	1,541	1,541	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	56.75	53.67	0.00	0.00
City/Town	28.08	28.21	0.00	0.00
School District	31.64	33.05	24.45	22.45
Special District	10.67	10.14	0.00	0.00
Total	127.14	125.06	24.45	22.45

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	147,900	147,900	0.0	1,938	1,883	-55	-2.8	1.31	1.27
Res Hmstd: AvgVal	221,800	221,800	0.0	3,142	3,056	-87	-2.8	1.42	1.38
Res Hmstd: Hi Val	295,600	295,600	0.0	4,346	4,228	-118	-2.7	1.47	1.43
Res Hmstd: Ex-Hi Val	443,500	443,500	0.0	6,723	6,542	-180	-2.7	1.52	1.48
Apartment	300,000	300,000	0.0	5,501	5,363	-138	-2.5	1.83	1.79
Comm/Ind: Lo Val	150,000	150,000	0.0	4,209	3,635	-574	-13.6	2.81	2.42
Comm/Ind: Mid Val	300,000	300,000	0.0	9,698	9,241	-457	-4.7	3.23	3.08
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	35,315	35,405	90	0.3	3.53	3.54

Ramsey County | **North Oaks city**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	983,258	983,258	0	0.0	12,831	12,289	-543	-4.2	1.30	1.25
Res Non-Hmstd	205,553	205,553	0	0.0	2,792	2,673	-118	-4.2	1.36	1.30
Apartments	47,794	47,794	0	0.0	704	672	-32	-4.6	1.47	1.41
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	1,509	1,509	0	0.0	20	19	0	-2.4	1.32	1.29
Com/Ind: Lo tier	2,320	2,320	0	0.0	45	49	4	8.9	1.96	2.13
Com/Ind Hi tier	33,484	33,484	0	0.0	1,048	1,127	80	7.6	3.13	3.37
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	6,255	6,255	0	0.0	196	211	15	7.7	3.13	3.37
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	11,964	11,964	0	0.0	115	111	-4	-3.6	0.96	0.92
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	1,292,136	1,292,136	0	0.0	17,750	17,151	-599	-3.4	1.37	1.33

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	14,364	14,364	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	286	286	0.0
(=) Taxable Tax Capacity	14,364	14,078	-286	-2.0
FD Distrib Tax Cap	0	264	264	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	56.75	53.67	0.00	0.00
City/Town	10.84	10.87	0.00	0.00
School District	26.52	26.84	22.79	20.50
Special District	6.75	6.39	0.00	0.00
Total	100.85	97.77	22.79	20.50

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	439,100	439,100	0.0	5,429	5,194	-236	-4.3	1.24	1.18
Res Hmstd: AvgVal	658,300	658,300	0.0	8,538	8,173	-365	-4.3	1.3	1.24
Res Hmstd: Hi Val	877,500	877,500	0.0	11,801	11,301	-500	-4.2	1.34	1.29
Res Hmstd: Ex-Hi Val	1,316,500	1,316,500	0.0	18,336	17,567	-769	-4.2	1.39	1.33
Apartment	300,000	300,000	0.0	4,466	4,282	-184	-4.1	1.49	1.43
Comm/Ind: Lo Val	150,000	150,000	0.0	3,592	3,202	-390	-10.9	2.39	2.13
Comm/Ind: Mid Val	300,000	300,000	0.0	8,268	8,241	-27	-0.3	2.76	2.75
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	30,089	31,757	1,668	5.5	3.01	3.18

Ramsey County | **Maplewood city**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	2,200,859	2,200,859	0	0.0	34,202	32,598	-1,604	-4.7	1.55	1.48
Res Non-Hmstd	247,482	247,482	0	0.0	4,240	4,052	-189	-4.4	1.71	1.64
Apartments	306,259	306,259	0	0.0	6,254	5,994	-260	-4.2	2.04	1.96
Low-income Apts	96,669	96,669	0	0.0	1,198	1,139	-59	-4.9	1.24	1.18
Seasonal Rec'l	888	888	0	0.0	22	21	-1	-3.8	2.49	2.40
Com/Ind: Lo tier	59,604	59,604	0	0.0	1,540	1,498	-42	-2.7	2.58	2.51
Com/Ind Hi tier	910,651	910,651	0	0.0	36,334	35,553	-781	-2.2	3.99	3.90
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	54,391	54,391	0	0.0	2,173	2,124	-48	-2.2	3.99	3.91
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	1,290	1,290	0	0.0	18	17	-1	-3.2	1.40	1.35
Miscellaneous	32,413	32,413	0	0.0	661	631	-31	-4.6	2.04	1.95
Total	3,910,506	3,910,506	0	0.0	86,641	83,626	-3,015	-3.5	2.22	2.14

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	47,756	47,756	0	0.0
(-) TIF Tax Capacity	1,359	1,359	0	0.0
(-) FD Contrib Tax Cap	0	6,704	6,704	0.0
(=) Taxable Tax Capacity	46,397	39,693	-6,704	-14.4
FD Distrib Tax Cap	0	6,461	6,461	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	56.75	53.67	0.00	0.00
City/Town	45.77	45.68	0.72	0.72
School District	30.87	30.37	23.43	19.91
Special District	10.62	10.09	0.00	0.00
Total	144.00	139.81	24.15	20.63

Tax Burdens on Hypothetical Properties	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	138,600	138,600	0.0	1,974	1,877	-97	-4.9	1.42	1.35
Res Hmstd: AvgVal	207,900	207,900	0.0	3,229	3,077	-153	-4.7	1.55	1.48
Res Hmstd: Hi Val	277,100	277,100	0.0	4,483	4,274	-209	-4.7	1.62	1.54
Res Hmstd: Ex-Hi Val	415,700	415,700	0.0	6,990	6,670	-321	-4.6	1.68	1.60
Apartment	300,000	300,000	0.0	6,125	5,862	-263	-4.3	2.04	1.95
Comm/Ind: Lo Val	150,000	150,000	0.0	4,584	3,822	-762	-16.6	3.06	2.55
Comm/Ind: Mid Val	300,000	300,000	0.0	10,575	9,687	-888	-8.4	3.52	3.23
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	38,533	37,056	-1,476	-3.8	3.85	3.71

Ramsey County | **Shoreview city**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	2,416,812	2,416,812	0	0.0	35,164	33,794	-1,371	-3.9	1.45	1.40
Res Non-Hmstd	244,279	244,279	0	0.0	3,782	3,638	-144	-3.8	1.55	1.49
Apartments	137,406	137,406	0	0.0	2,509	2,415	-94	-3.7	1.83	1.76
Low-income Apts	13,294	13,294	0	0.0	152	146	-6	-3.7	1.14	1.10
Seasonal Rec'l	1,420	1,420	0	0.0	21	20	-1	-2.5	1.46	1.42
Com/Ind: Lo tier	20,116	20,116	0	0.0	463	470	7	1.4	2.30	2.34
Com/Ind Hi tier	339,594	339,594	0	0.0	12,425	12,604	178	1.4	3.66	3.71
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	9,657	9,657	0	0.0	354	359	5	1.4	3.67	3.72
Ag HGA	300	300	0	0.0	4	4	0	-4.0	1.46	1.40
Ag Hmstd Land	463	463	0	0.0	2	2	0	-3.8	0.50	0.48
Ag Non-Hmstd	4,043	4,043	0	0.0	49	48	-2	-3.1	1.22	1.18
Miscellaneous	8,471	8,471	0	0.0	154	149	-6	-3.8	1.82	1.75
Total	3,195,855	3,195,855	0	0.0	55,081	53,649	-1,432	-2.6	1.72	1.68

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	34,944	34,944	0	0.0
(-) TIF Tax Capacity	866	828	-38	-4.4
(-) FD Contrib Tax Cap	0	2,636	2,636	0.0
(=) Taxable Tax Capacity	34,078	31,480	-2,598	-7.6
FD Distrib Tax Cap	0	3,195	3,195	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	56.75	53.67	0.00	0.00
City/Town	34.13	33.47	0.00	0.00
School District	27.91	28.49	22.29	20.09
Special District	9.76	9.31	0.00	0.00
Total	128.55	124.93	22.29	20.09

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	178,600	178,600	0.0	2,422	2,326	-96	-4.0	1.36	1.30
Res Hmstd: AvgVal	267,700	267,700	0.0	3,869	3,718	-151	-3.9	1.45	1.39
Res Hmstd: Hi Val	356,900	356,900	0.0	5,318	5,112	-206	-3.9	1.49	1.43
Res Hmstd: Ex-Hi Val	535,400	535,400	0.0	8,190	7,875	-315	-3.8	1.53	1.47
Apartment	300,000	300,000	0.0	5,489	5,288	-202	-3.7	1.83	1.76
Comm/Ind: Lo Val	150,000	150,000	0.0	4,208	3,604	-605	-14.4	2.81	2.40
Comm/Ind: Mid Val	300,000	300,000	0.0	9,708	9,180	-527	-5.4	3.24	3.06
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	35,372	35,205	-167	-0.5	3.54	3.52

Ramsey County | **Vadnais Heights city**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	969,171	969,171	0	0.0	12,488	12,053	-435	-3.5	1.29	1.24
Res Non-Hmstd	89,470	89,470	0	0.0	1,244	1,202	-42	-3.4	1.39	1.34
Apartments	74,650	74,650	0	0.0	1,229	1,189	-40	-3.2	1.65	1.59
Low-income Apts	21,556	21,556	0	0.0	219	211	-8	-3.5	1.02	0.98
Seasonal Rec'l	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo tier	28,021	28,021	0	0.0	592	628	36	6.1	2.11	2.24
Com/Ind Hi tier	354,337	354,337	0	0.0	11,909	12,546	637	5.4	3.36	3.54
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	15,082	15,082	0	0.0	508	534	27	5.3	3.36	3.54
Ag HGA	517	517	0	0.0	7	7	0	-3.6	1.31	1.26
Ag Hmstd Land	213	213	0	0.0	1	1	0	-4.2	0.27	0.26
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Miscellaneous	5,676	5,676	0	0.0	93	90	-3	-3.2	1.65	1.59
Total	1,558,694	1,558,694	0	0.0	28,289	28,461	172	0.6	1.81	1.83

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	18,921	18,921	0	0.0
(-) TIF Tax Capacity	131	131	0	0.0
(-) FD Contrib Tax Cap	0	2,764	2,764	0.0
(=) Taxable Tax Capacity	18,790	16,025	-2,764	-14.7
FD Distrib Tax Cap	0	1,681	1,681	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	56.75	53.67	0.00	0.00
City/Town	23.56	24.81	0.00	0.00
School District	24.01	24.03	24.49	22.04
Special District	7.87	7.46	0.00	0.00
Total	112.19	109.97	24.49	22.04

Tax Burdens on Hypothetical Properties	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	149,300	149,300	0.0	1,774	1,709	-64	-3.6	1.19	1.14
Res Hmstd: AvgVal	223,900	223,900	0.0	2,869	2,768	-101	-3.5	1.28	1.24
Res Hmstd: Hi Val	298,400	298,400	0.0	3,962	3,825	-137	-3.5	1.33	1.28
Res Hmstd: Ex-Hi Val	447,800	447,800	0.0	6,120	5,911	-209	-3.4	1.37	1.32
Apartment	300,000	300,000	0.0	4,942	4,785	-157	-3.2	1.65	1.6
Comm/Ind: Lo Val	150,000	150,000	0.0	3,873	3,412	-461	-11.9	2.58	2.27
Comm/Ind: Mid Val	300,000	300,000	0.0	8,915	8,723	-191	-2.1	2.97	2.91
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	32,442	33,509	1,067	3.3	3.24	3.35

Ramsey County | **Mounds View city**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	589,674	589,674	0	0.0	8,600	8,088	-512	-6.0	1.46	1.37
Res Non-Hmstd	53,855	53,855	0	0.0	894	841	-53	-5.9	1.66	1.56
Apartments	108,649	108,649	0	0.0	2,103	1,981	-122	-5.8	1.94	1.82
Low-income Apts	16,221	16,221	0	0.0	194	183	-11	-5.9	1.20	1.13
Seasonal Rec'l	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo tier	11,128	11,128	0	0.0	270	267	-4	-1.4	2.43	2.40
Com/Ind Hi tier	267,257	267,257	0	0.0	10,209	10,105	-104	-1.0	3.82	3.78
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	7,748	7,748	0	0.0	296	293	-3	-1.0	3.82	3.78
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	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Miscellaneous	21,648	21,648	0	0.0	419	395	-24	-5.8	1.94	1.82
Total	1,076,179	1,076,179	0	0.0	22,987	22,153	-834	-3.6	2.14	2.06

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	13,276	13,276	0	0.0
(-) TIF Tax Capacity	2,196	1,412	-783	-35.7
(-) FD Contrib Tax Cap	0	2,083	2,083	0.0
(=) Taxable Tax Capacity	11,080	9,781	-1,299	-11.7
FD Distrib Tax Cap	0	2,608	2,608	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	56.75	53.67	0.00	0.00
City/Town	42.06	37.83	2.77	2.77
School District	27.56	28.04	22.11	19.89
Special District	8.58	8.19	0.00	0.00
Total	134.94	127.73	24.88	22.65

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	125,800	125,800	0.0	1,661	1,561	-100	-6.0	1.32	1.24
Res Hmstd: AvgVal	188,600	188,600	0.0	2,741	2,577	-163	-6.0	1.45	1.37
Res Hmstd: Hi Val	251,300	251,300	0.0	3,819	3,592	-227	-5.9	1.52	1.43
Res Hmstd: Ex-Hi Val	377,100	377,100	0.0	5,982	5,629	-354	-5.9	1.59	1.49
Apartment	300,000	300,000	0.0	5,807	5,469	-337	-5.8	1.94	1.82
Comm/Ind: Lo Val	150,000	150,000	0.0	4,391	3,684	-706	-16.1	2.93	2.46
Comm/Ind: Mid Val	300,000	300,000	0.0	10,121	9,356	-765	-7.6	3.37	3.12
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	36,861	35,824	-1,037	-2.8	3.69	3.58

Ramsey County | **Gem Lake city**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	64,126	64,126	0	0.0	969	954	-15	-1.6	1.51	1.49
Res Non-Hmstd	14,233	14,233	0	0.0	229	226	-3	-1.5	1.61	1.58
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	2,246	2,246	0	0.0	36	36	0	-0.5	1.62	1.62
Com/Ind: Lo tier	2,700	2,700	0	0.0	62	65	2	3.7	2.31	2.40
Com/Ind Hi tier	18,348	18,348	0	0.0	657	679	22	3.4	3.58	3.70
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	766	766	0	0.0	27	28	1	3.4	3.58	3.70
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	220	220	0	0.0	3	3	0	0.1	1.21	1.21
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	102,639	102,639	0	0.0	1,984	1,991	7	0.3	1.93	1.94

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	1,268	1,268	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	140	140	0.0
(=) Taxable Tax Capacity	1,268	1,128	-140	-11.0
FD Distrib Tax Cap	0	24	24	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	56.75	53.67	0.00	0.00
City/Town	35.79	39.33	0.00	0.00
School District	23.57	23.53	24.78	22.30
Special District	6.94	6.58	0.00	0.00
Total	123.05	123.11	24.78	22.30

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	274,200	274,200	0.0	3,899	3,833	-66	-1.7	1.42	1.4
Res Hmstd: AvgVal	411,100	411,100	0.0	6,074	5,975	-99	-1.6	1.48	1.45
Res Hmstd: Hi Val	548,000	548,000	0.0	8,249	8,116	-132	-1.6	1.51	1.48
Res Hmstd: Ex-Hi Val	822,200	822,200	0.0	13,146	12,948	-198	-1.5	1.6	1.57
Comm/Ind: Lo Val	150,000	150,000	0.0	4,122	3,595	-527	-12.8	2.75	2.4
Comm/Ind: Mid Val	300,000	300,000	0.0	9,493	9,149	-344	-3.6	3.16	3.05
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	34,561	35,069	508	1.5	3.46	3.51

Ramsey County | **Blaine city (part)**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Res Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo tier	3,000	3,000	0	0.0	72	72	1	1.0	2.39	2.41
Com/Ind Hi tier	40,738	40,738	0	0.0	1,506	1,521	16	1.0	3.70	3.73
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	44	44	0	0.0	2	2	0	1.0	3.70	3.73
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	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	43,782	43,782	0	0.0	1,579	1,595	16	1.0	3.61	3.64

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	861	861	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	305	305	0.0
(=) Taxable Tax Capacity	861	556	-305	-35.4
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	56.75	53.67	0.00	0.00
City/Town	36.35	35.85	0.00	0.00
School District	27.56	28.04	22.11	19.89
Special District	9.47	9.04	0.00	0.00
Total	130.12	126.60	22.11	19.89

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Comm/Ind: Lo Val	150,000	150,000	0.0	4,241	3,622	-619	-14.6	2.83	2.41
Comm/Ind: Mid Val	300,000	300,000	0.0	9,785	9,223	-562	-5.7	3.26	3.07
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	35,657	35,364	-293	-0.8	3.57	3.54

Ramsey County | **Spring Lake Park city (p**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	9,147	9,147	0	0.0	142	134	-8	-5.9	1.56	1.46
Res Non-Hmstd	2,611	2,611	0	0.0	45	43	-3	-5.9	1.74	1.64
Apartments	676	676	0	0.0	14	14	-1	-5.7	2.12	2.00
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo tier	300	300	0	0.0	8	8	0	-5.0	2.72	2.58
Com/Ind Hi tier	246	246	0	0.0	10	10	0	-4.2	4.13	3.96
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	56	56	0	0.0	2	2	0	-4.2	4.13	3.96
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	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	13,037	13,037	0	0.0	223	210	-13	-5.8	1.71	1.61

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	125	125	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	3	3	0.0
(=) Taxable Tax Capacity	125	123	-3	-2.3
FD Distrib Tax Cap	0	35	35	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	56.74	53.67	0.00	0.00
City/Town	59.05	54.07	0.00	0.00
School District	27.56	28.04	22.11	19.89
Special District	8.58	8.19	0.00	0.00
Total	151.93	143.97	22.11	19.89

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	112,100	112,100	0.0	1,538	1,446	-93	-6.0	1.37	1.29
Res Hmstd: AvgVal	168,000	168,000	0.0	2,588	2,434	-153	-5.9	1.54	1.45
Res Hmstd: Hi Val	223,900	223,900	0.0	3,637	3,423	-214	-5.9	1.62	1.53
Res Hmstd: Ex-Hi Val	336,000	336,000	0.0	5,741	5,405	-337	-5.9	1.71	1.61
Apartment	300,000	300,000	0.0	6,361	5,995	-365	-5.7	2.12	2
Comm/Ind: Lo Val	150,000	150,000	0.0	4,731	3,872	-860	-18.2	3.15	2.58
Comm/Ind: Mid Val	300,000	300,000	0.0	10,929	9,807	-1,122	-10.3	3.64	3.27
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	39,853	37,505	-2,348	-5.9	3.99	3.75

Ramsey County | **St. Paul city**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	12,642,561	12,642,561	0	0.0	210,073	191,039	-19,034	-9.1	1.66	1.51
Res Non-Hmstd	2,690,767	2,690,767	0	0.0	50,975	46,435	-4,540	-8.9	1.89	1.73
Apartments	3,230,159	3,230,159	0	0.0	70,547	64,371	-6,176	-8.8	2.18	1.99
Low-income Apts	709,744	709,744	0	0.0	9,225	8,396	-828	-9.0	1.30	1.18
Seasonal Rec'l	4,159	4,159	0	0.0	100	91	-8	-8.4	2.40	2.20
Com/Ind: Lo tier	430,193	430,193	0	0.0	11,844	10,820	-1,024	-8.6	2.75	2.52
Com/Ind Hi tier	4,082,521	4,082,521	0	0.0	174,150	161,666	-12,484	-7.2	4.27	3.96
Publ U: Elec Gen	85,729	85,729	0	0.0	2,909	2,647	-262	-9.0	3.39	3.09
Publ U: Other	301,183	301,183	0	0.0	12,846	11,925	-921	-7.2	4.27	3.96
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	60	55	-5	-7.6	1.55	1.44
Miscellaneous	5,944	5,944	0	0.0	96	88	-7	-7.8	1.61	1.49
Total	24,186,792	24,186,792	0	0.0	542,823	497,533	-45,290	-8.3	2.24	2.06

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	287,495	287,495	0	0.0
(-) TIF Tax Capacity	25,295	25,234	-61	-0.2
(-) FD Contrib Tax Cap	0	27,281	27,281	0.0
(=) Taxable Tax Capacity	262,200	234,981	-27,220	-10.4
FD Distrib Tax Cap	0	58,645	58,645	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	51.89	49.06	0.00	0.00
City/Town	53.69	49.48	0.00	0.00
School District	43.38	38.75	16.84	13.36
Special District	12.29	11.44	0.00	0.00
Total	161.25	148.74	16.84	13.36

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	141,900	141,900	0.0	2,132	1,936	-196	-9.2	1.50	1.36
Res Hmstd: AvgVal	212,800	212,800	0.0	3,498	3,180	-318	-9.1	1.64	1.49
Res Hmstd: Hi Val	283,700	283,700	0.0	4,864	4,425	-439	-9.0	1.71	1.56
Res Hmstd: Ex-Hi Val	425,600	425,600	0.0	7,579	6,899	-681	-9.0	1.78	1.62
Apartment	300,000	300,000	0.0	6,552	5,978	-574	-8.8	2.18	1.99
Comm/Ind: Lo Val	150,000	150,000	0.0	4,862	3,851	-1,011	-20.8	3.24	2.57
Comm/Ind: Mid Val	300,000	300,000	0.0	11,261	9,791	-1,470	-13.1	3.75	3.26
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	41,121	37,510	-3,611	-8.8	4.11	3.75

Ramsey County | **St. Paul Airport**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Res Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo tier	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind Hi tier	27,108	27,108	0	0.0	333	314	-19	-5.7	1.23	1.16
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	0	0	0	0.0	0	0	0	0.0	0.00	0.00
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	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Miscellaneous	16	16	0	0.0	0	0	0	-5.7	1.23	1.16
Total	27,124	27,124	0	0.0	333	314	-19	-5.7	1.23	1.16

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	542	542	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	542	542	0	0.0
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	51.99	49.17	0.00	0.00
City/Town	0.00	0.00		
School District	0.00	0.00		
Special District	9.43	8.76	0.00	0.00
Total	61.42	57.94		

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Comm/Ind: Lo Val	150,000	150,000	0.0						
Comm/Ind: Mid Val	300,000	300,000	0.0						
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0						

Ramsey County | **St. Anthony city (part)**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	112,558	112,558	0	0.0	2,172	2,021	-151	-6.9	1.93	1.80
Res Non-Hmstd	15,179	15,179	0	0.0	326	304	-22	-6.8	2.15	2.00
Apartments	114,363	114,363	0	0.0	2,912	2,718	-194	-6.7	2.55	2.38
Low-income Apts	33,911	33,911	0	0.0	481	448	-33	-6.9	1.42	1.32
Seasonal Rec'l	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo tier	5,258	5,258	0	0.0	168	152	-16	-9.6	3.19	2.89
Com/Ind Hi tier	63,859	63,859	0	0.0	3,043	2,791	-252	-8.3	4.77	4.37
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	4,968	4,968	0	0.0	237	217	-20	-8.3	4.77	4.37
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	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	350,096	350,096	0	0.0	9,339	8,652	-688	-7.4	2.67	2.47

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	4,293	4,293	0	0.0
(-) TIF Tax Capacity	1,551	1,429	-121	-7.8
(-) FD Contrib Tax Cap	0	445	445	0.0
(=) Taxable Tax Capacity	2,742	2,419	-323	-11.8
FD Distrib Tax Cap	0	517	517	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	56.74	53.67	0.00	0.00
City/Town	72.63	68.14	0.00	0.00
School District	39.79	37.45	30.28	26.31
Special District	10.35	9.84	0.00	0.00
Total	179.51	169.09	30.28	26.31

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	137,200	137,200	0.0	2,431	2,260	-171	-7.0	1.77	1.65
Res Hmstd: AvgVal	205,700	205,700	0.0	3,979	3,703	-276	-6.9	1.93	1.80
Res Hmstd: Hi Val	274,200	274,200	0.0	5,527	5,146	-381	-6.9	2.02	1.88
Res Hmstd: Ex-Hi Val	411,400	411,400	0.0	8,627	8,035	-591	-6.9	2.1	1.95
Apartment	300,000	300,000	0.0	7,640	7,130	-510	-6.7	2.55	2.38
Comm/Ind: Lo Val	150,000	150,000	0.0	5,475	4,361	-1,113	-20.3	3.65	2.91
Comm/Ind: Mid Val	300,000	300,000	0.0	12,623	10,918	-1,705	-13.5	4.21	3.64
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	45,980	41,513	-4,467	-9.7	4.6	4.15

Ramsey County | **White Bear Lake city (pa**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	1,564,569	1,564,569	0	0.0	19,471	18,503	-968	-5.0	1.24	1.18
Res Non-Hmstd	200,166	200,166	0	0.0	2,761	2,626	-134	-4.9	1.38	1.31
Apartments	281,905	281,905	0	0.0	4,511	4,299	-212	-4.7	1.60	1.53
Low-income Apts	36,969	36,969	0	0.0	369	351	-18	-4.9	1.00	0.95
Seasonal Rec'l	2,417	2,417	0	0.0	43	41	-2	-3.8	1.78	1.72
Com/Ind: Lo tier	44,352	44,352	0	0.0	900	954	55	6.1	2.03	2.15
Com/Ind Hi tier	364,920	364,920	0	0.0	11,985	12,615	631	5.3	3.28	3.46
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	23,413	23,413	0	0.0	769	809	40	5.3	3.28	3.46
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	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Miscellaneous	125	125	0	0.0	4	4	0	5.3	3.28	3.46
Total	2,518,834	2,518,834	0	0.0	40,812	40,204	-608	-1.5	1.62	1.60

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	28,794	28,794	0	0.0
(-) TIF Tax Capacity	479	476	-3	-0.6
(-) FD Contrib Tax Cap	0	2,868	2,868	0.0
(=) Taxable Tax Capacity	28,316	25,451	-2,865	-10.1
FD Distrib Tax Cap	0	3,665	3,665	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	56.75	53.67	0.00	0.00
City/Town	19.41	18.91	0.00	0.00
School District	23.57	23.53	24.78	22.30
Special District	8.46	8.05	0.00	0.00
Total	108.19	104.16	24.78	22.30

Tax Burdens on Hypothetical Properties	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	141,700	141,700	0.0	1,619	1,537	-82	-5.1	1.14	1.08
Res Hmstd: AvgVal	212,400	212,400	0.0	2,628	2,497	-131	-5.0	1.24	1.18
Res Hmstd: Hi Val	283,200	283,200	0.0	3,639	3,459	-180	-4.9	1.28	1.22
Res Hmstd: Ex-Hi Val	424,900	424,900	0.0	5,650	5,373	-277	-4.9	1.33	1.26
Apartment	300,000	300,000	0.0	4,801	4,575	-226	-4.7	1.60	1.53
Comm/Ind: Lo Val	150,000	150,000	0.0	3,788	3,318	-469	-12.4	2.53	2.21
Comm/Ind: Mid Val	300,000	300,000	0.0	8,714	8,504	-210	-2.4	2.90	2.83
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	31,702	32,703	1,000	3.2	3.17	3.27

St. Louis County | **Alango township**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	8,716	8,716	0	0.0	52	51	-1	-2.0	0.59	0.58
Res Non-Hmstd	950	950	0	0.0	11	11	0	-1.4	1.15	1.13
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	2,573	2,573	0	0.0	29	29	0	-1.2	1.12	1.11
Com/Ind: Lo tier	172	172	0	0.0	3	4	0	15.3	1.83	2.11
Com/Ind Hi tier	23	23	0	0.0	1	1	0	12.4	3.03	3.40
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	166	166	0	0.0	5	6	1	12.4	3.03	3.40
Ag HGA	1,138	1,138	0	0.0	6	6	0	-2.3	0.55	0.53
Ag Hmstd Land	1,347	1,347	0	0.0	2	2	0	-3.5	0.17	0.17
Ag Non-Hmstd	6,575	6,575	0	0.0	65	64	-1	-1.4	0.98	0.97
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	21,660	21,660	0	0.0	174	172	-1	-0.8	0.80	0.79

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	186	186	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	2	2	0.0
(=) Taxable Tax Capacity	186	184	-2	-1.1
FD Distrib Tax Cap	0	12	12	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	70.09	69.34	0.00	0.00
City/Town	15.06	14.29	0.00	0.00
School District	15.77	15.99	11.07	10.79
Special District	1.22	1.21	0.00	0.00
Total	102.13	100.82	11.07	10.79

Tax Burdens on Hypothetical Properties	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	70,000	70,000	0.0	218	215	-3	-1.5	0.31	0.31
Res Hmstd: AvgVal	105,000	105,000	0.0	615	602	-13	-2.1	0.59	0.57
Res Hmstd: Hi Val	139,900	139,900	0.0	1,042	1,023	-19	-1.8	0.74	0.73
Res Hmstd: Ex-Hi Val	209,900	209,900	0.0	1,899	1,868	-31	-1.6	0.90	0.89
Seas Rec: Lo Val	75,000	75,000	0.0	828	818	-10	-1.2	1.10	1.09
Seas Rec: Hi Val	200,000	200,000	0.0	2,363	2,336	-26	-1.1	1.18	1.17
Comm/Ind: Lo Val	150,000	150,000	0.0	3,446	3,212	-233	-6.8	2.3	2.14
Comm/Ind: Mid Val	300,000	300,000	0.0	7,984	8,313	329	4.1	2.66	2.77
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	29,165	32,120	2,955	10.1	2.92	3.21

St. Louis County | **Alborn township**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	23,753	23,753	0	0.0	203	203	0	0.2	0.85	0.85
Res Non-Hmstd	3,384	3,384	0	0.0	42	42	0	0.2	1.24	1.24
Apartments	129	129	0	0.0	2	2	0	0.2	1.49	1.50
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	12,115	12,115	0	0.0	150	151	1	0.4	1.24	1.24
Com/Ind: Lo tier	126	126	0	0.0	2	2	0	11.9	1.77	1.98
Com/Ind Hi tier	6,605	6,605	0	0.0	211	230	19	8.8	3.19	3.48
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,415	1,415	0	0.0	45	49	4	8.8	3.19	3.48
Ag HGA	674	674	0	0.0	5	5	0	0.2	0.73	0.73
Ag Hmstd Land	884	884	0	0.0	2	2	0	0.7	0.28	0.28
Ag Non-Hmstd	7,237	7,237	0	0.0	76	76	0	0.4	1.05	1.05
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	56,321	56,321	0	0.0	738	763	24	3.3	1.31	1.35

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	600	600	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	44	44	0.0
(=) Taxable Tax Capacity	600	556	-44	-7.3
FD Distrib Tax Cap	0	18	18	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	69.96	69.20	0.00	0.00
City/Town	23.62	24.68	0.00	0.00
School District	15.71	15.92	11.08	10.79
Special District	1.22	1.21	0.00	0.00
Total	110.51	111.01	11.08	10.79

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	107,200	107,200	0.0	709	710	1	0.1	0.66	0.66
Res Hmstd: AvgVal	160,800	160,800	0.0	1,414	1,416	2	0.2	0.88	0.88
Res Hmstd: Hi Val	214,300	214,300	0.0	2,117	2,121	4	0.2	0.99	0.99
Res Hmstd: Ex-Hi Val	321,600	321,600	0.0	3,529	3,535	6	0.2	1.1	1.1
Apartment	300,000	300,000	0.0	4,476	4,487	10	0.2	1.49	1.5
Seas Rec: Lo Val	75,000	75,000	0.0	891	895	4	0.4	1.19	1.19
Seas Rec: Hi Val	200,000	200,000	0.0	2,530	2,540	10	0.4	1.27	1.27
Comm/Ind: Lo Val	150,000	150,000	0.0	3,634	3,297	-337	-9.3	2.42	2.2
Comm/Ind: Mid Val	300,000	300,000	0.0	8,424	8,510	86	1.0	2.81	2.84
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	30,778	32,842	2,064	6.7	3.08	3.28

St. Louis County | **Alden township**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	11,348	11,348	0	0.0	89	87	-2	-2.3	0.78	0.77
Res Non-Hmstd	977	977	0	0.0	11	11	0	-1.9	1.16	1.14
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	2,093	2,093	0	0.0	24	24	0	-1.6	1.15	1.13
Com/Ind: Lo tier	47	47	0	0.0	1	1	0	13.0	1.67	1.89
Com/Ind Hi tier	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	34	34	0	0.0	1	1	0	9.5	3.06	3.36
Ag HGA	474	474	0	0.0	4	4	0	-2.1	0.89	0.87
Ag Hmstd Land	252	252	0	0.0	1	1	0	-4.3	0.21	0.20
Ag Non-Hmstd	4,393	4,393	0	0.0	44	43	-1	-1.9	1.00	0.98
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	19,618	19,618	0	0.0	175	171	-3	-1.9	0.89	0.87

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	176	176	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	176	176	0	-0.2
FD Distrib Tax Cap	0	10	10	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	70.09	69.34	0.00	0.00
City/Town	17.03	15.67	0.00	0.00
School District	16.22	16.49	10.10	9.82
Special District	1.22	1.21	0.00	0.00
Total	104.56	102.70	10.10	9.82

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	100,900	100,900	0.0	573	556	-16	-2.9	0.57	0.55
Res Hmstd: AvgVal	151,200	151,200	0.0	1,197	1,169	-28	-2.3	0.79	0.77
Res Hmstd: Hi Val	201,600	201,600	0.0	1,822	1,782	-40	-2.2	0.90	0.88
Res Hmstd: Ex-Hi Val	302,400	302,400	0.0	3,073	3,010	-63	-2.0	1.02	1
Seas Rec: Lo Val	75,000	75,000	0.0	846	832	-14	-1.6	1.13	1.11
Seas Rec: Hi Val	200,000	200,000	0.0	2,411	2,374	-37	-1.5	1.21	1.19

St. Louis County | **Angora township**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	21,230	21,230	0	0.0	172	171	-1	-0.8	0.81	0.80
Res Non-Hmstd	2,969	2,969	0	0.0	34	34	0	-0.7	1.16	1.15
Apartments	159	159	0	0.0	2	2	0	-0.7	1.42	1.41
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	4,140	4,140	0	0.0	47	47	0	-0.5	1.14	1.14
Com/Ind: Lo tier	1,940	1,940	0	0.0	35	35	0	-0.6	1.79	1.78
Com/Ind Hi tier	9,835	9,835	0	0.0	303	301	-1	-0.4	3.08	3.06
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	2,437	2,437	0	0.0	75	75	0	-0.4	3.08	3.06
Ag HGA	1,964	1,964	0	0.0	17	17	0	-0.8	0.88	0.88
Ag Hmstd Land	1,275	1,275	0	0.0	2	2	0	-1.5	0.19	0.19
Ag Non-Hmstd	15,197	15,197	0	0.0	152	151	-1	-0.6	1.00	0.99
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	61,146	61,146	0	0.0	841	836	-5	-0.6	1.38	1.37

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	688	688	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	688	688	0	0.0
FD Distrib Tax Cap	0	16	16	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	70.09	69.34	0.00	0.00
City/Town	4.35	4.23	0.00	0.00
School District	15.77	15.99	11.08	10.79
Special District	14.56	14.67	0.00	0.00
Total	104.77	104.22	11.08	10.79

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	82,300	82,300	0.0	351	346	-5	-1.5	0.43	0.42
Res Hmstd: AvgVal	123,400	123,400	0.0	866	857	-9	-1.0	0.70	0.69
Res Hmstd: Hi Val	164,500	164,500	0.0	1,381	1,368	-12	-0.9	0.84	0.83
Res Hmstd: Ex-Hi Val	246,800	246,800	0.0	2,412	2,392	-20	-0.8	0.98	0.97
Apartment	300,000	300,000	0.0	4,261	4,232	-29	-0.7	1.42	1.41
Seas Rec: Lo Val	75,000	75,000	0.0	848	844	-4	-0.5	1.13	1.13
Seas Rec: Hi Val	200,000	200,000	0.0	2,415	2,404	-11	-0.4	1.21	1.20
Comm/Ind: Lo Val	150,000	150,000	0.0	3,505	2,834	-671	-19.1	2.34	1.89
Comm/Ind: Mid Val	300,000	300,000	0.0	8,122	7,431	-691	-8.5	2.71	2.48
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	29,671	28,884	-787	-2.7	2.97	2.89

St. Louis County | **Kabetogema township**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	13,391	13,391	0	0.0	141	140	-1	-0.6	1.05	1.05
Res Non-Hmstd	1,690	1,690	0	0.0	22	22	0	-0.5	1.28	1.28
Apartments	97	97	0	0.0	1	1	0	-0.5	1.53	1.52
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	49,466	49,466	0	0.0	599	597	-2	-0.3	1.21	1.21
Com/Ind: Lo tier	895	895	0	0.0	17	19	2	8.9	1.95	2.13
Com/Ind Hi tier	104	104	0	0.0	3	4	0	7.2	3.26	3.49
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	0	0	0	0.0	0	0	0	0.0	0.00	0.00
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	4,341	4,341	0	0.0	48	47	0	-0.4	1.10	1.09
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	69,984	69,984	0	0.0	832	831	-1	-0.2	1.19	1.19

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	663	663	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	4	4	0.0
(=) Taxable Tax Capacity	663	659	-4	-0.6
FD Distrib Tax Cap	0	1	1	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	69.46	68.71	0.00	0.00
City/Town	14.19	14.26	0.00	0.00
School District	15.46	15.68	11.08	10.79
Special District	14.56	14.67	0.00	0.00
Total	113.68	113.32	11.08	10.79

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	138,500	138,500	0.0	1,156	1,148	-8	-0.7	0.83	0.83
Res Hmstd: AvgVal	207,600	207,600	0.0	2,089	2,076	-13	-0.6	1.01	1.00
Res Hmstd: Hi Val	276,700	276,700	0.0	3,022	3,004	-18	-0.6	1.09	1.09
Res Hmstd: Ex-Hi Val	415,200	415,200	0.0	4,890	4,863	-27	-0.6	1.18	1.17
Apartment	300,000	300,000	0.0	4,595	4,573	-22	-0.5	1.53	1.52
Seas Rec: Lo Val	75,000	75,000	0.0	915	912	-3	-0.3	1.22	1.22
Seas Rec: Hi Val	200,000	200,000	0.0	2,594	2,586	-7	-0.3	1.3	1.29
Comm/Ind: Lo Val	150,000	150,000	0.0	3,705	3,313	-393	-10.6	2.47	2.21
Comm/Ind: Mid Val	300,000	300,000	0.0	8,590	8,548	-42	-0.5	2.86	2.85
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	31,387	32,980	1,593	5.1	3.14	3.3

St. Louis County | **Arrowhead township**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	4,436	4,436	0	0.0	28	28	0	1.3	0.63	0.64
Res Non-Hmstd	2,436	2,436	0	0.0	26	26	0	1.1	1.05	1.06
Apartments	410	410	0	0.0	5	5	0	1.2	1.24	1.25
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	1,091	1,091	0	0.0	11	11	0	1.3	1.04	1.05
Com/Ind: Lo tier	92	92	0	0.0	1	1	0	1.2	1.47	1.49
Com/Ind Hi tier	3,075	3,075	0	0.0	87	91	4	4.5	2.84	2.97
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	46,194	46,194	0	0.0	1,346	1,495	150	11.1	2.91	3.24
Ag HGA	1,460	1,460	0	0.0	8	8	0	1.7	0.53	0.54
Ag Hmstd Land	2,179	2,179	0	0.0	4	4	0	3.2	0.18	0.18
Ag Non-Hmstd	4,193	4,193	0	0.0	38	39	1	1.4	0.91	0.92
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	65,567	65,567	0	0.0	1,554	1,709	155	10.0	2.37	2.61

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	1,124	1,124	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	222	222	0.0
(=) Taxable Tax Capacity	1,124	903	-222	-19.7
FD Distrib Tax Cap	0	3	3	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	69.96	69.18	0.00	0.00
City/Town	7.98	9.91	0.00	0.00
School District	15.54	15.67	10.90	10.64
Special District	2.66	2.67	0.00	0.00
Total	96.15	97.43	10.90	10.64

Tax Burdens on Hypothetical Properties	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	81,500	81,500	0.0	295	300	5	1.5	0.36	0.37
Res Hmstd: AvgVal	122,200	122,200	0.0	766	775	9	1.2	0.63	0.63
Res Hmstd: Hi Val	163,000	163,000	0.0	1,238	1,252	14	1.1	0.76	0.77
Res Hmstd: Ex-Hi Val	244,500	244,500	0.0	2,181	2,204	23	1.1	0.89	0.90
Apartment	300,000	300,000	0.0	3,932	3,973	40	1.0	1.31	1.32
Comm/Ind: Lo Val	150,000	150,000	0.0	3,308	3,003	-305	-9.2	2.21	2.00
Comm/Ind: Mid Val	300,000	300,000	0.0	7,665	7,827	162	2.1	2.55	2.61
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	27,994	30,337	2,343	8.4	2.8	3.03

St. Louis County | **Ault township**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	8,843	8,843	0	0.0	62	61	0	-0.5	0.70	0.69
Res Non-Hmstd	771	771	0	0.0	8	8	0	-0.4	1.07	1.07
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	14,763	14,763	0	0.0	155	155	0	-0.1	1.05	1.05
Com/Ind: Lo tier	109	109	0	0.0	2	2	0	19.7	1.51	1.81
Com/Ind Hi tier	3,529	3,529	0	0.0	101	115	14	13.9	2.85	3.25
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag HGA	126	126	0	0.0	1	1	0	-0.6	0.64	0.64
Ag Hmstd Land	87	87	0	0.0	0	0	0	-0.8	0.11	0.11
Ag Non-Hmstd	4,182	4,182	0	0.0	36	36	0	-0.2	0.87	0.87
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	32,411	32,411	0	0.0	365	379	14	3.8	1.13	1.17

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	344	344	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	21	21	0.0
(=) Taxable Tax Capacity	344	323	-21	-6.2
FD Distrib Tax Cap	0	2	2	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	70.09	69.34	0.00	0.00
City/Town	6.54	6.92	0.00	0.00
School District	16.22	16.49	10.10	9.82
Special District	1.22	1.21	0.00	0.00
Total	94.06	93.95	10.10	9.82

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	106,600	106,600	0.0	561	557	-4	-0.7	0.53	0.52
Res Hmstd: AvgVal	159,800	159,800	0.0	1,160	1,154	-6	-0.5	0.73	0.72
Res Hmstd: Hi Val	213,100	213,100	0.0	1,760	1,752	-8	-0.5	0.83	0.82
Res Hmstd: Ex-Hi Val	319,700	319,700	0.0	2,961	2,948	-13	-0.4	0.93	0.92
Seas Rec: Lo Val	75,000	75,000	0.0	768	767	-1	-0.1	1.02	1.02
Seas Rec: Hi Val	200,000	200,000	0.0	2,201	2,199	-2	-0.1	1.10	1.1
Comm/Ind: Lo Val	150,000	150,000	0.0	3,249	3,041	-208	-6.4	2.17	2.03
Comm/Ind: Mid Val	300,000	300,000	0.0	7,531	7,919	388	5.1	2.51	2.64
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	27,513	30,683	3,170	11.5	2.75	3.07

St. Louis County | **Balkan township**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	49,511	49,511	0	0.0	534	469	-65	-12.2	1.08	0.95
Res Non-Hmstd	3,523	3,523	0	0.0	55	50	-6	-9.9	1.57	1.42
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	5,643	5,643	0	0.0	84	78	-6	-7.2	1.49	1.38
Com/Ind: Lo tier	579	579	0	0.0	13	12	-1	-5.4	2.21	2.09
Com/Ind Hi tier	1,224	1,224	0	0.0	43	42	-1	-1.7	3.49	3.43
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,959	1,959	0	0.0	69	68	-1	-1.9	3.52	3.45
Ag HGA	642	642	0	0.0	6	5	-1	-14.5	0.87	0.74
Ag Hmstd Land	581	581	0	0.0	2	1	0	-16.2	0.28	0.24
Ag Non-Hmstd	14,344	14,344	0	0.0	189	175	-13	-7.1	1.32	1.22
Miscellaneous	166	166	0	0.0	6	6	0	-6.9	3.76	3.50
Total	78,171	78,171	0	0.0	1,000	905	-94	-9.4	1.28	1.16

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	727	727	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	11	11	0.0
(=) Taxable Tax Capacity	727	716	-11	-1.5
FD Distrib Tax Cap	0	42	42	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	62.59	61.78	0.00	0.00
City/Town	37.43	36.23	0.00	0.00
School District	34.30	25.90	15.63	11.20
Special District	1.22	1.21	0.00	0.00
Total	135.53	125.12	15.63	11.20

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	102,400	102,400	0.0	853	730	-123	-14.4	0.83	0.71
Res Hmstd: AvgVal	153,500	153,500	0.0	1,688	1,484	-203	-12.1	1.1	0.97
Res Hmstd: Hi Val	204,600	204,600	0.0	2,523	2,238	-284	-11.3	1.23	1.09
Res Hmstd: Ex-Hi Val	307,000	307,000	0.0	4,195	3,750	-446	-10.6	1.37	1.22
Seas Rec: Lo Val	75,000	75,000	0.0	1,079	1,001	-78	-7.2	1.44	1.33
Seas Rec: Hi Val	200,000	200,000	0.0	3,031	2,822	-208	-6.9	1.52	1.41
Comm/Ind: Lo Val	150,000	150,000	0.0	4,265	3,436	-830	-19.4	2.84	2.29
Comm/Ind: Mid Val	300,000	300,000	0.0	9,874	8,833	-1,041	-10.5	3.29	2.94
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	36,049	34,021	-2,029	-5.6	3.60	3.40

St. Louis County | **Bassett township**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	2,369	2,369	0	0.0	11	11	0	-0.8	0.49	0.48
Res Non-Hmstd	312	312	0	0.0	3	3	0	-0.4	1.00	1.00
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	10,025	10,025	0	0.0	103	103	0	-0.1	1.03	1.02
Com/Ind: Lo tier	132	132	0	0.0	2	2	0	18.2	1.48	1.75
Com/Ind Hi tier	7,007	7,007	0	0.0	195	220	26	13.3	2.78	3.15
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	191	191	0	0.0	5	6	1	12.9	2.78	3.14
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	5,351	5,351	0	0.0	46	45	0	-0.3	0.85	0.85
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	25,387	25,387	0	0.0	365	391	27	7.3	1.44	1.54

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	320	320	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	38	38	0.0
(=) Taxable Tax Capacity	320	282	-38	-11.9
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	70.09	69.34	0.00	0.00
City/Town	2.62	2.97	0.00	0.00
School District	16.01	16.27	10.68	10.40
Special District	1.22	1.21	0.00	0.00
Total	89.94	89.79	10.68	10.40

Tax Burdens on Hypothetical Properties	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	77,400	77,400	0.0	218	217	-1	-0.6	0.28	0.28
Res Hmstd: AvgVal	116,100	116,100	0.0	637	633	-5	-0.7	0.55	0.55
Res Hmstd: Hi Val	154,800	154,800	0.0	1,058	1,052	-6	-0.6	0.68	0.68
Res Hmstd: Ex-Hi Val	232,200	232,200	0.0	1,900	1,890	-10	-0.5	0.82	0.81
Seas Rec: Lo Val	75,000	75,000	0.0	737	736	-1	-0.1	0.98	0.98
Seas Rec: Hi Val	200,000	200,000	0.0	2,119	2,116	-3	-0.1	1.06	1.06
Comm/Ind: Lo Val	150,000	150,000	0.0	3,165	2,924	-241	-7.6	2.11	1.95
Comm/Ind: Mid Val	300,000	300,000	0.0	7,332	7,644	312	4.3	2.44	2.55
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	26,778	29,668	2,890	10.8	2.68	2.97

St. Louis County | **Beatty township**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	64,895	64,895	0	0.0	702	697	-4	-0.6	1.08	1.07
Res Non-Hmstd	4,441	4,441	0	0.0	55	54	0	-0.6	1.23	1.22
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	163,053	163,053	0	0.0	2,061	2,055	-7	-0.3	1.26	1.26
Com/Ind: Lo tier	881	881	0	0.0	16	19	2	14.7	1.87	2.14
Com/Ind Hi tier	330	330	0	0.0	10	12	1	11.6	3.18	3.55
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	0	0	0	0.0	0	0	0	0.0	0.00	0.00
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	21,301	21,301	0	0.0	224	223	-1	-0.4	1.05	1.05
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	254,901	254,901	0	0.0	3,069	3,060	-9	-0.3	1.20	1.20

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	2,542	2,542	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	7	7	0.0
(=) Taxable Tax Capacity	2,542	2,535	-7	-0.3
FD Distrib Tax Cap	0	2	2	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	70.02	69.27	0.00	0.00
City/Town	9.43	9.45	0.00	0.00
School District	15.74	15.95	11.08	10.79
Special District	14.56	14.67	0.00	0.00
Total	109.75	109.35	11.08	10.79

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	203,300	203,300	0.0	1,959	1,946	-13	-0.7	0.96	0.96
Res Hmstd: AvgVal	304,800	304,800	0.0	3,285	3,265	-21	-0.6	1.08	1.07
Res Hmstd: Hi Val	406,300	406,300	0.0	4,612	4,584	-28	-0.6	1.14	1.13
Res Hmstd: Ex-Hi Val	609,500	609,500	0.0	7,375	7,332	-43	-0.6	1.21	1.20
Seas Rec: Lo Val	75,000	75,000	0.0	885	882	-3	-0.3	1.18	1.18
Seas Rec: Hi Val	200,000	200,000	0.0	2,515	2,507	-8	-0.3	1.26	1.25
Comm/Ind: Lo Val	150,000	150,000	0.0	3,617	3,375	-242	-6.7	2.41	2.25
Comm/Ind: Mid Val	300,000	300,000	0.0	8,384	8,693	309	3.7	2.79	2.9
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	30,632	33,512	2,881	9.4	3.06	3.35

St. Louis County | **Biwabik township**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	50,506	50,506	0	0.0	505	494	-10	-2.1	1.00	0.98
Res Non-Hmstd	6,166	6,166	0	0.0	90	88	-1	-1.5	1.45	1.43
Apartments	61	61	0	0.0	1	1	0	-1.2	1.84	1.82
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	16,854	16,854	0	0.0	247	246	-1	-0.5	1.47	1.46
Com/Ind: Lo tier	1,191	1,191	0	0.0	25	27	2	6.1	2.10	2.23
Com/Ind Hi tier	4,508	4,508	0	0.0	153	163	10	6.6	3.39	3.61
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,695	1,695	0	0.0	59	62	3	5.5	3.48	3.67
Ag HGA	1,065	1,065	0	0.0	9	9	0	-2.8	0.85	0.82
Ag Hmstd Land	997	997	0	0.0	3	3	0	-1.6	0.26	0.25
Ag Non-Hmstd	7,461	7,461	0	0.0	88	87	-1	-0.6	1.17	1.17
Miscellaneous	81	81	0	0.0	2	2	0	-1.1	2.65	2.62
Total	90,584	90,584	0	0.0	1,181	1,182	1	0.1	1.30	1.30

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	890	890	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	40	40	0.0
(=) Taxable Tax Capacity	890	851	-40	-4.4
FD Distrib Tax Cap	0	34	34	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	67.81	66.95	0.00	0.00
City/Town	37.18	37.36	0.00	0.00
School District	19.49	19.74	14.86	13.35
Special District	1.22	1.21	0.00	0.00
Total	125.70	125.26	14.86	13.35

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	102,500	102,500	0.0	774	755	-19	-2.4	0.75	0.74
Res Hmstd: AvgVal	153,700	153,700	0.0	1,551	1,522	-29	-1.9	1.01	0.99
Res Hmstd: Hi Val	204,800	204,800	0.0	2,327	2,288	-39	-1.7	1.14	1.12
Res Hmstd: Ex-Hi Val	307,300	307,300	0.0	3,884	3,824	-60	-1.5	1.26	1.24
Apartment	300,000	300,000	0.0	5,160	5,098	-62	-1.2	1.72	1.7
Seas Rec: Lo Val	75,000	75,000	0.0	1,005	1,002	-3	-0.3	1.34	1.34
Seas Rec: Hi Val	200,000	200,000	0.0	2,834	2,825	-9	-0.3	1.42	1.41
Comm/Ind: Lo Val	150,000	150,000	0.0	4,033	3,574	-459	-11.4	2.69	2.38
Comm/Ind: Mid Val	300,000	300,000	0.0	9,335	9,145	-190	-2.0	3.11	3.05
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	34,081	35,143	1,062	3.1	3.41	3.51

St. Louis County | **Breitung township**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	39,675	39,675	0	0.0	391	387	-4	-1.0	0.99	0.98
Res Non-Hmstd	6,657	6,657	0	0.0	92	91	-1	-0.8	1.38	1.37
Apartments	191	191	0	0.0	3	3	0	-0.8	1.67	1.66
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	70,317	70,317	0	0.0	996	990	-6	-0.6	1.42	1.41
Com/Ind: Lo tier	272	272	0	0.0	6	6	0	4.0	2.10	2.19
Com/Ind Hi tier	28	28	0	0.0	1	1	0	3.3	3.48	3.59
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	26	26	0	0.0	1	1	0	3.3	3.48	3.59
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	12,705	12,705	0	0.0	144	143	-1	-0.7	1.14	1.13
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	129,872	129,872	0	0.0	1,635	1,623	-11	-0.7	1.26	1.25

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	1,247	1,247	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	1	1	0.0
(=) Taxable Tax Capacity	1,247	1,246	-1	-0.1
FD Distrib Tax Cap	0	11	11	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	68.47	67.72	0.00	0.00
City/Town	40.38	40.08	0.00	0.00
School District	14.78	15.00	11.08	10.79
Special District	1.22	1.21	0.00	0.00
Total	124.85	124.00	11.08	10.79

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	101,400	101,400	0.0	712	703	-9	-1.3	0.70	0.69
Res Hmstd: AvgVal	152,000	152,000	0.0	1,457	1,442	-15	-1.0	0.96	0.95
Res Hmstd: Hi Val	202,600	202,600	0.0	2,202	2,180	-21	-1.0	1.09	1.08
Res Hmstd: Ex-Hi Val	303,900	303,900	0.0	3,692	3,659	-34	-0.9	1.21	1.20
Apartment	300,000	300,000	0.0	5,014	4,974	-40	-0.8	1.67	1.66
Seas Rec: Lo Val	75,000	75,000	0.0	999	992	-6	-0.6	1.33	1.32
Seas Rec: Hi Val	200,000	200,000	0.0	2,817	2,800	-17	-0.6	1.41	1.40
Comm/Ind: Lo Val	150,000	150,000	0.0	3,957	3,430	-527	-13.3	2.64	2.29
Comm/Ind: Mid Val	300,000	300,000	0.0	9,177	8,821	-356	-3.9	3.06	2.94
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	33,538	33,980	442	1.3	3.35	3.4

St. Louis County | **Cherry township**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	47,799	47,799	0	0.0	391	386	-6	-1.5	0.82	0.81
Res Non-Hmstd	3,592	3,592	0	0.0	44	43	0	-1.1	1.21	1.20
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	2,471	2,471	0	0.0	29	29	0	-1.0	1.18	1.17
Com/Ind: Lo tier	237	237	0	0.0	4	4	0	7.9	1.72	1.85
Com/Ind Hi tier	4,380	4,380	0	0.0	137	146	9	6.7	3.12	3.33
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	2,887	2,887	0	0.0	90	96	6	6.7	3.12	3.33
Ag HGA	2,770	2,770	0	0.0	21	21	0	-1.4	0.77	0.76
Ag Hmstd Land	2,107	2,107	0	0.0	5	5	0	-2.3	0.22	0.22
Ag Non-Hmstd	6,892	6,892	0	0.0	70	70	-1	-1.1	1.02	1.01
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	73,134	73,134	0	0.0	791	799	8	1.0	1.08	1.09

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	710	710	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	31	31	0.0
(=) Taxable Tax Capacity	710	679	-31	-4.3
FD Distrib Tax Cap	0	44	44	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	70.09	69.34	0.00	0.00
City/Town	19.66	19.18	0.00	0.00
School District	15.77	15.96	11.21	10.86
Special District	1.22	1.21	0.00	0.00
Total	106.73	105.68	11.21	10.86

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	101,800	101,800	0.0	611	600	-11	-1.8	0.60	0.59
Res Hmstd: AvgVal	152,600	152,600	0.0	1,259	1,240	-19	-1.5	0.83	0.81
Res Hmstd: Hi Val	203,400	203,400	0.0	1,907	1,881	-26	-1.4	0.94	0.92
Res Hmstd: Ex-Hi Val	305,200	305,200	0.0	3,205	3,164	-42	-1.3	1.05	1.04
Comm/Ind: Lo Val	150,000	150,000	0.0	3,551	3,128	-423	-11.9	2.37	2.09
Comm/Ind: Mid Val	300,000	300,000	0.0	8,230	8,117	-112	-1.4	2.74	2.71
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	30,063	31,399	1,336	4.4	3.01	3.14

St. Louis County | **Clinton township**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	42,386	42,386	0	0.0	276	272	-4	-1.4	0.65	0.64
Res Non-Hmstd	3,570	3,570	0	0.0	38	37	0	-1.0	1.06	1.05
Apartments	73	73	0	0.0	1	1	0	-0.5	1.30	1.30
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	1,343	1,343	0	0.0	14	14	0	-0.3	1.07	1.07
Com/Ind: Lo tier	819	819	0	0.0	13	15	2	16.4	1.62	1.89
Com/Ind Hi tier	18,737	18,737	0	0.0	537	604	67	12.4	2.87	3.22
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	3,600	3,600	0	0.0	101	114	13	12.8	2.81	3.17
Ag HGA	1,960	1,960	0	0.0	11	11	0	-1.1	0.54	0.54
Ag Hmstd Land	3,241	3,241	0	0.0	7	7	0	-0.8	0.20	0.20
Ag Non-Hmstd	8,117	8,117	0	0.0	73	72	0	-0.3	0.89	0.89
Miscellaneous	121	121	0	0.0	2	2	0	-0.8	1.27	1.26
Total	83,967	83,967	0	0.0	1,073	1,150	77	7.2	1.28	1.37

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	965	965	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	124	124	0.0
(=) Taxable Tax Capacity	965	842	-124	-12.8
FD Distrib Tax Cap	0	69	69	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	69.40	68.55	0.00	0.00
City/Town	9.72	10.16	0.00	0.00
School District	12.77	12.83	11.62	10.93
Special District	1.22	1.21	0.00	0.00
Total	93.10	92.74	11.62	10.93

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	78,600	78,600	0.0	252	245	-7	-2.8	0.32	0.31
Res Hmstd: AvgVal	117,800	117,800	0.0	696	684	-11	-1.6	0.59	0.58
Res Hmstd: Hi Val	157,000	157,000	0.0	1,139	1,124	-16	-1.4	0.73	0.72
Res Hmstd: Ex-Hi Val	235,600	235,600	0.0	2,028	2,004	-24	-1.2	0.86	0.85
Apartment	300,000	300,000	0.0	3,840	3,806	-34	-0.9	1.28	1.27
Comm/Ind: Lo Val	150,000	150,000	0.0	3,250	2,995	-255	-7.8	2.17	2
Comm/Ind: Mid Val	300,000	300,000	0.0	7,526	7,807	281	3.7	2.51	2.60
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	27,479	30,260	2,781	10.1	2.75	3.03

St. Louis County | **Colvin township**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	14,439	14,439	0	0.0	127	124	-3	-2.5	0.88	0.86
Res Non-Hmstd	3,099	3,099	0	0.0	47	46	-1	-1.9	1.51	1.48
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	16,440	16,440	0	0.0	238	236	-3	-1.1	1.45	1.43
Com/Ind: Lo tier	78	78	0	0.0	2	2	0	-1.3	2.14	2.12
Com/Ind Hi tier	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	189	189	0	0.0	7	7	0	-0.9	3.67	3.64
Ag HGA	752	752	0	0.0	7	7	0	-2.6	0.89	0.87
Ag Hmstd Land	1,183	1,183	0	0.0	4	4	0	-2.3	0.34	0.33
Ag Non-Hmstd	7,187	7,187	0	0.0	90	89	-1	-1.2	1.25	1.24
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	43,366	43,366	0	0.0	521	513	-8	-1.5	1.20	1.18

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	389	389	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	389	389	0	0.0
FD Distrib Tax Cap	0	9	9	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	70.09	69.34	0.00	0.00
City/Town	31.33	30.64	0.00	0.00
School District	29.46	29.35	15.90	14.65
Special District	1.22	1.21	0.00	0.00
Total	132.09	130.53	15.90	14.65

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	79,200	79,200	0.0	485	467	-18	-3.6	0.61	0.59
Res Hmstd: AvgVal	118,700	118,700	0.0	1,116	1,087	-29	-2.6	0.94	0.92
Res Hmstd: Hi Val	158,200	158,200	0.0	1,748	1,707	-41	-2.3	1.10	1.08
Res Hmstd: Ex-Hi Val	237,400	237,400	0.0	3,014	2,950	-64	-2.1	1.27	1.24
Seas Rec: Lo Val	75,000	75,000	0.0	1,053	1,041	-12	-1.1	1.40	1.39
Seas Rec: Hi Val	200,000	200,000	0.0	2,962	2,931	-31	-1.1	1.48	1.47

St. Louis County | **Cotton township**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	26,923	26,923	0	0.0	216	215	-1	-0.5	0.80	0.80
Res Non-Hmstd	7,753	7,753	0	0.0	95	94	0	-0.4	1.22	1.22
Apartments	1	1	0	0.0	0	0	0	-0.3	1.49	1.48
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	17,503	17,503	0	0.0	215	214	0	-0.1	1.23	1.22
Com/Ind: Lo tier	1,070	1,070	0	0.0	20	22	2	7.9	1.91	2.06
Com/Ind Hi tier	4,470	4,470	0	0.0	142	151	9	6.3	3.19	3.39
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	988	988	0	0.0	31	33	2	6.3	3.19	3.39
Ag HGA	594	594	0	0.0	5	4	0	-0.6	0.76	0.76
Ag Hmstd Land	574	574	0	0.0	1	1	0	-0.5	0.22	0.22
Ag Non-Hmstd	8,066	8,066	0	0.0	85	85	0	-0.2	1.06	1.05
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	67,940	67,940	0	0.0	811	822	11	1.3	1.19	1.21

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	686	686	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	25	25	0.0
(=) Taxable Tax Capacity	686	661	-25	-3.7
FD Distrib Tax Cap	0	14	14	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	69.05	68.26	0.00	0.00
City/Town	24.68	25.11	0.00	0.00
School District	15.23	15.42	11.08	10.79
Special District	1.22	1.21	0.00	0.00
Total	110.18	110.01	11.08	10.79

Tax Burdens on Hypothetical Properties	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	94,800	94,800	0.0	543	540	-4	-0.7	0.57	0.57
Res Hmstd: AvgVal	142,100	142,100	0.0	1,164	1,158	-6	-0.5	0.82	0.81
Res Hmstd: Hi Val	189,400	189,400	0.0	1,784	1,776	-8	-0.5	0.94	0.94
Res Hmstd: Ex-Hi Val	284,200	284,200	0.0	3,028	3,015	-13	-0.4	1.07	1.06
Apartment	300,000	300,000	0.0	4,464	4,449	-15	-0.3	1.49	1.48
Seas Rec: Lo Val	75,000	75,000	0.0	889	887	-1	-0.1	1.18	1.18
Seas Rec: Hi Val	200,000	200,000	0.0	2,524	2,520	-3	-0.1	1.26	1.26
Comm/Ind: Lo Val	150,000	150,000	0.0	3,627	3,197	-430	-11.8	2.42	2.13
Comm/Ind: Mid Val	300,000	300,000	0.0	8,407	8,278	-129	-1.5	2.80	2.76
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	30,714	31,990	1,276	4.2	3.07	3.2

St. Louis County | **Culver township**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	10,886	10,886	0	0.0	77	76	0	-0.6	0.71	0.70
Res Non-Hmstd	2,897	2,897	0	0.0	34	34	0	-0.4	1.16	1.16
Apartments	169	169	0	0.0	2	2	0	-0.4	1.42	1.41
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	1,152	1,152	0	0.0	13	13	0	-0.2	1.14	1.14
Com/Ind: Lo tier	10	10	0	0.0	0	0	0	10.3	1.68	1.85
Com/Ind Hi tier	4,565	4,565	0	0.0	140	151	11	7.5	3.08	3.31
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,244	1,244	0	0.0	38	41	3	7.5	3.08	3.31
Ag HGA	77	77	0	0.0	0	0	0	-0.9	0.50	0.49
Ag Hmstd Land	144	144	0	0.0	0	0	0	-0.6	0.23	0.23
Ag Non-Hmstd	6,521	6,521	0	0.0	65	65	0	-0.3	1.00	0.99
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	27,664	27,664	0	0.0	370	383	13	3.4	1.34	1.38

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	309	309	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	24	24	0.0
(=) Taxable Tax Capacity	309	285	-24	-7.9
FD Distrib Tax Cap	0	15	15	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	68.73	67.86	0.00	0.00
City/Town	18.61	19.11	0.00	0.00
School District	15.05	15.20	11.08	10.79
Special District	2.24	2.23	0.00	0.00
Total	104.62	104.41	11.08	10.79

Tax Burdens on Hypothetical Properties	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	86,500	86,500	0.0	403	399	-4	-0.9	0.47	0.46
Res Hmstd: AvgVal	129,600	129,600	0.0	942	936	-6	-0.6	0.73	0.72
Res Hmstd: Hi Val	172,800	172,800	0.0	1,483	1,474	-8	-0.6	0.86	0.85
Res Hmstd: Ex-Hi Val	259,200	259,200	0.0	2,564	2,551	-13	-0.5	0.99	0.98
Apartment	300,000	300,000	0.0	4,256	4,239	-17	-0.4	1.42	1.41
Comm/Ind: Lo Val	150,000	150,000	0.0	3,502	3,107	-394	-11.3	2.33	2.07
Comm/Ind: Mid Val	300,000	300,000	0.0	8,115	8,069	-46	-0.6	2.71	2.69
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	29,644	31,223	1,579	5.3	2.96	3.12

St. Louis County | **Duluth township**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	166,145	166,145	0	0.0	1,562	1,545	-17	-1.1	0.94	0.93
Res Non-Hmstd	27,770	27,770	0	0.0	325	322	-3	-0.9	1.17	1.16
Apartments	566	566	0	0.0	8	8	0	-0.9	1.38	1.37
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	13,340	13,340	0	0.0	158	157	-1	-0.7	1.18	1.18
Com/Ind: Lo tier	2,079	2,079	0	0.0	38	42	5	12.2	1.80	2.02
Com/Ind Hi tier	2,406	2,406	0	0.0	73	80	7	9.8	3.02	3.31
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	2,205	2,205	0	0.0	65	71	6	9.9	2.94	3.23
Ag HGA	2,398	2,398	0	0.0	20	20	0	-1.2	0.84	0.83
Ag Hmstd Land	1,566	1,566	0	0.0	3	3	0	-2.0	0.20	0.20
Ag Non-Hmstd	24,544	24,544	0	0.0	232	230	-2	-0.9	0.95	0.94
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	243,018	243,018	0	0.0	2,484	2,479	-5	-0.2	1.02	1.02

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	2,379	2,379	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	32	32	0.0
(=) Taxable Tax Capacity	2,379	2,347	-32	-1.3
FD Distrib Tax Cap	0	75	75	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	70.09	69.34	0.00	0.00
City/Town	14.74	14.44	0.00	0.00
School District	16.22	16.49	10.10	9.82
Special District	1.22	1.21	0.00	0.00
Total	102.25	101.48	10.10	9.82

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	154,500	154,500	0.0	1,208	1,193	-15	-1.2	0.78	0.77
Res Hmstd: AvgVal	231,600	231,600	0.0	2,145	2,121	-23	-1.1	0.93	0.92
Res Hmstd: Hi Val	308,700	308,700	0.0	3,082	3,050	-32	-1.0	1	0.99
Res Hmstd: Ex-Hi Val	463,100	463,100	0.0	4,913	4,864	-49	-1.0	1.06	1.05
Apartment	300,000	300,000	0.0	4,138	4,100	-38	-0.9	1.38	1.37
Seas Rec: Lo Val	75,000	75,000	0.0	829	823	-6	-0.7	1.11	1.1
Seas Rec: Hi Val	200,000	200,000	0.0	2,365	2,349	-16	-0.7	1.18	1.17
Comm/Ind: Lo Val	150,000	150,000	0.0	3,434	3,109	-324	-9.4	2.29	2.07
Comm/Ind: Mid Val	300,000	300,000	0.0	7,961	8,079	117	1.5	2.65	2.69
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	29,091	31,269	2,178	7.5	2.91	3.13

St. Louis County | **Ellsburg township**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	12,987	12,987	0	0.0	103	103	0	-0.3	0.79	0.79
Res Non-Hmstd	4,955	4,955	0	0.0	58	58	0	-0.2	1.17	1.17
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	20,906	20,906	0	0.0	243	243	0	0.1	1.16	1.16
Com/Ind: Lo tier	80	80	0	0.0	1	1	0	11.4	1.68	1.87
Com/Ind Hi tier	4,231	4,231	0	0.0	130	141	11	8.3	3.07	3.33
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,213	1,213	0	0.0	37	40	3	8.3	3.07	3.33
Ag HGA	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	214	214	0	0.0	1	1	0	0.0	0.36	0.36
Ag Non-Hmstd	13,070	13,070	0	0.0	130	130	0	0.0	1.00	1.00
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	57,656	57,656	0	0.0	703	717	14	2.0	1.22	1.24

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	610	610	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	25	25	0.0
(=) Taxable Tax Capacity	610	585	-25	-4.1
FD Distrib Tax Cap	0	3	3	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	69.20	68.42	0.00	0.00
City/Town	18.66	19.33	0.00	0.00
School District	15.31	15.50	11.08	10.79
Special District	1.22	1.21	0.00	0.00
Total	104.39	104.46	11.08	10.79

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	103,600	103,600	0.0	615	613	-2	-0.4	0.59	0.59
Res Hmstd: AvgVal	155,300	155,300	0.0	1,261	1,257	-4	-0.3	0.81	0.81
Res Hmstd: Hi Val	207,000	207,000	0.0	1,906	1,902	-5	-0.2	0.92	0.92
Res Hmstd: Ex-Hi Val	310,700	310,700	0.0	3,201	3,194	-7	-0.2	1.03	1.03
Seas Rec: Lo Val	75,000	75,000	0.0	845	846	1	0.1	1.13	1.13
Seas Rec: Hi Val	200,000	200,000	0.0	2,408	2,409	1	0.1	1.20	1.20
Comm/Ind: Lo Val	150,000	150,000	0.0	3,496	3,129	-368	-10.5	2.33	2.09
Comm/Ind: Mid Val	300,000	300,000	0.0	8,103	8,119	16	0.2	2.70	2.71
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	29,600	31,405	1,805	6.1	2.96	3.14

St. Louis County | **Elmer township**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	2,938	2,938	0	0.0	11	11	0	-2.8	0.38	0.36
Res Non-Hmstd	717	717	0	0.0	8	8	0	-1.5	1.08	1.07
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	411	411	0	0.0	4	4	0	-1.3	1.05	1.04
Com/Ind: Lo tier	180	180	0	0.0	3	3	0	-1.5	1.63	1.60
Com/Ind Hi tier	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	328	328	0	0.0	10	9	0	-1.0	2.93	2.90
Ag HGA	1,147	1,147	0	0.0	6	6	0	-2.7	0.50	0.49
Ag Hmstd Land	3,139	3,139	0	0.0	7	7	0	-3.0	0.22	0.21
Ag Non-Hmstd	2,700	2,700	0	0.0	25	25	0	-1.5	0.93	0.92
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	11,559	11,559	0	0.0	73	72	-1	-1.9	0.64	0.62

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	89	89	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	89	89	0	0.0
FD Distrib Tax Cap	0	8	8	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	70.09	69.34	0.00	0.00
City/Town	10.08	9.23	0.00	0.00
School District	15.77	15.99	11.08	10.79
Special District	1.22	1.21	0.00	0.00
Total	97.15	95.77	11.08	10.79

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	55,700	55,700	0.0	166	163	-3	-1.6	0.3	0.29
Res Hmstd: AvgVal	83,500	83,500	0.0	325	315	-10	-3.0	0.39	0.38
Res Hmstd: Hi Val	111,400	111,400	0.0	652	637	-15	-2.3	0.58	0.57
Res Hmstd: Ex-Hi Val	167,100	167,100	0.0	1,303	1,278	-25	-1.9	0.78	0.76

St. Louis County | **Embarrass township**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	25,463	25,463	0	0.0	207	195	-12	-5.9	0.81	0.77
Res Non-Hmstd	2,521	2,521	0	0.0	37	36	-2	-4.5	1.48	1.41
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	1,471	1,471	0	0.0	21	20	-1	-4.4	1.44	1.37
Com/Ind: Lo tier	511	511	0	0.0	11	11	0	-0.9	2.20	2.18
Com/Ind Hi tier	37	37	0	0.0	1	1	0	-0.7	3.68	3.66
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	209	209	0	0.0	8	8	0	-0.7	3.68	3.66
Ag HGA	773	773	0	0.0	7	6	0	-6.1	0.86	0.81
Ag Hmstd Land	658	658	0	0.0	2	2	0	-9.6	0.30	0.27
Ag Non-Hmstd	6,580	6,580	0	0.0	86	82	-4	-4.8	1.31	1.24
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	38,222	38,222	0	0.0	380	360	-20	-5.2	0.99	0.94

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	314	314	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	2	2	0.0
(=) Taxable Tax Capacity	314	312	-2	-0.6
FD Distrib Tax Cap	0	47	47	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	69.99	69.24	0.00	0.00
City/Town	47.98	42.23	0.00	0.00
School District	15.76	15.97	11.08	10.79
Special District	1.22	1.21	0.00	0.00
Total	134.94	128.65	11.08	10.79

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	59,800	59,800	0.0	261	236	-24	-9.3	0.44	0.4
Res Hmstd: AvgVal	89,600	89,600	0.0	625	584	-41	-6.5	0.7	0.65
Res Hmstd: Hi Val	119,500	119,500	0.0	1,098	1,036	-62	-5.6	0.92	0.87
Res Hmstd: Ex-Hi Val	179,200	179,200	0.0	2,042	1,937	-105	-5.1	1.14	1.08
Comm/Ind: Lo Val	150,000	150,000	0.0	4,184	3,500	-684	-16.3	2.79	2.33
Comm/Ind: Mid Val	300,000	300,000	0.0	9,707	8,984	-722	-7.4	3.24	2.99
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	35,481	34,580	-901	-2.5	3.55	3.46

St. Louis County | **Fairbanks township**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	4,469	4,469	0	0.0	27	27	0	0.1	0.61	0.61
Res Non-Hmstd	774	774	0	0.0	8	8	0	0.2	1.09	1.09
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	9,017	9,017	0	0.0	98	99	0	0.4	1.09	1.10
Com/Ind: Lo tier	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind Hi tier	4,010	4,010	0	0.0	117	132	15	12.7	2.92	3.30
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	0	0	0	0.0	0	0	0	0.0	0.00	0.00
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	4,871	4,871	0	0.0	44	44	0	0.4	0.91	0.91
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	23,140	23,140	0	0.0	296	311	16	5.3	1.28	1.34

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	261	261	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	23	23	0.0
(=) Taxable Tax Capacity	261	238	-23	-8.8
FD Distrib Tax Cap	0	1	1	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	70.09	69.34	0.00	0.00
City/Town	10.06	11.00	0.00	0.00
School District	16.22	16.49	10.10	9.82
Special District	1.22	1.21	0.00	0.00
Total	97.58	98.03	10.10	9.82

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	75,600	75,600	0.0	229	229	0	0.0	0.30	0.30
Res Hmstd: AvgVal	113,400	113,400	0.0	667	668	1	0.1	0.59	0.59
Res Hmstd: Hi Val	151,100	151,100	0.0	1,107	1,108	1	0.1	0.73	0.73
Res Hmstd: Ex-Hi Val	226,800	226,800	0.0	1,988	1,991	3	0.2	0.88	0.88
Seas Rec: Lo Val	75,000	75,000	0.0	794	797	3	0.4	1.06	1.06
Seas Rec: Hi Val	200,000	200,000	0.0	2,271	2,281	9	0.4	1.14	1.14
Comm/Ind: Lo Val	150,000	150,000	0.0	3,328	3,091	-237	-7.1	2.22	2.06
Comm/Ind: Mid Val	300,000	300,000	0.0	7,716	8,036	320	4.1	2.57	2.68
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	28,190	31,112	2,922	10.4	2.82	3.11

St. Louis County | **Fayal township**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	151,110	151,110	0	0.0	1,392	1,349	-43	-3.1	0.92	0.89
Res Non-Hmstd	5,422	5,422	0	0.0	68	66	-2	-2.5	1.25	1.22
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	28,159	28,159	0	0.0	343	340	-3	-0.9	1.22	1.21
Com/Ind: Lo tier	1,508	1,508	0	0.0	28	31	2	8.8	1.87	2.03
Com/Ind Hi tier	5,273	5,273	0	0.0	167	179	12	7.1	3.17	3.39
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,452	1,452	0	0.0	46	49	3	7.1	3.17	3.39
Ag HGA	1,919	1,919	0	0.0	19	18	-1	-3.0	0.98	0.95
Ag Hmstd Land	836	836	0	0.0	2	2	0	-2.5	0.23	0.22
Ag Non-Hmstd	9,106	9,106	0	0.0	97	96	-1	-1.0	1.07	1.06
Miscellaneous	615	615	0	0.0	19	21	1	6.3	3.17	3.37
Total	205,401	205,401	0	0.0	2,181	2,151	-31	-1.4	1.06	1.05

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	1,968	1,968	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	41	41	0.0
(=) Taxable Tax Capacity	1,968	1,927	-41	-2.1
FD Distrib Tax Cap	0	71	71	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	69.47	68.71	0.00	0.00
City/Town	33.26	32.69	0.00	0.00
School District	4.14	4.35	13.27	11.36
Special District	1.22	1.21	0.00	0.00
Total	108.09	106.97	13.27	11.36

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	123,800	123,800	0.0	905	871	-35	-3.8	0.73	0.70
Res Hmstd: AvgVal	185,600	185,600	0.0	1,715	1,661	-54	-3.1	0.92	0.9
Res Hmstd: Hi Val	247,400	247,400	0.0	2,525	2,452	-73	-2.9	1.02	0.99
Res Hmstd: Ex-Hi Val	371,200	371,200	0.0	4,148	4,036	-112	-2.7	1.12	1.09
Seas Rec: Lo Val	75,000	75,000	0.0	873	864	-8	-1.0	1.16	1.15
Seas Rec: Hi Val	200,000	200,000	0.0	2,482	2,459	-22	-0.9	1.24	1.23
Comm/Ind: Lo Val	150,000	150,000	0.0	3,612	3,203	-409	-11.3	2.41	2.14
Comm/Ind: Mid Val	300,000	300,000	0.0	8,363	8,290	-73	-0.9	2.79	2.76
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	30,530	32,028	1,498	4.9	3.05	3.20

St. Louis County | **Field township**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	15,283	15,283	0	0.0	109	109	0	0.0	0.71	0.71
Res Non-Hmstd	1,987	1,987	0	0.0	24	24	0	0.0	1.21	1.21
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	2,524	2,524	0	0.0	30	30	0	0.3	1.19	1.19
Com/Ind: Lo tier	416	416	0	0.0	8	9	1	13.3	1.82	2.07
Com/Ind Hi tier	4,759	4,759	0	0.0	150	166	15	10.3	3.16	3.49
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	3,794	3,794	0	0.0	120	132	12	10.3	3.16	3.49
Ag HGA	2,894	2,894	0	0.0	19	19	0	0.0	0.66	0.66
Ag Hmstd Land	4,409	4,409	0	0.0	11	11	0	0.5	0.25	0.25
Ag Non-Hmstd	7,700	7,700	0	0.0	80	81	0	0.3	1.04	1.05
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	43,765	43,765	0	0.0	551	581	29	5.3	1.26	1.33

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	460	460	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	54	54	0.0
(=) Taxable Tax Capacity	460	405	-54	-11.8
FD Distrib Tax Cap	0	16	16	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	70.09	69.34	0.00	0.00
City/Town	8.49	9.25	0.00	0.00
School District	15.77	15.99	11.08	10.79
Special District	14.56	14.67	0.00	0.00
Total	108.90	109.24	11.08	10.79

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	82,200	82,200	0.0	371	371	-1	-0.2	0.45	0.45
Res Hmstd: AvgVal	123,200	123,200	0.0	904	903	0	0.0	0.73	0.73
Res Hmstd: Hi Val	164,300	164,300	0.0	1,437	1,437	0	0.0	0.87	0.87
Res Hmstd: Ex-Hi Val	246,500	246,500	0.0	2,504	2,505	1	0.0	1.02	1.02
Seas Rec: Lo Val	75,000	75,000	0.0	879	881	3	0.3	1.17	1.18
Seas Rec: Hi Val	200,000	200,000	0.0	2,498	2,505	7	0.3	1.25	1.25
Comm/Ind: Lo Val	150,000	150,000	0.0	3,598	3,309	-289	-8.0	2.4	2.21
Comm/Ind: Mid Val	300,000	300,000	0.0	8,340	8,539	199	2.4	2.78	2.85
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	30,468	32,945	2,477	8.1	3.05	3.29

St. Louis County | **French township**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	58,687	58,687	0	0.0	527	510	-17	-3.3	0.90	0.87
Res Non-Hmstd	15,091	15,091	0	0.0	170	165	-5	-2.8	1.12	1.09
Apartments	65	65	0	0.0	1	1	0	-2.5	1.36	1.33
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	51,929	51,929	0	0.0	582	575	-7	-1.2	1.12	1.11
Com/Ind: Lo tier	769	769	0	0.0	13	15	2	15.2	1.73	1.99
Com/Ind Hi tier	156	156	0	0.0	5	5	1	12.0	2.97	3.32
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	618	618	0	0.0	18	21	2	12.0	2.97	3.32
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	3,856	3,856	0	0.0	37	36	0	-1.3	0.96	0.94
Miscellaneous	1	1	0	0.0	0	0	0	12.0	2.97	3.32
Total	131,171	131,171	0	0.0	1,353	1,328	-25	-1.8	1.03	1.01

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	1,276	1,276	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	8	8	0.0
(=) Taxable Tax Capacity	1,276	1,267	-8	-0.6
FD Distrib Tax Cap	0	10	10	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	67.94	67.18	0.00	0.00
City/Town	13.92	13.90	0.00	0.00
School District	14.42	13.91	14.46	12.63
Special District	1.22	1.21	0.00	0.00
Total	97.50	96.20	14.46	12.63

Tax Burdens on Hypothetical Properties	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	162,300	162,300	0.0	1,307	1,259	-48	-3.7	0.81	0.78
Res Hmstd: AvgVal	243,400	243,400	0.0	2,286	2,212	-74	-3.2	0.94	0.91
Res Hmstd: Hi Val	324,400	324,400	0.0	3,264	3,163	-100	-3.1	1.01	0.98
Res Hmstd: Ex-Hi Val	486,800	486,800	0.0	5,161	5,008	-152	-3.0	1.06	1.03
Apartment	300,000	300,000	0.0	4,090	3,987	-104	-2.5	1.36	1.33
Seas Rec: Lo Val	75,000	75,000	0.0	793	784	-10	-1.2	1.06	1.04
Seas Rec: Hi Val	200,000	200,000	0.0	2,270	2,244	-26	-1.1	1.14	1.12
Comm/Ind: Lo Val	150,000	150,000	0.0	3,392	3,133	-259	-7.6	2.26	2.09
Comm/Ind: Mid Val	300,000	300,000	0.0	7,843	8,119	277	3.5	2.61	2.71
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	28,612	31,390	2,778	9.7	2.86	3.14

St. Louis County | **Great Scott township**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	24,095	24,095	0	0.0	149	150	2	1.0	0.62	0.62
Res Non-Hmstd	1,382	1,382	0	0.0	14	14	0	0.8	1.01	1.02
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	5,199	5,199	0	0.0	56	57	1	0.9	1.08	1.09
Com/Ind: Lo tier	396	396	0	0.0	6	7	1	16.8	1.62	1.89
Com/Ind Hi tier	8,226	8,226	0	0.0	233	263	30	12.8	2.83	3.19
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,426	1,426	0	0.0	40	46	5	12.8	2.83	3.19
Ag HGA	316	316	0	0.0	2	2	0	1.1	0.56	0.56
Ag Hmstd Land	440	440	0	0.0	1	1	0	2.3	0.16	0.16
Ag Non-Hmstd	11,096	11,096	0	0.0	103	104	1	0.9	0.93	0.94
Miscellaneous	9	9	0	0.0	0	0	0	0.6	2.83	2.85
Total	52,584	52,584	0	0.0	604	644	39	6.5	1.15	1.22

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	578	578	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	53	53	0.0
(=) Taxable Tax Capacity	578	525	-53	-9.2
FD Distrib Tax Cap	0	13	13	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	70.09	69.34	0.00	0.00
City/Town	17.94	19.32	0.00	0.00
School District	6.64	7.04	3.90	3.70
Special District	1.22	1.21	0.00	0.00
Total	95.89	96.90	3.90	3.70

Tax Burdens on Hypothetical Properties	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	99,600	99,600	0.0	408	413	5	1.3	0.41	0.41
Res Hmstd: AvgVal	149,300	149,300	0.0	947	956	10	1.0	0.63	0.64
Res Hmstd: Hi Val	199,000	199,000	0.0	1,485	1,500	14	1.0	0.75	0.75
Res Hmstd: Ex-Hi Val	298,600	298,600	0.0	2,565	2,588	23	0.9	0.86	0.87
Seas Rec: Lo Val	75,000	75,000	0.0	781	789	8	1.0	1.04	1.05
Seas Rec: Hi Val	200,000	200,000	0.0	2,238	2,258	20	0.9	1.12	1.13
Comm/Ind: Lo Val	150,000	150,000	0.0	3,197	2,951	-246	-7.7	2.13	1.97
Comm/Ind: Mid Val	300,000	300,000	0.0	7,441	7,740	299	4.0	2.48	2.58
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	27,246	30,089	2,843	10.4	2.72	3.01

St. Louis County | **Industrial township**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	41,088	41,088	0	0.0	358	356	-2	-0.6	0.87	0.87
Res Non-Hmstd	7,128	7,128	0	0.0	87	87	0	-0.5	1.22	1.22
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	2,608	2,608	0	0.0	32	32	0	-0.3	1.22	1.21
Com/Ind: Lo tier	884	884	0	0.0	16	18	2	11.0	1.87	2.07
Com/Ind Hi tier	4,926	4,926	0	0.0	157	171	14	8.6	3.20	3.47
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	2,329	2,329	0	0.0	74	81	6	8.6	3.20	3.47
Ag HGA	1,698	1,698	0	0.0	14	14	0	-0.7	0.84	0.84
Ag Hmstd Land	3,727	3,727	0	0.0	13	13	0	-0.5	0.35	0.35
Ag Non-Hmstd	11,202	11,202	0	0.0	118	118	0	-0.4	1.05	1.05
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	75,589	75,589	0	0.0	871	889	18	2.1	1.15	1.18

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	745	745	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	44	44	0.0
(=) Taxable Tax Capacity	745	701	-44	-5.9
FD Distrib Tax Cap	0	38	38	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	68.79	67.96	0.00	0.00
City/Town	24.25	24.58	0.00	0.00
School District	15.08	15.26	11.08	10.79
Special District	2.51	2.50	0.00	0.00
Total	110.63	110.29	11.08	10.79

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	115,000	115,000	0.0	812	806	-6	-0.8	0.71	0.70
Res Hmstd: AvgVal	172,400	172,400	0.0	1,568	1,558	-10	-0.6	0.91	0.90
Res Hmstd: Hi Val	229,800	229,800	0.0	2,324	2,310	-14	-0.6	1.01	1.01
Res Hmstd: Ex-Hi Val	344,800	344,800	0.0	3,838	3,817	-21	-0.6	1.11	1.11
Comm/Ind: Lo Val	150,000	150,000	0.0	3,637	3,291	-345	-9.5	2.42	2.19
Comm/Ind: Mid Val	300,000	300,000	0.0	8,430	8,498	68	0.8	2.81	2.83
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	30,800	32,796	1,996	6.5	3.08	3.28

St. Louis County | **Kelsey township**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	4,960	4,960	0	0.0	30	30	0	1.2	0.60	0.61
Res Non-Hmstd	1,019	1,019	0	0.0	11	12	0	0.9	1.12	1.13
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	1,168	1,168	0	0.0	13	13	0	1.2	1.09	1.10
Com/Ind: Lo tier	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind Hi tier	5,605	5,605	0	0.0	168	187	19	11.2	3.00	3.33
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,126	1,126	0	0.0	34	38	4	11.2	3.00	3.33
Ag HGA	587	587	0	0.0	4	4	0	1.2	0.65	0.66
Ag Hmstd Land	1,032	1,032	0	0.0	2	2	0	2.7	0.22	0.22
Ag Non-Hmstd	3,746	3,746	0	0.0	36	37	0	1.3	0.97	0.98
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	19,242	19,242	0	0.0	298	322	24	8.0	1.55	1.67

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	241	241	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	35	35	0.0
(=) Taxable Tax Capacity	241	206	-35	-14.6
FD Distrib Tax Cap	0	5	5	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	69.14	68.23	0.00	0.00
City/Town	15.11	17.24	0.00	0.00
School District	15.27	15.40	11.08	10.79
Special District	1.22	1.21	0.00	0.00
Total	100.74	102.08	11.08	10.79

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	67,100	67,100	0.0	206	208	1	0.7	0.31	0.31
Res Hmstd: AvgVal	100,500	100,500	0.0	550	557	7	1.2	0.55	0.55
Res Hmstd: Hi Val	134,000	134,000	0.0	955	966	11	1.1	0.71	0.72
Res Hmstd: Ex-Hi Val	201,100	201,100	0.0	1,766	1,785	19	1.0	0.88	0.89
Seas Rec: Lo Val	75,000	75,000	0.0	818	828	10	1.2	1.09	1.10
Seas Rec: Hi Val	200,000	200,000	0.0	2,335	2,361	27	1.1	1.17	1.18
Comm/Ind: Lo Val	150,000	150,000	0.0	3,414	3,137	-277	-8.1	2.28	2.09
Comm/Ind: Mid Val	300,000	300,000	0.0	7,911	8,138	227	2.9	2.64	2.71
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	28,897	31,477	2,580	8.9	2.89	3.15

St. Louis County | **Kugler township**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	6,506	6,506	0	0.0	38	39	1	2.0	0.58	0.60
Res Non-Hmstd	810	810	0	0.0	9	10	0	1.5	1.16	1.17
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	1,559	1,559	0	0.0	18	18	0	1.8	1.13	1.15
Com/Ind: Lo tier	82	82	0	0.0	1	2	0	21.2	1.68	2.04
Com/Ind Hi tier	955	955	0	0.0	29	34	5	15.4	3.08	3.55
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	3,228	3,228	0	0.0	99	115	15	15.4	3.08	3.55
Ag HGA	125	125	0	0.0	1	1	0	1.9	0.73	0.74
Ag Hmstd Land	47	47	0	0.0	0	0	0	4.6	0.19	0.20
Ag Non-Hmstd	3,587	3,587	0	0.0	36	37	1	2.0	1.00	1.02
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	16,898	16,898	0	0.0	232	254	22	9.5	1.37	1.50

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	192	192	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	34	34	0.0
(=) Taxable Tax Capacity	192	158	-34	-17.6
FD Distrib Tax Cap	0	9	9	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	69.73	68.90	0.00	0.00
City/Town	18.14	20.84	0.00	0.00
School District	15.56	15.72	11.08	10.79
Special District	1.22	1.21	0.00	0.00
Total	104.64	106.67	11.08	10.79

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	63,100	63,100	0.0	200	203	3	1.3	0.32	0.32
Res Hmstd: AvgVal	94,600	94,600	0.0	504	515	11	2.1	0.53	0.54
Res Hmstd: Hi Val	126,200	126,200	0.0	900	916	17	1.9	0.71	0.73
Res Hmstd: Ex-Hi Val	189,300	189,300	0.0	1,689	1,718	29	1.7	0.89	0.91
Seas Rec: Lo Val	75,000	75,000	0.0	847	862	15	1.8	1.13	1.15
Seas Rec: Hi Val	200,000	200,000	0.0	2,413	2,453	41	1.7	1.21	1.23
Comm/Ind: Lo Val	150,000	150,000	0.0	3,502	3,381	-121	-3.4	2.33	2.25
Comm/Ind: Mid Val	300,000	300,000	0.0	8,116	8,708	592	7.3	2.71	2.90
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	29,647	33,565	3,918	13.2	2.96	3.36

St. Louis County | **Lavell township**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	11,906	11,906	0	0.0	78	77	-1	-1.1	0.66	0.65
Res Non-Hmstd	1,556	1,556	0	0.0	18	18	0	-0.7	1.17	1.16
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	2,428	2,428	0	0.0	27	27	0	-0.3	1.11	1.11
Com/Ind: Lo tier	229	229	0	0.0	4	4	0	0.6	1.79	1.80
Com/Ind Hi tier	4,422	4,422	0	0.0	134	136	2	1.5	3.03	3.08
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	36,940	36,940	0	0.0	1,121	1,126	6	0.5	3.03	3.05
Ag HGA	1,447	1,447	0	0.0	7	7	0	-1.0	0.52	0.51
Ag Hmstd Land	2,492	2,492	0	0.0	5	5	0	-0.9	0.20	0.20
Ag Non-Hmstd	15,752	15,752	0	0.0	155	155	-1	-0.4	0.99	0.98
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	77,172	77,172	0	0.0	1,550	1,556	6	0.4	2.01	2.02

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	1,134	1,134	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	20	20	0.0
(=) Taxable Tax Capacity	1,134	1,113	-20	-1.8
FD Distrib Tax Cap	0	5	5	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	70.06	69.31	0.00	0.00
City/Town	15.44	15.64	0.00	0.00
School District	15.76	15.95	11.20	10.86
Special District	1.22	1.21	0.00	0.00
Total	102.47	102.11	11.20	10.86

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	72,500	72,500	0.0	237	233	-4	-1.7	0.33	0.32
Res Hmstd: AvgVal	108,700	108,700	0.0	664	658	-7	-1.0	0.61	0.61
Res Hmstd: Hi Val	144,900	144,900	0.0	1,109	1,100	-9	-0.8	0.77	0.76
Res Hmstd: Ex-Hi Val	217,500	217,500	0.0	2,001	1,987	-15	-0.7	0.92	0.91
Comm/Ind: Lo Val	150,000	150,000	0.0	3,455	2,820	-635	-18.4	2.30	1.88
Comm/Ind: Mid Val	300,000	300,000	0.0	8,006	7,399	-607	-7.6	2.67	2.47
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	29,242	28,764	-478	-1.6	2.92	2.88

St. Louis County | **Leiding township**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	18,470	18,470	0	0.0	140	139	-1	-0.6	0.76	0.75
Res Non-Hmstd	1,765	1,765	0	0.0	21	21	0	-0.4	1.18	1.18
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	41,693	41,693	0	0.0	479	478	-1	-0.2	1.15	1.15
Com/Ind: Lo tier	578	578	0	0.0	10	11	1	12.3	1.69	1.89
Com/Ind Hi tier	6,522	6,522	0	0.0	201	219	18	9.0	3.09	3.36
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,919	1,919	0	0.0	59	65	5	9.0	3.09	3.36
Ag HGA	1,056	1,056	0	0.0	7	7	0	-0.7	0.68	0.67
Ag Hmstd Land	1,781	1,781	0	0.0	4	3	0	-0.7	0.20	0.20
Ag Non-Hmstd	13,648	13,648	0	0.0	137	137	0	-0.3	1.01	1.00
Miscellaneous	80	80	0	0.0	2	3	0	9.0	3.09	3.36
Total	87,511	87,511	0	0.0	1,061	1,083	22	2.1	1.21	1.24

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	895	895	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	45	45	0.0
(=) Taxable Tax Capacity	895	850	-45	-5.0
FD Distrib Tax Cap	0	7	7	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	69.28	68.49	0.00	0.00
City/Town	5.89	6.14	0.00	0.00
School District	15.37	15.57	11.08	10.79
Special District	14.56	14.67	0.00	0.00
Total	105.10	104.87	11.08	10.79

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	91,100	91,100	0.0	463	459	-4	-0.9	0.51	0.50
Res Hmstd: AvgVal	136,500	136,500	0.0	1,034	1,027	-6	-0.6	0.76	0.75
Res Hmstd: Hi Val	182,000	182,000	0.0	1,605	1,596	-9	-0.6	0.88	0.88
Res Hmstd: Ex-Hi Val	273,100	273,100	0.0	2,750	2,736	-14	-0.5	1.01	1.00
Seas Rec: Lo Val	75,000	75,000	0.0	850	849	-2	-0.2	1.13	1.13
Seas Rec: Hi Val	200,000	200,000	0.0	2,422	2,417	-5	-0.2	1.21	1.21
Comm/Ind: Lo Val	150,000	150,000	0.0	3,512	3,169	-343	-9.8	2.34	2.11
Comm/Ind: Mid Val	300,000	300,000	0.0	8,140	8,212	72	0.9	2.71	2.74
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	29,736	31,749	2,013	6.8	2.97	3.17

St. Louis County | **Linden Grove township**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	3,300	3,300	0	0.0	24	24	0	-1.4	0.73	0.72
Res Non-Hmstd	708	708	0	0.0	9	9	0	-1.0	1.31	1.30
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	1,298	1,298	0	0.0	17	17	0	-0.8	1.29	1.28
Com/Ind: Lo tier	85	85	0	0.0	2	2	0	7.1	1.91	2.05
Com/Ind Hi tier	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	197	197	0	0.0	7	7	0	5.4	3.39	3.57
Ag HGA	1,493	1,493	0	0.0	11	11	0	-1.4	0.76	0.75
Ag Hmstd Land	2,797	2,797	0	0.0	9	9	0	-1.6	0.33	0.32
Ag Non-Hmstd	4,522	4,522	0	0.0	52	51	0	-1.0	1.14	1.13
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	14,400	14,400	0	0.0	130	130	-1	-0.7	0.91	0.90

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	118	118	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	1	1	0.0
(=) Taxable Tax Capacity	118	117	-1	-1.1
FD Distrib Tax Cap	0	5	5	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	69.70	68.95	0.00	0.00
City/Town	20.43	19.80	0.00	0.00
School District	15.57	15.78	11.08	10.79
Special District	14.56	14.67	0.00	0.00
Total	120.26	119.20	11.08	10.79

Tax Burdens on Hypothetical Properties	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	81,400	81,400	0.0	420	412	-8	-1.9	0.52	0.51
Res Hmstd: AvgVal	122,100	122,100	0.0	998	984	-14	-1.4	0.82	0.81
Res Hmstd: Hi Val	162,800	162,800	0.0	1,577	1,557	-19	-1.2	0.97	0.96
Res Hmstd: Ex-Hi Val	244,200	244,200	0.0	2,734	2,703	-31	-1.1	1.12	1.11
Seas Rec: Lo Val	75,000	75,000	0.0	964	956	-8	-0.8	1.29	1.27
Seas Rec: Hi Val	200,000	200,000	0.0	2,725	2,704	-21	-0.8	1.36	1.35

St. Louis County | McDavitt township

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	18,100	18,100	0	0.0	90	90	0	-0.5	0.50	0.50
Res Non-Hmstd	2,235	2,235	0	0.0	23	23	0	-0.3	1.04	1.03
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	1,838	1,838	0	0.0	18	18	0	0.0	1.00	1.00
Com/Ind: Lo tier	193	193	0	0.0	3	4	1	19.2	1.65	1.97
Com/Ind Hi tier	13,028	13,028	0	0.0	366	421	55	15.1	2.81	3.23
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	3,005	3,005	0	0.0	84	97	13	15.1	2.81	3.23
Ag HGA	1,276	1,276	0	0.0	8	8	0	-0.4	0.64	0.64
Ag Hmstd Land	1,591	1,591	0	0.0	3	3	0	-0.2	0.17	0.17
Ag Non-Hmstd	10,675	10,675	0	0.0	93	93	0	-0.1	0.87	0.87
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	51,940	51,940	0	0.0	689	757	68	9.8	1.33	1.46

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	623	623	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	98	98	0.0
(=) Taxable Tax Capacity	623	526	-98	-15.7
FD Distrib Tax Cap	0	22	22	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	70.09	69.34	0.00	0.00
City/Town	4.18	4.72	0.00	0.00
School District	15.77	15.99	11.08	10.79
Special District	1.22	1.21	0.00	0.00
Total	91.25	91.26	11.08	10.79

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	66,600	66,600	0.0	149	148	-1	-0.4	0.22	0.22
Res Hmstd: AvgVal	99,900	99,900	0.0	449	447	-3	-0.6	0.45	0.45
Res Hmstd: Hi Val	133,100	133,100	0.0	816	813	-4	-0.5	0.61	0.61
Res Hmstd: Ex-Hi Val	199,800	199,800	0.0	1,554	1,548	-6	-0.4	0.78	0.77
Comm/Ind: Lo Val	150,000	150,000	0.0	3,201	3,021	-180	-5.6	2.13	2.01
Comm/Ind: Mid Val	300,000	300,000	0.0	7,413	7,868	455	6.1	2.47	2.62
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	27,071	30,486	3,415	12.6	2.71	3.05

St. Louis County | **Meadowlands township**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	8,733	8,733	0	0.0	49	49	0	0.6	0.56	0.57
Res Non-Hmstd	1,518	1,518	0	0.0	18	18	0	0.5	1.18	1.18
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	1,301	1,301	0	0.0	15	15	0	0.8	1.15	1.15
Com/Ind: Lo tier	64	64	0	0.0	1	1	0	15.5	1.69	1.95
Com/Ind Hi tier	4,190	4,190	0	0.0	129	144	15	11.4	3.08	3.44
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,966	1,966	0	0.0	61	68	7	11.4	3.08	3.44
Ag HGA	2,157	2,157	0	0.0	15	15	0	0.6	0.69	0.70
Ag Hmstd Land	5,128	5,128	0	0.0	14	14	0	1.4	0.28	0.28
Ag Non-Hmstd	7,454	7,454	0	0.0	75	76	1	0.8	1.01	1.02
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	32,510	32,510	0	0.0	377	400	23	6.1	1.16	1.23

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	330	330	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	37	37	0.0
(=) Taxable Tax Capacity	330	293	-37	-11.3
FD Distrib Tax Cap	0	13	13	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	69.69	68.89	0.00	0.00
City/Town	18.62	20.11	0.00	0.00
School District	15.56	15.75	11.08	10.79
Special District	1.22	1.21	0.00	0.00
Total	105.08	105.95	11.08	10.79

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	61,500	61,500	0.0	196	197	1	0.3	0.32	0.32
Res Hmstd: AvgVal	92,200	92,200	0.0	477	480	3	0.6	0.52	0.52
Res Hmstd: Hi Val	122,900	122,900	0.0	863	868	5	0.6	0.70	0.71
Res Hmstd: Ex-Hi Val	184,400	184,400	0.0	1,635	1,644	9	0.5	0.89	0.89
Comm/Ind: Lo Val	150,000	150,000	0.0	3,512	3,251	-261	-7.4	2.34	2.17
Comm/Ind: Mid Val	300,000	300,000	0.0	8,139	8,404	265	3.3	2.71	2.80
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	29,733	32,451	2,719	9.1	2.97	3.25

St. Louis County | **Morcom township**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	2,910	2,910	0	0.0	20	20	0	-1.9	0.70	0.68
Res Non-Hmstd	333	333	0	0.0	5	5	0	-1.3	1.39	1.37
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	1,918	1,918	0	0.0	25	25	0	-1.1	1.30	1.28
Com/Ind: Lo tier	159	159	0	0.0	3	3	0	4.8	1.98	2.08
Com/Ind Hi tier	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	76	76	0	0.0	3	3	0	3.8	3.39	3.52
Ag HGA	172	172	0	0.0	1	1	0	-2.4	0.54	0.52
Ag Hmstd Land	239	239	0	0.0	1	0	0	-3.3	0.21	0.21
Ag Non-Hmstd	4,314	4,314	0	0.0	50	49	-1	-1.3	1.16	1.14
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	10,121	10,121	0	0.0	107	106	-1	-1.1	1.06	1.04

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	93	93	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	1	1	0.0
(=) Taxable Tax Capacity	93	92	-1	-0.8
FD Distrib Tax Cap	0	3	3	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	70.09	69.34	0.00	0.00
City/Town	33.32	32.38	0.00	0.00
School District	15.77	15.99	11.07	10.79
Special District	1.22	1.21	0.00	0.00
Total	120.40	118.91	11.07	10.79

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	64,800	64,800	0.0	250	242	-8	-3.1	0.39	0.37
Res Hmstd: AvgVal	97,200	97,200	0.0	645	632	-13	-2.0	0.66	0.65
Res Hmstd: Hi Val	129,500	129,500	0.0	1,105	1,086	-19	-1.7	0.85	0.84
Res Hmstd: Ex-Hi Val	194,300	194,300	0.0	2,027	1,995	-32	-1.6	1.04	1.03
Seas Rec: Lo Val	75,000	75,000	0.0	965	954	-11	-1.2	1.29	1.27
Seas Rec: Hi Val	200,000	200,000	0.0	2,728	2,698	-30	-1.1	1.36	1.35

St. Louis County | **Morse township**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	140,459	140,459	0	0.0	1,276	1,251	-25	-2.0	0.91	0.89
Res Non-Hmstd	42,686	42,686	0	0.0	483	475	-8	-1.7	1.13	1.11
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	177,837	177,837	0	0.0	1,981	1,961	-20	-1.0	1.11	1.10
Com/Ind: Lo tier	2,407	2,407	0	0.0	39	47	8	19.3	1.62	1.94
Com/Ind Hi tier	318	318	0	0.0	9	11	1	14.4	2.91	3.33
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,329	1,329	0	0.0	39	44	6	14.4	2.91	3.33
Ag HGA	304	304	0	0.0	3	3	0	-2.1	0.91	0.89
Ag Hmstd Land	198	198	0	0.0	0	0	0	-2.6	0.19	0.19
Ag Non-Hmstd	50,278	50,278	0	0.0	450	445	-5	-1.1	0.90	0.89
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	415,817	415,817	0	0.0	4,281	4,236	-44	-1.0	1.03	1.02

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	4,095	4,095	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	22	22	0.0
(=) Taxable Tax Capacity	4,095	4,073	-22	-0.5
FD Distrib Tax Cap	0	14	14	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	69.50	68.75	0.00	0.00
City/Town	7.98	7.99	0.00	0.00
School District	14.93	14.59	16.92	16.09
Special District	1.22	1.21	0.00	0.00
Total	93.62	92.54	16.92	16.09

Tax Burdens on Hypothetical Properties	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	161,900	161,900	0.0	1,288	1,259	-29	-2.2	0.8	0.78
Res Hmstd: AvgVal	242,700	242,700	0.0	2,249	2,204	-45	-2.0	0.93	0.91
Res Hmstd: Hi Val	323,500	323,500	0.0	3,210	3,149	-61	-1.9	0.99	0.97
Res Hmstd: Ex-Hi Val	485,400	485,400	0.0	5,076	4,983	-93	-1.8	1.05	1.03
Seas Rec: Lo Val	75,000	75,000	0.0	764	756	-8	-1.1	1.02	1.01
Seas Rec: Hi Val	200,000	200,000	0.0	2,192	2,171	-22	-1.0	1.1	1.09
Comm/Ind: Lo Val	150,000	150,000	0.0	3,342	3,157	-185	-5.5	2.23	2.10
Comm/Ind: Mid Val	300,000	300,000	0.0	7,713	8,158	445	5.8	2.57	2.72
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	28,110	31,497	3,386	12.0	2.81	3.15

St. Louis County | **Ness township**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	1,962	1,962	0	0.0	12	12	0	-1.0	0.60	0.59
Res Non-Hmstd	686	686	0	0.0	7	7	0	-0.7	1.06	1.05
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	1,086	1,086	0	0.0	11	11	0	-0.5	1.03	1.03
Com/Ind: Lo tier	16	16	0	0.0	0	0	0	16.7	1.53	1.79
Com/Ind Hi tier	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	417	417	0	0.0	12	13	1	11.9	2.88	3.22
Ag HGA	1,132	1,132	0	0.0	8	8	0	-1.0	0.69	0.68
Ag Hmstd Land	2,601	2,601	0	0.0	6	6	0	-1.0	0.24	0.24
Ag Non-Hmstd	4,268	4,268	0	0.0	38	38	0	-0.6	0.90	0.89
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	12,168	12,168	0	0.0	95	96	1	0.9	0.78	0.79

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	106	106	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	2	2	0.0
(=) Taxable Tax Capacity	106	103	-2	-2.1
FD Distrib Tax Cap	0	1	1	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	70.09	69.34	0.00	0.00
City/Town	7.57	7.65	0.00	0.00
School District	15.77	15.99	11.08	10.79
Special District	1.22	1.21	0.00	0.00
Total	94.65	94.18	11.08	10.79

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	77,000	77,000	0.0	237	233	-4	-1.9	0.31	0.30
Res Hmstd: AvgVal	115,400	115,400	0.0	676	669	-7	-1.1	0.59	0.58
Res Hmstd: Hi Val	153,800	153,800	0.0	1,115	1,104	-11	-0.9	0.72	0.72
Res Hmstd: Ex-Hi Val	230,800	230,800	0.0	1,995	1,978	-17	-0.8	0.86	0.86
Seas Rec: Lo Val	75,000	75,000	0.0	772	769	-4	-0.5	1.03	1.02
Seas Rec: Hi Val	200,000	200,000	0.0	2,213	2,204	-9	-0.4	1.11	1.10

St. Louis County | **New Independence townshi**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	18,118	18,118	0	0.0	144	143	-1	-0.7	0.80	0.79
Res Non-Hmstd	2,160	2,160	0	0.0	24	24	0	-0.6	1.11	1.10
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	2,407	2,407	0	0.0	26	26	0	-0.3	1.09	1.08
Com/Ind: Lo tier	795	795	0	0.0	13	16	2	17.0	1.70	1.98
Com/Ind Hi tier	273	273	0	0.0	8	9	1	12.9	2.97	3.36
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,617	1,617	0	0.0	48	54	6	12.9	2.97	3.36
Ag HGA	636	636	0	0.0	5	5	0	-0.8	0.73	0.73
Ag Hmstd Land	1,065	1,065	0	0.0	2	2	0	-0.9	0.23	0.23
Ag Non-Hmstd	11,534	11,534	0	0.0	109	109	0	-0.4	0.95	0.94
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	38,604	38,604	0	0.0	381	388	8	2.0	0.99	1.01

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	377	377	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	16	16	0.0
(=) Taxable Tax Capacity	377	361	-16	-4.2
FD Distrib Tax Cap	0	10	10	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	69.92	69.16	0.00	0.00
City/Town	12.73	12.94	0.00	0.00
School District	15.69	15.90	11.08	10.79
Special District	1.22	1.21	0.00	0.00
Total	99.56	99.21	11.08	10.79

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	109,300	109,300	0.0	647	641	-6	-0.9	0.59	0.59
Res Hmstd: AvgVal	163,800	163,800	0.0	1,298	1,289	-10	-0.7	0.79	0.79
Res Hmstd: Hi Val	218,400	218,400	0.0	1,951	1,938	-13	-0.7	0.89	0.89
Res Hmstd: Ex-Hi Val	327,700	327,700	0.0	3,259	3,238	-21	-0.6	0.99	0.99
Seas Rec: Lo Val	75,000	75,000	0.0	809	806	-3	-0.3	1.08	1.07
Seas Rec: Hi Val	200,000	200,000	0.0	2,311	2,304	-7	-0.3	1.16	1.15
Comm/Ind: Lo Val	150,000	150,000	0.0	3,388	3,165	-223	-6.6	2.26	2.11
Comm/Ind: Mid Val	300,000	300,000	0.0	7,849	8,203	354	4.5	2.62	2.73
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	28,669	31,716	3,046	10.6	2.87	3.17

St. Louis County | **Northland township**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	11,566	11,566	0	0.0	101	101	-1	-0.8	0.88	0.87
Res Non-Hmstd	4,418	4,418	0	0.0	52	52	0	-0.6	1.18	1.18
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	7,743	7,743	0	0.0	91	90	0	-0.4	1.17	1.17
Com/Ind: Lo tier	376	376	0	0.0	7	7	1	11.5	1.77	1.98
Com/Ind Hi tier	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	933	933	0	0.0	29	31	3	8.9	3.08	3.35
Ag HGA	106	106	0	0.0	1	1	0	-0.9	0.70	0.70
Ag Hmstd Land	166	166	0	0.0	0	0	0	-1.2	0.21	0.21
Ag Non-Hmstd	5,828	5,828	0	0.0	58	58	0	-0.5	1.00	1.00
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	31,135	31,135	0	0.0	339	341	2	0.5	1.09	1.09

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	308	308	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	6	6	0.0
(=) Taxable Tax Capacity	308	302	-6	-2.0
FD Distrib Tax Cap	0	4	4	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	69.15	68.38	0.00	0.00
City/Town	19.27	19.38	0.00	0.00
School District	15.28	15.49	11.08	10.79
Special District	1.22	1.21	0.00	0.00
Total	104.93	104.46	11.08	10.79

Tax Burdens on Hypothetical Properties	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	125,500	125,500	0.0	894	886	-8	-0.9	0.71	0.71
Res Hmstd: AvgVal	188,200	188,200	0.0	1,680	1,667	-13	-0.8	0.89	0.89
Res Hmstd: Hi Val	250,800	250,800	0.0	2,466	2,448	-18	-0.7	0.98	0.98
Res Hmstd: Ex-Hi Val	376,400	376,400	0.0	4,041	4,013	-28	-0.7	1.07	1.07
Seas Rec: Lo Val	75,000	75,000	0.0	849	846	-3	-0.4	1.13	1.13
Seas Rec: Hi Val	200,000	200,000	0.0	2,418	2,409	-9	-0.4	1.21	1.20

St. Louis County | **Owens township**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	11,662	11,662	0	0.0	83	83	-1	-0.8	0.71	0.71
Res Non-Hmstd	1,281	1,281	0	0.0	15	15	0	-0.6	1.17	1.16
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	1,971	1,971	0	0.0	23	23	0	-0.3	1.16	1.16
Com/Ind: Lo tier	606	606	0	0.0	11	12	1	13.8	1.76	2.00
Com/Ind Hi tier	1,804	1,804	0	0.0	56	62	6	10.5	3.09	3.42
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag HGA	1,492	1,492	0	0.0	9	9	0	-0.9	0.58	0.58
Ag Hmstd Land	2,297	2,297	0	0.0	5	5	0	-0.9	0.23	0.22
Ag Non-Hmstd	4,504	4,504	0	0.0	46	45	0	-0.4	1.01	1.01
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	25,616	25,616	0	0.0	247	253	6	2.5	0.96	0.99

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	236	236	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	13	13	0.0
(=) Taxable Tax Capacity	236	223	-13	-5.7
FD Distrib Tax Cap	0	12	12	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	70.09	69.34	0.00	0.00
City/Town	5.08	5.13	0.00	0.00
School District	15.77	15.99	11.08	10.79
Special District	14.56	14.67	0.00	0.00
Total	105.50	105.12	11.08	10.79

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	82,500	82,500	0.0	357	353	-4	-1.2	0.43	0.43
Res Hmstd: AvgVal	123,800	123,800	0.0	878	871	-7	-0.8	0.71	0.70
Res Hmstd: Hi Val	165,000	165,000	0.0	1,398	1,387	-10	-0.7	0.85	0.84
Res Hmstd: Ex-Hi Val	247,500	247,500	0.0	2,438	2,422	-16	-0.7	0.98	0.98
Seas Rec: Lo Val	75,000	75,000	0.0	853	851	-3	-0.3	1.14	1.13
Seas Rec: Hi Val	200,000	200,000	0.0	2,430	2,422	-8	-0.3	1.21	1.21
Comm/Ind: Lo Val	150,000	150,000	0.0	3,521	3,230	-291	-8.3	2.35	2.15
Comm/Ind: Mid Val	300,000	300,000	0.0	8,161	8,355	194	2.4	2.72	2.79
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	29,813	32,273	2,461	8.3	2.98	3.23

St. Louis County | **Pike township**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	20,942	20,942	0	0.0	170	160	-10	-6.1	0.81	0.76
Res Non-Hmstd	1,582	1,582	0	0.0	21	20	-1	-4.5	1.32	1.26
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	2,702	2,702	0	0.0	33	32	-1	-2.4	1.22	1.19
Com/Ind: Lo tier	643	643	0	0.0	13	14	1	11.0	1.98	2.20
Com/Ind Hi tier	133	133	0	0.0	4	5	0	9.1	3.32	3.62
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag HGA	953	953	0	0.0	7	6	0	-6.6	0.72	0.67
Ag Hmstd Land	1,618	1,618	0	0.0	5	5	0	-4.8	0.31	0.29
Ag Non-Hmstd	6,907	6,907	0	0.0	77	75	-2	-2.6	1.12	1.09
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	35,479	35,479	0	0.0	330	317	-13	-3.9	0.93	0.89

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	298	298	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	5	5	0.0
(=) Taxable Tax Capacity	298	294	-5	-1.5
FD Distrib Tax Cap	0	23	23	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	70.09	69.34	0.00	0.00
City/Town	27.26	25.50	0.00	0.00
School District	14.06	13.63	19.32	16.41
Special District	1.22	1.21	0.00	0.00
Total	112.62	109.68	19.32	16.41

Tax Burdens on Hypothetical Properties	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	72,600	72,600	0.0	341	307	-34	-10.0	0.47	0.42
Res Hmstd: AvgVal	108,900	108,900	0.0	838	782	-56	-6.6	0.77	0.72
Res Hmstd: Hi Val	145,100	145,100	0.0	1,352	1,275	-78	-5.8	0.93	0.88
Res Hmstd: Ex-Hi Val	217,800	217,800	0.0	2,385	2,263	-122	-5.1	1.1	1.04
Seas Rec: Lo Val	75,000	75,000	0.0	907	885	-22	-2.4	1.21	1.18
Seas Rec: Hi Val	200,000	200,000	0.0	2,572	2,514	-59	-2.3	1.29	1.26
Comm/Ind: Lo Val	150,000	150,000	0.0	3,805	3,480	-325	-8.5	2.54	2.32
Comm/Ind: Mid Val	300,000	300,000	0.0	8,782	8,910	128	1.5	2.93	2.97
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	32,009	34,252	2,244	7.0	3.20	3.43

St. Louis County | **Portage township**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	10,015	10,015	0	0.0	88	87	-1	-0.7	0.87	0.87
Res Non-Hmstd	2,371	2,371	0	0.0	31	31	0	-0.5	1.30	1.29
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	17,944	17,944	0	0.0	228	228	-1	-0.3	1.27	1.27
Com/Ind: Lo tier	425	425	0	0.0	8	9	1	14.5	1.86	2.13
Com/Ind Hi tier	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	24	24	0	0.0	1	1	0	10.9	3.32	3.68
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	14,732	14,732	0	0.0	166	165	-1	-0.4	1.12	1.12
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	45,511	45,511	0	0.0	521	520	-1	-0.2	1.15	1.14

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	438	438	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	3	3	0.0
(=) Taxable Tax Capacity	438	435	-3	-0.6
FD Distrib Tax Cap	0	2	2	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	70.09	69.34	0.00	0.00
City/Town	16.22	16.24	0.00	0.00
School District	15.77	15.99	11.08	10.79
Special District	14.56	14.67	0.00	0.00
Total	116.64	116.23	11.08	10.79

Tax Burdens on Hypothetical Properties	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	96,600	96,600	0.0	611	605	-6	-0.9	0.63	0.63
Res Hmstd: AvgVal	144,900	144,900	0.0	1,279	1,270	-9	-0.7	0.88	0.88
Res Hmstd: Hi Val	193,100	193,100	0.0	1,945	1,932	-13	-0.6	1.01	1.00
Res Hmstd: Ex-Hi Val	289,700	289,700	0.0	3,280	3,260	-20	-0.6	1.13	1.13
Seas Rec: Lo Val	75,000	75,000	0.0	937	934	-3	-0.3	1.25	1.25
Seas Rec: Hi Val	200,000	200,000	0.0	2,653	2,645	-8	-0.3	1.33	1.32

St. Louis County | **Sandy township**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	15,915	15,915	0	0.0	118	111	-7	-5.8	0.74	0.70
Res Non-Hmstd	1,690	1,690	0	0.0	21	20	-1	-4.0	1.22	1.18
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	770	770	0	0.0	8	8	0	-1.8	1.10	1.08
Com/Ind: Lo tier	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind Hi tier	2,207	2,207	0	0.0	68	72	5	6.7	3.07	3.28
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	460	460	0	0.0	14	15	1	6.7	3.07	3.28
Ag HGA	527	527	0	0.0	3	3	0	-6.8	0.63	0.58
Ag Hmstd Land	817	817	0	0.0	1	1	0	-5.7	0.17	0.16
Ag Non-Hmstd	3,828	3,828	0	0.0	38	38	-1	-2.0	1.00	0.98
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	26,214	26,214	0	0.0	272	268	-3	-1.3	1.04	1.02

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	249	249	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	12	12	0.0
(=) Taxable Tax Capacity	249	238	-12	-4.6
FD Distrib Tax Cap	0	21	21	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	68.70	67.88	0.00	0.00
City/Town	17.04	16.38	0.00	0.00
School District	13.27	12.80	19.39	16.45
Special District	1.22	1.21	0.00	0.00
Total	100.23	98.28	19.39	16.45

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	81,800	81,800	0.0	389	355	-34	-8.8	0.48	0.43
Res Hmstd: AvgVal	122,600	122,600	0.0	914	859	-55	-6.0	0.75	0.70
Res Hmstd: Hi Val	163,400	163,400	0.0	1,439	1,363	-75	-5.2	0.88	0.83
Res Hmstd: Ex-Hi Val	245,200	245,200	0.0	2,491	2,374	-117	-4.7	1.02	0.97
Comm/Ind: Lo Val	150,000	150,000	0.0	3,527	3,095	-433	-12.3	2.35	2.06
Comm/Ind: Mid Val	300,000	300,000	0.0	8,134	8,011	-123	-1.5	2.71	2.67
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	29,630	30,954	1,324	4.5	2.96	3.1

St. Louis County | **Stoney Brook township**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	9,602	9,602	0	0.0	66	65	-1	-1.2	0.69	0.68
Res Non-Hmstd	1,296	1,296	0	0.0	14	14	0	-0.9	1.09	1.08
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	1,968	1,968	0	0.0	21	21	0	-0.6	1.08	1.08
Com/Ind: Lo tier	69	69	0	0.0	1	1	0	13.4	1.57	1.78
Com/Ind Hi tier	673	673	0	0.0	20	22	2	9.6	2.92	3.21
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	124	124	0	0.0	4	4	0	9.6	2.92	3.21
Ag HGA	549	549	0	0.0	4	4	0	-1.2	0.76	0.75
Ag Hmstd Land	775	775	0	0.0	2	2	0	-1.7	0.22	0.21
Ag Non-Hmstd	6,696	6,696	0	0.0	62	62	-1	-0.8	0.93	0.92
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	21,750	21,750	0	0.0	194	195	1	0.4	0.89	0.89

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	202	202	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	4	4	0.0
(=) Taxable Tax Capacity	202	198	-4	-1.9
FD Distrib Tax Cap	0	23	23	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	69.99	69.24	0.00	0.00
City/Town	8.41	8.26	0.00	0.00
School District	15.72	15.93	11.08	10.79
Special District	2.94	2.94	0.00	0.00
Total	97.07	96.37	11.08	10.79

Tax Burdens on Hypothetical Properties	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	97,300	97,300	0.0	486	478	-8	-1.6	0.5	0.49
Res Hmstd: AvgVal	145,800	145,800	0.0	1,053	1,040	-13	-1.2	0.72	0.71
Res Hmstd: Hi Val	194,400	194,400	0.0	1,621	1,603	-18	-1.1	0.83	0.82
Res Hmstd: Ex-Hi Val	291,700	291,700	0.0	2,758	2,730	-28	-1.0	0.95	0.94
Seas Rec: Lo Val	75,000	75,000	0.0	790	785	-5	-0.7	1.05	1.05
Seas Rec: Hi Val	200,000	200,000	0.0	2,261	2,247	-14	-0.6	1.13	1.12
Comm/Ind: Lo Val	150,000	150,000	0.0	3,332	2,993	-338	-10.2	2.22	2
Comm/Ind: Mid Val	300,000	300,000	0.0	7,718	7,802	84	1.1	2.57	2.60
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	28,189	30,245	2,056	7.3	2.82	3.02

St. Louis County | **Sturgeon township**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	4,583	4,583	0	0.0	29	28	-1	-2.0	0.63	0.62
Res Non-Hmstd	645	645	0	0.0	8	8	0	-1.4	1.23	1.21
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	1,362	1,362	0	0.0	16	16	0	-1.1	1.19	1.17
Com/Ind: Lo tier	2	2	0	0.0	0	0	0	-1.3	1.76	1.74
Com/Ind Hi tier	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag HGA	955	955	0	0.0	6	6	0	-2.3	0.60	0.59
Ag Hmstd Land	1,479	1,479	0	0.0	3	3	0	-3.5	0.18	0.18
Ag Non-Hmstd	6,102	6,102	0	0.0	65	64	-1	-1.3	1.06	1.04
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	15,129	15,129	0	0.0	126	124	-2	-1.5	0.83	0.82

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	129	129	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	129	129	0	0.0
FD Distrib Tax Cap	0	5	5	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	70.09	69.34	0.00	0.00
City/Town	23.00	22.19	0.00	0.00
School District	15.77	15.99	11.08	10.79
Special District	1.22	1.21	0.00	0.00
Total	110.08	108.72	11.08	10.79

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	65,900	65,900	0.0	219	215	-3	-1.4	0.33	0.33
Res Hmstd: AvgVal	98,800	98,800	0.0	595	583	-12	-2.1	0.60	0.59
Res Hmstd: Hi Val	131,700	131,700	0.0	1,026	1,008	-18	-1.8	0.78	0.77
Res Hmstd: Ex-Hi Val	197,600	197,600	0.0	1,890	1,860	-30	-1.6	0.96	0.94
Seas Rec: Lo Val	75,000	75,000	0.0	888	878	-10	-1.1	1.18	1.17
Seas Rec: Hi Val	200,000	200,000	0.0	2,522	2,494	-27	-1.1	1.26	1.25

St. Louis County | **Toivola township**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	4,686	4,686	0	0.0	26	26	0	-1.3	0.56	0.55
Res Non-Hmstd	1,260	1,260	0	0.0	16	16	0	-0.8	1.28	1.27
Apartments	160	160	0	0.0	3	3	0	-0.7	1.57	1.56
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	1,231	1,231	0	0.0	15	15	0	-0.6	1.25	1.25
Com/Ind: Lo tier	256	256	0	0.0	5	5	0	3.0	1.99	2.05
Com/Ind Hi tier	109	109	0	0.0	4	4	0	2.4	3.32	3.40
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	2,064	2,064	0	0.0	69	70	2	2.4	3.32	3.40
Ag HGA	1,095	1,095	0	0.0	7	7	0	-1.2	0.67	0.66
Ag Hmstd Land	1,925	1,925	0	0.0	5	5	0	-1.4	0.25	0.25
Ag Non-Hmstd	8,222	8,222	0	0.0	93	92	-1	-0.7	1.13	1.12
Miscellaneous	29	29	0	0.0	1	1	0	2.4	3.32	3.40
Total	21,036	21,036	0	0.0	243	244	1	0.2	1.16	1.16

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	203	203	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	5	5	0.0
(=) Taxable Tax Capacity	203	198	-5	-2.5
FD Distrib Tax Cap	0	6	6	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	69.46	68.69	0.00	0.00
City/Town	30.90	30.76	0.00	0.00
School District	15.44	15.65	11.08	10.79
Special District	1.22	1.21	0.00	0.00
Total	117.02	116.31	11.08	10.79

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	53,600	53,600	0.0	187	186	-2	-0.9	0.35	0.35
Res Hmstd: AvgVal	80,300	80,300	0.0	388	382	-6	-1.5	0.48	0.48
Res Hmstd: Hi Val	107,000	107,000	0.0	758	749	-9	-1.1	0.71	0.70
Res Hmstd: Ex-Hi Val	160,600	160,600	0.0	1,501	1,486	-14	-1.0	0.93	0.93
Apartment	300,000	300,000	0.0	4,721	4,685	-35	-0.7	1.57	1.56
Seas Rec: Lo Val	75,000	75,000	0.0	940	934	-5	-0.6	1.25	1.25
Seas Rec: Hi Val	200,000	200,000	0.0	2,660	2,646	-14	-0.5	1.33	1.32
Comm/Ind: Lo Val	150,000	150,000	0.0	3,781	3,216	-564	-14.9	2.52	2.14
Comm/Ind: Mid Val	300,000	300,000	0.0	8,766	8,323	-442	-5.0	2.92	2.77
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	32,030	32,156	125	0.4	3.20	3.22

St. Louis County | **Vermilion Lake township**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	20,190	20,190	0	0.0	148	147	-1	-0.7	0.73	0.73
Res Non-Hmstd	1,145	1,145	0	0.0	13	13	0	-0.5	1.10	1.09
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	13,513	13,513	0	0.0	140	140	0	-0.3	1.04	1.03
Com/Ind: Lo tier	863	863	0	0.0	14	18	3	24.5	1.64	2.04
Com/Ind Hi tier	2,379	2,379	0	0.0	67	80	13	18.9	2.84	3.37
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	669	669	0	0.0	19	23	4	18.9	2.84	3.37
Ag HGA	190	190	0	0.0	1	1	0	-1.0	0.49	0.48
Ag Hmstd Land	132	132	0	0.0	0	0	0	-1.5	0.09	0.09
Ag Non-Hmstd	6,557	6,557	0	0.0	58	58	0	-0.4	0.88	0.88
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	45,638	45,638	0	0.0	460	478	18	3.9	1.01	1.05

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	460	460	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	29	29	0.0
(=) Taxable Tax Capacity	460	431	-29	-6.3
FD Distrib Tax Cap	0	7	7	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	69.51	68.72	0.00	0.00
City/Town	6.58	6.91	0.00	0.00
School District	15.42	15.61	11.08	10.79
Special District	1.22	1.21	0.00	0.00
Total	92.73	92.45	11.08	10.79

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	110,000	110,000	0.0	599	593	-5	-0.9	0.54	0.54
Res Hmstd: AvgVal	164,900	164,900	0.0	1,214	1,206	-9	-0.7	0.74	0.73
Res Hmstd: Hi Val	219,800	219,800	0.0	1,830	1,818	-12	-0.6	0.83	0.83
Res Hmstd: Ex-Hi Val	329,700	329,700	0.0	3,062	3,044	-18	-0.6	0.93	0.92
Seas Rec: Lo Val	75,000	75,000	0.0	758	756	-2	-0.3	1.01	1.01
Seas Rec: Hi Val	200,000	200,000	0.0	2,174	2,169	-5	-0.3	1.09	1.08
Comm/Ind: Lo Val	150,000	150,000	0.0	3,234	3,181	-52	-1.6	2.16	2.12
Comm/Ind: Mid Val	300,000	300,000	0.0	7,490	8,242	751	10.0	2.5	2.75
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	27,354	31,856	4,502	16.5	2.74	3.19

St. Louis County | **Waasa township**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	10,164	10,164	0	0.0	57	56	-1	-1.6	0.56	0.55
Res Non-Hmstd	1,615	1,615	0	0.0	19	19	0	-1.1	1.17	1.15
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	2,397	2,397	0	0.0	27	27	0	-0.9	1.13	1.12
Com/Ind: Lo tier	211	211	0	0.0	4	4	0	8.7	1.82	1.98
Com/Ind Hi tier	124	124	0	0.0	4	4	0	6.9	3.06	3.27
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	528	528	0	0.0	16	17	1	6.9	3.06	3.27
Ag HGA	88	88	0	0.0	0	0	0	-1.9	0.54	0.52
Ag Hmstd Land	85	85	0	0.0	0	0	0	-3.4	0.13	0.13
Ag Non-Hmstd	7,404	7,404	0	0.0	74	73	-1	-1.1	0.99	0.98
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	22,616	22,616	0	0.0	201	200	0	-0.2	0.89	0.89

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	205	205	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	3	3	0.0
(=) Taxable Tax Capacity	205	202	-3	-1.6
FD Distrib Tax Cap	0	10	10	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	70.09	69.34	0.00	0.00
City/Town	16.57	16.11	0.00	0.00
School District	15.77	15.99	11.07	10.79
Special District	1.22	1.21	0.00	0.00
Total	103.64	102.64	11.07	10.79

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	61,700	61,700	0.0	194	192	-2	-1.2	0.32	0.31
Res Hmstd: AvgVal	92,600	92,600	0.0	473	464	-9	-1.9	0.51	0.50
Res Hmstd: Hi Val	123,400	123,400	0.0	855	842	-13	-1.6	0.69	0.68
Res Hmstd: Ex-Hi Val	185,200	185,200	0.0	1,622	1,600	-22	-1.3	0.88	0.86
Seas Rec: Lo Val	75,000	75,000	0.0	839	832	-8	-0.9	1.12	1.11
Seas Rec: Hi Val	200,000	200,000	0.0	2,393	2,373	-20	-0.8	1.2	1.19
Comm/Ind: Lo Val	150,000	150,000	0.0	3,479	3,062	-417	-12.0	2.32	2.04
Comm/Ind: Mid Val	300,000	300,000	0.0	8,063	7,964	-100	-1.2	2.69	2.65
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	29,455	30,836	1,381	4.7	2.95	3.08

St. Louis County | **White township**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	73,887	73,887	0	0.0	752	725	-27	-3.6	1.02	0.98
Res Non-Hmstd	10,185	10,185	0	0.0	164	159	-5	-2.8	1.61	1.57
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	8,210	8,210	0	0.0	128	125	-3	-2.1	1.56	1.52
Com/Ind: Lo tier	1,418	1,418	0	0.0	33	34	1	1.6	2.33	2.37
Com/Ind Hi tier	6,306	6,306	0	0.0	245	248	3	1.4	3.88	3.94
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	4,297	4,297	0	0.0	167	169	2	1.4	3.88	3.94
Ag HGA	1,905	1,905	0	0.0	20	19	-1	-3.5	1.04	1.00
Ag Hmstd Land	2,595	2,595	0	0.0	11	11	0	-3.5	0.43	0.41
Ag Non-Hmstd	31,801	31,801	0	0.0	439	429	-10	-2.2	1.38	1.35
Miscellaneous	186	186	0	0.0	7	7	0	-2.0	3.88	3.81
Total	140,789	140,789	0	0.0	1,966	1,927	-39	-2.0	1.40	1.37

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	1,349	1,349	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	69	69	0.0
(=) Taxable Tax Capacity	1,349	1,280	-69	-5.1
FD Distrib Tax Cap	0	85	85	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	48.73	46.83	0.00	0.00
City/Town	73.72	73.11	0.00	0.00
School District	18.85	18.17	15.90	14.65
Special District	1.22	1.21	0.00	0.00
Total	142.52	139.32	15.90	14.65

Tax Burdens on Hypothetical Properties	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	84,200	84,200	0.0	596	568	-28	-4.7	0.71	0.67
Res Hmstd: AvgVal	126,200	126,200	0.0	1,315	1,267	-48	-3.6	1.04	1.00
Res Hmstd: Hi Val	168,200	168,200	0.0	2,034	1,967	-68	-3.3	1.21	1.17
Res Hmstd: Ex-Hi Val	252,300	252,300	0.0	3,475	3,367	-108	-3.1	1.38	1.33
Seas Rec: Lo Val	75,000	75,000	0.0	1,131	1,107	-24	-2.1	1.51	1.48
Seas Rec: Hi Val	200,000	200,000	0.0	3,170	3,106	-64	-2.0	1.59	1.55
Comm/Ind: Lo Val	150,000	150,000	0.0	4,427	3,830	-597	-13.5	2.95	2.55
Comm/Ind: Mid Val	300,000	300,000	0.0	10,249	9,735	-514	-5.0	3.42	3.25
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	37,421	37,294	-127	-0.3	3.74	3.73

St. Louis County | **Willow Valley township**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	3,477	3,477	0	0.0	18	18	0	-1.2	0.52	0.51
Res Non-Hmstd	627	627	0	0.0	7	7	0	-0.7	1.13	1.12
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	1,664	1,664	0	0.0	18	18	0	-0.5	1.08	1.07
Com/Ind: Lo tier	551	551	0	0.0	9	11	2	19.4	1.72	2.05
Com/Ind Hi tier	349	349	0	0.0	10	12	2	15.0	2.97	3.41
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	328	328	0	0.0	10	11	1	15.0	2.97	3.41
Ag HGA	526	526	0	0.0	3	3	0	-1.2	0.54	0.54
Ag Hmstd Land	701	701	0	0.0	1	1	0	-1.6	0.17	0.16
Ag Non-Hmstd	5,736	5,736	0	0.0	55	54	0	-0.6	0.95	0.95
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	13,961	13,961	0	0.0	131	135	4	3.1	0.94	0.97

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	133	133	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	8	8	0.0
(=) Taxable Tax Capacity	133	125	-8	-6.0
FD Distrib Tax Cap	0	5	5	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	68.99	68.17	0.00	0.00
City/Town	0.45	0.47	0.00	0.00
School District	15.22	15.40	11.08	10.80
Special District	14.56	14.67	0.00	0.00
Total	99.23	98.71	11.08	10.80

Tax Burdens on Hypothetical Properties	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	61,100	61,100	0.0	186	184	-2	-0.8	0.30	0.30
Res Hmstd: AvgVal	91,600	91,600	0.0	433	427	-6	-1.4	0.47	0.47
Res Hmstd: Hi Val	122,100	122,100	0.0	797	788	-8	-1.1	0.65	0.65
Res Hmstd: Ex-Hi Val	183,100	183,100	0.0	1,524	1,510	-14	-0.9	0.83	0.82
Seas Rec: Lo Val	75,000	75,000	0.0	806	803	-4	-0.5	1.08	1.07
Seas Rec: Hi Val	200,000	200,000	0.0	2,304	2,294	-10	-0.4	1.15	1.15
Comm/Ind: Lo Val	150,000	150,000	0.0	3,380	3,225	-155	-4.6	2.25	2.15
Comm/Ind: Mid Val	300,000	300,000	0.0	7,832	8,344	512	6.5	2.61	2.78
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	28,606	32,231	3,625	12.7	2.86	3.22

St. Louis County | **Wuori township**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	29,516	29,516	0	0.0	218	207	-11	-5.3	0.74	0.70
Res Non-Hmstd	2,044	2,044	0	0.0	24	23	-1	-3.6	1.19	1.15
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	560	560	0	0.0	6	6	0	-1.3	1.05	1.04
Com/Ind: Lo tier	287	287	0	0.0	5	5	0	10.2	1.63	1.80
Com/Ind Hi tier	4,792	4,792	0	0.0	143	154	11	7.8	2.98	3.22
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	2,066	2,066	0	0.0	62	66	5	7.8	2.98	3.22
Ag HGA	56	56	0	0.0	0	0	0	-6.5	0.31	0.29
Ag Hmstd Land	41	41	0	0.0	0	0	0	-3.7	0.06	0.06
Ag Non-Hmstd	4,374	4,374	0	0.0	42	41	-1	-1.4	0.95	0.94
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	43,735	43,735	0	0.0	500	503	3	0.7	1.14	1.15

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	453	453	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	30	30	0.0
(=) Taxable Tax Capacity	453	423	-30	-6.7
FD Distrib Tax Cap	0	35	35	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	69.53	68.74	0.00	0.00
City/Town	11.45	11.37	0.00	0.00
School District	13.73	13.27	19.39	16.45
Special District	1.22	1.21	0.00	0.00
Total	95.93	94.59	19.39	16.45

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	90,100	90,100	0.0	444	410	-35	-7.8	0.49	0.45
Res Hmstd: AvgVal	135,100	135,100	0.0	1,002	948	-54	-5.4	0.74	0.70
Res Hmstd: Hi Val	180,000	180,000	0.0	1,559	1,485	-74	-4.8	0.87	0.82
Res Hmstd: Ex-Hi Val	270,100	270,100	0.0	2,675	2,562	-114	-4.2	0.99	0.95
Comm/Ind: Lo Val	150,000	150,000	0.0	3,431	3,026	-405	-11.8	2.29	2.02
Comm/Ind: Mid Val	300,000	300,000	0.0	7,908	7,851	-57	-0.7	2.64	2.62
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	28,801	30,366	1,565	5.4	2.88	3.04

St. Louis County | **Greenwood township**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	132,822	132,822	0	0.0	1,155	1,144	-11	-0.9	0.87	0.86
Res Non-Hmstd	16,036	16,036	0	0.0	165	164	-1	-0.8	1.03	1.02
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	303,663	303,663	0	0.0	3,144	3,127	-17	-0.5	1.04	1.03
Com/Ind: Lo tier	1,843	1,843	0	0.0	29	37	8	26.6	1.57	1.99
Com/Ind Hi tier	5,125	5,125	0	0.0	140	168	29	20.5	2.72	3.28
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,109	1,109	0	0.0	30	36	6	20.5	2.72	3.28
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	17,093	17,093	0	0.0	141	140	-1	-0.7	0.82	0.82
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	477,691	477,691	0	0.0	4,804	4,817	13	0.3	1.01	1.01

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	4,839	4,839	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	58	58	0.0
(=) Taxable Tax Capacity	4,839	4,781	-58	-1.2
FD Distrib Tax Cap	0	7	7	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	70.09	69.34	0.00	0.00
City/Town	0.00	0.00	0.00	0.00
School District	15.77	15.99	11.08	10.79
Special District	1.22	1.21	0.00	0.00
Total	87.08	86.53	11.08	10.79

Tax Burdens on Hypothetical Properties	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	235,100	235,100	0.0	1,878	1,859	-19	-1.0	0.8	0.79
Res Hmstd: AvgVal	352,400	352,400	0.0	3,121	3,092	-29	-0.9	0.89	0.88
Res Hmstd: Hi Val	469,800	469,800	0.0	4,322	4,283	-39	-0.9	0.92	0.91
Res Hmstd: Ex-Hi Val	704,800	704,800	0.0	7,074	7,013	-61	-0.9	1.00	0.99
Seas Rec: Lo Val	75,000	75,000	0.0	715	711	-4	-0.6	0.95	0.95
Seas Rec: Hi Val	200,000	200,000	0.0	2,061	2,051	-11	-0.5	1.03	1.03
Comm/Ind: Lo Val	150,000	150,000	0.0	3,107	3,079	-28	-0.9	2.07	2.05
Comm/Ind: Mid Val	300,000	300,000	0.0	7,194	8,002	808	11.2	2.4	2.67
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	26,267	30,978	4,711	17.9	2.63	3.1

St. Louis County | **Pequaywan township**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	18,923	18,923	0	0.0	166	165	-1	-0.9	0.88	0.87
Res Non-Hmstd	1,401	1,401	0	0.0	15	15	0	-0.7	1.08	1.08
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	29,966	29,966	0	0.0	323	322	-1	-0.5	1.08	1.07
Com/Ind: Lo tier	169	169	0	0.0	3	3	0	19.2	1.50	1.79
Com/Ind Hi tier	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	0	0	0	0.0	0	0	0	0.0	0.00	0.00
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	3,842	3,842	0	0.0	32	32	0	-0.6	0.83	0.83
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	54,301	54,301	0	0.0	539	536	-3	-0.5	0.99	0.99

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	535	535	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	1	1	0.0
(=) Taxable Tax Capacity	535	534	-1	-0.1
FD Distrib Tax Cap	0	1	1	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	70.09	69.34	0.00	0.00
City/Town	5.61	5.61	0.00	0.00
School District	16.22	16.49	10.10	9.82
Special District	1.22	1.21	0.00	0.00
Total	93.13	92.64	10.10	9.82

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	197,400	197,400	0.0	1,567	1,552	-14	-0.9	0.79	0.79
Res Hmstd: AvgVal	296,000	296,000	0.0	2,667	2,645	-22	-0.8	0.90	0.89
Res Hmstd: Hi Val	394,500	394,500	0.0	3,767	3,736	-31	-0.8	0.95	0.95
Res Hmstd: Ex-Hi Val	592,000	592,000	0.0	6,036	5,989	-47	-0.8	1.02	1.01
Seas Rec: Lo Val	75,000	75,000	0.0	761	757	-4	-0.5	1.01	1.01
Seas Rec: Hi Val	200,000	200,000	0.0	2,183	2,173	-10	-0.4	1.09	1.09

St. Louis County | **Eagles Nest township**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	32,013	32,013	0	0.0	304	302	-3	-0.8	0.95	0.94
Res Non-Hmstd	5,179	5,179	0	0.0	63	63	0	-0.7	1.22	1.21
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	64,157	64,157	0	0.0	775	772	-3	-0.4	1.21	1.20
Com/Ind: Lo tier	99	99	0	0.0	2	2	0	13.3	1.69	1.91
Com/Ind Hi tier	16	16	0	0.0	0	1	0	9.7	3.09	3.39
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	250	250	0	0.0	8	8	1	9.7	3.09	3.39
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	7,959	7,959	0	0.0	78	78	0	-0.6	0.98	0.98
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	109,673	109,673	0	0.0	1,231	1,225	-6	-0.5	1.12	1.12

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	1,081	1,081	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	2	2	0.0
(=) Taxable Tax Capacity	1,081	1,079	-2	-0.2
FD Distrib Tax Cap	0	2	2	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	68.91	68.16	0.00	0.00
City/Town	19.97	19.97	0.00	0.00
School District	15.05	15.27	11.08	10.79
Special District	1.22	1.21	0.00	0.00
Total	105.15	104.61	11.08	10.79

Tax Burdens on Hypothetical Properties	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	167,100	167,100	0.0	1,394	1,381	-13	-0.9	0.83	0.83
Res Hmstd: AvgVal	250,600	250,600	0.0	2,443	2,423	-20	-0.8	0.97	0.97
Res Hmstd: Hi Val	334,000	334,000	0.0	3,491	3,464	-27	-0.8	1.05	1.04
Res Hmstd: Ex-Hi Val	501,100	501,100	0.0	5,512	5,470	-42	-0.8	1.1	1.09
Seas Rec: Lo Val	75,000	75,000	0.0	851	847	-4	-0.5	1.13	1.13
Seas Rec: Hi Val	200,000	200,000	0.0	2,423	2,412	-11	-0.4	1.21	1.21
Comm/Ind: Lo Val	150,000	150,000	0.0	3,513	3,196	-317	-9.0	2.34	2.13
Comm/Ind: Mid Val	300,000	300,000	0.0	8,143	8,276	133	1.6	2.71	2.76
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	29,746	31,981	2,235	7.5	2.97	3.2

St. Louis County | **Camp 5 township**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	2,917	2,917	0	0.0	26	26	0	-0.7	0.90	0.90
Res Non-Hmstd	197	197	0	0.0	2	2	0	-0.6	1.19	1.18
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	12,518	12,518	0	0.0	151	151	-1	-0.3	1.21	1.20
Com/Ind: Lo tier	106	106	0	0.0	2	2	0	17.3	1.72	2.02
Com/Ind Hi tier	28	28	0	0.0	1	1	0	12.7	3.13	3.53
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	0	0	0	0.0	0	0	0	0.0	0.00	0.00
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	1,482	1,482	0	0.0	15	15	0	-0.4	1.01	1.01
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	17,248	17,248	0	0.0	198	197	0	-0.2	1.15	1.14

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	170	170	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	1	1	0.0
(=) Taxable Tax Capacity	170	169	-1	-0.5
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	70.09	69.34	0.00	0.00
City/Town	7.07	7.09	0.00	0.00
School District	15.77	15.99	11.07	10.79
Special District	14.56	14.67	0.00	0.00
Total	107.49	107.09	11.07	10.79

Tax Burdens on Hypothetical Properties	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	126,700	126,700	0.0	935	927	-8	-0.8	0.74	0.73
Res Hmstd: AvgVal	190,000	190,000	0.0	1,746	1,734	-12	-0.7	0.92	0.91
Res Hmstd: Hi Val	253,200	253,200	0.0	2,557	2,540	-17	-0.7	1.01	1.00
Res Hmstd: Ex-Hi Val	379,900	379,900	0.0	4,181	4,156	-26	-0.6	1.10	1.09
Seas Rec: Lo Val	75,000	75,000	0.0	868	865	-3	-0.3	1.16	1.15
Seas Rec: Hi Val	200,000	200,000	0.0	2,470	2,462	-8	-0.3	1.23	1.23
Comm/Ind: Lo Val	150,000	150,000	0.0	3,566	3,358	-208	-5.8	2.38	2.24
Comm/Ind: Mid Val	300,000	300,000	0.0	8,265	8,654	389	4.7	2.76	2.88
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	30,195	33,370	3,175	10.5	3.02	3.34

St. Louis County | **Crane Lake township**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	10,885	10,885	0	0.0	120	120	-1	-0.4	1.10	1.10
Res Non-Hmstd	1,898	1,898	0	0.0	28	28	0	-0.3	1.47	1.46
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	44,547	44,547	0	0.0	615	614	-1	-0.2	1.38	1.38
Com/Ind: Lo tier	1,036	1,036	0	0.0	22	24	2	10.4	2.13	2.36
Com/Ind Hi tier	191	191	0	0.0	7	7	1	8.6	3.47	3.77
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	60	60	0	0.0	2	2	0	8.6	3.47	3.77
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	2,951	2,951	0	0.0	36	35	0	-0.2	1.20	1.20
Miscellaneous	113	113	0	0.0	1	1	0	-0.2	1.24	1.24
Total	61,681	61,681	0	0.0	830	832	1	0.2	1.35	1.35

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	610	610	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	8	8	0.0
(=) Taxable Tax Capacity	610	602	-8	-1.4
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	69.65	68.89	0.00	0.00
City/Town	19.64	19.90	0.00	0.00
School District	15.54	15.75	11.08	10.79
Special District	19.47	19.56	0.00	0.00
Total	124.31	124.11	11.08	10.79

Tax Burdens on Hypothetical Properties	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	157,400	157,400	0.0	1,554	1,547	-7	-0.5	0.99	0.98
Res Hmstd: AvgVal	236,100	236,100	0.0	2,708	2,697	-11	-0.4	1.15	1.14
Res Hmstd: Hi Val	314,700	314,700	0.0	3,860	3,845	-15	-0.4	1.23	1.22
Res Hmstd: Ex-Hi Val	472,100	472,100	0.0	6,102	6,079	-23	-0.4	1.29	1.29
Seas Rec: Lo Val	75,000	75,000	0.0	994	993	-1	-0.2	1.33	1.32
Seas Rec: Hi Val	200,000	200,000	0.0	2,806	2,802	-4	-0.1	1.40	1.40
Comm/Ind: Lo Val	150,000	150,000	0.0	3,944	3,623	-321	-8.1	2.63	2.42
Comm/Ind: Mid Val	300,000	300,000	0.0	9,148	9,273	125	1.4	3.05	3.09
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	33,433	35,638	2,205	6.6	3.34	3.56

St. Louis County | Aurora city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	39,289	39,289	0	0.0	550	397	-153	-27.8	1.40	1.01
Res Non-Hmstd	5,343	5,343	0	0.0	162	127	-35	-21.5	3.03	2.38
Apartments	2,025	2,025	0	0.0	74	58	-16	-21.7	3.67	2.88
Low-income Apts	1,681	1,681	0	0.0	37	29	-8	-21.5	2.23	1.75
Seasonal Rec'l	105	105	0	0.0	3	2	-1	-21.1	2.99	2.36
Com/Ind: Lo tier	4,403	4,403	0	0.0	197	145	-52	-26.2	4.47	3.30
Com/Ind Hi tier	3,661	3,661	0	0.0	244	187	-57	-23.4	6.65	5.10
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	2,032	2,032	0	0.0	132	101	-31	-23.6	6.49	4.96
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	955	955	0	0.0	26	20	-6	-22.6	2.77	2.15
Miscellaneous	19	19	0	0.0	1	1	0	-19.0	6.65	5.39
Total	59,512	59,512	0	0.0	1,427	1,069	-358	-25.1	2.40	1.80

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	532	532	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	46	46	0.0
(=) Taxable Tax Capacity	532	486	-46	-8.7
FD Distrib Tax Cap	0	281	281	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	57.24	55.35	0.00	0.00
City/Town	197.01	136.76	0.00	0.00
School District	25.65	25.18	15.90	14.65
Special District	1.22	1.21	0.00	0.00
Total	281.12	218.50	15.90	14.65

Tax Burdens on Hypothetical Properties	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	45,600	45,600	0.0	527	350	-177	-33.6	1.15	0.77
Res Hmstd: AvgVal	68,300	68,300	0.0	946	680	-265	-28.0	1.38	1
Res Hmstd: Hi Val	91,100	91,100	0.0	1,574	1,174	-400	-25.4	1.73	1.29
Res Hmstd: Ex-Hi Val	136,700	136,700	0.0	3,044	2,327	-717	-23.6	2.23	1.70
Apartment	300,000	300,000	0.0	11,019	8,633	-2,386	-21.7	3.67	2.88
Comm/Ind: Lo Val	150,000	150,000	0.0	7,545	5,133	-2,412	-32.0	5.03	3.42
Comm/Ind: Mid Val	300,000	300,000	0.0	17,526	12,776	-4,750	-27.1	5.84	4.26
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	64,103	48,444	-15,658	-24.4	6.41	4.84

St. Louis County | **Biwabik city**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	30,679	30,679	0	0.0	341	333	-7	-2.1	1.11	1.09
Res Non-Hmstd	4,688	4,688	0	0.0	102	101	-1	-1.4	2.18	2.15
Apartments	1,360	1,360	0	0.0	34	34	0	-1.3	2.52	2.48
Low-income Apts	447	447	0	0.0	7	7	0	-1.4	1.53	1.51
Seasonal Rec'l	38,094	38,094	0	0.0	772	765	-6	-0.8	2.03	2.01
Com/Ind: Lo tier	3,159	3,159	0	0.0	93	89	-5	-5.0	2.96	2.81
Com/Ind Hi tier	4,064	4,064	0	0.0	195	187	-8	-4.1	4.79	4.60
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	2,660	2,660	0	0.0	128	123	-5	-4.1	4.80	4.61
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	927	927	0	0.0	17	17	0	-0.9	1.84	1.82
Miscellaneous	39	39	0	0.0	2	2	0	-1.9	4.70	4.61
Total	86,117	86,117	0	0.0	1,691	1,657	-34	-2.0	1.96	1.92

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	864	864	0	0.0
(-) TIF Tax Capacity	5	5	0	0.0
(-) FD Contrib Tax Cap	0	55	55	0.0
(=) Taxable Tax Capacity	858	803	-55	-6.4
FD Distrib Tax Cap	0	53	53	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	60.71	59.32	0.00	0.00
City/Town	102.02	102.17	0.00	0.00
School District	24.53	24.14	15.88	14.62
Special District	1.22	1.21	0.00	0.00
Total	188.48	186.84	15.88	14.62

Tax Burdens on Hypothetical Properties	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	55,200	55,200	0.0	397	384	-12	-3.1	0.72	0.7
Res Hmstd: AvgVal	82,700	82,700	0.0	813	794	-19	-2.3	0.98	0.96
Res Hmstd: Hi Val	110,200	110,200	0.0	1,422	1,395	-27	-1.9	1.29	1.27
Res Hmstd: Ex-Hi Val	165,400	165,400	0.0	2,644	2,599	-44	-1.7	1.6	1.57
Apartment	300,000	300,000	0.0	7,544	7,445	-99	-1.3	2.51	2.48
Seas Rec: Lo Val	75,000	75,000	0.0	1,476	1,463	-12	-0.8	1.97	1.95
Seas Rec: Hi Val	200,000	200,000	0.0	4,090	4,057	-33	-0.8	2.04	2.03
Comm/Ind: Lo Val	150,000	150,000	0.0	5,460	4,579	-882	-16.2	3.64	3.05
Comm/Ind: Mid Val	300,000	300,000	0.0	12,662	11,483	-1,179	-9.3	4.22	3.83
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	46,267	43,701	-2,566	-5.5	4.63	4.37

St. Louis County | **Brookston city**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	2,556	2,556	0	0.0	19	18	-1	-7.3	0.74	0.69
Res Non-Hmstd	1,320	1,320	0	0.0	20	19	-1	-5.7	1.52	1.44
Apartments	508	508	0	0.0	9	9	-1	-5.7	1.82	1.72
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	504	504	0	0.0	8	7	0	-5.4	1.50	1.42
Com/Ind: Lo tier	163	163	0	0.0	4	3	0	-0.7	2.16	2.15
Com/Ind Hi tier	630	630	0	0.0	23	23	0	-0.5	3.72	3.70
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	66	66	0	0.0	2	2	0	-0.5	3.72	3.70
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	219	219	0	0.0	3	3	0	-6.1	1.33	1.25
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	5,964	5,964	0	0.0	88	84	-4	-4.3	1.48	1.42

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	61	61	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	4	4	0.0
(=) Taxable Tax Capacity	61	58	-4	-5.9
FD Distrib Tax Cap	0	13	13	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	68.76	67.93	0.00	0.00
City/Town	50.13	42.72	0.00	0.00
School District	15.07	15.24	11.08	10.79
Special District	2.94	2.94	0.00	0.00
Total	136.91	128.84	11.08	10.79

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	64,600	64,600	0.0	312	279	-33	-10.6	0.48	0.43
Res Hmstd: AvgVal	96,800	96,800	0.0	752	694	-58	-7.7	0.78	0.72
Res Hmstd: Hi Val	129,100	129,100	0.0	1,270	1,183	-87	-6.9	0.98	0.92
Res Hmstd: Ex-Hi Val	193,600	193,600	0.0	2,304	2,158	-146	-6.3	1.19	1.11
Apartment	300,000	300,000	0.0	5,466	5,155	-311	-5.7	1.82	1.72
Seas Rec: Lo Val	75,000	75,000	0.0	1,089	1,028	-61	-5.6	1.45	1.37
Seas Rec: Hi Val	200,000	200,000	0.0	3,058	2,897	-161	-5.3	1.53	1.45
Comm/Ind: Lo Val	150,000	150,000	0.0	4,228	3,552	-676	-16.0	2.82	2.37
Comm/Ind: Mid Val	300,000	300,000	0.0	9,810	9,106	-704	-7.2	3.27	3.04
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	35,859	35,024	-835	-2.3	3.59	3.50

St. Louis County | Buhl city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	24,257	24,257	0	0.0	234	135	-99	-42.3	0.96	0.56
Res Non-Hmstd	4,266	4,266	0	0.0	87	58	-29	-33.1	2.04	1.36
Apartments	846	846	0	0.0	21	14	-7	-33.2	2.53	1.69
Low-income Apts	497	497	0	0.0	8	5	-3	-33.1	1.52	1.02
Seasonal Rec'l	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo tier	990	990	0	0.0	30	21	-9	-30.0	3.03	2.12
Com/Ind Hi tier	780	780	0	0.0	38	29	-9	-24.8	4.89	3.68
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	308	308	0	0.0	15	11	-4	-24.8	4.89	3.68
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	358	358	0	0.0	7	5	-2	-33.8	1.99	1.31
Miscellaneous	146	146	0	0.0	7	5	-2	-26.3	4.63	3.41
Total	32,447	32,447	0	0.0	447	283	-164	-36.6	1.38	0.87

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	265	265	0	0.0
(-) TIF Tax Capacity	20	20	0	0.0
(-) FD Contrib Tax Cap	0	8	8	0.0
(=) Taxable Tax Capacity	246	237	-8	-3.4
FD Distrib Tax Cap	0	168	168	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	54.90	53.64	0.00	0.00
City/Town	141.67	75.71	0.00	0.00
School District	1.36	1.57	3.90	3.70
Special District	1.22	1.21	0.00	0.00
Total	199.15	132.13	3.90	3.70

Tax Burdens on Hypothetical Properties	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	48,900	48,900	0.0	288	138	-150	-52.1	0.59	0.28
Res Hmstd: AvgVal	73,300	73,300	0.0	589	293	-296	-50.3	0.80	0.4
Res Hmstd: Hi Val	97,700	97,700	0.0	1,102	636	-466	-42.3	1.13	0.65
Res Hmstd: Ex-Hi Val	146,500	146,500	0.0	2,181	1,357	-824	-37.8	1.49	0.93
Apartment	300,000	300,000	0.0	7,585	5,066	-2,519	-33.2	2.53	1.69
Comm/Ind: Lo Val	150,000	150,000	0.0	5,521	3,503	-2,018	-36.6	3.68	2.34
Comm/Ind: Mid Val	300,000	300,000	0.0	12,862	9,027	-3,835	-29.8	4.29	3.01
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	47,123	34,807	-12,316	-26.1	4.71	3.48

St. Louis County | **Chisholm city**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	106,643	106,643	0	0.0	1,210	675	-535	-44.2	1.14	0.63
Res Non-Hmstd	20,699	20,699	0	0.0	484	319	-165	-34.1	2.34	1.54
Apartments	5,161	5,161	0	0.0	146	96	-50	-34.1	2.82	1.86
Low-income Apts	1,385	1,385	0	0.0	24	16	-8	-34.1	1.72	1.13
Seasonal Rec'l	18	18	0	0.0	0	0	0	-34.1	2.29	1.51
Com/Ind: Lo tier	7,650	7,650	0	0.0	262	180	-82	-31.4	3.42	2.35
Com/Ind Hi tier	5,495	5,495	0	0.0	291	213	-78	-26.8	5.29	3.87
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	3,197	3,197	0	0.0	169	124	-46	-26.9	5.29	3.87
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	311	311	0	0.0	7	4	-2	-34.5	2.09	1.37
Miscellaneous	87	87	0	0.0	5	3	-1	-27.3	5.29	3.85
Total	150,644	150,644	0	0.0	2,597	1,630	-967	-37.2	1.72	1.08

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	1,292	1,292	0	0.0
(-) TIF Tax Capacity	7	7	0	0.0
(-) FD Contrib Tax Cap	0	60	60	0.0
(=) Taxable Tax Capacity	1,285	1,224	-60	-4.7
FD Distrib Tax Cap	0	940	940	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	54.90	53.45	0.00	0.00
City/Town	118.88	55.17	0.00	0.00
School District	30.92	21.97	15.64	11.18
Special District	8.57	9.22	0.00	0.00
Total	213.27	139.81	15.64	11.18

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	46,200	46,200	0.0	348	149	-199	-57.1	0.75	0.32
Res Hmstd: AvgVal	69,300	69,300	0.0	680	344	-336	-49.5	0.98	0.5
Res Hmstd: Hi Val	92,300	92,300	0.0	1,181	674	-507	-42.9	1.28	0.73
Res Hmstd: Ex-Hi Val	138,500	138,500	0.0	2,327	1,430	-897	-38.6	1.68	1.03
Apartment	300,000	300,000	0.0	8,467	5,578	-2,889	-34.1	2.82	1.86
Comm/Ind: Lo Val	150,000	150,000	0.0	6,015	3,743	-2,272	-37.8	4.01	2.5
Comm/Ind: Mid Val	300,000	300,000	0.0	13,956	9,550	-4,406	-31.6	4.65	3.18
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	51,015	36,650	-14,365	-28.2	5.10	3.66

St. Louis County | Cook city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	11,984	11,984	0	0.0	136	127	-9	-6.8	1.14	1.06
Res Non-Hmstd	3,311	3,311	0	0.0	77	73	-4	-5.3	2.32	2.20
Apartments	1,130	1,130	0	0.0	32	30	-2	-5.4	2.81	2.66
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	136	136	0	0.0	3	3	0	-5.1	2.32	2.21
Com/Ind: Lo tier	4,894	4,894	0	0.0	169	152	-16	-9.8	3.44	3.11
Com/Ind Hi tier	4,224	4,224	0	0.0	224	205	-19	-8.5	5.30	4.85
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	583	583	0	0.0	31	28	-3	-8.5	5.30	4.85
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	88	88	0	0.0	2	2	0	-5.5	2.12	2.01
Miscellaneous	739	739	0	0.0	39	35	-3	-8.4	5.23	4.79
Total	27,089	27,089	0	0.0	712	655	-57	-8.0	2.63	2.42

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	314	314	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	46	46	0.0
(=) Taxable Tax Capacity	314	268	-46	-14.6
FD Distrib Tax Cap	0	65	65	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	64.03	62.39	0.00	0.00
City/Town	124.39	114.38	0.00	0.00
School District	12.90	12.63	11.08	10.79
Special District	14.33	14.44	0.00	0.00
Total	215.65	203.84	11.08	10.79

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	44,200	44,200	0.0	331	298	-33	-9.8	0.75	0.68
Res Hmstd: AvgVal	66,300	66,300	0.0	642	593	-49	-7.6	0.97	0.89
Res Hmstd: Hi Val	88,400	88,400	0.0	1,083	1,011	-72	-6.7	1.23	1.14
Res Hmstd: Ex-Hi Val	132,700	132,700	0.0	2,173	2,043	-131	-6.0	1.64	1.54
Apartment	300,000	300,000	0.0	8,419	7,968	-452	-5.4	2.81	2.66
Comm/Ind: Lo Val	150,000	150,000	0.0	6,000	4,840	-1,160	-19.3	4	3.23
Comm/Ind: Mid Val	300,000	300,000	0.0	13,944	12,111	-1,833	-13.1	4.65	4.04
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	51,018	46,045	-4,973	-9.7	5.10	4.60

St. Louis County | **Ely city**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	95,248	95,248	0	0.0	1,067	929	-137	-12.9	1.12	0.98
Res Non-Hmstd	31,497	31,497	0	0.0	671	604	-67	-10.1	2.13	1.92
Apartments	2,685	2,685	0	0.0	67	60	-7	-10.1	2.51	2.25
Low-income Apts	1,540	1,540	0	0.0	24	21	-2	-10.0	1.53	1.38
Seasonal Rec'l	2,990	2,990	0	0.0	58	53	-6	-9.7	1.96	1.76
Com/Ind: Lo tier	20,962	20,962	0	0.0	645	577	-69	-10.7	3.08	2.75
Com/Ind Hi tier	10,530	10,530	0	0.0	503	458	-46	-9.1	4.78	4.35
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	319	319	0	0.0	15	14	-1	-9.1	4.78	4.35
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	89	89	0	0.0	2	1	0	-10.5	1.86	1.66
Miscellaneous	1	1	0	0.0	0	0	0	-9.1	4.78	4.35
Total	165,860	165,860	0	0.0	3,053	2,717	-335	-11.0	1.84	1.64

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	1,610	1,610	0	0.0
(-) TIF Tax Capacity	75	62	-13	-17.8
(-) FD Contrib Tax Cap	0	160	160	0.0
(=) Taxable Tax Capacity	1,535	1,389	-146	-9.5
FD Distrib Tax Cap	0	371	371	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	60.83	59.19	0.00	0.00
City/Town	112.95	95.65	0.00	0.00
School District	10.19	9.32	16.92	16.09
Special District	2.92	3.11	0.00	0.00
Total	186.90	167.28	16.92	16.09

Tax Burdens on Hypothetical Properties	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	56,800	56,800	0.0	418	346	-72	-17.1	0.74	0.61
Res Hmstd: AvgVal	85,200	85,200	0.0	869	753	-116	-13.4	1.02	0.88
Res Hmstd: Hi Val	113,600	113,600	0.0	1,495	1,316	-179	-12.0	1.32	1.16
Res Hmstd: Ex-Hi Val	170,400	170,400	0.0	2,749	2,443	-305	-11.1	1.61	1.43
Apartment	300,000	300,000	0.0	7,516	6,756	-760	-10.1	2.51	2.25
Comm/Ind: Lo Val	150,000	150,000	0.0	5,440	4,294	-1,146	-21.1	3.63	2.86
Comm/Ind: Mid Val	300,000	300,000	0.0	12,610	10,812	-1,798	-14.3	4.20	3.60
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	46,066	41,227	-4,839	-10.5	4.61	4.12

St. Louis County | Eveleth city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	78,686	78,686	0	0.0	900	609	-292	-32.4	1.14	0.77
Res Non-Hmstd	16,051	16,051	0	0.0	379	286	-93	-24.7	2.36	1.78
Apartments	3,115	3,115	0	0.0	88	66	-22	-24.8	2.82	2.13
Low-income Apts	2,010	2,010	0	0.0	34	26	-8	-24.6	1.71	1.29
Seasonal Rec'l	164	164	0	0.0	5	4	-1	-23.1	3.25	2.50
Com/Ind: Lo tier	7,851	7,851	0	0.0	265	200	-65	-24.7	3.38	2.54
Com/Ind Hi tier	9,767	9,767	0	0.0	519	411	-108	-20.8	5.31	4.21
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	3,192	3,192	0	0.0	170	134	-35	-20.8	5.31	4.21
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	493	493	0	0.0	11	8	-3	-25.3	2.15	1.61
Miscellaneous	74	74	0	0.0	4	3	-1	-20.8	5.31	4.21
Total	121,403	121,403	0	0.0	2,375	1,747	-628	-26.5	1.96	1.44

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	1,137	1,137	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	79	79	0.0
(=) Taxable Tax Capacity	1,137	1,058	-79	-6.9
FD Distrib Tax Cap	0	615	615	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	55.85	54.10	0.00	0.00
City/Town	158.51	105.87	0.00	0.00
School District	0.00	0.00	13.27	11.36
Special District	0.99	0.98	0.00	0.00
Total	215.35	160.95	13.27	11.36

Tax Burdens on Hypothetical Properties	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	44,400	44,400	0.0	318	164	-153	-48.3	0.72	0.37
Res Hmstd: AvgVal	66,600	66,600	0.0	634	404	-230	-36.3	0.95	0.61
Res Hmstd: Hi Val	88,700	88,700	0.0	1,083	742	-340	-31.4	1.22	0.84
Res Hmstd: Ex-Hi Val	133,100	133,100	0.0	2,184	1,572	-612	-28.0	1.64	1.18
Apartment	300,000	300,000	0.0	8,474	6,376	-2,097	-24.8	2.82	2.13
Comm/Ind: Lo Val	150,000	150,000	0.0	6,026	4,122	-1,904	-31.6	4.02	2.75
Comm/Ind: Mid Val	300,000	300,000	0.0	13,994	10,434	-3,560	-25.4	4.66	3.48
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	51,178	39,889	-11,289	-22.1	5.12	3.99

St. Louis County | Gilbert city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	54,253	54,253	0	0.0	726	544	-182	-25.1	1.34	1.00
Res Non-Hmstd	8,352	8,352	0	0.0	208	167	-41	-19.9	2.49	2.00
Apartments	513	513	0	0.0	16	12	-3	-20.0	3.03	2.42
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	996	996	0	0.0	25	20	-5	-19.1	2.47	2.00
Com/Ind: Lo tier	3,829	3,829	0	0.0	140	108	-31	-22.3	3.65	2.83
Com/Ind Hi tier	4,625	4,625	0	0.0	261	211	-50	-19.2	5.64	4.56
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,297	1,297	0	0.0	73	59	-14	-19.2	5.64	4.56
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	1,167	1,167	0	0.0	27	22	-5	-20.2	2.32	1.85
Miscellaneous	9	9	0	0.0	0	0	0	-17.0	5.64	4.68
Total	75,039	75,039	0	0.0	1,475	1,143	-332	-22.5	1.97	1.52

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	665	665	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	47	47	0.0
(=) Taxable Tax Capacity	665	618	-47	-7.1
FD Distrib Tax Cap	0	255	255	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	60.22	58.78	0.00	0.00
City/Town	170.39	124.95	0.00	0.00
School District	0.00	0.00	13.27	11.36
Special District	0.99	0.98	0.00	0.00
Total	231.59	184.71	13.27	11.36

Tax Burdens on Hypothetical Properties	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	56,200	56,200	0.0	540	372	-169	-31.2	0.96	0.66
Res Hmstd: AvgVal	84,200	84,200	0.0	1,060	788	-272	-25.6	1.26	0.94
Res Hmstd: Hi Val	112,300	112,300	0.0	1,806	1,386	-421	-23.3	1.61	1.23
Res Hmstd: Ex-Hi Val	168,500	168,500	0.0	3,300	2,581	-719	-21.8	1.96	1.53
Apartment	300,000	300,000	0.0	9,083	7,267	-1,815	-20.0	3.03	2.42
Comm/Ind: Lo Val	150,000	150,000	0.0	6,391	4,514	-1,877	-29.4	4.26	3.01
Comm/Ind: Mid Val	300,000	300,000	0.0	14,847	11,349	-3,498	-23.6	4.95	3.78
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	54,305	43,244	-11,060	-20.4	5.43	4.32

St. Louis County | **Hibbing city**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	493,784	493,784	0	0.0	5,344	4,815	-530	-9.9	1.08	0.98
Res Non-Hmstd	69,767	69,767	0	0.0	1,353	1,249	-104	-7.7	1.94	1.79
Apartments	17,248	17,248	0	0.0	396	366	-30	-7.6	2.29	2.12
Low-income Apts	10,885	10,885	0	0.0	152	140	-12	-7.7	1.40	1.29
Seasonal Rec'l	7,440	7,440	0	0.0	138	128	-9	-6.9	1.85	1.72
Com/Ind: Lo tier	45,192	45,192	0	0.0	1,283	1,193	-90	-7.0	2.84	2.64
Com/Ind Hi tier	83,787	83,787	0	0.0	3,734	3,517	-217	-5.8	4.46	4.20
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	26,872	26,872	0	0.0	1,198	1,128	-70	-5.8	4.46	4.20
Ag HGA	3,639	3,639	0	0.0	51	47	-5	-8.8	1.41	1.28
Ag Hmstd Land	3,409	3,409	0	0.0	20	18	-2	-10.4	0.59	0.53
Ag Non-Hmstd	31,696	31,696	0	0.0	540	501	-39	-7.3	1.70	1.58
Miscellaneous	6,087	6,087	0	0.0	253	238	-15	-6.0	4.16	3.91
Total	799,807	799,807	0	0.0	14,462	13,339	-1,123	-7.8	1.81	1.67

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	8,084	8,084	0	0.0
(-) TIF Tax Capacity	114	110	-4	-3.8
(-) FD Contrib Tax Cap	0	685	685	0.0
(=) Taxable Tax Capacity	7,970	7,289	-680	-8.5
FD Distrib Tax Cap	0	1,752	1,752	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	60.61	59.06	0.00	0.00
City/Town	91.50	81.01	0.00	0.00
School District	10.67	9.70	14.46	12.63
Special District	9.20	9.66	0.00	0.00
Total	171.98	159.43	14.46	12.63

Tax Burdens on Hypothetical Properties	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	64,600	64,600	0.0	445	384	-60	-13.6	0.69	0.6
Res Hmstd: AvgVal	96,900	96,900	0.0	1,001	897	-104	-10.3	1.03	0.93
Res Hmstd: Hi Val	129,200	129,200	0.0	1,653	1,500	-154	-9.3	1.28	1.16
Res Hmstd: Ex-Hi Val	193,800	193,800	0.0	2,958	2,704	-254	-8.6	1.53	1.4
Apartment	300,000	300,000	0.0	6,883	6,357	-525	-7.6	2.29	2.12
Comm/Ind: Lo Val	150,000	150,000	0.0	5,068	4,115	-953	-18.8	3.38	2.74
Comm/Ind: Mid Val	300,000	300,000	0.0	11,752	10,411	-1,341	-11.4	3.92	3.47
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	42,948	39,794	-3,154	-7.3	4.29	3.98

St. Louis County | **Iron Junction city**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	4,307	4,307	0	0.0	25	24	-1	-4.2	0.57	0.55
Res Non-Hmstd	643	643	0	0.0	8	8	0	-2.7	1.21	1.18
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	10	10	0	0.0	0	0	0	-1.1	1.07	1.06
Com/Ind: Lo tier	32	32	0	0.0	1	1	0	14.1	1.61	1.84
Com/Ind Hi tier	1,725	1,725	0	0.0	51	57	5	10.4	2.98	3.29
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	200	200	0	0.0	6	7	1	10.4	2.98	3.29
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	134	134	0	0.0	1	1	0	-1.2	0.99	0.97
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	7,051	7,051	0	0.0	92	96	5	5.2	1.30	1.37

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	79	79	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	11	11	0.0
(=) Taxable Tax Capacity	79	68	-11	-13.6
FD Distrib Tax Cap	0	8	8	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	70.09	69.34	0.00	0.00
City/Town	22.96	22.28	0.00	0.00
School District	4.44	4.66	13.26	11.35
Special District	1.22	1.21	0.00	0.00
Total	98.71	97.49	13.26	11.35

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	53,700	53,700	0.0	167	161	-6	-3.6	0.31	0.30
Res Hmstd: AvgVal	80,500	80,500	0.0	315	294	-22	-6.8	0.39	0.37
Res Hmstd: Hi Val	107,300	107,300	0.0	639	609	-30	-4.7	0.6	0.57
Res Hmstd: Ex-Hi Val	161,100	161,100	0.0	1,290	1,242	-48	-3.7	0.80	0.77
Comm/Ind: Lo Val	150,000	150,000	0.0	3,401	3,087	-314	-9.2	2.27	2.06
Comm/Ind: Mid Val	300,000	300,000	0.0	7,870	8,019	149	1.9	2.62	2.67
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	28,724	31,033	2,310	8.0	2.87	3.10

St. Louis County | **Kinney city**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	2,283	2,283	0	0.0	44	30	-14	-31.9	1.92	1.31
Res Non-Hmstd	516	516	0	0.0	25	19	-6	-24.1	4.79	3.64
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo tier	321	321	0	0.0	22	14	-7	-33.2	6.74	4.50
Com/Ind Hi tier	482	482	0	0.0	47	33	-14	-30.6	9.75	6.76
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	131	131	0	0.0	13	9	-4	-30.6	9.75	6.76
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	472	472	0	0.0	21	16	-5	-24.2	4.42	3.35
Miscellaneous	350	350	0	0.0	34	26	-8	-23.0	9.75	7.50
Total	4,554	4,554	0	0.0	205	147	-58	-28.5	4.50	3.22

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	48	48	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	4	4	0.0
(=) Taxable Tax Capacity	48	44	-4	-9.1
FD Distrib Tax Cap	0	33	33	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	33.29	28.96	0.00	0.00
City/Town	407.39	304.70	0.00	0.00
School District	0.00	0.00	3.92	3.71
Special District	1.22	1.21	0.00	0.00
Total	441.90	334.87	3.92	3.71

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	29,500	29,500	0.0	479	289	-190	-39.7	1.62	0.98
Res Hmstd: AvgVal	44,300	44,300	0.0	877	591	-285	-32.5	1.98	1.34
Res Hmstd: Hi Val	59,000	59,000	0.0	1,272	892	-380	-29.9	2.16	1.51
Res Hmstd: Ex-Hi Val	88,500	88,500	0.0	2,337	1,701	-636	-27.2	2.64	1.92
Comm/Ind: Lo Val	150,000	150,000	0.0	10,983	6,969	-4,014	-36.5	7.32	4.65
Comm/Ind: Mid Val	300,000	300,000	0.0	25,607	17,114	-8,493	-33.2	8.54	5.70
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	93,855	64,460	-29,395	-31.3	9.39	6.45

St. Louis County | **Leonidas city**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	1,602	1,602	0	0.0	7	7	-1	-7.4	0.46	0.42
Res Non-Hmstd	214	214	0	0.0	3	3	0	-3.6	1.35	1.30
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo tier	87	87	0	0.0	2	2	0	7.2	1.96	2.10
Com/Ind Hi tier	630	630	0	0.0	22	23	1	5.7	3.44	3.63
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	343	343	0	0.0	12	12	1	5.7	3.44	3.63
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	121	121	0	0.0	1	1	0	-2.4	1.22	1.19
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	2,996	2,996	0	0.0	47	48	1	2.9	1.56	1.61

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	34	34	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	7	7	0.0
(=) Taxable Tax Capacity	34	28	-7	-19.4
FD Distrib Tax Cap	0	6	6	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	61.29	58.43	0.00	0.00
City/Town	59.04	59.07	0.00	0.00
School District	0.12	0.00	13.27	11.36
Special District	1.22	1.21	0.00	0.00
Total	121.67	118.71	13.27	11.36

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	44,300	44,300	0.0	130	124	-6	-4.3	0.29	0.28
Res Hmstd: AvgVal	66,400	66,400	0.0	258	233	-24	-9.5	0.39	0.35
Res Hmstd: Hi Val	88,500	88,500	0.0	523	488	-34	-6.6	0.59	0.55
Res Hmstd: Ex-Hi Val	132,700	132,700	0.0	1,168	1,111	-57	-4.9	0.88	0.84
Comm/Ind: Lo Val	150,000	150,000	0.0	3,918	3,476	-442	-11.3	2.61	2.32
Comm/Ind: Mid Val	300,000	300,000	0.0	9,076	8,927	-149	-1.6	3.03	2.98
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	33,145	34,362	1,217	3.7	3.31	3.44

St. Louis County | McKinley city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	2,243	2,243	0	0.0	18	10	-8	-45.6	0.81	0.44
Res Non-Hmstd	491	491	0	0.0	13	9	-4	-31.5	2.73	1.87
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo tier	0	0	0	0.0	0	0	0	-31.2	3.64	2.50
Com/Ind Hi tier	74	74	0	0.0	4	3	-1	-26.6	5.68	4.17
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	355	355	0	0.0	20	15	-5	-26.6	5.68	4.17
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	157	157	0	0.0	4	2	-1	-32.4	2.34	1.58
Miscellaneous	1	1	0	0.0	0	0	0	-27.0	5.68	4.15
Total	3,322	3,322	0	0.0	60	40	-20	-33.8	1.80	1.19

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	29	29	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	3	3	0.0
(=) Taxable Tax Capacity	29	26	-3	-10.2
FD Distrib Tax Cap	0	28	28	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	55.89	53.53	0.00	0.00
City/Town	176.72	103.37	0.00	0.00
School District	0.00	0.00	13.26	11.35
Special District	1.22	1.21	0.00	0.00
Total	233.83	158.10	13.26	11.35

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	30,600	30,600	0.0	160	110	-49	-30.8	0.52	0.36
Res Hmstd: AvgVal	45,800	45,800	0.0	388	171	-217	-55.9	0.85	0.37
Res Hmstd: Hi Val	61,100	61,100	0.0	623	334	-289	-46.4	1.02	0.55
Res Hmstd: Ex-Hi Val	91,700	91,700	0.0	1,273	780	-492	-38.7	1.39	0.85
Comm/Ind: Lo Val	150,000	150,000	0.0	6,441	4,082	-2,359	-36.6	4.29	2.72
Comm/Ind: Mid Val	300,000	300,000	0.0	14,964	10,341	-4,623	-30.9	4.99	3.45
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	54,735	39,547	-15,188	-27.7	5.47	3.95

St. Louis County | **Meadowlands city**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	1,682	1,682	0	0.0	16	10	-6	-39.1	0.95	0.58
Res Non-Hmstd	1,043	1,043	0	0.0	25	18	-8	-30.0	2.41	1.69
Apartments	164	164	0	0.0	5	3	-1	-30.2	2.95	2.05
Low-income Apts	187	187	0	0.0	3	2	-1	-30.0	1.78	1.25
Seasonal Rec'l	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo tier	402	402	0	0.0	14	10	-4	-30.3	3.51	2.45
Com/Ind Hi tier	64	64	0	0.0	4	3	-1	-25.7	5.52	4.10
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	137	137	0	0.0	8	6	-2	-25.7	5.52	4.10
Ag HGA	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	54	54	0	0.0	1	0	0	-35.1	1.01	0.66
Ag Non-Hmstd	10	10	0	0.0	0	0	0	-31.7	2.24	1.53
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	3,743	3,743	0	0.0	75	52	-24	-31.4	2.01	1.38

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	35	35	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	1	1	0.0
(=) Taxable Tax Capacity	35	34	-1	-1.8
FD Distrib Tax Cap	0	25	25	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	62.09	61.20	0.00	0.00
City/Town	151.94	81.64	0.00	0.00
School District	11.57	11.71	11.08	10.79
Special District	1.22	1.21	0.00	0.00
Total	226.82	155.76	11.08	10.79

Tax Burdens on Hypothetical Properties	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	33,800	33,800	0.0	214	152	-62	-29.2	0.63	0.45
Res Hmstd: AvgVal	50,600	50,600	0.0	455	238	-217	-47.7	0.9	0.47
Res Hmstd: Hi Val	67,500	67,500	0.0	704	414	-290	-41.2	1.04	0.61
Res Hmstd: Ex-Hi Val	101,200	101,200	0.0	1,480	958	-522	-35.3	1.46	0.95
Apartment	300,000	300,000	0.0	8,838	6,165	-2,673	-30.2	2.95	2.05
Comm/Ind: Lo Val	150,000	150,000	0.0	6,251	4,002	-2,249	-36.0	4.17	2.67
Comm/Ind: Mid Val	300,000	300,000	0.0	14,530	10,156	-4,375	-30.1	4.84	3.39
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	53,166	38,874	-14,292	-26.9	5.32	3.89

St. Louis County | **Mountain Iron city**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	117,830	117,830	0	0.0	967	990	23	2.4	0.82	0.84
Res Non-Hmstd	13,469	13,469	0	0.0	178	181	3	2.0	1.32	1.35
Apartments	7,634	7,634	0	0.0	121	123	2	2.0	1.58	1.61
Low-income Apts	2,957	2,957	0	0.0	28	29	1	2.0	0.96	0.98
Seasonal Rec'l	2,096	2,096	0	0.0	28	28	1	2.0	1.32	1.35
Com/Ind: Lo tier	11,132	11,132	0	0.0	228	251	23	10.2	2.05	2.25
Com/Ind Hi tier	54,725	54,725	0	0.0	1,841	1,993	152	8.2	3.36	3.64
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	11,875	11,875	0	0.0	399	432	33	8.3	3.36	3.64
Ag HGA	1,005	1,005	0	0.0	9	9	0	2.5	0.85	0.88
Ag Hmstd Land	898	898	0	0.0	2	2	0	4.6	0.26	0.27
Ag Non-Hmstd	11,808	11,808	0	0.0	141	144	3	2.1	1.19	1.22
Miscellaneous	18	18	0	0.0	1	1	0	8.2	3.36	3.63
Total	235,446	235,446	0	0.0	3,941	4,182	241	6.1	1.67	1.78

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	2,865	2,865	0	0.0
(-) TIF Tax Capacity	98	74	-25	-25.1
(-) FD Contrib Tax Cap	0	440	440	0.0
(=) Taxable Tax Capacity	2,767	2,351	-415	-15.0
FD Distrib Tax Cap	0	191	191	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	67.96	66.98	0.00	0.00
City/Town	45.35	48.77	3.84	3.84
School District	6.23	6.51	4.06	3.83
Special District	0.99	0.98	0.00	0.00
Total	120.53	123.24	7.90	7.67

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	83,700	83,700	0.0	402	414	13	3.2	0.48	0.5
Res Hmstd: AvgVal	125,500	125,500	0.0	984	1,008	24	2.5	0.78	0.80
Res Hmstd: Hi Val	167,300	167,300	0.0	1,566	1,602	36	2.3	0.94	0.96
Res Hmstd: Ex-Hi Val	251,000	251,000	0.0	2,732	2,790	58	2.1	1.09	1.11
Apartment	300,000	300,000	0.0	4,757	4,852	95	2.0	1.59	1.62
Comm/Ind: Lo Val	150,000	150,000	0.0	3,812	3,469	-343	-9.0	2.54	2.31
Comm/Ind: Mid Val	300,000	300,000	0.0	8,854	8,928	73	0.8	2.95	2.98
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	32,387	34,403	2,016	6.2	3.24	3.44

St. Louis County | **Orr city**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	6,885	6,885	0	0.0	65	62	-3	-4.5	0.94	0.90
Res Non-Hmstd	1,581	1,581	0	0.0	28	27	-1	-3.5	1.75	1.69
Apartments	1,807	1,807	0	0.0	38	36	-1	-3.5	2.09	2.01
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	639	639	0	0.0	11	11	0	-3.3	1.72	1.66
Com/Ind: Lo tier	1,449	1,449	0	0.0	37	37	-1	-1.9	2.58	2.53
Com/Ind Hi tier	2,154	2,154	0	0.0	89	88	-1	-1.6	4.15	4.08
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	223	223	0	0.0	9	9	0	-1.6	4.15	4.08
Ag HGA	151	151	0	0.0	2	2	0	-4.0	1.26	1.21
Ag Hmstd Land	18	18	0	0.0	0	0	0	-6.5	0.41	0.39
Ag Non-Hmstd	103	103	0	0.0	2	2	0	-3.7	1.55	1.49
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	15,010	15,010	0	0.0	280	272	-8	-2.8	1.87	1.82

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	168	168	0	0.0
(-) TIF Tax Capacity	4	4	0	0.0
(-) FD Contrib Tax Cap	0	19	19	0.0
(=) Taxable Tax Capacity	164	145	-19	-11.7
FD Distrib Tax Cap	0	30	30	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	65.83	64.52	0.00	0.00
City/Town	64.07	59.66	0.00	0.00
School District	13.65	13.58	11.08	10.79
Special District	14.56	14.67	0.00	0.00
Total	158.10	152.43	11.08	10.79

Tax Burdens on Hypothetical Properties	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	61,400	61,400	0.0	361	338	-23	-6.3	0.59	0.55
Res Hmstd: AvgVal	92,000	92,000	0.0	809	770	-38	-4.8	0.88	0.84
Res Hmstd: Hi Val	122,700	122,700	0.0	1,372	1,314	-58	-4.3	1.12	1.07
Res Hmstd: Ex-Hi Val	184,000	184,000	0.0	2,496	2,398	-98	-3.9	1.36	1.30
Apartment	300,000	300,000	0.0	6,261	6,040	-222	-3.5	2.09	2.01
Comm/Ind: Lo Val	150,000	150,000	0.0	4,705	3,976	-729	-15.5	3.14	2.65
Comm/Ind: Mid Val	300,000	300,000	0.0	10,923	10,095	-827	-7.6	3.64	3.37
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	39,939	38,653	-1,286	-3.2	3.99	3.87

St. Louis County | Tower city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	14,779	14,779	0	0.0	181	170	-10	-5.6	1.22	1.15
Res Non-Hmstd	5,081	5,081	0	0.0	109	104	-5	-4.7	2.14	2.04
Apartments	1,768	1,768	0	0.0	45	43	-2	-4.7	2.56	2.44
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	3,088	3,088	0	0.0	65	62	-3	-4.4	2.12	2.02
Com/Ind: Lo tier	2,982	2,982	0	0.0	93	86	-6	-6.8	3.10	2.89
Com/Ind Hi tier	879	879	0	0.0	43	41	-2	-5.8	4.91	4.62
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	534	534	0	0.0	26	25	-2	-5.8	4.91	4.62
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	189	189	0	0.0	4	3	0	-4.9	1.93	1.84
Miscellaneous	1,455	1,455	0	0.0	71	67	-4	-5.8	4.91	4.62
Total	30,756	30,756	0	0.0	637	602	-35	-5.5	2.07	1.96

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	317	317	0	0.0
(-) TIF Tax Capacity	13	13	0	0.0
(-) FD Contrib Tax Cap	0	19	19	0.0
(=) Taxable Tax Capacity	304	285	-19	-6.1
FD Distrib Tax Cap	0	39	39	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	62.44	61.19	0.00	0.00
City/Town	121.40	113.34	0.00	0.00
School District	11.11	11.02	11.08	10.79
Special District	1.22	1.21	0.00	0.00
Total	196.17	186.76	11.08	10.79

Tax Burdens on Hypothetical Properties	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	64,800	64,800	0.0	545	506	-38	-7.1	0.84	0.78
Res Hmstd: AvgVal	97,100	97,100	0.0	1,163	1,096	-67	-5.8	1.2	1.13
Res Hmstd: Hi Val	129,500	129,500	0.0	1,892	1,791	-101	-5.4	1.46	1.38
Res Hmstd: Ex-Hi Val	194,300	194,300	0.0	3,349	3,180	-170	-5.1	1.72	1.64
Apartment	300,000	300,000	0.0	7,689	7,327	-361	-4.7	2.56	2.44
Seas Rec: Lo Val	75,000	75,000	0.0	1,533	1,463	-71	-4.6	2.04	1.95
Seas Rec: Hi Val	200,000	200,000	0.0	4,243	4,055	-188	-4.4	2.12	2.03
Comm/Ind: Lo Val	150,000	150,000	0.0	5,561	4,588	-973	-17.5	3.71	3.06
Comm/Ind: Mid Val	300,000	300,000	0.0	12,921	11,524	-1,397	-10.8	4.31	3.84
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	47,267	43,893	-3,374	-7.1	4.73	4.39

St. Louis County | Virginia city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	193,586	193,586	0	0.0	2,297	1,985	-312	-13.6	1.19	1.03
Res Non-Hmstd	32,141	32,141	0	0.0	735	659	-76	-10.3	2.29	2.05
Apartments	16,475	16,475	0	0.0	438	393	-45	-10.3	2.66	2.39
Low-income Apts	4,355	4,355	0	0.0	71	63	-7	-10.4	1.62	1.46
Seasonal Rec'l	185	185	0	0.0	5	5	0	-9.5	2.82	2.55
Com/Ind: Lo tier	32,384	32,384	0	0.0	1,050	925	-125	-11.9	3.24	2.86
Com/Ind Hi tier	79,325	79,325	0	0.0	3,968	3,567	-401	-10.1	5.00	4.50
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	858	858	0	0.0	43	39	-4	-10.1	5.01	4.50
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	1,578	1,578	0	0.0	31	28	-3	-9.9	1.97	1.78
Miscellaneous	349	349	0	0.0	11	10	-1	-9.3	3.13	2.84
Total	361,235	361,235	0	0.0	8,650	7,675	-975	-11.3	2.39	2.12

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	4,057	4,057	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	565	565	0.0
(=) Taxable Tax Capacity	4,057	3,492	-565	-13.9
FD Distrib Tax Cap	0	1,110	1,110	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	57.26	54.57	0.00	0.00
City/Town	130.25	115.00	0.00	0.00
School District	7.01	5.57	19.05	16.18
Special District	2.67	2.52	0.00	0.00
Total	197.19	177.66	19.05	16.18

Tax Burdens on Hypothetical Properties	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	55,300	55,300	0.0	445	364	-81	-18.2	0.80	0.66
Res Hmstd: AvgVal	83,000	83,000	0.0	893	765	-128	-14.3	1.08	0.92
Res Hmstd: Hi Val	110,600	110,600	0.0	1,539	1,344	-195	-12.6	1.39	1.22
Res Hmstd: Ex-Hi Val	166,000	166,000	0.0	2,835	2,506	-328	-11.6	1.71	1.51
Apartment	300,000	300,000	0.0	7,966	7,148	-819	-10.3	2.66	2.38
Comm/Ind: Lo Val	150,000	150,000	0.0	5,704	4,470	-1,234	-21.6	3.80	2.98
Comm/Ind: Mid Val	300,000	300,000	0.0	13,214	11,221	-1,993	-15.1	4.40	3.74
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	48,261	42,727	-5,534	-11.5	4.83	4.27

St. Louis County | Winton city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	3,993	3,993	0	0.0	49	38	-11	-22.5	1.22	0.95
Res Non-Hmstd	1,386	1,386	0	0.0	35	28	-6	-18.4	2.51	2.05
Apartments	225	225	0	0.0	7	5	-1	-18.5	2.96	2.41
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	516	516	0	0.0	16	14	-3	-17.5	3.18	2.62
Com/Ind: Lo tier	93	93	0	0.0	3	3	-1	-18.6	3.52	2.86
Com/Ind Hi tier	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	65	65	0	0.0	4	3	-1	-15.8	5.51	4.64
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	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	6,278	6,278	0	0.0	113	91	-23	-20.0	1.81	1.45

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	53	53	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	53	53	0	0.0
FD Distrib Tax Cap	0	22	22	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	65.81	65.06	0.00	0.00
City/Town	143.70	101.60	0.00	0.00
School District	12.74	12.40	16.92	16.09
Special District	1.22	1.21	0.00	0.00
Total	223.47	180.27	16.92	16.09

Tax Burdens on Hypothetical Properties	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	46,700	46,700	0.0	415	290	-125	-30.1	0.89	0.62
Res Hmstd: AvgVal	70,000	70,000	0.0	767	580	-187	-24.4	1.1	0.83
Res Hmstd: Hi Val	93,200	93,200	0.0	1,306	1,020	-286	-21.9	1.40	1.09
Res Hmstd: Ex-Hi Val	139,900	139,900	0.0	2,522	2,013	-509	-20.2	1.80	1.44
Apartment	300,000	300,000	0.0	8,888	7,243	-1,645	-18.5	2.96	2.41
Seas Rec: Lo Val	75,000	75,000	0.0	1,738	1,414	-324	-18.6	2.32	1.89
Seas Rec: Hi Val	200,000	200,000	0.0	4,789	3,925	-864	-18.0	2.39	1.96

St. Louis County | **Hoyt Lakes city**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	54,854	54,854	0	0.0	454	461	7	1.6	0.83	0.84
Res Non-Hmstd	7,215	7,215	0	0.0	142	144	2	1.4	1.97	2.00
Apartments	1,188	1,188	0	0.0	28	28	0	1.6	2.36	2.40
Low-income Apts	206	206	0	0.0	3	3	0	1.4	1.44	1.46
Seasonal Rec'l	3,508	3,508	0	0.0	66	68	1	2.1	1.89	1.93
Com/Ind: Lo tier	2,750	2,750	0	0.0	79	79	0	-0.5	2.87	2.86
Com/Ind Hi tier	17,631	17,631	0	0.0	803	800	-3	-0.3	4.55	4.54
Publ U: Elec Gen	29,473	29,473	0	0.0	1,085	1,081	-4	-0.4	3.68	3.67
Publ U: Other	11,471	11,471	0	0.0	522	521	-2	-0.3	4.55	4.54
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	15,466	15,466	0	0.0	266	272	6	2.3	1.72	1.76
Miscellaneous	85	85	0	0.0	2	2	0	1.5	2.70	2.74
Total	143,847	143,847	0	0.0	3,451	3,459	9	0.2	2.40	2.40

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	1,850	1,850	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	267	267	0.0
(=) Taxable Tax Capacity	1,850	1,583	-267	-14.4
FD Distrib Tax Cap	0	155	155	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	67.74	66.73	0.00	0.00
City/Town	78.22	83.38	0.00	0.00
School District	28.96	28.77	15.90	14.65
Special District	1.22	1.21	0.00	0.00
Total	176.13	180.09	15.90	14.65

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	44,800	44,800	0.0	230	235	5	2.2	0.51	0.52
Res Hmstd: AvgVal	67,200	67,200	0.0	502	509	8	1.5	0.75	0.76
Res Hmstd: Hi Val	89,500	89,500	0.0	890	902	13	1.4	0.99	1.01
Res Hmstd: Ex-Hi Val	134,300	134,300	0.0	1,821	1,847	26	1.4	1.36	1.38
Apartment	300,000	300,000	0.0	7,082	7,193	111	1.6	2.36	2.4
Comm/Ind: Lo Val	150,000	150,000	0.0	5,183	4,508	-675	-13.0	3.46	3.01
Comm/Ind: Mid Val	300,000	300,000	0.0	12,014	11,317	-697	-5.8	4.00	3.77
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	43,892	43,094	-798	-1.8	4.39	4.31

St. Louis County | **Babbitt city**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	38,983	38,983	0	0.0	388	347	-42	-10.7	1.00	0.89
Res Non-Hmstd	9,072	9,072	0	0.0	214	198	-16	-7.5	2.35	2.18
Apartments	1,529	1,529	0	0.0	44	41	-3	-7.5	2.90	2.68
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	990	990	0	0.0	23	21	-2	-7.4	2.34	2.17
Com/Ind: Lo tier	2,628	2,628	0	0.0	94	83	-11	-11.3	3.56	3.16
Com/Ind Hi tier	3,845	3,845	0	0.0	209	189	-21	-9.9	5.44	4.90
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	2,520	2,520	0	0.0	137	124	-14	-9.9	5.44	4.90
Ag HGA	95	95	0	0.0	1	1	0	-8.9	1.40	1.28
Ag Hmstd Land	54	54	0	0.0	0	0	0	-12.4	0.67	0.59
Ag Non-Hmstd	19,025	19,025	0	0.0	416	383	-33	-7.9	2.18	2.01
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	78,741	78,741	0	0.0	1,527	1,386	-140	-9.2	1.94	1.76

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	720	720	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	36	36	0.0
(=) Taxable Tax Capacity	720	684	-36	-5.0
FD Distrib Tax Cap	0	147	147	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	68.73	67.96	0.00	0.00
City/Town	137.24	120.63	0.00	0.00
School District	15.68	15.89	11.08	10.79
Special District	1.22	1.21	0.00	0.00
Total	222.87	205.68	11.08	10.79

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	43,200	43,200	0.0	310	265	-46	-14.7	0.72	0.61
Res Hmstd: AvgVal	64,800	64,800	0.0	623	555	-69	-11.0	0.96	0.86
Res Hmstd: Hi Val	86,400	86,400	0.0	1,050	949	-100	-9.6	1.21	1.1
Res Hmstd: Ex-Hi Val	129,700	129,700	0.0	2,149	1,967	-183	-8.5	1.66	1.52
Apartment	300,000	300,000	0.0	8,690	8,037	-653	-7.5	2.9	2.68
Comm/Ind: Lo Val	150,000	150,000	0.0	6,162	4,903	-1,259	-20.4	4.11	3.27
Comm/Ind: Mid Val	300,000	300,000	0.0	14,323	12,259	-2,064	-14.4	4.77	4.09
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	52,407	46,588	-5,819	-11.1	5.24	4.66

St. Louis County | **Duluth city**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	3,546,062	3,546,062	0	0.0	48,151	47,902	-249	-0.5	1.36	1.35
Res Non-Hmstd	958,698	958,698	0	0.0	15,627	15,545	-82	-0.5	1.63	1.62
Apartments	370,769	370,769	0	0.0	6,979	6,942	-37	-0.5	1.88	1.87
Low-income Apts	70,669	70,669	0	0.0	813	809	-4	-0.5	1.15	1.14
Seasonal Rec'l	22,307	22,307	0	0.0	358	356	-2	-0.5	1.61	1.60
Com/Ind: Lo tier	186,181	186,181	0	0.0	4,432	4,410	-22	-0.5	2.38	2.37
Com/Ind Hi tier	1,077,652	1,077,652	0	0.0	40,959	40,786	-173	-0.4	3.80	3.78
Publ U: Elec Gen	30,136	30,136	0	0.0	882	878	-5	-0.5	2.93	2.91
Publ U: Other	107,889	107,889	0	0.0	4,104	4,087	-17	-0.4	3.80	3.79
Ag HGA	304	304	0	0.0	4	4	0	-0.5	1.32	1.31
Ag Hmstd Land	203	203	0	0.0	1	1	0	-1.1	0.37	0.37
Ag Non-Hmstd	1,436	1,436	0	0.0	19	19	0	-0.6	1.32	1.31
Miscellaneous	30,828	30,828	0	0.0	1,034	1,029	-5	-0.4	3.35	3.34
Total	6,403,131	6,403,131	0	0.0	123,364	122,767	-597	-0.5	1.93	1.92

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	74,336	74,336	0	0.0
(-) TIF Tax Capacity	3,039	3,039	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	71,296	71,296	0	0.0
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	65.74	65.00	0.00	0.00
City/Town	39.38	39.33	4.11	4.11
School District	28.36	28.36	9.81	9.81
Special District	6.01	6.00	0.00	0.00
Total	139.49	138.69	13.92	13.92

Tax Burdens on Hypothetical Properties	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	114,500	114,500	0.0	1,381	1,374	-7	-0.5	1.21	1.2
Res Hmstd: AvgVal	171,600	171,600	0.0	2,328	2,316	-12	-0.5	1.36	1.35
Res Hmstd: Hi Val	228,800	228,800	0.0	3,278	3,261	-17	-0.5	1.43	1.43
Res Hmstd: Ex-Hi Val	343,200	343,200	0.0	5,176	5,149	-27	-0.5	1.51	1.50
Apartment	300,000	300,000	0.0	5,648	5,618	-30	-0.5	1.88	1.87
Comm/Ind: Lo Val	150,000	150,000	0.0	4,329	3,656	-672	-15.5	2.89	2.44
Comm/Ind: Mid Val	300,000	300,000	0.0	10,031	9,334	-696	-6.9	3.34	3.11
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	36,640	35,831	-809	-2.2	3.66	3.58

Scott County | **Belle Plaine township**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	59,171	59,171	0	0.0	611	597	-14	-2.3	1.03	1.01
Res Non-Hmstd	9,347	9,347	0	0.0	101	98	-2	-2.2	1.08	1.05
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	1,405	1,405	0	0.0	18	17	0	-2.7	1.27	1.23
Com/Ind: Lo tier	884	884	0	0.0	14	17	3	18.9	1.59	1.89
Com/Ind Hi tier	809	809	0	0.0	23	26	3	14.2	2.83	3.24
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	25,103	25,103	0	0.0	718	819	101	14.1	2.86	3.26
Ag HGA	21,627	21,627	0	0.0	211	207	-5	-2.3	0.98	0.95
Ag Hmstd Land	99,876	99,876	0	0.0	382	381	-2	-0.5	0.38	0.38
Ag Non-Hmstd	38,019	38,019	0	0.0	293	292	-1	-0.5	0.77	0.77
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	256,240	256,240	0	0.0	2,371	2,453	82	3.5	0.93	0.96

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	2,337	2,337	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	208	208	0.0
(=) Taxable Tax Capacity	2,337	2,129	-208	-8.9
FD Distrib Tax Cap	0	45	45	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	35.18	34.99	0.00	0.00
City/Town	13.30	14.31	0.00	0.00
School District	38.00	36.41	15.34	13.98
Special District	4.30	4.09	0.00	0.00
Total	90.78	89.80	15.34	13.98

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	207,100	207,100	0.0	2,029	1,982	-47	-2.3	0.98	0.96
Res Hmstd: AvgVal	310,400	310,400	0.0	3,210	3,138	-72	-2.2	1.03	1.01
Res Hmstd: Hi Val	413,800	413,800	0.0	4,391	4,294	-97	-2.2	1.06	1.04
Res Hmstd: Ex-Hi Val	620,900	620,900	0.0	6,864	6,715	-149	-2.2	1.11	1.08
Comm/Ind: Lo Val	150,000	150,000	0.0	3,254	3,044	-210	-6.4	2.17	2.03
Comm/Ind: Mid Val	300,000	300,000	0.0	7,516	7,906	390	5.2	2.51	2.64
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	27,406	30,593	3,187	11.6	2.74	3.06

Scott County | **Blakeley township**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	24,150	24,150	0	0.0	246	239	-6	-2.5	1.02	0.99
Res Non-Hmstd	6,794	6,794	0	0.0	74	72	-2	-2.5	1.09	1.06
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo tier	1,498	1,498	0	0.0	25	29	4	16.3	1.66	1.93
Com/Ind Hi tier	3,203	3,203	0	0.0	90	102	12	13.1	2.82	3.18
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	9,886	9,886	0	0.0	285	318	33	11.6	2.88	3.21
Ag HGA	11,044	11,044	0	0.0	108	105	-3	-2.4	0.97	0.95
Ag Hmstd Land	56,086	56,086	0	0.0	221	220	-1	-0.3	0.39	0.39
Ag Non-Hmstd	23,252	23,252	0	0.0	183	183	-1	-0.3	0.79	0.79
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	135,911	135,911	0	0.0	1,231	1,268	37	3.0	0.91	0.93

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	1,224	1,224	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	101	101	0.0
(=) Taxable Tax Capacity	1,224	1,122	-101	-8.3
FD Distrib Tax Cap	0	17	17	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	35.18	34.99	0.00	0.00
City/Town	16.34	17.56	0.00	0.00
School District	36.07	34.15	13.53	12.05
Special District	4.30	4.09	0.00	0.00
Total	91.90	90.79	13.53	12.05

Tax Burdens on Hypothetical Properties	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	172,700	172,700	0.0	1,621	1,579	-42	-2.6	0.94	0.91
Res Hmstd: AvgVal	258,900	258,900	0.0	2,601	2,536	-65	-2.5	1.00	0.98
Res Hmstd: Hi Val	345,100	345,100	0.0	3,581	3,493	-89	-2.5	1.04	1.01
Res Hmstd: Ex-Hi Val	517,800	517,800	0.0	5,500	5,365	-134	-2.4	1.06	1.04
Comm/Ind: Lo Val	150,000	150,000	0.0	3,252	2,986	-266	-8.2	2.17	1.99
Comm/Ind: Mid Val	300,000	300,000	0.0	7,520	7,781	260	3.5	2.51	2.59
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	27,440	30,153	2,714	9.9	2.74	3.02

Scott County | **Cedar Lake township**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	344,792	344,792	0	0.0	3,723	3,675	-48	-1.3	1.08	1.07
Res Non-Hmstd	41,601	41,601	0	0.0	485	479	-6	-1.3	1.17	1.15
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	4,344	4,344	0	0.0	49	49	0	-0.8	1.13	1.12
Com/Ind: Lo tier	2,399	2,399	0	0.0	40	47	8	19.3	1.65	1.97
Com/Ind Hi tier	478	478	0	0.0	13	15	2	15.3	2.80	3.23
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	20,992	20,992	0	0.0	596	687	90	15.1	2.84	3.27
Ag HGA	29,670	29,670	0	0.0	309	304	-5	-1.5	1.04	1.03
Ag Hmstd Land	57,019	57,019	0	0.0	171	169	-2	-1.2	0.30	0.30
Ag Non-Hmstd	29,945	29,945	0	0.0	223	221	-2	-0.9	0.74	0.74
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	531,240	531,240	0	0.0	5,610	5,646	36	0.6	1.06	1.06

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	5,270	5,270	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	180	180	0.0
(=) Taxable Tax Capacity	5,270	5,090	-180	-3.4
FD Distrib Tax Cap	0	224	224	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	35.59	35.40	0.00	0.00
City/Town	8.92	8.84	0.00	0.00
School District	38.21	37.98	20.68	19.97
Special District	4.83	4.61	0.00	0.00
Total	87.55	86.83	20.68	19.97

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	249,300	249,300	0.0	2,569	2,534	-35	-1.4	1.03	1.02
Res Hmstd: AvgVal	373,800	373,800	0.0	4,014	3,961	-53	-1.3	1.07	1.06
Res Hmstd: Hi Val	498,200	498,200	0.0	5,392	5,321	-71	-1.3	1.08	1.07
Res Hmstd: Ex-Hi Val	747,500	747,500	0.0	8,632	8,520	-112	-1.3	1.15	1.14
Comm/Ind: Lo Val	150,000	150,000	0.0	3,261	3,089	-173	-5.3	2.17	2.06
Comm/Ind: Mid Val	300,000	300,000	0.0	7,507	7,979	472	6.3	2.50	2.66
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	27,318	30,802	3,484	12.8	2.73	3.08

Scott County | **Credit River township**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	745,208	745,208	0	0.0	8,833	8,532	-301	-3.4	1.19	1.14
Res Non-Hmstd	109,480	109,480	0	0.0	1,366	1,320	-46	-3.3	1.25	1.21
Apartments	429	429	0	0.0	6	6	0	-3.2	1.36	1.32
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	1,510	1,510	0	0.0	21	20	-1	-3.2	1.40	1.35
Com/Ind: Lo tier	2,489	2,489	0	0.0	43	50	7	15.1	1.74	2.00
Com/Ind Hi tier	8,295	8,295	0	0.0	243	274	31	12.6	2.93	3.30
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	7,065	7,065	0	0.0	206	231	25	12.1	2.92	3.27
Ag HGA	10,287	10,287	0	0.0	119	115	-4	-3.5	1.15	1.11
Ag Hmstd Land	17,356	17,356	0	0.0	62	61	-1	-2.0	0.36	0.35
Ag Non-Hmstd	15,197	15,197	0	0.0	120	118	-2	-1.7	0.79	0.78
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	917,318	917,318	0	0.0	11,019	10,726	-293	-2.7	1.20	1.17

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	9,547	9,547	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	124	124	0.0
(=) Taxable Tax Capacity	9,547	9,423	-124	-1.3
FD Distrib Tax Cap	0	429	429	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	35.18	34.99	0.00	0.00
City/Town	15.29	14.86	0.00	0.00
School District	33.73	33.01	27.96	25.50
Special District	4.30	4.09	0.00	0.00
Total	88.51	86.95	27.96	25.50

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	315,200	315,200	0.0	3,593	3,467	-125	-3.5	1.14	1.10
Res Hmstd: AvgVal	472,500	472,500	0.0	5,503	5,314	-190	-3.4	1.16	1.12
Res Hmstd: Hi Val	629,900	629,900	0.0	7,624	7,366	-258	-3.4	1.21	1.17
Res Hmstd: Ex-Hi Val	945,100	945,100	0.0	11,992	11,596	-397	-3.3	1.27	1.23
Apartment	300,000	300,000	0.0	4,158	4,026	-132	-3.2	1.39	1.34
Comm/Ind: Lo Val	150,000	150,000	0.0	3,392	3,136	-256	-7.6	2.26	2.09
Comm/Ind: Mid Val	300,000	300,000	0.0	7,775	8,062	286	3.7	2.59	2.69
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	28,231	31,049	2,819	10.0	2.82	3.10

Scott County | **Helena township**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	161,138	161,138	0	0.0	1,784	1,764	-20	-1.1	1.11	1.09
Res Non-Hmstd	24,464	24,464	0	0.0	291	287	-3	-1.1	1.19	1.17
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	2,474	2,474	0	0.0	27	27	0	-0.4	1.09	1.09
Com/Ind: Lo tier	1,627	1,627	0	0.0	29	33	4	15.4	1.76	2.03
Com/Ind Hi tier	2,857	2,857	0	0.0	83	93	10	12.5	2.91	3.27
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	19,481	19,481	0	0.0	569	640	71	12.5	2.92	3.29
Ag HGA	22,517	22,517	0	0.0	237	234	-3	-1.2	1.05	1.04
Ag Hmstd Land	74,182	74,182	0	0.0	256	254	-2	-0.7	0.35	0.34
Ag Non-Hmstd	33,517	33,517	0	0.0	262	261	-2	-0.6	0.78	0.78
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	342,258	342,258	0	0.0	3,537	3,593	56	1.6	1.03	1.05

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	3,263	3,263	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	167	167	0.0
(=) Taxable Tax Capacity	3,263	3,096	-167	-5.1
FD Distrib Tax Cap	0	125	125	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	35.77	35.58	0.00	0.00
City/Town	12.75	12.89	0.00	0.00
School District	38.09	37.81	20.39	19.65
Special District	4.83	4.62	0.00	0.00
Total	91.44	90.89	20.39	19.65

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	219,600	219,600	0.0	2,296	2,269	-27	-1.2	1.05	1.03
Res Hmstd: AvgVal	329,300	329,300	0.0	3,613	3,571	-42	-1.2	1.1	1.08
Res Hmstd: Hi Val	438,900	438,900	0.0	4,908	4,852	-57	-1.2	1.12	1.11
Res Hmstd: Ex-Hi Val	658,500	658,500	0.0	7,727	7,639	-88	-1.1	1.17	1.16
Comm/Ind: Lo Val	150,000	150,000	0.0	3,345	3,099	-246	-7.3	2.23	2.07
Comm/Ind: Mid Val	300,000	300,000	0.0	7,702	8,005	303	3.9	2.57	2.67
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	28,038	30,900	2,862	10.2	2.80	3.09

Scott County | **Jackson township**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	73,671	73,671	0	0.0	843	852	9	1.1	1.14	1.16
Res Non-Hmstd	8,819	8,819	0	0.0	108	109	1	1.2	1.23	1.24
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	465	465	0	0.0	7	7	0	1.4	1.40	1.42
Com/Ind: Lo tier	7,164	7,164	0	0.0	128	147	18	14.4	1.79	2.05
Com/Ind Hi tier	23,775	23,775	0	0.0	721	804	83	11.5	3.03	3.38
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	22,291	22,291	0	0.0	676	754	78	11.5	3.03	3.38
Ag HGA	2,832	2,832	0	0.0	27	27	0	0.9	0.94	0.95
Ag Hmstd Land	6,398	6,398	0	0.0	22	22	1	3.2	0.34	0.35
Ag Non-Hmstd	6,480	6,480	0	0.0	56	58	1	2.5	0.87	0.89
Miscellaneous	5,661	5,661	0	0.0	79	81	1	1.4	1.40	1.42
Total	157,557	157,557	0	0.0	2,667	2,859	193	7.2	1.69	1.81

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	2,051	2,051	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	382	382	0.0
(=) Taxable Tax Capacity	2,051	1,669	-382	-18.6
FD Distrib Tax Cap	0	215	215	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	35.18	35.00	0.00	0.00
City/Town	11.55	12.64	0.00	0.00
School District	50.12	52.11	14.32	12.87
Special District	3.98	3.77	0.00	0.00
Total	100.83	103.52	14.32	12.87

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	258,100	258,100	0.0	2,831	2,859	28	1.0	1.1	1.11
Res Hmstd: AvgVal	387,000	387,000	0.0	4,432	4,479	47	1.1	1.15	1.16
Res Hmstd: Hi Val	515,800	515,800	0.0	5,979	6,044	65	1.1	1.16	1.17
Res Hmstd: Ex-Hi Val	773,900	773,900	0.0	9,602	9,716	114	1.2	1.24	1.26
Comm/Ind: Lo Val	150,000	150,000	0.0	3,465	3,197	-268	-7.7	2.31	2.13
Comm/Ind: Mid Val	300,000	300,000	0.0	8,013	8,267	254	3.2	2.67	2.76
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	29,239	31,929	2,690	9.2	2.92	3.19

Scott County | **Louisville township**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	152,498	152,498	0	0.0	1,642	1,648	6	0.4	1.08	1.08
Res Non-Hmstd	24,372	24,372	0	0.0	279	279	0	0.1	1.14	1.14
Apartments	252	252	0	0.0	3	3	0	0.8	1.32	1.33
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo tier	6,518	6,518	0	0.0	111	129	19	17.1	1.70	1.99
Com/Ind Hi tier	39,409	39,409	0	0.0	1,107	1,265	158	14.2	2.81	3.21
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	4,675	4,675	0	0.0	133	152	18	13.7	2.86	3.25
Ag HGA	2,952	2,952	0	0.0	28	28	0	-0.4	0.96	0.96
Ag Hmstd Land	13,212	13,212	0	0.0	45	46	1	1.7	0.34	0.34
Ag Non-Hmstd	13,931	13,931	0	0.0	111	113	2	1.7	0.79	0.81
Miscellaneous	408	408	0	0.0	5	5	0	0.8	1.32	1.33
Total	258,226	258,226	0	0.0	3,464	3,668	204	5.9	1.34	1.42

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	3,016	3,016	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	354	354	0.0
(=) Taxable Tax Capacity	3,016	2,661	-354	-11.8
FD Distrib Tax Cap	0	102	102	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	35.18	34.99	0.00	0.00
City/Town	4.48	4.88	0.00	0.00
School District	48.19	50.09	14.22	12.77
Special District	4.21	4.00	0.00	0.00
Total	92.05	93.96	14.22	12.77

Tax Burdens on Hypothetical Properties	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	276,400	276,400	0.0	2,824	2,834	10	0.4	1.02	1.03
Res Hmstd: AvgVal	414,400	414,400	0.0	4,404	4,423	19	0.4	1.06	1.07
Res Hmstd: Hi Val	552,400	552,400	0.0	5,991	6,019	27	0.5	1.08	1.09
Res Hmstd: Ex-Hi Val	828,900	828,900	0.0	9,566	9,619	53	0.6	1.15	1.16
Apartment	300,000	300,000	0.0	3,879	3,906	28	0.7	1.29	1.30
Comm/Ind: Lo Val	150,000	150,000	0.0	3,266	3,049	-217	-6.6	2.18	2.03
Comm/Ind: Mid Val	300,000	300,000	0.0	7,549	7,923	374	4.9	2.52	2.64
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	27,539	30,668	3,129	11.4	2.75	3.07

Scott County | **New Market township**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	410,681	410,681	0	0.0	4,935	4,812	-123	-2.5	1.20	1.17
Res Non-Hmstd	54,434	54,434	0	0.0	693	676	-17	-2.4	1.27	1.24
Apartments	1,480	1,480	0	0.0	21	21	-1	-2.6	1.44	1.40
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo tier	6,315	6,315	0	0.0	114	131	17	14.8	1.80	2.07
Com/Ind Hi tier	14,028	14,028	0	0.0	421	472	51	12.2	3.00	3.37
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	34,019	34,019	0	0.0	1,023	1,146	123	12.0	3.01	3.37
Ag HGA	21,764	21,764	0	0.0	249	244	-6	-2.2	1.14	1.12
Ag Hmstd Land	50,829	50,829	0	0.0	173	171	-1	-0.8	0.34	0.34
Ag Non-Hmstd	29,571	29,571	0	0.0	247	245	-2	-0.7	0.84	0.83
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	623,120	623,120	0	0.0	7,877	7,919	42	0.5	1.26	1.27

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	6,491	6,491	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	398	398	0.0
(=) Taxable Tax Capacity	6,491	6,093	-398	-6.1
FD Distrib Tax Cap	0	259	259	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	35.18	34.99	0.00	0.00
City/Town	19.33	19.43	0.00	0.00
School District	34.71	34.30	27.69	25.42
Special District	3.72	3.52	0.00	0.00
Total	92.95	92.24	27.69	25.42

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	271,400	271,400	0.0	3,155	3,075	-80	-2.5	1.16	1.13
Res Hmstd: AvgVal	406,900	406,900	0.0	4,903	4,782	-121	-2.5	1.20	1.18
Res Hmstd: Hi Val	542,500	542,500	0.0	6,643	6,481	-162	-2.4	1.22	1.19
Res Hmstd: Ex-Hi Val	813,900	813,900	0.0	10,548	10,300	-248	-2.4	1.3	1.27
Apartment	300,000	300,000	0.0	4,316	4,222	-95	-2.2	1.44	1.41
Comm/Ind: Lo Val	150,000	150,000	0.0	3,488	3,233	-256	-7.3	2.33	2.16
Comm/Ind: Mid Val	300,000	300,000	0.0	8,000	8,288	287	3.6	2.67	2.76
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	29,058	31,879	2,821	9.7	2.91	3.19

Scott County | **St. Lawrence township**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	51,487	51,487	0	0.0	544	530	-13	-2.5	1.06	1.03
Res Non-Hmstd	4,400	4,400	0	0.0	50	48	-1	-2.6	1.13	1.10
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo tier	2,393	2,393	0	0.0	41	47	6	13.4	1.73	1.97
Com/Ind Hi tier	4,458	4,458	0	0.0	129	143	14	10.9	2.90	3.22
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,547	1,547	0	0.0	45	50	5	10.9	2.90	3.22
Ag HGA	4,570	4,570	0	0.0	46	45	-1	-2.8	1.01	0.98
Ag Hmstd Land	16,086	16,086	0	0.0	59	58	-1	-1.2	0.37	0.36
Ag Non-Hmstd	14,290	14,290	0	0.0	119	118	-1	-1.0	0.83	0.82
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	99,230	99,230	0	0.0	1,033	1,040	7	0.6	1.04	1.05

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	974	974	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	54	54	0.0
(=) Taxable Tax Capacity	974	920	-54	-5.5
FD Distrib Tax Cap	0	34	34	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	35.18	35.00	0.00	0.00
City/Town	19.72	20.10	0.00	0.00
School District	35.65	34.48	13.41	11.85
Special District	4.30	4.09	0.00	0.00
Total	94.85	93.67	13.41	11.85

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	231,200	231,200	0.0	2,347	2,286	-61	-2.6	1.02	0.99
Res Hmstd: AvgVal	346,600	346,600	0.0	3,695	3,601	-94	-2.6	1.07	1.04
Res Hmstd: Hi Val	462,000	462,000	0.0	5,002	4,875	-127	-2.5	1.08	1.06
Res Hmstd: Ex-Hi Val	693,200	693,200	0.0	7,963	7,767	-196	-2.5	1.15	1.12
Comm/Ind: Lo Val	150,000	150,000	0.0	3,317	3,011	-305	-9.2	2.21	2.01
Comm/Ind: Mid Val	300,000	300,000	0.0	7,672	7,840	168	2.2	2.56	2.61
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	27,996	30,372	2,376	8.5	2.8	3.04

Scott County | **Sand Creek township**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	131,235	131,235	0	0.0	1,372	1,347	-26	-1.9	1.05	1.03
Res Non-Hmstd	17,160	17,160	0	0.0	192	189	-3	-1.7	1.12	1.10
Apartments	3,100	3,100	0	0.0	40	39	-1	-1.8	1.28	1.26
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	1,520	1,520	0	0.0	20	19	0	-1.8	1.28	1.26
Com/Ind: Lo tier	6,029	6,029	0	0.0	101	118	17	17.0	1.67	1.96
Com/Ind Hi tier	21,574	21,574	0	0.0	614	697	83	13.5	2.85	3.23
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	5,541	5,541	0	0.0	161	182	20	12.6	2.91	3.28
Ag HGA	25,147	25,147	0	0.0	254	250	-4	-1.6	1.01	0.99
Ag Hmstd Land	77,711	77,711	0	0.0	292	293	1	0.3	0.38	0.38
Ag Non-Hmstd	19,703	19,703	0	0.0	161	161	0	0.1	0.82	0.82
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	308,720	308,720	0	0.0	3,207	3,295	88	2.7	1.04	1.07

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	2,997	2,997	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	243	243	0.0
(=) Taxable Tax Capacity	2,997	2,753	-243	-8.1
FD Distrib Tax Cap	0	109	109	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	35.18	34.99	0.00	0.00
City/Town	16.95	17.75	0.00	0.00
School District	36.79	36.17	13.65	12.10
Special District	4.55	4.34	0.00	0.00
Total	93.48	93.25	13.65	12.10

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	225,400	225,400	0.0	2,256	2,216	-40	-1.8	1.00	0.98
Res Hmstd: AvgVal	337,900	337,900	0.0	3,556	3,496	-60	-1.7	1.05	1.03
Res Hmstd: Hi Val	450,400	450,400	0.0	4,825	4,745	-81	-1.7	1.07	1.05
Res Hmstd: Ex-Hi Val	675,800	675,800	0.0	7,651	7,529	-122	-1.6	1.13	1.11
Apartment	300,000	300,000	0.0	3,915	3,860	-55	-1.4	1.31	1.29
Comm/Ind: Lo Val	150,000	150,000	0.0	3,290	3,056	-234	-7.1	2.19	2.04
Comm/Ind: Mid Val	300,000	300,000	0.0	7,607	7,942	334	4.4	2.54	2.65
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	27,757	30,743	2,985	10.8	2.78	3.07

Scott County | **Spring Lake township**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	443,457	443,457	0	0.0	4,954	4,788	-166	-3.3	1.12	1.08
Res Non-Hmstd	54,030	54,030	0	0.0	631	610	-21	-3.3	1.17	1.13
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	4,845	4,845	0	0.0	54	53	-1	-2.0	1.12	1.10
Com/Ind: Lo tier	3,511	3,511	0	0.0	60	69	9	15.4	1.70	1.96
Com/Ind Hi tier	7,996	7,996	0	0.0	228	256	28	12.3	2.85	3.21
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	5,203	5,203	0	0.0	152	171	19	12.2	2.93	3.29
Ag HGA	19,320	19,320	0	0.0	203	196	-7	-3.4	1.05	1.02
Ag Hmstd Land	37,656	37,656	0	0.0	117	114	-3	-2.5	0.31	0.30
Ag Non-Hmstd	27,254	27,254	0	0.0	220	216	-4	-1.9	0.81	0.79
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	603,273	603,273	0	0.0	6,619	6,473	-146	-2.2	1.10	1.07

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	5,980	5,980	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	117	117	0.0
(=) Taxable Tax Capacity	5,980	5,862	-117	-2.0
FD Distrib Tax Cap	0	282	282	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	35.18	34.99	0.00	0.00
City/Town	15.44	15.01	0.00	0.00
School District	34.52	33.45	20.94	19.13
Special District	6.28	6.01	0.00	0.00
Total	91.42	89.46	20.94	19.13

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	261,600	261,600	0.0	2,814	2,718	-96	-3.4	1.08	1.04
Res Hmstd: AvgVal	392,200	392,200	0.0	4,389	4,242	-147	-3.4	1.12	1.08
Res Hmstd: Hi Val	522,700	522,700	0.0	5,925	5,727	-198	-3.3	1.13	1.1
Res Hmstd: Ex-Hi Val	784,300	784,300	0.0	9,462	9,153	-309	-3.3	1.21	1.17
Comm/Ind: Lo Val	150,000	150,000	0.0	3,352	3,091	-262	-7.8	2.23	2.06
Comm/Ind: Mid Val	300,000	300,000	0.0	7,718	7,988	270	3.5	2.57	2.66
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	28,089	30,843	2,754	9.8	2.81	3.08

Scott County | **Belle Plaine city**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	382,881	382,881	0	0.0	6,496	5,840	-656	-10.1	1.70	1.53
Res Non-Hmstd	47,542	47,542	0	0.0	936	842	-94	-10.1	1.97	1.77
Apartments	15,262	15,262	0	0.0	355	320	-36	-10.1	2.33	2.09
Low-income Apts	7,538	7,538	0	0.0	107	96	-11	-10.1	1.42	1.27
Seasonal Rec'l	166	166	0	0.0	4	3	0	-10.1	2.33	2.09
Com/Ind: Lo tier	16,631	16,631	0	0.0	487	429	-58	-11.8	2.93	2.58
Com/Ind Hi tier	37,056	37,056	0	0.0	1,674	1,505	-169	-10.1	4.52	4.06
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	5,157	5,157	0	0.0	233	209	-24	-10.1	4.52	4.06
Ag HGA	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	449	449	0	0.0	3	3	0	-12.0	0.73	0.64
Ag Non-Hmstd	12,377	12,377	0	0.0	200	180	-21	-10.2	1.62	1.45
Miscellaneous	1,024	1,024	0	0.0	24	21	-2	-10.1	2.33	2.09
Total	526,084	526,084	0	0.0	10,519	9,448	-1,071	-10.2	2.00	1.80

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	5,392	5,392	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	384	384	0.0
(=) Taxable Tax Capacity	5,392	5,008	-384	-7.1
FD Distrib Tax Cap	0	1,343	1,343	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	35.18	34.99	0.00	0.00
City/Town	98.12	83.15	0.00	0.00
School District	37.95	35.89	13.31	11.70
Special District	4.30	4.09	0.00	0.00
Total	175.56	158.12	13.31	11.70

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	122,200	122,200	0.0	1,847	1,660	-187	-10.1	1.51	1.36
Res Hmstd: AvgVal	183,300	183,300	0.0	3,098	2,785	-313	-10.1	1.69	1.52
Res Hmstd: Hi Val	244,300	244,300	0.0	4,346	3,907	-439	-10.1	1.78	1.6
Res Hmstd: Ex-Hi Val	366,500	366,500	0.0	6,847	6,157	-691	-10.1	1.87	1.68
Apartment	300,000	300,000	0.0	6,983	6,280	-702	-10.1	2.33	2.09
Comm/Ind: Lo Val	150,000	150,000	0.0	5,131	3,957	-1,174	-22.9	3.42	2.64
Comm/Ind: Mid Val	300,000	300,000	0.0	11,906	10,048	-1,858	-15.6	3.97	3.35
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	43,523	38,470	-5,052	-11.6	4.35	3.85

Scott County | **Jordan city**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	330,283	330,283	0	0.0	5,276	4,845	-431	-8.2	1.60	1.47
Res Non-Hmstd	41,221	41,221	0	0.0	738	678	-60	-8.1	1.79	1.65
Apartments	11,383	11,383	0	0.0	241	222	-20	-8.1	2.12	1.95
Low-income Apts	7,725	7,725	0	0.0	100	92	-8	-8.1	1.29	1.19
Seasonal Rec'l	208	208	0	0.0	4	4	0	-8.1	2.12	1.95
Com/Ind: Lo tier	16,921	16,921	0	0.0	450	414	-35	-7.9	2.66	2.45
Com/Ind Hi tier	42,831	42,831	0	0.0	1,791	1,674	-117	-6.5	4.18	3.91
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	6,441	6,441	0	0.0	269	252	-18	-6.5	4.18	3.91
Ag HGA	129	129	0	0.0	2	2	0	-8.2	1.41	1.29
Ag Hmstd Land	189	189	0	0.0	2	2	0	-9.0	1.09	0.99
Ag Non-Hmstd	145	145	0	0.0	2	2	0	-8.2	1.47	1.35
Miscellaneous	3,690	3,690	0	0.0	78	72	-6	-8.1	2.12	1.95
Total	461,166	461,166	0	0.0	8,953	8,257	-696	-7.8	1.94	1.79

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	4,969	4,969	0	0.0
(-) TIF Tax Capacity	170	159	-11	-6.6
(-) FD Contrib Tax Cap	0	453	453	0.0
(=) Taxable Tax Capacity	4,799	4,357	-442	-9.2
FD Distrib Tax Cap	0	1,190	1,190	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	35.15	34.95	0.00	0.00
City/Town	82.32	71.51	0.00	0.00
School District	35.26	34.23	13.42	11.86
Special District	5.98	5.55	0.00	0.00
Total	158.71	146.25	13.42	11.86

Tax Burdens on Hypothetical Properties	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	144,900	144,900	0.0	2,110	1,937	-173	-8.2	1.46	1.34
Res Hmstd: AvgVal	217,300	217,300	0.0	3,460	3,177	-283	-8.2	1.59	1.46
Res Hmstd: Hi Val	289,600	289,600	0.0	4,808	4,415	-392	-8.2	1.66	1.52
Res Hmstd: Ex-Hi Val	434,500	434,500	0.0	7,479	6,870	-609	-8.1	1.72	1.58
Apartment	300,000	300,000	0.0	6,354	5,840	-514	-8.1	2.12	1.95
Comm/Ind: Lo Val	150,000	150,000	0.0	4,754	3,786	-968	-20.4	3.17	2.52
Comm/Ind: Mid Val	300,000	300,000	0.0	11,025	9,647	-1,377	-12.5	3.67	3.22
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	40,290	37,000	-3,290	-8.2	4.03	3.70

Scott County | **New Market city**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	348,838	348,838	0	0.0	5,109	4,767	-342	-6.7	1.46	1.37
Res Non-Hmstd	39,783	39,783	0	0.0	630	589	-42	-6.6	1.58	1.48
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	1,545	1,545	0	0.0	29	27	-2	-7.3	1.87	1.74
Com/Ind: Lo tier	4,238	4,238	0	0.0	99	100	0	0.3	2.35	2.35
Com/Ind Hi tier	6,836	6,836	0	0.0	253	254	2	0.6	3.70	3.72
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	2,608	2,608	0	0.0	97	97	0	0.3	3.70	3.71
Ag HGA	548	548	0	0.0	8	8	-1	-6.5	1.48	1.38
Ag Hmstd Land	1,012	1,012	0	0.0	5	5	0	-8.4	0.50	0.46
Ag Non-Hmstd	3,315	3,315	0	0.0	39	36	-3	-7.2	1.18	1.10
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	408,723	408,723	0	0.0	6,270	5,883	-387	-6.2	1.53	1.44

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	4,010	4,010	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	103	103	0.0
(=) Taxable Tax Capacity	4,010	3,906	-103	-2.6
FD Distrib Tax Cap	0	780	780	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	35.17	34.99	0.00	0.00
City/Town	53.79	45.97	0.00	0.00
School District	35.86	35.53	25.73	23.97
Special District	3.72	3.51	0.00	0.00
Total	128.54	120.00	25.73	23.97

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	165,800	165,800	0.0	2,271	2,119	-152	-6.7	1.37	1.28
Res Hmstd: AvgVal	248,600	248,600	0.0	3,644	3,401	-243	-6.7	1.47	1.37
Res Hmstd: Hi Val	331,400	331,400	0.0	5,017	4,682	-335	-6.7	1.51	1.41
Res Hmstd: Ex-Hi Val	497,200	497,200	0.0	7,670	7,158	-512	-6.7	1.54	1.44
Comm/Ind: Lo Val	150,000	150,000	0.0	4,260	3,617	-642	-15.1	2.84	2.41
Comm/Ind: Mid Val	300,000	300,000	0.0	9,810	9,193	-618	-6.3	3.27	3.06
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	35,714	35,211	-502	-1.4	3.57	3.52

Scott County | **Prior Lake city**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	2,608,032	2,608,032	0	0.0	35,582	34,314	-1,268	-3.6	1.36	1.32
Res Non-Hmstd	435,181	435,181	0	0.0	6,257	6,043	-214	-3.4	1.44	1.39
Apartments	82,418	82,418	0	0.0	1,366	1,319	-47	-3.5	1.66	1.60
Low-income Apts	12,545	12,545	0	0.0	130	125	-5	-3.6	1.03	1.00
Seasonal Rec'l	21,264	21,264	0	0.0	288	281	-7	-2.4	1.35	1.32
Com/Ind: Lo tier	27,285	27,285	0	0.0	572	610	37	6.6	2.10	2.23
Com/Ind Hi tier	111,192	111,192	0	0.0	3,746	3,957	211	5.6	3.37	3.56
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	24,585	24,585	0	0.0	832	877	45	5.5	3.38	3.57
Ag HGA	367	367	0	0.0	5	5	0	-2.2	1.27	1.24
Ag Hmstd Land	7,373	7,373	0	0.0	39	39	-1	-1.9	0.54	0.53
Ag Non-Hmstd	23,304	23,304	0	0.0	248	244	-4	-1.5	1.07	1.05
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	3,353,546	3,353,546	0	0.0	49,065	47,813	-1,252	-2.6	1.46	1.43

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	35,109	35,109	0	0.0
(-) TIF Tax Capacity	726	713	-13	-1.8
(-) FD Contrib Tax Cap	0	1,164	1,164	0.0
(=) Taxable Tax Capacity	34,383	33,232	-1,151	-3.3
FD Distrib Tax Cap	0	2,723	2,723	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	35.18	34.99	0.00	0.00
City/Town	34.46	32.98	0.69	0.69
School District	34.46	33.44	24.88	22.95
Special District	8.20	7.95	0.00	0.00
Total	112.30	109.36	25.57	23.64

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	209,700	209,700	0.0	2,685	2,588	-97	-3.6	1.28	1.23
Res Hmstd: AvgVal	314,400	314,400	0.0	4,234	4,084	-151	-3.6	1.35	1.3
Res Hmstd: Hi Val	419,100	419,100	0.0	5,778	5,574	-204	-3.5	1.38	1.33
Res Hmstd: Ex-Hi Val	628,900	628,900	0.0	9,033	8,717	-316	-3.5	1.44	1.39
Apartment	300,000	300,000	0.0	4,978	4,810	-168	-3.4	1.66	1.60
Comm/Ind: Lo Val	150,000	150,000	0.0	3,892	3,442	-450	-11.6	2.59	2.29
Comm/Ind: Mid Val	300,000	300,000	0.0	8,953	8,785	-168	-1.9	2.98	2.93
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	32,572	33,720	1,148	3.5	3.26	3.37

Scott County | **Savage city**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	2,353,114	2,353,114	0	0.0	33,361	32,553	-808	-2.4	1.42	1.38
Res Non-Hmstd	264,018	264,018	0	0.0	4,011	3,914	-97	-2.4	1.52	1.48
Apartments	95,511	95,511	0	0.0	1,686	1,648	-38	-2.3	1.77	1.73
Low-income Apts	30,557	30,557	0	0.0	322	314	-8	-2.6	1.05	1.03
Seasonal Rec'l	160	160	0	0.0	3	3	0	-2.6	1.81	1.76
Com/Ind: Lo tier	45,413	45,413	0	0.0	1,003	1,063	60	6.0	2.21	2.34
Com/Ind Hi tier	420,657	420,657	0	0.0	14,709	15,457	748	5.1	3.50	3.67
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	29,816	29,816	0	0.0	1,037	1,092	55	5.3	3.48	3.66
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	4,447	4,447	0	0.0	49	49	0	-0.7	1.10	1.09
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	3,243,692	3,243,692	0	0.0	56,182	56,092	-89	-0.2	1.73	1.73

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	36,235	36,235	0	0.0
(-) TIF Tax Capacity	159	159	0	0.0
(-) FD Contrib Tax Cap	0	3,628	3,628	0.0
(=) Taxable Tax Capacity	36,075	32,447	-3,628	-10.1
FD Distrib Tax Cap	0	4,065	4,065	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	35.18	34.99	0.00	0.00
City/Town	47.55	46.88	1.07	1.07
School District	30.48	30.81	26.83	24.33
Special District	6.05	5.89	0.00	0.00
Total	119.26	118.57	27.90	25.41

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	179,000	179,000	0.0	2,382	2,327	-56	-2.3	1.33	1.3
Res Hmstd: AvgVal	268,400	268,400	0.0	3,794	3,709	-85	-2.2	1.41	1.38
Res Hmstd: Hi Val	357,800	357,800	0.0	5,205	5,092	-114	-2.2	1.45	1.42
Res Hmstd: Ex-Hi Val	536,800	536,800	0.0	8,009	7,838	-172	-2.1	1.49	1.46
Apartment	300,000	300,000	0.0	5,309	5,208	-101	-1.9	1.77	1.74
Comm/Ind: Lo Val	150,000	150,000	0.0	4,083	3,599	-484	-11.8	2.72	2.4
Comm/Ind: Mid Val	300,000	300,000	0.0	9,388	9,144	-244	-2.6	3.13	3.05
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	34,144	35,019	875	2.6	3.41	3.50

Scott County | **Shakopee city**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	2,562,591	2,562,591	0	0.0	33,871	34,427	556	1.6	1.32	1.34
Res Non-Hmstd	373,218	373,218	0	0.0	5,304	5,396	91	1.7	1.42	1.45
Apartments	178,207	178,207	0	0.0	3,048	3,106	58	1.9	1.71	1.74
Low-income Apts	31,631	31,631	0	0.0	325	331	6	1.7	1.03	1.05
Seasonal Rec'l	2,029	2,029	0	0.0	36	36	1	2.0	1.76	1.80
Com/Ind: Lo tier	67,230	67,230	0	0.0	1,489	1,580	91	6.1	2.22	2.35
Com/Ind Hi tier	1,198,397	1,198,397	0	0.0	41,781	44,063	2,283	5.5	3.49	3.68
Publ U: Elec Gen	11,826	11,826	0	0.0	315	335	20	6.4	2.66	2.83
Publ U: Other	35,586	35,586	0	0.0	1,218	1,296	77	6.3	3.42	3.64
Ag HGA	3,617	3,617	0	0.0	49	49	1	1.7	1.34	1.37
Ag Hmstd Land	6,797	6,797	0	0.0	33	34	1	3.5	0.48	0.50
Ag Non-Hmstd	50,939	50,939	0	0.0	571	588	17	3.0	1.12	1.15
Miscellaneous	614	614	0	0.0	11	11	0	2.0	1.72	1.75
Total	4,522,683	4,522,683	0	0.0	88,051	91,251	3,201	3.6	1.95	2.02

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	56,781	56,781	0	0.0
(-) TIF Tax Capacity	1,780	1,445	-334	-18.8
(-) FD Contrib Tax Cap	0	9,112	9,112	0.0
(=) Taxable Tax Capacity	55,002	46,224	-8,778	-16.0
FD Distrib Tax Cap	0	5,464	5,464	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	35.18	34.99	0.00	0.00
City/Town	35.02	37.11	0.00	0.00
School District	48.37	50.67	15.04	13.52
Special District	5.62	5.58	0.00	0.00
Total	124.19	128.35	15.04	13.52

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	158,700	158,700	0.0	1,924	1,957	32	1.7	1.21	1.23
Res Hmstd: AvgVal	237,900	237,900	0.0	3,116	3,172	56	1.8	1.31	1.33
Res Hmstd: Hi Val	317,100	317,100	0.0	4,307	4,387	80	1.9	1.36	1.38
Res Hmstd: Ex-Hi Val	475,800	475,800	0.0	6,624	6,750	126	1.9	1.39	1.42
Apartment	300,000	300,000	0.0	5,108	5,219	110	2.2	1.70	1.74
Comm/Ind: Lo Val	150,000	150,000	0.0	4,001	3,550	-451	-11.3	2.67	2.37
Comm/Ind: Mid Val	300,000	300,000	0.0	9,261	9,089	-172	-1.9	3.09	3.03
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	33,806	34,934	1,128	3.3	3.38	3.49

Washington County | **Baytown township**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	323,250	323,250	0	0.0	2,972	2,894	-77	-2.6	0.92	0.90
Res Non-Hmstd	43,002	43,002	0	0.0	415	404	-11	-2.5	0.96	0.94
Apartments	447	447	0	0.0	5	5	0	-2.4	1.07	1.04
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo tier	846	846	0	0.0	12	13	1	11.1	1.38	1.54
Com/Ind Hi tier	4,425	4,425	0	0.0	109	118	9	8.5	2.46	2.67
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	2,360	2,360	0	0.0	58	63	5	8.5	2.46	2.67
Ag HGA	4,307	4,307	0	0.0	39	38	-1	-2.6	0.90	0.88
Ag Hmstd Land	6,049	6,049	0	0.0	14	14	0	-2.1	0.23	0.23
Ag Non-Hmstd	6,547	6,547	0	0.0	44	43	-1	-1.5	0.67	0.66
Miscellaneous	7,075	7,075	0	0.0	174	189	15	8.5	2.46	2.67
Total	398,310	398,310	0	0.0	3,841	3,781	-60	-1.6	0.96	0.95

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	4,241	4,241	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	46	46	0.0
(=) Taxable Tax Capacity	4,241	4,196	-46	-1.1
FD Distrib Tax Cap	0	113	113	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	30.73	30.05	0.35	0.35
City/Town	13.45	13.22	0.00	0.00
School District	19.19	19.34	20.33	18.93
Special District	5.75	5.55	0.00	0.00
Total	69.12	68.16	20.69	19.28

Tax Burdens on Hypothetical Properties	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	341,500	341,500	0.0	3,022	2,942	-80	-2.7	0.88	0.86
Res Hmstd: AvgVal	512,000	512,000	0.0	4,619	4,497	-121	-2.6	0.90	0.88
Res Hmstd: Hi Val	682,500	682,500	0.0	6,445	6,279	-166	-2.6	0.94	0.92
Res Hmstd: Ex-Hi Val	1,024,000	1,024,000	0.0	10,102	9,847	-255	-2.5	0.99	0.96
Apartment	300,000	300,000	0.0	3,213	3,134	-78	-2.4	1.07	1.04
Comm/Ind: Lo Val	150,000	150,000	0.0	2,847	2,423	-424	-14.9	1.9	1.62
Comm/Ind: Mid Val	300,000	300,000	0.0	6,539	6,429	-111	-1.7	2.18	2.14
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	23,771	25,123	1,352	5.7	2.38	2.51

Washington County | **Denmark township**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	200,479	200,479	0	0.0	1,969	1,863	-107	-5.4	0.98	0.93
Res Non-Hmstd	39,374	39,374	0	0.0	413	391	-22	-5.3	1.05	0.99
Apartments	1,216	1,216	0	0.0	14	13	-1	-5.0	1.15	1.10
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	9,014	9,014	0	0.0	84	82	-2	-2.8	0.94	0.91
Com/Ind: Lo tier	4,112	4,112	0	0.0	62	78	16	26.0	1.51	1.90
Com/Ind Hi tier	18,012	18,012	0	0.0	457	554	97	21.2	2.54	3.07
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	2,819	2,819	0	0.0	73	88	15	20.0	2.59	3.11
Ag HGA	25,789	25,789	0	0.0	253	239	-14	-5.5	0.98	0.93
Ag Hmstd Land	47,955	47,955	0	0.0	122	118	-3	-2.8	0.25	0.25
Ag Non-Hmstd	31,249	31,249	0	0.0	196	192	-4	-2.1	0.63	0.61
Miscellaneous	387	387	0	0.0	10	12	2	21.4	2.53	3.07
Total	380,405	380,405	0	0.0	3,653	3,629	-24	-0.6	0.96	0.95

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	3,830	3,830	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	186	186	0.0
(=) Taxable Tax Capacity	3,830	3,643	-186	-4.9
FD Distrib Tax Cap	0	107	107	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	30.73	30.05	0.35	0.35
City/Town	10.82	11.04	0.00	0.00
School District	22.16	21.20	31.15	27.42
Special District	3.99	3.76	0.00	0.00
Total	67.71	66.05	31.50	27.77

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	262,500	262,500	0.0	2,512	2,373	-139	-5.5	0.96	0.90
Res Hmstd: AvgVal	393,500	393,500	0.0	3,891	3,680	-212	-5.4	0.99	0.94
Res Hmstd: Hi Val	524,500	524,500	0.0	5,245	4,961	-284	-5.4	1	0.95
Res Hmstd: Ex-Hi Val	787,000	787,000	0.0	8,293	7,858	-436	-5.3	1.05	1
Apartment	300,000	300,000	0.0	3,484	3,310	-174	-5.0	1.16	1.10
Comm/Ind: Lo Val	150,000	150,000	0.0	2,977	2,911	-66	-2.2	1.98	1.94
Comm/Ind: Mid Val	300,000	300,000	0.0	6,790	7,526	736	10.8	2.26	2.51
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	24,580	29,063	4,482	18.2	2.46	2.91

Washington County | **May township**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	412,997	412,997	0	0.0	3,694	3,595	-99	-2.7	0.89	0.87
Res Non-Hmstd	91,238	91,238	0	0.0	854	832	-21	-2.5	0.94	0.91
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	30,321	30,321	0	0.0	264	262	-2	-0.9	0.87	0.86
Com/Ind: Lo tier	970	970	0	0.0	14	18	4	27.8	1.44	1.84
Com/Ind Hi tier	10,711	10,711	0	0.0	262	318	57	21.7	2.44	2.97
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	10,601	10,601	0	0.0	263	316	52	19.9	2.48	2.98
Ag HGA	22,731	22,731	0	0.0	199	193	-5	-2.8	0.87	0.85
Ag Hmstd Land	30,036	30,036	0	0.0	66	65	-2	-2.3	0.22	0.21
Ag Non-Hmstd	31,071	31,071	0	0.0	204	201	-3	-1.6	0.66	0.65
Miscellaneous	871	871	0	0.0	21	26	5	21.0	2.46	2.97
Total	641,547	641,547	0	0.0	5,842	5,827	-15	-0.3	0.91	0.91

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	6,657	6,657	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	168	168	0.0
(=) Taxable Tax Capacity	6,657	6,489	-168	-2.5
FD Distrib Tax Cap	0	157	157	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	30.73	30.05	0.35	0.35
City/Town	10.81	10.82	0.00	0.00
School District	20.37	20.26	19.31	17.90
Special District	6.60	6.36	0.00	0.00
Total	68.52	67.49	19.66	18.25

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	280,300	280,300	0.0	2,389	2,322	-67	-2.8	0.85	0.83
Res Hmstd: AvgVal	420,300	420,300	0.0	3,706	3,604	-102	-2.8	0.88	0.86
Res Hmstd: Hi Val	560,300	560,300	0.0	5,044	4,906	-138	-2.7	0.90	0.88
Res Hmstd: Ex-Hi Val	840,600	840,600	0.0	7,996	7,782	-214	-2.7	0.95	0.93
Comm/Ind: Lo Val	150,000	150,000	0.0	2,818	2,759	-59	-2.1	1.88	1.84
Comm/Ind: Mid Val	300,000	300,000	0.0	6,477	7,219	742	11.5	2.16	2.41
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	23,552	28,031	4,478	19.0	2.36	2.80

Washington County | **Grey Cloud Island townsh**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	32,382	32,382	0	0.0	420	398	-22	-5.2	1.30	1.23
Res Non-Hmstd	6,088	6,088	0	0.0	85	81	-4	-5.0	1.40	1.33
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	379	379	0	0.0	4	4	0	-2.2	1.10	1.07
Com/Ind: Lo tier	184	184	0	0.0	3	4	0	10.3	1.79	1.97
Com/Ind Hi tier	2,909	2,909	0	0.0	91	98	8	8.3	3.12	3.38
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	553	553	0	0.0	17	19	1	8.3	3.12	3.38
Ag HGA	345	345	0	0.0	5	4	0	-5.2	1.31	1.25
Ag Hmstd Land	246	246	0	0.0	1	1	0	-4.4	0.23	0.22
Ag Non-Hmstd	2,936	2,936	0	0.0	24	24	-1	-2.4	0.82	0.80
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	46,023	46,023	0	0.0	651	633	-18	-2.7	1.41	1.37

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	488	488	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	23	23	0.0
(=) Taxable Tax Capacity	488	465	-23	-4.7
FD Distrib Tax Cap	0	26	26	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	30.73	30.05	0.35	0.35
City/Town	21.97	21.81	0.00	0.00
School District	35.00	33.61	41.08	36.66
Special District	3.99	3.76	0.00	0.00
Total	91.69	89.23	41.43	37.02

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	203,000	203,000	0.0	2,529	2,394	-135	-5.3	1.25	1.18
Res Hmstd: AvgVal	304,400	304,400	0.0	3,962	3,755	-207	-5.2	1.30	1.23
Res Hmstd: Hi Val	405,700	405,700	0.0	5,394	5,115	-279	-5.2	1.33	1.26
Res Hmstd: Ex-Hi Val	608,700	608,700	0.0	8,353	7,927	-425	-5.1	1.37	1.30
Comm/Ind: Lo Val	150,000	150,000	0.0	3,666	3,288	-378	-10.3	2.44	2.19
Comm/Ind: Mid Val	300,000	300,000	0.0	8,347	8,359	12	0.1	2.78	2.79
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	30,191	32,022	1,832	6.1	3.02	3.20

Washington County | **Stillwater township**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	297,709	297,709	0	0.0	2,988	2,902	-85	-2.9	1.00	0.97
Res Non-Hmstd	39,801	39,801	0	0.0	427	415	-12	-2.8	1.07	1.04
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	1,617	1,617	0	0.0	17	17	0	-2.3	1.07	1.04
Com/Ind: Lo tier	724	724	0	0.0	11	14	2	19.6	1.57	1.88
Com/Ind Hi tier	1,216	1,216	0	0.0	32	37	5	15.6	2.66	3.07
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,989	1,989	0	0.0	53	61	8	15.6	2.66	3.07
Ag HGA	8,955	8,955	0	0.0	88	85	-3	-2.9	0.98	0.95
Ag Hmstd Land	13,377	13,377	0	0.0	36	35	-1	-2.7	0.27	0.26
Ag Non-Hmstd	13,177	13,177	0	0.0	101	100	-2	-1.9	0.77	0.76
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	378,564	378,564	0	0.0	3,754	3,666	-88	-2.3	0.99	0.97

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	3,822	3,822	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	25	25	0.0
(=) Taxable Tax Capacity	3,822	3,797	-25	-0.7
FD Distrib Tax Cap	0	139	139	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	30.73	30.05	0.35	0.35
City/Town	22.44	21.76	0.00	0.00
School District	19.19	19.34	20.33	18.93
Special District	6.64	6.40	0.00	0.00
Total	79.01	77.55	20.69	19.28

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	279,000	279,000	0.0	2,686	2,608	-78	-2.9	0.96	0.93
Res Hmstd: AvgVal	418,400	418,400	0.0	4,171	4,051	-120	-2.9	1	0.97
Res Hmstd: Hi Val	557,700	557,700	0.0	5,674	5,512	-162	-2.9	1.02	0.99
Res Hmstd: Ex-Hi Val	836,700	836,700	0.0	9,006	8,755	-252	-2.8	1.08	1.05
Comm/Ind: Lo Val	150,000	150,000	0.0	3,069	2,877	-193	-6.3	2.05	1.92
Comm/Ind: Mid Val	300,000	300,000	0.0	7,058	7,489	430	6.1	2.35	2.5
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	25,674	29,010	3,336	13.0	2.57	2.90

Washington County | **West Lakeland township**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	558,051	558,051	0	0.0	4,711	4,576	-135	-2.9	0.84	0.82
Res Non-Hmstd	70,009	70,009	0	0.0	627	610	-18	-2.8	0.90	0.87
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	2,076	2,076	0	0.0	21	20	-1	-2.7	0.99	0.97
Com/Ind: Lo tier	1,716	1,716	0	0.0	23	32	8	35.6	1.36	1.85
Com/Ind Hi tier	9,857	9,857	0	0.0	230	295	64	27.9	2.34	2.99
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	2,898	2,898	0	0.0	68	87	19	27.9	2.34	2.99
Ag HGA	3,473	3,473	0	0.0	28	28	-1	-2.9	0.82	0.79
Ag Hmstd Land	4,438	4,438	0	0.0	9	9	0	-2.5	0.20	0.20
Ag Non-Hmstd	13,531	13,531	0	0.0	81	79	-1	-1.7	0.60	0.59
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	666,049	666,049	0	0.0	5,799	5,734	-64	-1.1	0.87	0.86

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	6,917	6,917	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	116	116	0.0
(=) Taxable Tax Capacity	6,917	6,801	-116	-1.7
FD Distrib Tax Cap	0	342	342	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	30.73	30.05	0.35	0.35
City/Town	8.40	8.15	0.00	0.00
School District	19.19	19.34	20.33	18.93
Special District	4.63	4.40	0.00	0.00
Total	62.96	61.95	20.69	19.28

Tax Burdens on Hypothetical Properties	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	305,700	305,700	0.0	2,496	2,423	-73	-2.9	0.82	0.79
Res Hmstd: AvgVal	458,300	458,300	0.0	3,833	3,723	-111	-2.9	0.84	0.81
Res Hmstd: Hi Val	610,900	610,900	0.0	5,284	5,134	-150	-2.8	0.87	0.84
Res Hmstd: Ex-Hi Val	916,500	916,500	0.0	8,322	8,090	-232	-2.8	0.91	0.88
Comm/Ind: Lo Val	150,000	150,000	0.0	2,708	2,783	74	2.7	1.81	1.86
Comm/Ind: Mid Val	300,000	300,000	0.0	6,216	7,269	1,053	16.9	2.07	2.42
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	22,585	28,205	5,620	24.9	2.26	2.82

Washington County | **Afton city**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	420,098	420,098	0	0.0	4,630	4,548	-82	-1.8	1.10	1.08
Res Non-Hmstd	92,865	92,865	0	0.0	1,079	1,061	-18	-1.7	1.16	1.14
Apartments	1,980	1,980	0	0.0	29	28	-1	-2.8	1.47	1.43
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	2,188	2,188	0	0.0	23	23	0	-0.4	1.06	1.06
Com/Ind: Lo tier	3,646	3,646	0	0.0	61	72	11	17.4	1.69	1.98
Com/Ind Hi tier	23,110	23,110	0	0.0	651	743	91	14.0	2.82	3.21
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	9,033	9,033	0	0.0	257	292	35	13.7	2.84	3.23
Ag HGA	18,190	18,190	0	0.0	212	206	-6	-2.7	1.17	1.13
Ag Hmstd Land	23,441	23,441	0	0.0	77	76	-1	-1.4	0.33	0.32
Ag Non-Hmstd	37,667	37,667	0	0.0	322	320	-2	-0.6	0.85	0.85
Miscellaneous	300	300	0	0.0	8	10	1	14.0	2.82	3.21
Total	632,518	632,518	0	0.0	7,351	7,379	28	0.4	1.16	1.17

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	6,696	6,696	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	251	251	0.0
(=) Taxable Tax Capacity	6,696	6,446	-251	-3.7
FD Distrib Tax Cap	0	172	172	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	30.73	30.05	0.35	0.35
City/Town	31.86	32.24	0.00	0.00
School District	20.03	20.12	21.24	19.70
Special District	5.17	4.93	0.00	0.00
Total	87.79	87.35	21.59	20.05

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	287,700	287,700	0.0	3,047	2,991	-57	-1.9	1.06	1.04
Res Hmstd: AvgVal	431,400	431,400	0.0	4,719	4,633	-86	-1.8	1.09	1.07
Res Hmstd: Hi Val	575,100	575,100	0.0	6,456	6,340	-115	-1.8	1.12	1.10
Res Hmstd: Ex-Hi Val	862,800	862,800	0.0	10,234	10,058	-176	-1.7	1.19	1.17
Apartment	300,000	300,000	0.0	3,940	3,877	-63	-1.6	1.31	1.29
Comm/Ind: Lo Val	150,000	150,000	0.0	3,281	3,056	-225	-6.8	2.19	2.04
Comm/Ind: Mid Val	300,000	300,000	0.0	7,547	7,903	356	4.7	2.52	2.63
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	27,456	30,521	3,065	11.2	2.75	3.05

Washington County | **Bayport city**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	177,497	177,497	0	0.0	1,946	1,814	-131	-6.8	1.10	1.02
Res Non-Hmstd	45,305	45,305	0	0.0	543	507	-37	-6.8	1.20	1.12
Apartments	15,331	15,331	0	0.0	210	196	-14	-6.8	1.37	1.28
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	2,091	2,091	0	0.0	28	26	-2	-6.0	1.33	1.25
Com/Ind: Lo tier	5,278	5,278	0	0.0	96	104	9	8.9	1.81	1.97
Com/Ind Hi tier	32,901	32,901	0	0.0	969	1,041	72	7.5	2.94	3.16
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	2,034	2,034	0	0.0	60	64	4	7.5	2.94	3.16
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	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	280,437	280,437	0	0.0	3,851	3,753	-99	-2.6	1.37	1.34

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	3,170	3,170	0	0.0
(-) TIF Tax Capacity	68	68	0	0.0
(-) FD Contrib Tax Cap	0	240	240	0.0
(=) Taxable Tax Capacity	3,102	2,862	-240	-7.8
FD Distrib Tax Cap	0	690	690	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	28.05	27.43	0.35	0.35
City/Town	41.60	35.97	0.00	0.00
School District	19.19	19.34	20.33	18.93
Special District	4.40	4.21	0.00	0.00
Total	93.24	86.95	20.69	19.28

Tax Burdens on Hypothetical Properties	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	161,400	161,400	0.0	1,627	1,517	-110	-6.8	1.01	0.94
Res Hmstd: AvgVal	241,900	241,900	0.0	2,612	2,435	-176	-6.8	1.08	1.01
Res Hmstd: Hi Val	322,500	322,500	0.0	3,597	3,354	-243	-6.8	1.12	1.04
Res Hmstd: Ex-Hi Val	483,800	483,800	0.0	5,512	5,139	-372	-6.8	1.14	1.06
Apartment	300,000	300,000	0.0	4,117	3,839	-278	-6.8	1.37	1.28
Comm/Ind: Lo Val	150,000	150,000	0.0	3,390	2,977	-412	-12.2	2.26	1.98
Comm/Ind: Mid Val	300,000	300,000	0.0	7,806	7,723	-83	-1.1	2.60	2.57
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	28,413	29,868	1,454	5.1	2.84	2.99

Washington County | **Birchwood Village city**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	123,545	123,545	0	0.0	1,372	1,330	-42	-3.1	1.11	1.08
Res Non-Hmstd	14,160	14,160	0	0.0	164	159	-5	-3.0	1.16	1.12
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	2,198	2,198	0	0.0	24	24	0	-0.9	1.10	1.09
Com/Ind: Lo tier	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind Hi tier	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	522	522	0	0.0	15	15	0	-1.5	2.83	2.79
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	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	140,424	140,424	0	0.0	1,575	1,528	-47	-3.0	1.12	1.09

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	1,428	1,428	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	1,428	1,428	0	0.0
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	30.73	30.05	0.35	0.35
City/Town	24.90	24.90	0.00	0.00
School District	23.57	23.53	24.78	22.30
Special District	6.30	6.09	0.00	0.00
Total	85.50	84.57	25.14	22.65

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	242,000	242,000	0.0	2,545	2,464	-81	-3.2	1.05	1.02
Res Hmstd: AvgVal	362,700	362,700	0.0	3,974	3,850	-123	-3.1	1.1	1.06
Res Hmstd: Hi Val	483,500	483,500	0.0	5,349	5,184	-165	-3.1	1.11	1.07
Res Hmstd: Ex-Hi Val	725,500	725,500	0.0	8,509	8,256	-253	-3.0	1.17	1.14

Washington County | **Scandia city**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	419,237	419,237	0	0.0	4,715	4,531	-184	-3.9	1.12	1.08
Res Non-Hmstd	79,977	79,977	0	0.0	984	945	-39	-4.0	1.23	1.18
Apartments	453	453	0	0.0	6	6	0	-4.2	1.40	1.34
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	30,087	30,087	0	0.0	363	352	-11	-2.9	1.21	1.17
Com/Ind: Lo tier	5,040	5,040	0	0.0	91	99	8	9.0	1.80	1.96
Com/Ind Hi tier	11,101	11,101	0	0.0	339	363	25	7.2	3.05	3.27
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	6,169	6,169	0	0.0	187	201	14	7.3	3.04	3.26
Ag HGA	19,757	19,757	0	0.0	219	211	-8	-3.8	1.11	1.07
Ag Hmstd Land	26,013	26,013	0	0.0	93	89	-4	-4.2	0.36	0.34
Ag Non-Hmstd	26,985	26,985	0	0.0	255	247	-8	-3.1	0.94	0.91
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	624,820	624,820	0	0.0	7,252	7,043	-208	-2.9	1.16	1.13

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	6,235	6,235	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	136	136	0.0
(=) Taxable Tax Capacity	6,235	6,100	-136	-2.2
FD Distrib Tax Cap	0	331	331	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	30.73	30.05	0.35	0.35
City/Town	36.21	35.03	0.00	0.00
School District	27.97	26.78	13.43	12.23
Special District	7.05	6.76	0.00	0.00
Total	101.96	98.63	13.79	12.59

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	208,500	208,500	0.0	2,225	2,137	-88	-4.0	1.07	1.02
Res Hmstd: AvgVal	312,500	312,500	0.0	3,524	3,386	-139	-3.9	1.13	1.08
Res Hmstd: Hi Val	416,600	416,600	0.0	4,822	4,633	-189	-3.9	1.16	1.11
Res Hmstd: Ex-Hi Val	625,100	625,100	0.0	7,554	7,260	-294	-3.9	1.21	1.16
Apartment	300,000	300,000	0.0	4,237	4,076	-161	-3.8	1.41	1.36
Comm/Ind: Lo Val	150,000	150,000	0.0	3,482	3,072	-410	-11.8	2.32	2.05
Comm/Ind: Mid Val	300,000	300,000	0.0	8,057	7,978	-78	-1.0	2.69	2.66
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	29,403	30,873	1,469	5.0	2.94	3.09

Washington County | **Dellwood city**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	252,326	252,326	0	0.0	2,988	2,903	-85	-2.9	1.18	1.15
Res Non-Hmstd	67,819	67,819	0	0.0	833	810	-24	-2.8	1.23	1.19
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	5,444	5,444	0	0.0	64	63	-1	-1.6	1.17	1.16
Com/Ind: Lo tier	858	858	0	0.0	15	17	3	16.9	1.72	2.01
Com/Ind Hi tier	11,627	11,627	0	0.0	328	374	46	13.9	2.82	3.22
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,558	1,558	0	0.0	44	50	6	13.9	2.82	3.22
Ag HGA	484	484	0	0.0	5	5	0	-2.9	1.11	1.07
Ag Hmstd Land	159	159	0	0.0	1	1	0	-2.0	0.35	0.34
Ag Non-Hmstd	2,341	2,341	0	0.0	18	18	0	-1.8	0.77	0.75
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	342,615	342,615	0	0.0	4,296	4,240	-56	-1.3	1.25	1.24

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	3,900	3,900	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	98	98	0.0
(=) Taxable Tax Capacity	3,900	3,801	-98	-2.5
FD Distrib Tax Cap	0	45	45	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	30.73	30.05	0.35	0.35
City/Town	14.42	14.62	0.00	0.00
School District	33.12	32.17	25.70	24.12
Special District	6.30	6.09	0.00	0.00
Total	84.58	82.92	26.05	24.47

Tax Burdens on Hypothetical Properties	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	474,500	474,500	0.0	5,249	5,096	-153	-2.9	1.11	1.07
Res Hmstd: AvgVal	711,400	711,400	0.0	8,317	8,078	-239	-2.9	1.17	1.14
Res Hmstd: Hi Val	948,400	948,400	0.0	11,440	11,115	-325	-2.8	1.21	1.17
Res Hmstd: Ex-Hi Val	1,422,900	1,422,900	0.0	17,693	17,194	-498	-2.8	1.24	1.21
Comm/Ind: Lo Val	150,000	150,000	0.0	3,275	3,058	-217	-6.6	2.18	2.04
Comm/Ind: Mid Val	300,000	300,000	0.0	7,512	7,886	374	5.0	2.50	2.63
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	27,283	30,414	3,131	11.5	2.73	3.04

Washington County | **Forest Lake city**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	1,439,912	1,439,912	0	0.0	17,039	16,209	-830	-4.9	1.18	1.13
Res Non-Hmstd	231,946	231,946	0	0.0	2,996	2,852	-144	-4.8	1.29	1.23
Apartments	92,418	92,418	0	0.0	1,406	1,339	-66	-4.7	1.52	1.45
Low-income Apts	25,637	25,637	0	0.0	237	225	-11	-4.8	0.92	0.88
Seasonal Rec'l	19,964	19,964	0	0.0	277	266	-10	-3.8	1.39	1.33
Com/Ind: Lo tier	40,042	40,042	0	0.0	796	846	50	6.3	1.99	2.11
Com/Ind Hi tier	201,601	201,601	0	0.0	6,506	6,849	344	5.3	3.23	3.40
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	12,899	12,899	0	0.0	416	438	22	5.3	3.22	3.39
Ag HGA	10,087	10,087	0	0.0	118	112	-6	-4.9	1.17	1.11
Ag Hmstd Land	12,681	12,681	0	0.0	48	45	-3	-5.6	0.38	0.36
Ag Non-Hmstd	17,058	17,058	0	0.0	175	168	-7	-4.0	1.03	0.99
Miscellaneous	3,898	3,898	0	0.0	86	87	1	1.2	2.21	2.23
Total	2,108,143	2,108,143	0	0.0	30,099	29,437	-661	-2.2	1.43	1.40

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	22,896	22,896	0	0.0
(-) TIF Tax Capacity	214	183	-30	-14.3
(-) FD Contrib Tax Cap	0	1,767	1,767	0.0
(=) Taxable Tax Capacity	22,682	20,945	-1,737	-7.7
FD Distrib Tax Cap	0	2,868	2,868	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	30.73	30.05	0.35	0.35
City/Town	44.04	41.80	0.00	0.00
School District	27.64	26.25	12.76	11.35
Special District	8.76	8.47	0.00	0.00
Total	111.18	106.57	13.11	11.71

Tax Burdens on Hypothetical Properties	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	168,600	168,600	0.0	1,850	1,759	-91	-4.9	1.1	1.04
Res Hmstd: AvgVal	252,800	252,800	0.0	2,981	2,836	-145	-4.9	1.18	1.12
Res Hmstd: Hi Val	336,900	336,900	0.0	4,110	3,911	-199	-4.9	1.22	1.16
Res Hmstd: Ex-Hi Val	505,500	505,500	0.0	6,298	5,994	-305	-4.8	1.25	1.19
Apartment	300,000	300,000	0.0	4,563	4,348	-215	-4.7	1.52	1.45
Comm/Ind: Lo Val	150,000	150,000	0.0	3,680	3,212	-468	-12.7	2.45	2.14
Comm/Ind: Mid Val	300,000	300,000	0.0	8,520	8,308	-212	-2.5	2.84	2.77
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	31,110	32,091	981	3.2	3.11	3.21

Washington County | **Hugo city**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	1,280,252	1,280,252	0	0.0	14,897	14,279	-618	-4.1	1.16	1.12
Res Non-Hmstd	191,593	191,593	0	0.0	2,398	2,300	-98	-4.1	1.25	1.20
Apartments	13,600	13,600	0	0.0	199	191	-8	-3.9	1.46	1.41
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	2,702	2,702	0	0.0	44	42	-2	-3.5	1.62	1.57
Com/Ind: Lo tier	17,292	17,292	0	0.0	325	363	38	11.6	1.88	2.10
Com/Ind Hi tier	105,758	105,758	0	0.0	3,236	3,552	316	9.8	3.06	3.36
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	19,002	19,002	0	0.0	579	637	57	9.9	3.05	3.35
Ag HGA	18,717	18,717	0	0.0	204	196	-9	-4.3	1.09	1.05
Ag Hmstd Land	22,078	22,078	0	0.0	67	64	-3	-5.2	0.31	0.29
Ag Non-Hmstd	37,279	37,279	0	0.0	345	334	-11	-3.3	0.93	0.90
Miscellaneous	2,031	2,031	0	0.0	30	29	-1	-3.9	1.46	1.41
Total	1,710,303	1,710,303	0	0.0	22,325	21,986	-338	-1.5	1.31	1.29

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	17,821	17,821	0	0.0
(-) TIF Tax Capacity	86	86	0	0.0
(-) FD Contrib Tax Cap	0	1,022	1,022	0.0
(=) Taxable Tax Capacity	17,735	16,712	-1,022	-5.8
FD Distrib Tax Cap	0	1,802	1,802	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	30.73	30.05	0.35	0.35
City/Town	37.15	35.58	0.00	0.00
School District	24.40	24.18	23.38	21.12
Special District	5.12	4.88	0.00	0.00
Total	97.41	94.70	23.73	21.47

Tax Burdens on Hypothetical Properties	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	176,800	176,800	0.0	1,934	1,852	-82	-4.2	1.09	1.05
Res Hmstd: AvgVal	265,100	265,100	0.0	3,081	2,953	-128	-4.2	1.16	1.11
Res Hmstd: Hi Val	353,400	353,400	0.0	4,228	4,054	-174	-4.1	1.2	1.15
Res Hmstd: Ex-Hi Val	530,200	530,200	0.0	6,496	6,231	-266	-4.1	1.23	1.18
Apartment	300,000	300,000	0.0	4,365	4,195	-170	-3.9	1.45	1.4
Comm/Ind: Lo Val	150,000	150,000	0.0	3,529	3,201	-328	-9.3	2.35	2.13
Comm/Ind: Mid Val	300,000	300,000	0.0	8,116	8,233	118	1.4	2.71	2.74
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	29,521	31,719	2,199	7.4	2.95	3.17

Washington County | **Lake Elmo city**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	1,061,034	1,061,034	0	0.0	10,731	10,476	-255	-2.4	1.01	0.99
Res Non-Hmstd	184,675	184,675	0	0.0	1,998	1,953	-45	-2.2	1.08	1.06
Apartments	1,830	1,830	0	0.0	21	21	0	-1.4	1.16	1.14
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	1,406	1,406	0	0.0	15	14	0	-0.9	1.03	1.02
Com/Ind: Lo tier	20,265	20,265	0	0.0	323	386	62	19.3	1.60	1.90
Com/Ind Hi tier	118,961	118,961	0	0.0	3,300	3,745	444	13.5	2.77	3.15
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	16,559	16,559	0	0.0	437	509	72	16.5	2.64	3.07
Ag HGA	7,064	7,064	0	0.0	71	69	-2	-2.3	1.01	0.98
Ag Hmstd Land	10,255	10,255	0	0.0	26	25	0	-0.6	0.25	0.25
Ag Non-Hmstd	39,624	39,624	0	0.0	299	298	-1	-0.5	0.76	0.75
Miscellaneous	9,632	9,632	0	0.0	111	110	-2	-1.4	1.16	1.14
Total	1,471,306	1,471,306	0	0.0	17,333	17,606	274	1.6	1.18	1.20

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	16,409	16,409	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	1,021	1,021	0.0
(=) Taxable Tax Capacity	16,409	15,387	-1,021	-6.2
FD Distrib Tax Cap	0	747	747	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	28.11	27.49	0.35	0.35
City/Town	21.92	22.40	0.00	0.00
School District	22.99	22.63	21.29	19.26
Special District	6.61	6.42	0.00	0.00
Total	79.63	78.94	21.64	19.61

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	276,500	276,500	0.0	2,702	2,627	-75	-2.8	0.98	0.95
Res Hmstd: AvgVal	414,600	414,600	0.0	4,199	4,086	-113	-2.7	1.01	0.99
Res Hmstd: Hi Val	552,600	552,600	0.0	5,701	5,550	-152	-2.7	1.03	1.00
Res Hmstd: Ex-Hi Val	829,200	829,200	0.0	9,053	8,821	-232	-2.6	1.09	1.06
Apartment	300,000	300,000	0.0	3,636	3,549	-87	-2.4	1.21	1.18
Comm/Ind: Lo Val	150,000	150,000	0.0	3,098	2,902	-196	-6.3	2.07	1.93
Comm/Ind: Mid Val	300,000	300,000	0.0	7,120	7,545	425	6.0	2.37	2.52
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	25,890	29,214	3,324	12.8	2.59	2.92

Washington County | **Lakeland Shores city**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	40,169	40,169	0	0.0	400	390	-10	-2.4	1.00	0.97
Res Non-Hmstd	13,307	13,307	0	0.0	143	140	-3	-2.4	1.08	1.05
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo tier	891	891	0	0.0	14	17	3	22.4	1.59	1.95
Com/Ind Hi tier	1,080	1,080	0	0.0	28	34	5	18.2	2.64	3.12
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	233	233	0	0.0	6	7	1	18.2	2.64	3.12
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	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	55,679	55,679	0	0.0	592	589	-4	-0.6	1.06	1.06

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	596	596	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	15	15	0.0
(=) Taxable Tax Capacity	596	581	-15	-2.5
FD Distrib Tax Cap	0	22	22	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	30.73	30.05	0.35	0.35
City/Town	24.94	24.65	0.00	0.00
School District	19.19	19.34	20.33	18.93
Special District	3.14	2.93	0.00	0.00
Total	78.00	76.97	20.69	19.28

Tax Burdens on Hypothetical Properties	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	261,300	261,300	0.0	2,472	2,409	-62	-2.5	0.95	0.92
Res Hmstd: AvgVal	391,800	391,800	0.0	3,851	3,756	-95	-2.5	0.98	0.96
Res Hmstd: Hi Val	522,300	522,300	0.0	5,198	5,070	-128	-2.5	1	0.97
Res Hmstd: Ex-Hi Val	783,600	783,600	0.0	8,286	8,088	-198	-2.4	1.06	1.03
Comm/Ind: Lo Val	150,000	150,000	0.0	3,047	2,927	-120	-3.9	2.03	1.95
Comm/Ind: Mid Val	300,000	300,000	0.0	7,006	7,606	600	8.6	2.34	2.54
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	25,481	29,441	3,960	15.5	2.55	2.94

Washington County | **Mahtomedi city**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	893,231	893,231	0	0.0	11,732	11,310	-422	-3.6	1.31	1.27
Res Non-Hmstd	100,914	100,914	0	0.0	1,386	1,337	-50	-3.6	1.37	1.32
Apartments	24,393	24,393	0	0.0	385	372	-13	-3.5	1.58	1.52
Low-income Apts	18,700	18,700	0	0.0	183	176	-7	-3.6	0.98	0.94
Seasonal Rec'l	882	882	0	0.0	11	11	0	-2.6	1.23	1.20
Com/Ind: Lo tier	7,934	7,934	0	0.0	162	176	14	8.4	2.04	2.21
Com/Ind Hi tier	42,313	42,313	0	0.0	1,372	1,471	99	7.2	3.24	3.48
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	10,082	10,082	0	0.0	327	351	24	7.2	3.24	3.48
Ag HGA	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	45	45	0	0.0	0	0	0	-3.0	0.49	0.47
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	1,098,493	1,098,493	0	0.0	15,559	15,203	-356	-2.3	1.42	1.38

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	11,606	11,606	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	427	427	0.0
(=) Taxable Tax Capacity	11,606	11,179	-427	-3.7
FD Distrib Tax Cap	0	790	790	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	30.73	30.05	0.35	0.35
City/Town	35.28	33.98	0.00	0.00
School District	33.12	32.17	25.70	24.12
Special District	6.36	6.15	0.00	0.00
Total	105.50	102.34	26.05	24.47

Tax Burdens on Hypothetical Properties	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	230,000	230,000	0.0	2,851	2,747	-104	-3.6	1.24	1.19
Res Hmstd: AvgVal	344,800	344,800	0.0	4,470	4,309	-161	-3.6	1.3	1.25
Res Hmstd: Hi Val	459,600	459,600	0.0	6,046	5,828	-218	-3.6	1.32	1.27
Res Hmstd: Ex-Hi Val	689,600	689,600	0.0	9,572	9,230	-341	-3.6	1.39	1.34
Apartment	300,000	300,000	0.0	4,738	4,572	-166	-3.5	1.58	1.52
Comm/Ind: Lo Val	150,000	150,000	0.0	3,746	3,349	-397	-10.6	2.5	2.23
Comm/Ind: Mid Val	300,000	300,000	0.0	8,610	8,564	-46	-0.5	2.87	2.85
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	31,310	32,902	1,592	5.1	3.13	3.29

Washington County | **Marine on St. Croix city**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	97,665	97,665	0	0.0	1,288	1,266	-21	-1.7	1.32	1.30
Res Non-Hmstd	27,720	27,720	0	0.0	388	382	-6	-1.6	1.40	1.38
Apartments	257	257	0	0.0	4	4	0	-1.5	1.60	1.58
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	3,925	3,925	0	0.0	52	51	0	-0.6	1.32	1.31
Com/Ind: Lo tier	1,584	1,584	0	0.0	33	35	2	6.9	2.08	2.22
Com/Ind Hi tier	4,578	4,578	0	0.0	151	160	9	5.9	3.31	3.50
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,874	1,874	0	0.0	62	66	4	5.9	3.31	3.50
Ag HGA	634	634	0	0.0	8	8	0	-1.7	1.29	1.27
Ag Hmstd Land	965	965	0	0.0	4	4	0	-0.9	0.42	0.42
Ag Non-Hmstd	1,853	1,853	0	0.0	20	20	0	-0.7	1.09	1.09
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	141,052	141,052	0	0.0	2,010	1,997	-13	-0.7	1.43	1.42

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	1,497	1,497	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	50	50	0.0
(=) Taxable Tax Capacity	1,497	1,447	-50	-3.3
FD Distrib Tax Cap	0	45	45	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	30.73	30.05	0.35	0.35
City/Town	55.01	55.02	0.00	0.00
School District	19.19	19.34	20.33	18.93
Special District	6.47	6.21	0.00	0.00
Total	111.40	110.62	20.69	19.28

Tax Burdens on Hypothetical Properties	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	225,600	225,600	0.0	2,791	2,743	-48	-1.7	1.24	1.22
Res Hmstd: AvgVal	338,200	338,200	0.0	4,391	4,318	-73	-1.7	1.3	1.28
Res Hmstd: Hi Val	450,800	450,800	0.0	5,954	5,856	-99	-1.7	1.32	1.3
Res Hmstd: Ex-Hi Val	676,400	676,400	0.0	9,426	9,274	-151	-1.6	1.39	1.37
Apartment	300,000	300,000	0.0	4,798	4,727	-71	-1.5	1.6	1.58
Comm/Ind: Lo Val	150,000	150,000	0.0	3,798	3,359	-439	-11.6	2.53	2.24
Comm/Ind: Mid Val	300,000	300,000	0.0	8,759	8,615	-144	-1.6	2.92	2.87
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	31,910	33,139	1,230	3.9	3.19	3.31

Washington County | **Newport city**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	190,161	190,161	0	0.0	2,993	2,854	-139	-4.7	1.57	1.50
Res Non-Hmstd	29,172	29,172	0	0.0	506	483	-23	-4.5	1.73	1.66
Apartments	21,029	21,029	0	0.0	423	405	-18	-4.2	2.01	1.93
Low-income Apts	4,932	4,932	0	0.0	63	60	-3	-4.5	1.27	1.21
Seasonal Rec'l	53	53	0	0.0	1	1	0	-2.4	1.36	1.33
Com/Ind: Lo tier	10,713	10,713	0	0.0	271	272	1	0.4	2.53	2.54
Com/Ind Hi tier	62,670	62,670	0	0.0	2,408	2,426	18	0.7	3.84	3.87
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	24,234	24,234	0	0.0	930	937	7	0.7	3.84	3.87
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	5,012	5,012	0	0.0	59	58	-1	-2.3	1.18	1.15
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	347,976	347,976	0	0.0	7,653	7,495	-158	-2.1	2.20	2.15

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	4,280	4,280	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	634	634	0.0
(=) Taxable Tax Capacity	4,280	3,646	-634	-14.8
FD Distrib Tax Cap	0	577	577	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	30.73	30.05	0.35	0.35
City/Town	56.79	55.84	0.00	0.00
School District	35.00	33.61	41.08	36.66
Special District	5.25	5.04	0.00	0.00
Total	127.77	124.55	41.43	37.02

Tax Burdens on Hypothetical Properties	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	128,700	128,700	0.0	1,850	1,760	-90	-4.9	1.44	1.37
Res Hmstd: AvgVal	193,000	193,000	0.0	3,012	2,871	-141	-4.7	1.56	1.49
Res Hmstd: Hi Val	257,200	257,200	0.0	4,172	3,980	-192	-4.6	1.62	1.55
Res Hmstd: Ex-Hi Val	385,900	385,900	0.0	6,497	6,204	-294	-4.5	1.68	1.61
Apartment	300,000	300,000	0.0	6,034	5,781	-253	-4.2	2.01	1.93
Comm/Ind: Lo Val	150,000	150,000	0.0	4,478	3,839	-639	-14.3	2.99	2.56
Comm/Ind: Mid Val	300,000	300,000	0.0	10,241	9,645	-596	-5.8	3.41	3.22
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	37,136	36,740	-396	-1.1	3.71	3.67

Washington County | **St. Paul Park city**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	276,764	276,764	0	0.0	4,081	3,707	-374	-9.2	1.47	1.34
Res Non-Hmstd	44,443	44,443	0	0.0	745	677	-68	-9.1	1.68	1.52
Apartments	5,862	5,862	0	0.0	113	103	-10	-9.0	1.94	1.76
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	1,471	1,471	0	0.0	31	28	-3	-8.6	2.08	1.90
Com/Ind: Lo tier	8,763	8,763	0	0.0	210	208	-2	-0.8	2.39	2.37
Com/Ind Hi tier	43,868	43,868	0	0.0	1,632	1,628	-5	-0.3	3.72	3.71
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	6,325	6,325	0	0.0	235	235	-1	-0.3	3.72	3.71
Ag HGA	374	374	0	0.0	6	5	-1	-9.1	1.62	1.47
Ag Hmstd Land	648	648	0	0.0	3	3	0	-10.2	0.49	0.44
Ag Non-Hmstd	439	439	0	0.0	5	4	0	-8.9	1.12	1.02
Miscellaneous	1,569	1,569	0	0.0	30	28	-3	-9.0	1.94	1.76
Total	390,525	390,525	0	0.0	7,091	6,625	-466	-6.6	1.82	1.70

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	4,141	4,141	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	407	407	0.0
(=) Taxable Tax Capacity	4,141	3,734	-407	-9.8
FD Distrib Tax Cap	0	1,193	1,193	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	30.74	30.05	0.35	0.35
City/Town	50.72	42.53	0.00	0.00
School District	35.00	33.61	41.08	36.66
Special District	5.25	5.04	0.00	0.00
Total	121.70	111.24	41.43	37.02

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	115,500	115,500	0.0	1,557	1,414	-144	-9.2	1.35	1.22
Res Hmstd: AvgVal	173,100	173,100	0.0	2,560	2,325	-235	-9.2	1.48	1.34
Res Hmstd: Hi Val	230,700	230,700	0.0	3,563	3,237	-326	-9.1	1.54	1.40
Res Hmstd: Ex-Hi Val	346,200	346,200	0.0	5,574	5,065	-509	-9.1	1.61	1.46
Apartment	300,000	300,000	0.0	5,807	5,282	-525	-9.0	1.94	1.76
Comm/Ind: Lo Val	150,000	150,000	0.0	4,341	3,659	-683	-15.7	2.89	2.44
Comm/Ind: Mid Val	300,000	300,000	0.0	9,922	9,224	-698	-7.0	3.31	3.07
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	35,967	35,196	-771	-2.1	3.6	3.52

Washington County | **Stillwater city**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	1,649,087	1,649,087	0	0.0	20,466	19,988	-478	-2.3	1.24	1.21
Res Non-Hmstd	258,080	258,080	0	0.0	3,431	3,353	-78	-2.3	1.33	1.30
Apartments	32,249	32,249	0	0.0	502	492	-11	-2.2	1.56	1.52
Low-income Apts	41,091	41,091	0	0.0	397	388	-9	-2.3	0.97	0.94
Seasonal Rec'l	5,282	5,282	0	0.0	78	76	-2	-2.0	1.47	1.44
Com/Ind: Lo tier	38,631	38,631	0	0.0	785	852	67	8.5	2.03	2.20
Com/Ind Hi tier	258,311	258,311	0	0.0	8,371	8,978	607	7.3	3.24	3.48
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	14,639	14,639	0	0.0	474	509	34	7.3	3.24	3.48
Ag HGA	483	483	0	0.0	6	6	0	-2.4	1.22	1.19
Ag Hmstd Land	317	317	0	0.0	1	1	0	-3.3	0.24	0.23
Ag Non-Hmstd	2,840	2,840	0	0.0	29	29	0	-1.5	1.03	1.02
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	2,301,009	2,301,009	0	0.0	34,540	34,670	130	0.4	1.50	1.51

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	25,318	25,318	0	0.0
(-) TIF Tax Capacity	1,426	1,426	0	0.0
(-) FD Contrib Tax Cap	0	2,193	2,193	0.0
(=) Taxable Tax Capacity	23,893	21,699	-2,193	-9.2
FD Distrib Tax Cap	0	2,439	2,439	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	28.05	27.43	0.35	0.35
City/Town	53.86	52.93	0.00	0.00
School District	19.19	19.34	20.33	18.93
Special District	6.97	6.80	0.00	0.00
Total	108.07	106.51	20.69	19.28

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	178,800	178,800	0.0	2,074	2,024	-50	-2.4	1.16	1.13
Res Hmstd: AvgVal	268,100	268,100	0.0	3,310	3,233	-78	-2.3	1.23	1.21
Res Hmstd: Hi Val	357,400	357,400	0.0	4,547	4,442	-105	-2.3	1.27	1.24
Res Hmstd: Ex-Hi Val	536,200	536,200	0.0	7,002	6,841	-161	-2.3	1.31	1.28
Apartment	300,000	300,000	0.0	4,673	4,572	-101	-2.2	1.56	1.52
Comm/Ind: Lo Val	150,000	150,000	0.0	3,723	3,328	-395	-10.6	2.48	2.22
Comm/Ind: Mid Val	300,000	300,000	0.0	8,584	8,542	-43	-0.5	2.86	2.85
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	31,269	32,871	1,602	5.1	3.13	3.29

Washington County | Willernie city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	27,185	27,185	0	0.0	370	344	-26	-7.0	1.36	1.27
Res Non-Hmstd	7,890	7,890	0	0.0	123	114	-9	-7.1	1.56	1.45
Apartments	737	737	0	0.0	14	13	-1	-7.1	1.85	1.72
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo tier	2,612	2,612	0	0.0	61	61	0	-0.5	2.35	2.34
Com/Ind Hi tier	2,709	2,709	0	0.0	100	99	0	-0.2	3.68	3.67
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	304	304	0	0.0	11	11	0	-0.2	3.68	3.67
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	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	41,436	41,436	0	0.0	678	642	-36	-5.3	1.64	1.55

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	424	424	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	35	35	0.0
(=) Taxable Tax Capacity	424	389	-35	-8.3
FD Distrib Tax Cap	0	102	102	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	30.74	30.06	0.35	0.35
City/Town	57.08	49.71	0.00	0.00
School District	33.12	32.17	25.70	24.12
Special District	6.30	6.09	0.00	0.00
Total	127.24	118.02	26.05	24.47

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	104,300	104,300	0.0	1,244	1,157	-87	-7.0	1.19	1.11
Res Hmstd: AvgVal	156,400	156,400	0.0	2,103	1,955	-148	-7.0	1.34	1.25
Res Hmstd: Hi Val	208,500	208,500	0.0	2,961	2,753	-208	-7.0	1.42	1.32
Res Hmstd: Ex-Hi Val	312,900	312,900	0.0	4,681	4,351	-330	-7.0	1.5	1.39
Apartment	300,000	300,000	0.0	5,553	5,160	-393	-7.1	1.85	1.72
Comm/Ind: Lo Val	150,000	150,000	0.0	4,235	3,565	-670	-15.8	2.82	2.38
Comm/Ind: Mid Val	300,000	300,000	0.0	9,752	9,068	-684	-7.0	3.25	3.02
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	35,496	34,750	-746	-2.1	3.55	3.47

Washington County | **Oak Park Heights city**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	223,899	223,899	0	0.0	2,509	2,660	150	6.0	1.12	1.19
Res Non-Hmstd	39,298	39,298	0	0.0	482	512	30	6.2	1.23	1.30
Apartments	94,924	94,924	0	0.0	1,385	1,477	92	6.6	1.46	1.56
Low-income Apts	7,105	7,105	0	0.0	62	66	4	6.2	0.87	0.93
Seasonal Rec'l	161	161	0	0.0	2	2	0	6.6	1.46	1.56
Com/Ind: Lo tier	15,473	15,473	0	0.0	297	341	44	14.8	1.92	2.20
Com/Ind Hi tier	168,643	168,643	0	0.0	5,198	5,845	647	12.4	3.08	3.47
Publ U: Elec Gen	205,739	205,739	0	0.0	4,547	5,336	789	17.4	2.21	2.59
Publ U: Other	35,167	35,167	0	0.0	1,082	1,217	135	12.5	3.08	3.46
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	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	790,411	790,411	0	0.0	15,565	17,456	1,891	12.2	1.97	2.21

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	12,108	12,108	0	0.0
(-) TIF Tax Capacity	230	230	0	0.0
(-) FD Contrib Tax Cap	0	2,570	2,570	0.0
(=) Taxable Tax Capacity	11,878	9,308	-2,570	-21.6
FD Distrib Tax Cap	0	464	464	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	30.73	30.05	0.35	0.35
City/Town	44.86	54.45	0.00	0.00
School District	19.19	19.34	20.33	18.93
Special District	5.37	5.20	0.00	0.00
Total	100.16	109.04	20.69	19.28

Tax Burdens on Hypothetical Properties	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	145,000	145,000	0.0	1,510	1,597	87	5.8	1.04	1.10
Res Hmstd: AvgVal	217,400	217,400	0.0	2,450	2,597	147	6.0	1.13	1.19
Res Hmstd: Hi Val	289,700	289,700	0.0	3,389	3,596	207	6.1	1.17	1.24
Res Hmstd: Ex-Hi Val	434,700	434,700	0.0	5,253	5,578	325	6.2	1.21	1.28
Apartment	300,000	300,000	0.0	4,377	4,667	291	6.6	1.46	1.56
Comm/Ind: Lo Val	150,000	150,000	0.0	3,545	3,317	-228	-6.4	2.36	2.21
Comm/Ind: Mid Val	300,000	300,000	0.0	8,169	8,516	347	4.3	2.72	2.84
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	29,746	32,779	3,033	10.2	2.97	3.28

Washington County | **St. Marys Point city**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	59,573	59,573	0	0.0	594	581	-13	-2.2	1.00	0.98
Res Non-Hmstd	15,512	15,512	0	0.0	162	159	-3	-2.1	1.04	1.02
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	2,869	2,869	0	0.0	30	30	0	-0.8	1.05	1.04
Com/Ind: Lo tier	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind Hi tier	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	797	797	0	0.0	21	20	0	-1.1	2.60	2.57
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	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	78,751	78,751	0	0.0	807	790	-17	-2.1	1.02	1.00

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	839	839	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	839	839	0	0.0
FD Distrib Tax Cap	0	0	0	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	30.73	30.05	0.35	0.35
City/Town	22.69	22.69	0.00	0.00
School District	19.19	19.34	20.33	18.93
Special District	3.43	3.21	0.00	0.00
Total	76.04	75.29	20.69	19.28

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	277,100	277,100	0.0	2,587	2,528	-59	-2.3	0.93	0.91
Res Hmstd: AvgVal	415,500	415,500	0.0	4,019	3,929	-90	-2.2	0.97	0.95
Res Hmstd: Hi Val	553,900	553,900	0.0	5,460	5,340	-120	-2.2	0.99	0.96
Res Hmstd: Ex-Hi Val	831,000	831,000	0.0	8,667	8,482	-185	-2.1	1.04	1.02

Washington County | **Lakeland city**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	180,839	180,839	0	0.0	1,987	1,911	-76	-3.8	1.10	1.06
Res Non-Hmstd	29,364	29,364	0	0.0	350	337	-13	-3.8	1.19	1.15
Apartments	400	400	0	0.0	5	5	0	-3.7	1.35	1.30
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	1,644	1,644	0	0.0	18	18	0	-2.8	1.10	1.07
Com/Ind: Lo tier	3,149	3,149	0	0.0	56	64	8	13.3	1.79	2.03
Com/Ind Hi tier	9,177	9,177	0	0.0	267	297	30	11.1	2.91	3.24
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,662	1,662	0	0.0	48	54	5	11.1	2.91	3.24
Ag HGA	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	11	11	0	0.0	0	0	0	-3.2	0.45	0.43
Ag Non-Hmstd	2,518	2,518	0	0.0	23	22	-1	-3.2	0.90	0.87
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	228,764	228,764	0	0.0	2,755	2,707	-48	-1.7	1.20	1.18

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	2,387	2,387	0	0.0
(-) TIF Tax Capacity	28	27	0	-1.2
(-) FD Contrib Tax Cap	0	92	92	0.0
(=) Taxable Tax Capacity	2,359	2,267	-92	-3.9
FD Distrib Tax Cap	0	193	193	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	30.73	30.05	0.35	0.35
City/Town	38.64	36.52	0.00	0.00
School District	19.19	19.34	20.33	18.93
Special District	3.14	2.93	0.00	0.00
Total	91.71	88.85	20.69	19.28

Tax Burdens on Hypothetical Properties	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	185,300	185,300	0.0	1,894	1,821	-73	-3.9	1.02	0.98
Res Hmstd: AvgVal	277,800	277,800	0.0	3,010	2,895	-115	-3.8	1.08	1.04
Res Hmstd: Hi Val	370,300	370,300	0.0	4,126	3,969	-157	-3.8	1.11	1.07
Res Hmstd: Ex-Hi Val	555,600	555,600	0.0	6,372	6,131	-241	-3.8	1.15	1.10
Apartment	300,000	300,000	0.0	4,060	3,910	-150	-3.7	1.35	1.30
Comm/Ind: Lo Val	150,000	150,000	0.0	3,355	3,059	-297	-8.8	2.24	2.04
Comm/Ind: Mid Val	300,000	300,000	0.0	7,725	7,913	187	2.4	2.58	2.64
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	28,120	30,565	2,445	8.7	2.81	3.06

Washington County | **Lake St. Croix Beach cit**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	84,870	84,870	0	0.0	1,000	933	-67	-6.7	1.18	1.10
Res Non-Hmstd	14,907	14,907	0	0.0	194	181	-13	-6.7	1.30	1.21
Apartments	306	306	0	0.0	5	4	0	-6.7	1.54	1.43
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	990	990	0	0.0	12	11	-1	-6.0	1.18	1.11
Com/Ind: Lo tier	966	966	0	0.0	19	20	1	5.5	2.01	2.12
Com/Ind Hi tier	890	890	0	0.0	29	30	1	4.7	3.21	3.36
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	450	450	0	0.0	14	15	1	4.7	3.21	3.36
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	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	103,378	103,378	0	0.0	1,273	1,195	-78	-6.1	1.23	1.16

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	983	983	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	14	14	0.0
(=) Taxable Tax Capacity	983	969	-14	-1.4
FD Distrib Tax Cap	0	151	151	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	30.74	30.06	0.35	0.35
City/Town	53.42	47.04	0.00	0.00
School District	19.19	19.34	20.33	18.93
Special District	3.14	2.93	0.00	0.00
Total	106.49	99.37	20.69	19.28

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	140,000	140,000	0.0	1,518	1,416	-102	-6.7	1.08	1.01
Res Hmstd: AvgVal	209,900	209,900	0.0	2,474	2,308	-166	-6.7	1.18	1.1
Res Hmstd: Hi Val	279,800	279,800	0.0	3,430	3,200	-230	-6.7	1.23	1.14
Res Hmstd: Ex-Hi Val	419,900	419,900	0.0	5,340	4,982	-358	-6.7	1.27	1.19
Apartment	300,000	300,000	0.0	4,614	4,305	-309	-6.7	1.54	1.43
Comm/Ind: Lo Val	150,000	150,000	0.0	3,688	3,200	-488	-13.2	2.46	2.13
Comm/Ind: Mid Val	300,000	300,000	0.0	8,502	8,242	-259	-3.1	2.83	2.75
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	30,965	31,773	807	2.6	3.1	3.18

Washington County | **Pine Springs city**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	54,505	54,505	0	0.0	575	553	-22	-3.8	1.05	1.01
Res Non-Hmstd	2,969	2,969	0	0.0	31	30	-1	-4.1	1.05	1.01
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo tier	2	2	0	0.0	0	0	0	17.7	1.46	1.71
Com/Ind Hi tier	400	400	0	0.0	11	12	1	12.8	2.73	3.08
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	818	818	0	0.0	22	25	3	12.9	2.72	3.07
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	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	58,693	58,693	0	0.0	639	620	-19	-2.9	1.09	1.06

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	598	598	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	7	7	0.0
(=) Taxable Tax Capacity	598	590	-7	-1.2
FD Distrib Tax Cap	0	41	41	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	30.73	30.05	0.35	0.35
City/Town	9.20	8.68	0.00	0.00
School District	33.05	32.10	25.62	23.98
Special District	6.63	6.43	0.00	0.00
Total	79.61	77.26	25.97	24.33

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	236,700	236,700	0.0	2,372	2,281	-91	-3.8	1.00	0.96
Res Hmstd: AvgVal	354,800	354,800	0.0	3,704	3,563	-141	-3.8	1.04	1.00
Res Hmstd: Hi Val	473,000	473,000	0.0	4,994	4,805	-189	-3.8	1.06	1.02
Res Hmstd: Ex-Hi Val	709,600	709,600	0.0	7,910	7,613	-296	-3.7	1.11	1.07
Comm/Ind: Lo Val	150,000	150,000	0.0	3,162	2,896	-267	-8.4	2.11	1.93
Comm/Ind: Mid Val	300,000	300,000	0.0	7,249	7,508	259	3.6	2.42	2.50
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	26,320	29,029	2,710	10.3	2.63	2.90

Washington County | **Cottage Grove city**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	2,565,597	2,565,597	0	0.0	38,064	35,392	-2,672	-7.0	1.48	1.38
Res Non-Hmstd	219,457	219,457	0	0.0	3,489	3,247	-242	-6.9	1.59	1.48
Apartments	67,136	67,136	0	0.0	1,249	1,165	-84	-6.7	1.86	1.73
Low-income Apts	10,380	10,380	0	0.0	121	112	-8	-7.0	1.16	1.08
Seasonal Rec'l	3,301	3,301	0	0.0	61	57	-4	-6.1	1.85	1.74
Com/Ind: Lo tier	23,912	23,912	0	0.0	542	552	10	1.8	2.27	2.31
Com/Ind Hi tier	277,042	277,042	0	0.0	9,962	10,149	187	1.9	3.60	3.66
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	47,852	47,852	0	0.0	1,721	1,753	32	1.9	3.60	3.66
Ag HGA	8,249	8,249	0	0.0	123	115	-9	-7.0	1.50	1.39
Ag Hmstd Land	27,330	27,330	0	0.0	138	129	-9	-6.3	0.50	0.47
Ag Non-Hmstd	51,771	51,771	0	0.0	538	507	-31	-5.7	1.04	0.98
Miscellaneous	4,518	4,518	0	0.0	90	85	-5	-5.6	1.99	1.88
Total	3,306,547	3,306,547	0	0.0	56,098	53,264	-2,834	-5.1	1.70	1.61

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	34,714	34,714	0	0.0
(-) TIF Tax Capacity	752	752	0	0.0
(-) FD Contrib Tax Cap	0	2,296	2,296	0.0
(=) Taxable Tax Capacity	33,962	31,666	-2,296	-6.8
FD Distrib Tax Cap	0	5,681	5,681	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	30.73	30.05	0.35	0.35
City/Town	44.65	40.42	0.00	0.00
School District	34.79	33.41	40.95	36.54
Special District	5.25	5.04	0.00	0.00
Total	115.42	108.92	41.30	36.89

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	153,100	153,100	0.0	2,129	1,977	-152	-7.1	1.39	1.29
Res Hmstd: AvgVal	229,500	229,500	0.0	3,405	3,166	-239	-7.0	1.48	1.38
Res Hmstd: Hi Val	305,900	305,900	0.0	4,682	4,355	-327	-7.0	1.53	1.42
Res Hmstd: Ex-Hi Val	459,000	459,000	0.0	7,194	6,693	-501	-7.0	1.57	1.46
Apartment	300,000	300,000	0.0	5,567	5,191	-376	-6.8	1.86	1.73
Comm/Ind: Lo Val	150,000	150,000	0.0	4,198	3,604	-594	-14.2	2.8	2.40
Comm/Ind: Mid Val	300,000	300,000	0.0	9,589	9,096	-492	-5.1	3.2	3.03
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	34,745	34,729	-17	0.0	3.47	3.47

Washington County | **Woodbury city**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	6,201,879	6,201,879	0	0.0	85,812	82,266	-3,546	-4.1	1.38	1.33
Res Non-Hmstd	762,891	762,891	0	0.0	10,917	10,475	-442	-4.0	1.43	1.37
Apartments	445,947	445,947	0	0.0	7,416	7,143	-272	-3.7	1.66	1.60
Low-income Apts	19,066	19,066	0	0.0	166	162	-5	-2.7	0.87	0.85
Seasonal Rec'l	3,080	3,080	0	0.0	49	48	-2	-3.1	1.59	1.55
Com/Ind: Lo tier	51,315	51,315	0	0.0	1,044	1,140	96	9.2	2.04	2.22
Com/Ind Hi tier	1,113,411	1,113,411	0	0.0	35,530	38,489	2,960	8.3	3.19	3.46
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	58,296	58,296	0	0.0	1,973	2,101	128	6.5	3.38	3.60
Ag HGA	2,678	2,678	0	0.0	36	34	-1	-3.8	1.34	1.28
Ag Hmstd Land	11,614	11,614	0	0.0	49	48	-1	-1.9	0.42	0.42
Ag Non-Hmstd	58,758	58,758	0	0.0	556	548	-9	-1.5	0.95	0.93
Miscellaneous	153	153	0	0.0	5	6	0	6.2	3.41	3.62
Total	8,729,088	8,729,088	0	0.0	143,553	142,460	-1,093	-0.8	1.64	1.63

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	98,525	98,525	0	0.0
(-) TIF Tax Capacity	110	110	0	0.0
(-) FD Contrib Tax Cap	0	8,689	8,689	0.0
(=) Taxable Tax Capacity	98,415	89,726	-8,689	-8.8
FD Distrib Tax Cap	0	7,686	7,686	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	30.73	30.05	0.35	0.35
City/Town	33.45	33.68	1.11	1.11
School District	31.94	31.02	36.07	32.17
Special District	6.27	6.04	0.00	0.00
Total	102.40	100.79	37.53	33.64

Tax Burdens on Hypothetical Properties	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	199,400	199,400	0.0	2,593	2,486	-107	-4.1	1.30	1.25
Res Hmstd: AvgVal	299,000	299,000	0.0	4,078	3,915	-163	-4.0	1.36	1.31
Res Hmstd: Hi Val	398,600	398,600	0.0	5,564	5,345	-219	-3.9	1.4	1.34
Res Hmstd: Ex-Hi Val	598,000	598,000	0.0	8,619	8,286	-333	-3.9	1.44	1.39
Apartment	300,000	300,000	0.0	4,966	4,789	-177	-3.6	1.66	1.6
Comm/Ind: Lo Val	150,000	150,000	0.0	3,848	3,457	-391	-10.2	2.57	2.30
Comm/Ind: Mid Val	300,000	300,000	0.0	8,792	8,771	-21	-0.2	2.93	2.92
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	31,862	33,570	1,708	5.4	3.19	3.36

Washington County | **Oakdale city**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	1,772,082	1,772,082	0	0.0	21,902	20,497	-1,405	-6.4	1.24	1.16
Res Non-Hmstd	168,408	168,408	0	0.0	2,274	2,132	-142	-6.2	1.35	1.27
Apartments	107,811	107,811	0	0.0	1,747	1,650	-98	-5.6	1.62	1.53
Low-income Apts	77,264	77,264	0	0.0	770	722	-48	-6.3	1.00	0.93
Seasonal Rec'l	2,053	2,053	0	0.0	32	30	-2	-5.6	1.54	1.45
Com/Ind: Lo tier	32,278	32,278	0	0.0	668	688	20	3.0	2.07	2.13
Com/Ind Hi tier	407,941	407,941	0	0.0	13,500	13,883	384	2.8	3.31	3.40
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	24,586	24,586	0	0.0	814	837	23	2.8	3.31	3.40
Ag HGA	459	459	0	0.0	6	5	0	-6.4	1.26	1.18
Ag Hmstd Land	139	139	0	0.0	0	0	0	-9.8	0.23	0.21
Ag Non-Hmstd	22,686	22,686	0	0.0	240	230	-10	-4.2	1.06	1.01
Miscellaneous	2,782	2,782	0	0.0	45	42	-3	-5.9	1.61	1.52
Total	2,618,488	2,618,488	0	0.0	41,997	40,715	-1,282	-3.1	1.60	1.55

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	29,186	29,186	0	0.0
(-) TIF Tax Capacity	1,006	1,006	0	0.0
(-) FD Contrib Tax Cap	0	2,576	2,576	0.0
(=) Taxable Tax Capacity	28,180	25,604	-2,576	-9.1
FD Distrib Tax Cap	0	4,525	4,525	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	30.73	30.05	0.35	0.35
City/Town	41.26	38.46	0.00	0.00
School District	30.85	30.01	23.28	19.52
Special District	7.21	6.94	0.00	0.00
Total	110.05	105.46	23.63	19.87

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	135,700	135,700	0.0	1,539	1,437	-102	-6.6	1.13	1.06
Res Hmstd: AvgVal	203,400	203,400	0.0	2,511	2,350	-161	-6.4	1.23	1.16
Res Hmstd: Hi Val	271,100	271,100	0.0	3,483	3,262	-220	-6.3	1.28	1.20
Res Hmstd: Ex-Hi Val	406,700	406,700	0.0	5,430	5,091	-339	-6.2	1.34	1.25
Apartment	300,000	300,000	0.0	4,836	4,551	-285	-5.9	1.61	1.52
Comm/Ind: Lo Val	150,000	150,000	0.0	3,812	3,250	-562	-14.8	2.54	2.17
Comm/Ind: Mid Val	300,000	300,000	0.0	8,777	8,355	-421	-4.8	2.93	2.79
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	31,945	32,182	237	0.7	3.19	3.22

Washington County | **Grant city**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	635,829	635,829	0	0.0	6,650	6,454	-196	-3.0	1.05	1.01
Res Non-Hmstd	82,969	82,969	0	0.0	934	906	-28	-3.0	1.13	1.09
Apartments	1,002	1,002	0	0.0	13	13	0	-3.1	1.31	1.27
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	4,184	4,184	0	0.0	46	45	-1	-2.3	1.10	1.07
Com/Ind: Lo tier	4,981	4,981	0	0.0	72	94	22	30.3	1.44	1.88
Com/Ind Hi tier	10,871	10,871	0	0.0	276	341	65	23.6	2.54	3.14
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	8,109	8,109	0	0.0	223	260	37	16.5	2.75	3.21
Ag HGA	13,588	13,588	0	0.0	137	133	-4	-3.0	1.01	0.98
Ag Hmstd Land	14,647	14,647	0	0.0	33	32	-1	-3.1	0.23	0.22
Ag Non-Hmstd	28,407	28,407	0	0.0	205	201	-4	-1.8	0.72	0.71
Miscellaneous	177	177	0	0.0	2	2	0	-2.3	1.10	1.07
Total	804,763	804,763	0	0.0	8,591	8,480	-111	-1.3	1.07	1.05

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	8,431	8,431	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	188	188	0.0
(=) Taxable Tax Capacity	8,431	8,244	-188	-2.2
FD Distrib Tax Cap	0	285	285	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	30.73	30.05	0.35	0.35
City/Town	14.07	13.91	0.00	0.00
School District	27.35	26.93	23.48	21.97
Special District	6.68	6.47	0.00	0.00
Total	78.83	77.36	23.84	22.33

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	311,900	311,900	0.0	3,130	3,038	-91	-2.9	1.00	0.97
Res Hmstd: AvgVal	467,600	467,600	0.0	4,801	4,662	-139	-2.9	1.03	1
Res Hmstd: Hi Val	623,400	623,400	0.0	6,643	6,453	-190	-2.9	1.07	1.04
Res Hmstd: Ex-Hi Val	935,300	935,300	0.0	10,460	10,166	-294	-2.8	1.12	1.09
Apartment	300,000	300,000	0.0	3,671	3,571	-100	-2.7	1.22	1.19
Comm/Ind: Lo Val	150,000	150,000	0.0	3,113	3,032	-81	-2.6	2.08	2.02
Comm/Ind: Mid Val	300,000	300,000	0.0	7,144	7,835	692	9.7	2.38	2.61
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	25,955	30,251	4,297	16.6	2.6	3.03

Washington County | **Hastings city (part)**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	352	352	0	0.0	5	5	0	-8.9	1.56	1.42
Res Non-Hmstd	152	152	0	0.0	2	2	0	-8.9	1.56	1.42
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	104	104	0	0.0	2	1	0	-8.9	1.56	1.42
Com/Ind: Lo tier	450	450	0	0.0	11	11	0	-0.5	2.40	2.39
Com/Ind Hi tier	1,913	1,913	0	0.0	70	70	0	-0.1	3.68	3.67
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	75	75	0	0.0	3	3	0	-0.1	3.68	3.67
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	24	24	0	0.0	0	0	0	-8.1	1.20	1.10
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	3,069	3,069	0	0.0	94	93	-1	-1.1	3.05	3.02

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	53	53	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	18	18	0.0
(=) Taxable Tax Capacity	53	35	-18	-33.9
FD Distrib Tax Cap	0	1	1	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	30.04	29.00	0.35	0.35
City/Town	68.23	60.99	0.00	0.00
School District	20.63	19.16	30.92	27.21
Special District	5.63	5.22	0.00	0.00
Total	124.53	114.37	31.27	27.56

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	214,400	214,400	0.0	3,117	2,838	-279	-9.0	1.45	1.32
Res Hmstd: AvgVal	321,400	321,400	0.0	4,904	4,466	-438	-8.9	1.53	1.39
Res Hmstd: Hi Val	428,400	428,400	0.0	6,675	6,080	-595	-8.9	1.56	1.42
Res Hmstd: Ex-Hi Val	642,800	642,800	0.0	10,460	9,531	-928	-8.9	1.63	1.48
Comm/Ind: Lo Val	150,000	150,000	0.0	4,252	3,580	-673	-15.8	2.83	2.39
Comm/Ind: Mid Val	300,000	300,000	0.0	9,766	9,087	-679	-6.9	3.26	3.03
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	35,496	34,790	-706	-2.0	3.55	3.48

Washington County | **White Bear Lake city (pa**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	21,682	21,682	0	0.0	235	227	-8	-3.4	1.08	1.05
Res Non-Hmstd	804	804	0	0.0	9	9	0	-3.4	1.16	1.12
Apartments	21,305	21,305	0	0.0	294	284	-10	-3.3	1.38	1.33
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo tier	600	600	0	0.0	11	13	2	15.1	1.82	2.10
Com/Ind Hi tier	5,555	5,555	0	0.0	162	183	21	12.7	2.92	3.30
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	457	457	0	0.0	13	15	2	12.7	2.92	3.30
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	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Miscellaneous	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	50,403	50,403	0	0.0	725	731	6	0.8	1.44	1.45

Tax Base

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	604	604	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	48	48	0.0
(=) Taxable Tax Capacity	604	555	-48	-8.0
FD Distrib Tax Cap	0	60	60	0.0

Tax Rates

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	30.73	30.05	0.35	0.35
City/Town	19.41	18.91	0.00	0.00
School District	33.12	32.17	25.70	24.12
Special District	6.30	6.09	0.00	0.00
Total	89.57	87.22	26.05	24.47

Tax Burdens on Hypothetical Properties	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	158,600	158,600	0.0	1,628	1,571	-57	-3.5	1.03	0.99
Res Hmstd: AvgVal	237,700	237,700	0.0	2,606	2,517	-90	-3.4	1.1	1.06
Res Hmstd: Hi Val	316,900	316,900	0.0	3,586	3,463	-122	-3.4	1.13	1.09
Res Hmstd: Ex-Hi Val	475,500	475,500	0.0	5,497	5,311	-187	-3.4	1.16	1.12
Apartment	300,000	300,000	0.0	4,140	4,005	-135	-3.3	1.38	1.33
Comm/Ind: Lo Val	150,000	150,000	0.0	3,387	3,144	-243	-7.2	2.26	2.1
Comm/Ind: Mid Val	300,000	300,000	0.0	7,774	8,087	313	4.0	2.59	2.7
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	28,243	31,153	2,910	10.3	2.82	3.12